

Welcome

Welcome to this second in-person public consultation event in respect of land south of Church Road, Steep. The exhibition sets out Wilson Designer Homes' latest layout alongside draft illustrations and architectural drawings of the proposed houses.

Today's exhibition has been arranged to provide you with an opportunity to review, discuss and provide feedback on the emerging proposals.

Representatives of Wilson Designer Homes and members of the design team are on hand to answer your questions.

We hope that you find this event informative.

Thank you for your interest and for taking the time to attend.

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.



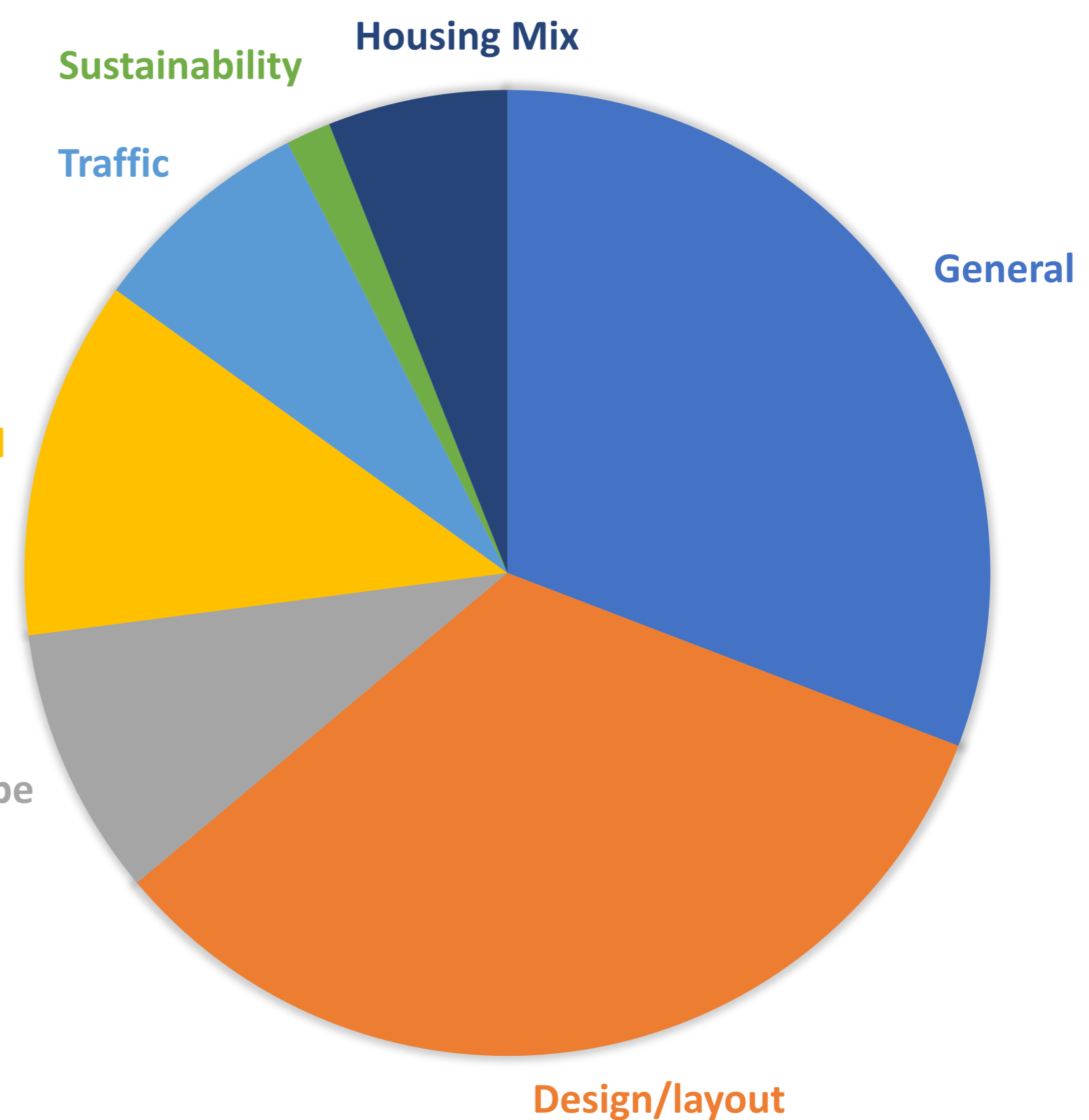
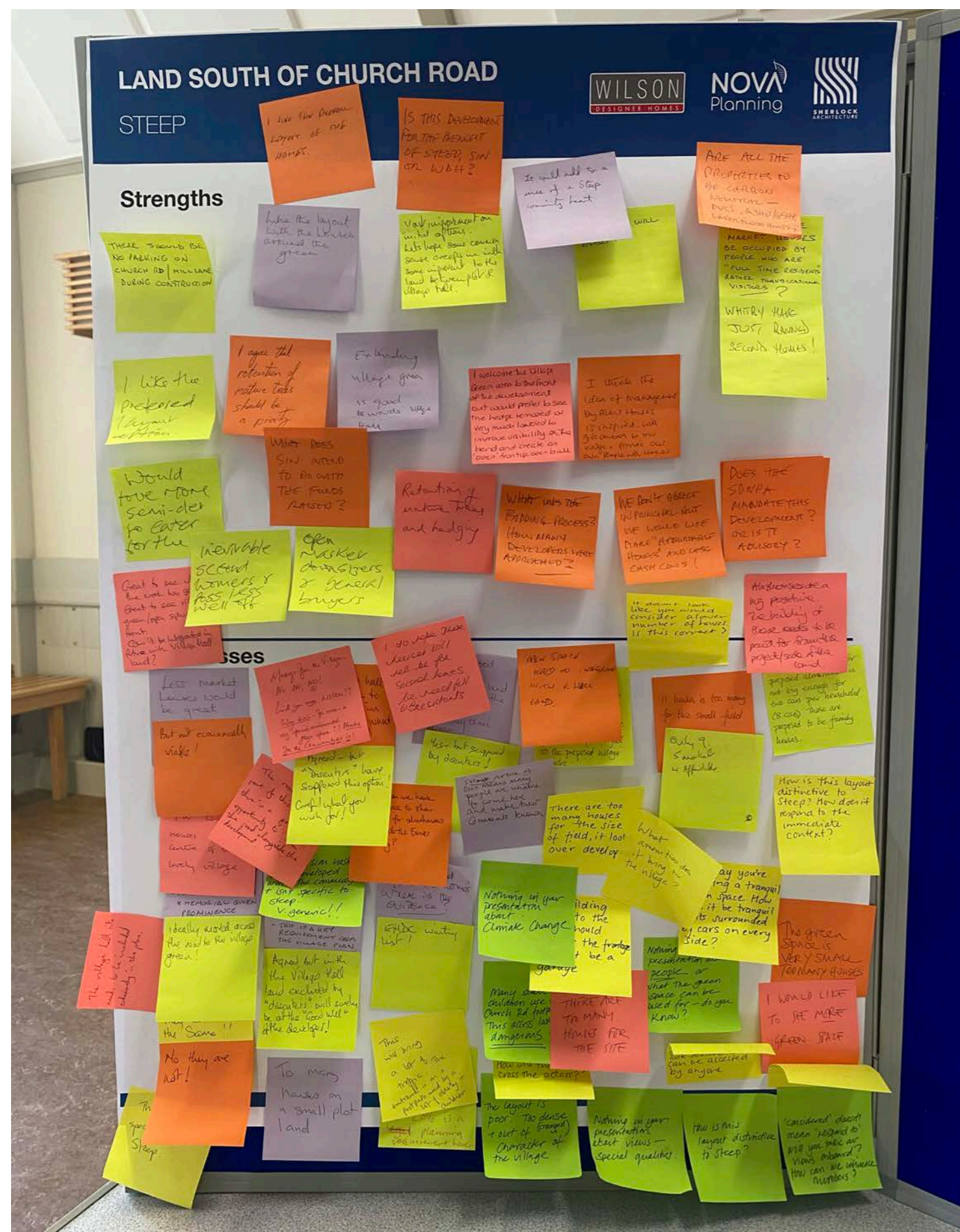
Aerial Site Location

