

# LAND SOUTH OF CHURCH ROAD STEEP

## PRE-APPLICATION STAGE 2 - TESTING OPTIONS

MARCH 2022



# 01 Background and Introduction

This consultation document has been prepared to present a site vision and series of conceptual layout options for the allocation on land south of Church Road, Steep.

The site is allocated for residential development in the South Downs Local Plan and this allocation dealt with the question of 'whether the site should or should not be developed for housing'.

The allocation also identified the level of housing that the site is capable of accommodating (a range of 8 – 12 dwellings). Therefore, the question of 'how much housing should be provided on the site' is also dealt with through the allocation insofar as a range has been established.

It is important to clarify at the outset that this consultation is not seeking to revisit the terms of the allocation. The purpose of this consultation is to develop proposals and move these forward positively with the local community.

The feedback received through this consultation will be used to inform a preferred option layout that will ultimately be brought forward through planning.

The document has the following structure:

- Concept Masterplan
- Vision and Approach to Public Consultation
- Testing Options
- The Concept Options
- The Relationship with Village Hall Land
- Village Green Precedent Images
- Summary and Next Steps

# 02 Concept Masterplan



Off-street parking behind native hedge on Mill Lane



Property access set back from Church Road



Drainage ditch in public open space




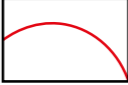

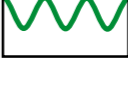





Hedgerow boundaries in Steep



Property addressing Church Road



## Key

-  Existing category A and B trees to be retained. Refer to Arboricultural Report by ACD environmental dated 01.08.2017 revised 28.09.21
-  Trees of category C and U quality.
-  Root Protection Area - refer to arboricultural report. To remain undisturbed and uncompacted (no dig construction in these zones)
-  Protect and enhance existing native hedgerow where possible, whilst allowing for new access and visibility splay. Replacement hedge planting behind visibility splays.
-  Open space incorporating the drainage ditch with pedestrian bridges; pedestrian link to Church Road and open space to the west.
-  Area suitable for development which:
  - Responds sensitively to natural contours.
  - Fronts onto open space/ ditch.
  - Conserves the intrinsic rural darkness of the area, and avoids the use of excessive lighting.
-  Indicative visibility splay
-  Access Point  
Position of access fixed by visibility splay requirements and offsetting to existing junction
-  Pedestrian connection between POS and Village Hall land.

Replacement tree and internal hedgerow planting should consist of locally native species, and mitigate the removal of existing vegetation.



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## 03 Vision and Approach to Public Consultation

Our vision is to create a sympathetic scheme that will respect the unique buildings and natural environment of Steep village by embracing a landscape-led approach to the layout and positioning of homes.

The development will strengthen the core of the village through the creation of an accessible 'Green' that delivers a tranquil environment for enjoyment by all Steep residents. It would ensure the full integration of the new homes into the centre of the village in an attractive harmonious and functional manner.

The vision is focused on a development which creates a place for the present that is ready for the future by creating an environment that fosters strong, sustainable, diverse, and healthy communities.

Set out opposite is our proposed approach to the pre-application consultation, with residents and the SDNPA, to encourage active engagement in the process by everyone and to help realisation of the sites potential and achieve our vision for it.

### 01 Evidence Base

Conduct site surveys and gather baseline evidence. Submit environmental surveys and technical work to SDNPA to commence the pre-application process.

### 03 Preferred Option

Use feedback from residents and National Park Authority to develop a preferred layout option and to begin considering building designs. Public consultation event on preferred layout. Feedback considered and amendments incorporated into final layout.

### 05 Submission

Final proposals developed taking on board feedback from public consultation and exhibition events. Presentation of final proposals at Parish Council meeting. Final proposals formally submitted to SDNPA for consideration.

### 02 Testing Options

Use feedback from residents and National Park Authority to establish the vision for the site. Produce potential layouts and seek residents views. Interaction with working groups to help widen the reach of public engagement. Ask for further feedback from National Park Authority.

### 04 Architecture

Architectural style developed. Draft proposals presented at public exhibition event using illustrations and architectural drawings to best display vision for the village.



