



**WELCOME**  
**TO THIS PUBLIC MEETING**  
organised by  
**CLANFIELD PARISH COUNCIL**  
and the  
**PARISH PLAN STEERING GROUP**

**TO GIVE REPRESENTATIVES OF EHDC  
THE OPPORTUNITY  
TO INFORM VILLAGERS ABOUT THE  
DETAIL AND STATUS OF THE  
GREEN LANE DEVELOPMENT BRIEF**

**VILLAGERS HAVE UNTIL**

**30th SEPTEMBER 2009**

**to**

**SUBMIT COMMENTS or SUGGESTIONS**

**TO EHDC.**

# CLANFIELD PARISH COUNCIL 2009

(in alphabetical order)



**DIANE DUFFY**  
Parish Clerk



**BRIAN AHERN**  
Chairman



**LAURENCE BARKER**  
Councillor



**KAREN CROOKSHANK**  
Vice Chairman



**BRIAN FOSTER**  
Councillor



**LOUISE LAMACRAFT**  
Councillor



**DAVID NEWBERRY**  
Councillor



**MARGARET NUTTALL**  
Councillor



**PETER RODGERS**  
Councillor



**PETER TURNER**  
Councillor



**MARGARET WHITE**  
Councillor



# Green Lane Development Brief

## Main Issues

- Housing
- Vehicle access
- Off Site improvements
- Community facilities
- Environment
- Parking for homes
- Flood risk

# HOUSING



- Brief:
  - about 275 dwellings,
  - 40% “Affordable”, e.g. rent, HA
  - meet Level 4 of Code for Sustainable Homes
- Parish Plan:
  - detached, semi-detached & bungalows
  - no higher than 2 storeys
  - sustainable, “eco” dwellings
  - “affordable” homes primarily for local people

# VEHICLE ACCESS



- Brief:
  - access via Green Lane
  - no access from Storrington Road
- Parish Plan:
  - recommends access via London Rd/Drift Rd with northern extension to Chalton Lane
    - access to north and south
  - reduce pressure on Green Lane/Chalton Lane junction

# OFF SITE IMPROVEMENTS

- Brief:
  - junction of Green Lane & Chalton Lane
  - contribution towards cycleways, public transport, footways.
- Parish Plan:
  - need for a school “Yellow Bus” (emphasised by increased number of dwellings)

# COMMUNITY FACILITIES



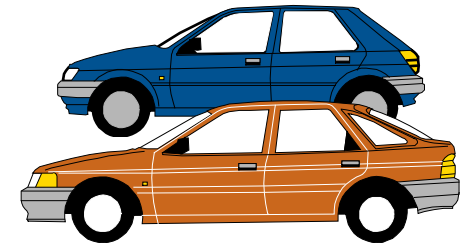
- Brief:
  - community Building
  - recreation space, e.g. tennis, football, netball/basketball, bowling green
- Parish Plan:
  - hall, tennis, bowls (esp. for older people), multi-use hard court area, football/rugby
  - coffee shop for teenagers, Drop-in centre for older residents

# ENVIRONMENT



- Brief:
  - minimise environmental impact on the downland setting
  - lower density housing at northern edge
  - landscape buffer at northern edge to provide “impenetrable tree belt of indigenous species”
- Parish Plan:
  - Clanfield must preserve its ‘village’ feel
  - woodland, hedgerows, verges, farmland are important features to be retained

# PARKING FOR HOMES



- Brief:
  - parking is preferable within curtilage but high density areas may have courtyard parking
  - include adequate provision for visitor parking
- Parish Plan:
  - off road parking should average no less than 1.7 cars per dwelling (= current figure)
  - 90% vehicles claimed to be parked off road
  - must be maintained in new development

# FLOOD RISK



- Brief:
  - flood risk area extends along Green Lane
  - site may present a significant flood risk
  - a Flood Risk Assessment should be part of planning application
- Parish Plan:
  - 42% report problems with surface water drainage

**ELEANOR EVANS**

**COMMUNITY PLANNING ADVISOR**

**for**

**PLANNING AID SOUTH**

Planning Aid is registered as a charity and is part of the Royal Town  
Planning Institute.