Feedback

In June 2022 Wilson Designer Homes undertook its first in-person consultation to provide you with an opportunity to review, discuss and provide feedback on the emerging proposals that had emerged through earlier consultative work. That event was well attended and the feedback has been analysed.



The key themes from the responses received included:



General comments were also made reflecting on the merits of the proposals in terms of the potential positive effects on the village, as well as concern about developing the site in principle.

In respect of the design and layout, the feedback highlighted a number of areas for consideration which the community felt should be looked at further. This included the form, function and amount of the greenspace and its links to the Village Hall land, the amount of hardstanding and level of vehicle parking, and the effect of tree shading. Broadly equal levels of support and objection were received in respect of the amount and tenure of the proposed homes.

The layout has been refined taking on board the feedback received.

Our Refined Layout

Taking on board the feedback, the terms of the allocation and the importance of delivering much needed affordable housing in Steep, the plan below represents our refined layout for the site in its immediate context. The plan on the following board is provided at a scale where the detail is more readily visible.



Our Refined Layout



The refined proposals are for nine high quality homes, including the following mix:

- Four 2-bedroom houses (affordable)
- Two 3-bedroom houses
- Three 4/5-bedroom houses

On-site car parking for all new homes is proposed in line with adopted standards, including electric vehicle charging and visitor spaces.