## 04 Testing Options

The housing requirement of the South Downs National Park Authority is 4,750 homes over the Plan Period (2014 to 2033), delivered through strategic sites and the allocation of land for housing in the Local Plan (2019) and Neighbourhood Development Plans. Steep is identified for the provision of approximately 10 units (policy SD26 – Supply of Homes). The site itself is allocated for residential development under Policy SD89 (Land South of Church Road, Steep) for between 8 and 12 units.

The Plan identifies that the housing provision figures have been calculated firstly taking account of opportunities and constraints, primarily landscape context, then settlement facilities, and secondly the estimated supply of suitable and available housing land. It is expected that the National Park Authority, parish and town councils and other partners will work together to deliver at least these numbers.

Policy SD89 sets the following site-specific development requirements:

- Site boundaries sympathetic to the local landscape;
- To provide all necessary vehicular parking on-site to avoid additional on street parking in local roads;
- The site layout must not include opportunities for future vehicular access into adjacent fields;
- Retention and protection of existing mature trees;
- The location of housing and access roads to have regard to localised areas of potential surface water flood risk; and
- A proportion of the site should be provided as public open space directly accessible from the village hall and car park.

In order for the development to have an overall positive impact on the ability of the natural environment to contribute to ecosystem services, development proposals must address the following:

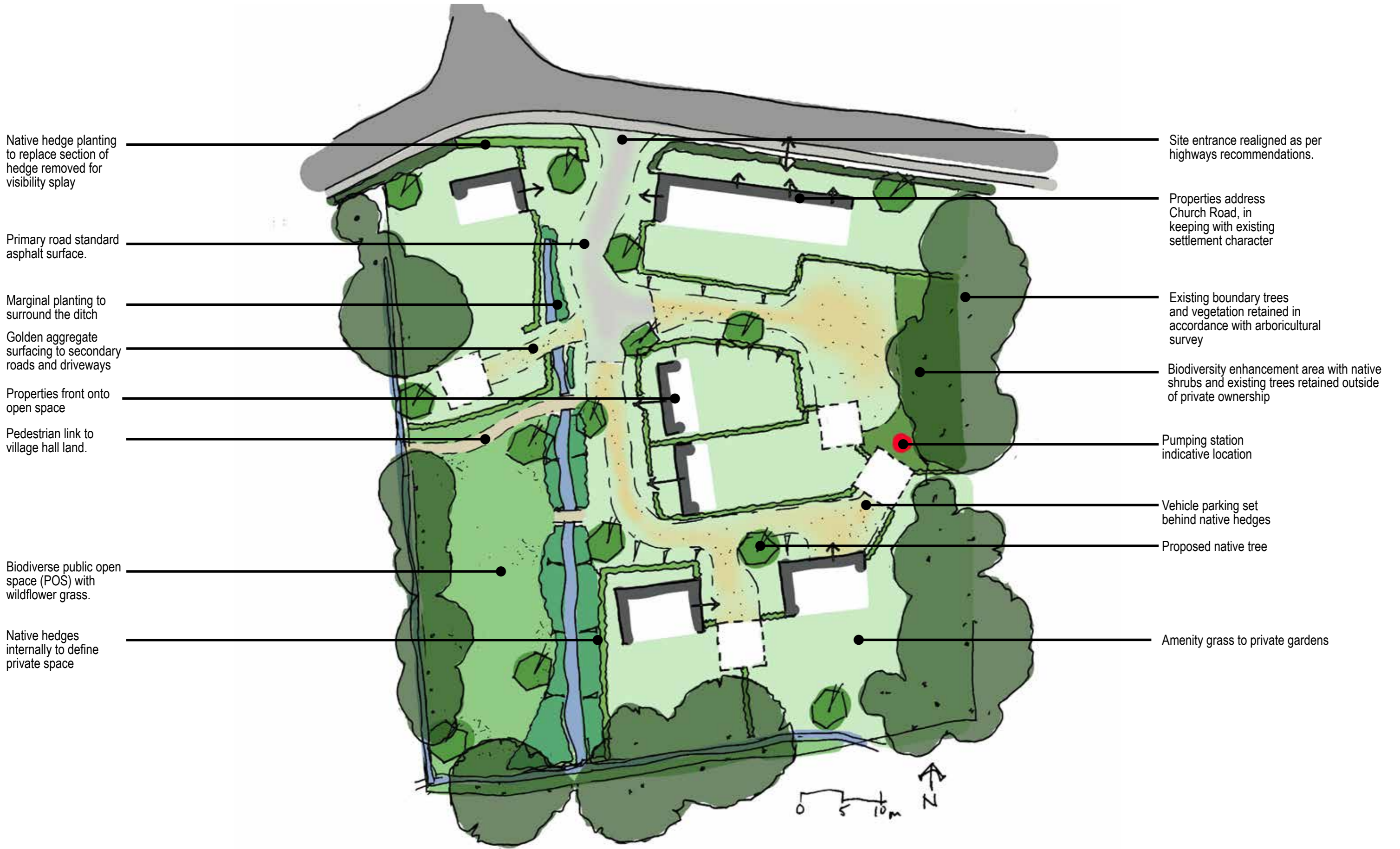
- Minimise hard surfaced areas on site; and
- New planting should be suitable for pollinating species.