# Planning Aid Welcome



# Who are we?

- Planning Aid is a charity
- We are part of Royal Town Planning Institute
- We help individuals and groups understand and get involved in the planning system
- We are independent of local and central government
- We offer free, independent, impartial, advice on planning matters



**RTPI**

mediation of space · making of place

 Planning Aid

# Our Work

Broadly divided into two areas:

- Community Planning
- Case work

What does your Parish Plan  
allow a developer to do?

What should you include in your  
comments to the Council?

# Your Plan:

## Each Dwelling must have:

- Garden Space
- Parking
- Can be detached or semi detached
- Can be single or two storey
- Owner occupied/shared ownership

# Garden Space

- Your Plan - no dimensions specified.
- Guided by density of Brief averages at 28dph (mixed with higher density on lower slopes)
- What is characteristic in your area?
- Features in your Plan are: woods, green fields, amenities, hedgerows, verges, Sunderland Lane and South Lane Meadows, working farm, farm animals, village pond and Queen Elizabeth Country Park.

# Parking

- Your plan – 1.7 spaces within curtilage
- ‘Manual for Streets’ gives advise on the most efficient parking practices as follows:

Level of efficiency / flexibility	Type of parking	Comments
High ↓	On-street	Most efficient, as parking spaces are shared and the street provides the means of access
	Off-street communal	Requires additional access and circulation space
	Off-street allocated spaces but grouped	Although less flexible in operation, this arrangement allows for future changes in allocation

Level of efficiency / flexibility	Type of parking	Comments
↓ Low	Off-street allocated garages away from dwellings	Inflexible, and largely precludes sharing spaces. Also security concerns
	Within individual dwelling curtilage	Requires more space due to the need for driveways, but more secure

# Councils Parking Standards (maximum) (July 2008)

## General residential

1 bedroom unit	1 space per unit
2-3 bedroom unit	2 spaces per unit
4 or more bedroom unit	3 spaces per unit

## Older people's housing

Active elderly with warden control.	1 space per unit
Nursing and rest homes	1 space per 4 residents and 1 space per staff

# House Type

- Your Plan suggests bungalow or detached/ semi detached of single or two storey
- You move away from flats and terraces – is this characteristic of your area? Para 6.14 of the Draft Development Brief helps.
- PPS1 – sustainable inclusive mix

# Affordable Housing

- Will be provided according to Regional and Local council policy.
- Council require 40% - 70% rented and 30% intermediate – peppercotted – clusters of no less than 3.
- Local need highlighted in Table Q 24 - high

# Your Comments

- Guide future developer.
- Your Parish Plan
- The Councils Development Brief
- Your Comments: Built Form and Open Space

**ELEANOR EVANS**

**COMMUNITY PLANNING ADVISOR**

**CAN BE CONTACTED AT**

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# **YOUR DISTRICT COUNCILLORS**



**District Councillor  
Ken Moon**



**District Councillor  
Sam Payne**

# **EHDC REPRESENTATIVES**



**Adrian Ellis**  
**Principal Planning Officer**



**Ian Godfrey**  
**Planning Policy Team Leader**



**COMMENTS IN RELATION TO THE  
GREEN LANE – CLANFIELD - DEVELOPMENT BRIEF**

**Name:-**

**Address:-**

**If you have concerns regarding the EHDC Development Brief please indicate how the Brief could be changed to reflect your views.**

I / we live in the village of Clanfield and my / our comments regarding the proposed Green Lane development are as follows:-

*I / we - agree / disagree / have reservations, (delete where appropriate) concerning the proposed Development Brief for the following reasons.*

Please continue on rear or on another sheet of paper if necessary.

**These comments to be sent by 25<sup>th</sup> September 2009 to:-  
Chief Planning Officer – East Hants District Council – Penns Place – Petersfield – GU31 4EX**

**THANK YOU FOR COMING**

**DO PLEASE REMEMBER TO EITHER PLACE YOUR  
COMMENTS IN THE BALLOT BOXES PROVIDED OR  
SEND**

**by 25th September 2009 to:-  
Chief Planning Officer – East Hants District Council –  
Penns Place – Petersfield – GU31 4EX**