The conceptual layouts presented in this document represent the early ideas of Wilson Designer Homes. They follow the early concept masterplan and seek to respond positively to the initial feedback received to date.

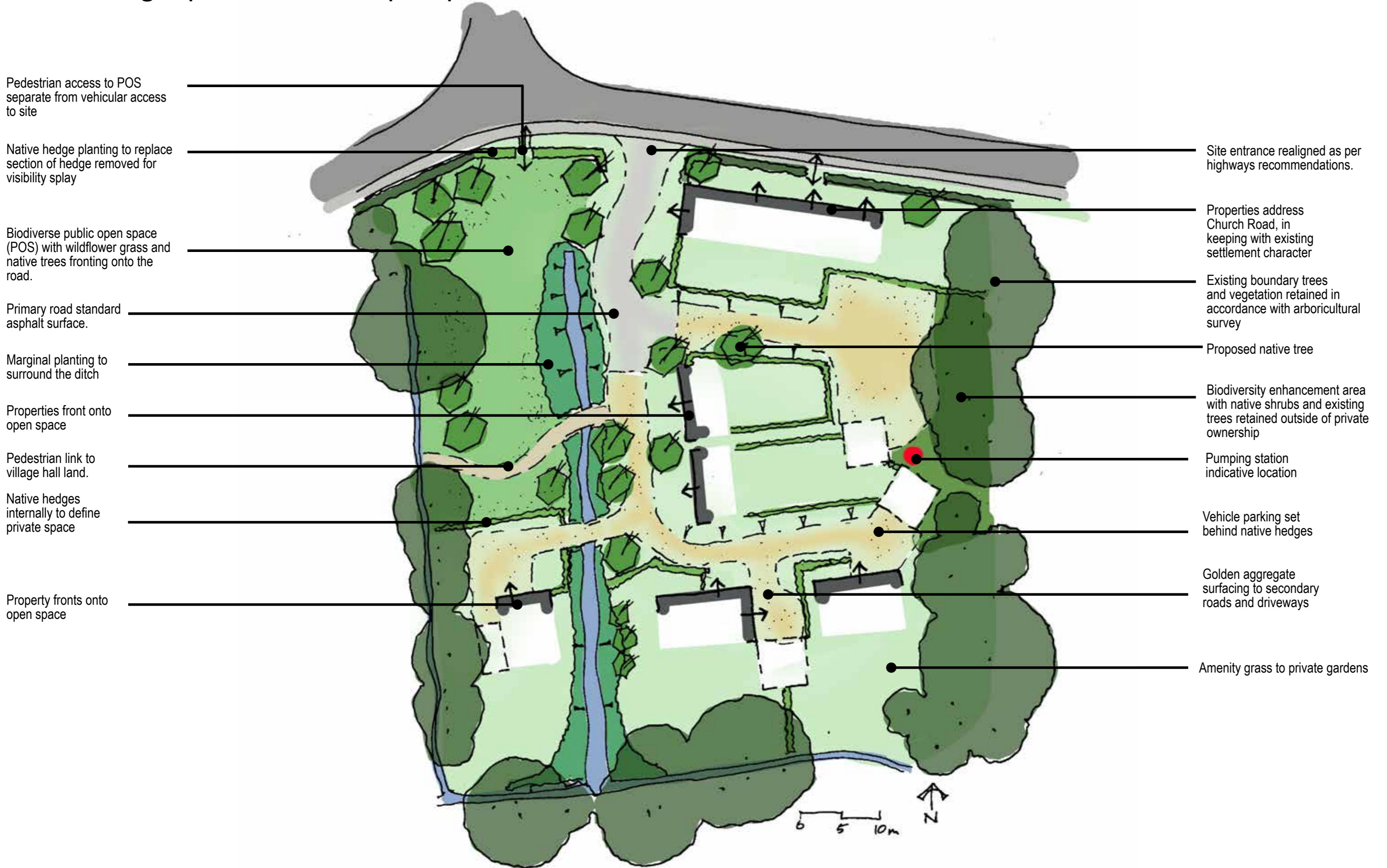
Following the landscape-led approach to place making, the concept options seek to test a number of permutations for the site all of which will integrate with the existing village and create an attractive and inclusive place to live.

The options are consistent in their ambition to deliver the vision and each has been prepared in line with the terms of the allocation. The options accommodate between 9 and 11 dwellings in line with the minimum requirements of the Local Plan and having regard to the proportion of the site being brought forward by Wilson Designer Homes.

# 04 Testing Options - Concept Option One



# 04 Testing Options - Concept Option Two



Pedestrian access to POS separate from vehicular access to site

Native hedge planting to replace section of hedge removed for visibility splay

Biodiverse public open space (POS) with wildflower grass and native trees fronting onto the road.

Primary road standard asphalt surface.

Marginal planting to surround the ditch

Properties front onto open space

Pedestrian link to village hall land.

Native hedges internally to define private space

Property fronts onto open space

Site entrance realigned as per highways recommendations.

Properties address Church Road, in keeping with existing settlement character

Existing boundary trees and vegetation retained in accordance with arboricultural survey

Proposed native tree

Biodiversity enhancement area with native shrubs and existing trees retained outside of private ownership

Pumping station indicative location

Vehicle parking set behind native hedges

Golden aggregate surfacing to secondary roads and driveways

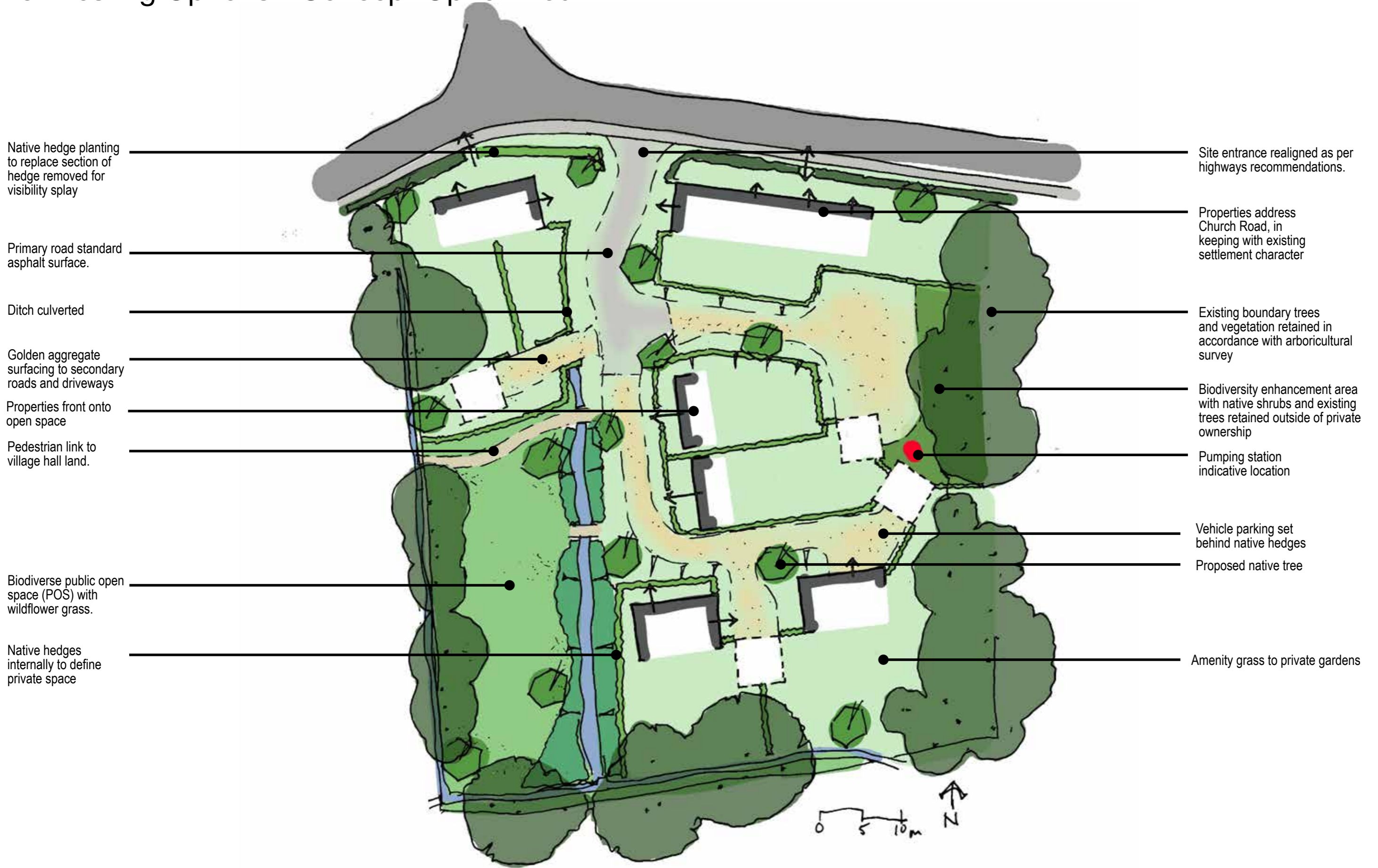
Amenity grass to private gardens

# 04 Testing Options - Concept Option Three

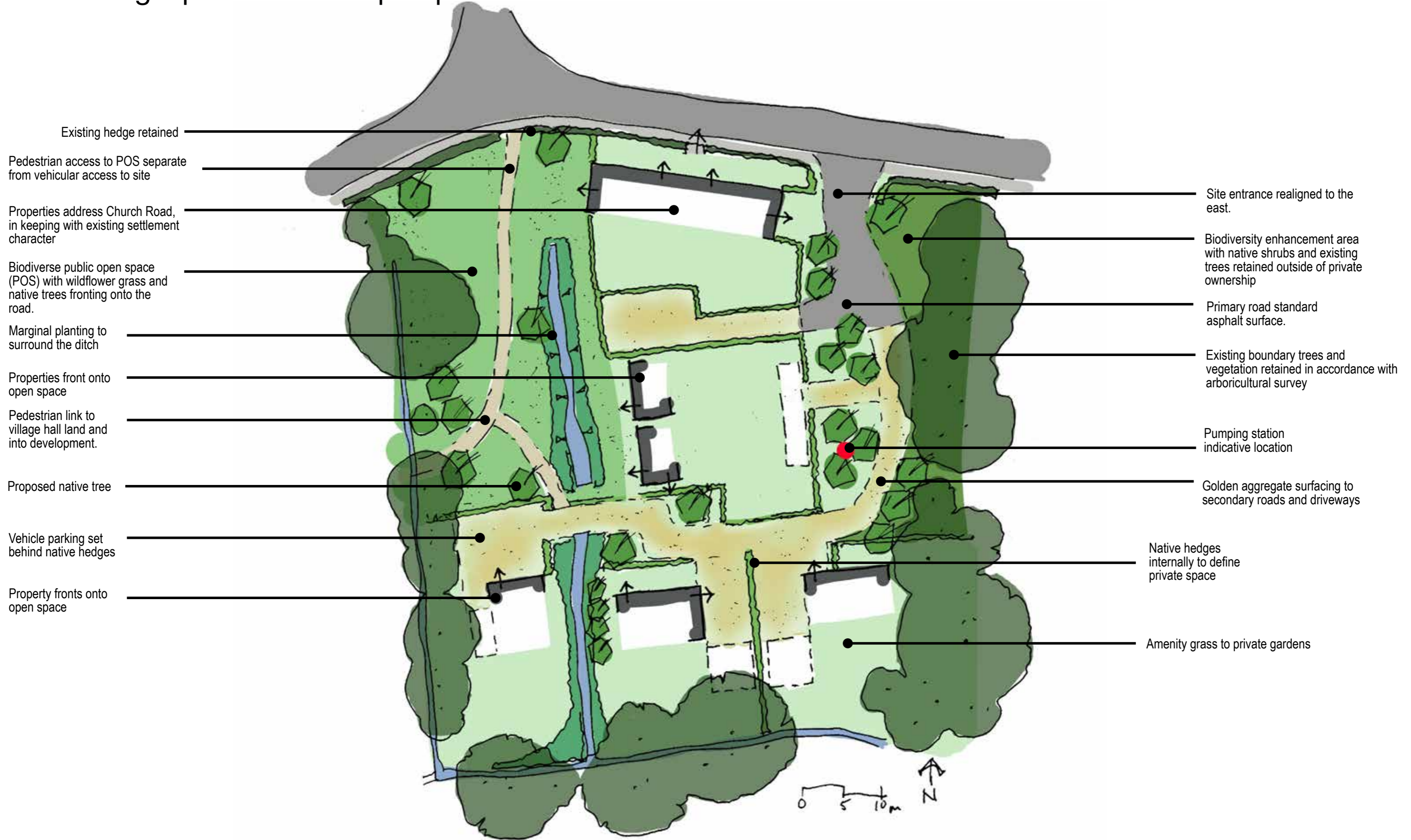




# 04 Testing Options - Concept Option Four



# 04 Testing Options - Concept Option Five



# 05 Relationship with Village Hall Land



Indicative of Options 1 and 4



Indicative of Options 2, 3 and 5

# 06 Village Green Precendent Images



Wildflower grass



Fittleworth fines footpath



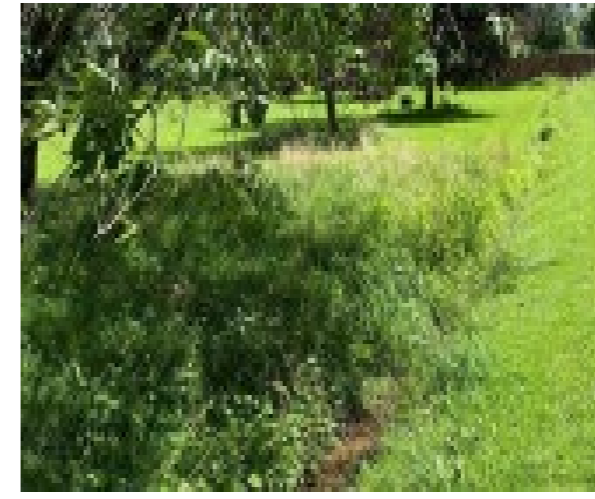
Native trees



## Ditch



Marginal planting



Drainage ditch in POS



Culvert

## Planting



Internal hedges



Native shrubs to biodiversity enhancement area



Native tree planting throughout site

## Hard Surfaces



Bitmac to primary road



Golden aggregate to secondary roads and driveways

## 07 Summary and Next Steps

In summary, this document has been prepared to encourage dialogue with local residents of Steep about the emerging proposals. It presents a number of possible solutions to the site all of which have been guided by the site parameters and vision as well as site-specific requirements of Policy SD89. The options accommodate between 9 and 11 dwellings in line with the minimum requirements of the Local Plan.

The development of this site is considered to provide a significant opportunity deliver much needed market and affordable housing in a village where existing supply is low and prices are unaffordable for most people. The sensitive development of the site is also considered to represent an opportunity to promote design quality and wider communal benefits through the creation of a public space at the heart of the village.

The feedback received through discussions on these layout options will be used to inform a preferred layout that will ultimately be brought forward through planning. Further public consultation will be undertaken to show the evolution of the proposals and how a preferred option has been settled upon having regard to the feedback received through this options stage.

We would encourage you comment on the concept options either directly as an individual or via one of the working groups within the village.

Please comment directly to Wilson Designer Homes at:

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or

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