Steep Parish Plan

The Steep Parish Plan recognises the need for “A modest increase in the affordable housing stock, aimed principally at the elderly and young families with local connections” and it sets out the initial criteria by which such development should be judged, which include:

- excellence of design, preferably echoing Arts & Crafts style
- low visual/landscape impact (building mass) and appropriate positioning in the selected site or sites
- minimum traffic impact
- sustainability (“green-ness”)
- economically viable

In July 2019 the South Downs National Park Authority (SDNPA) adopted its Local Plan and in realising the aspirations of the Steep Parish Plan, the land south of Church Road was allocated for market-led residential development under Policy SD89.

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Church Road Built Environment

Mix of styles and ages of buildings, some late Victorian and Edwardian together with modern infill. Village Hall provides an important focal point for the community as does the Church at its eastern end. Open nature of road and buildings relate well to the surrounding countryside.

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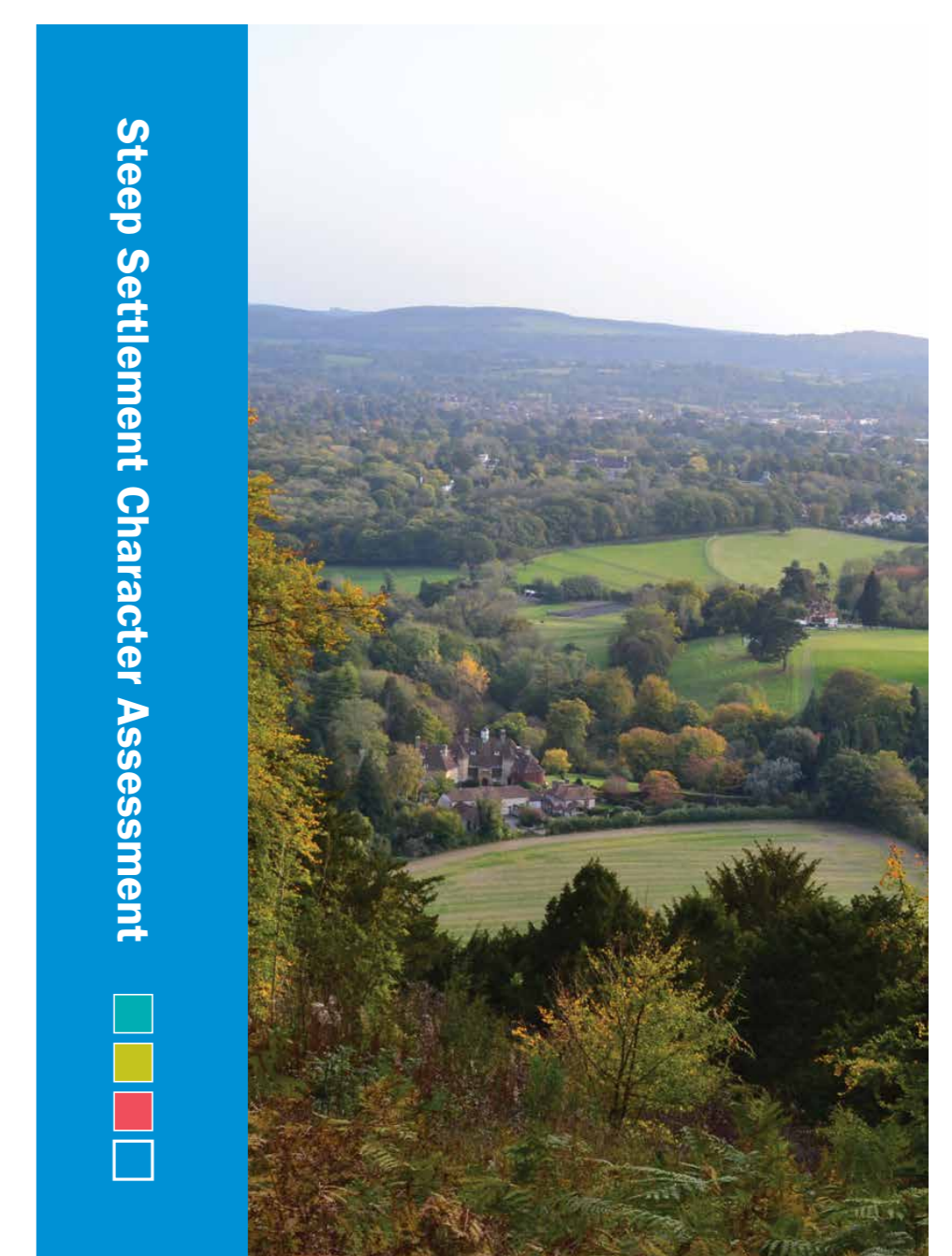
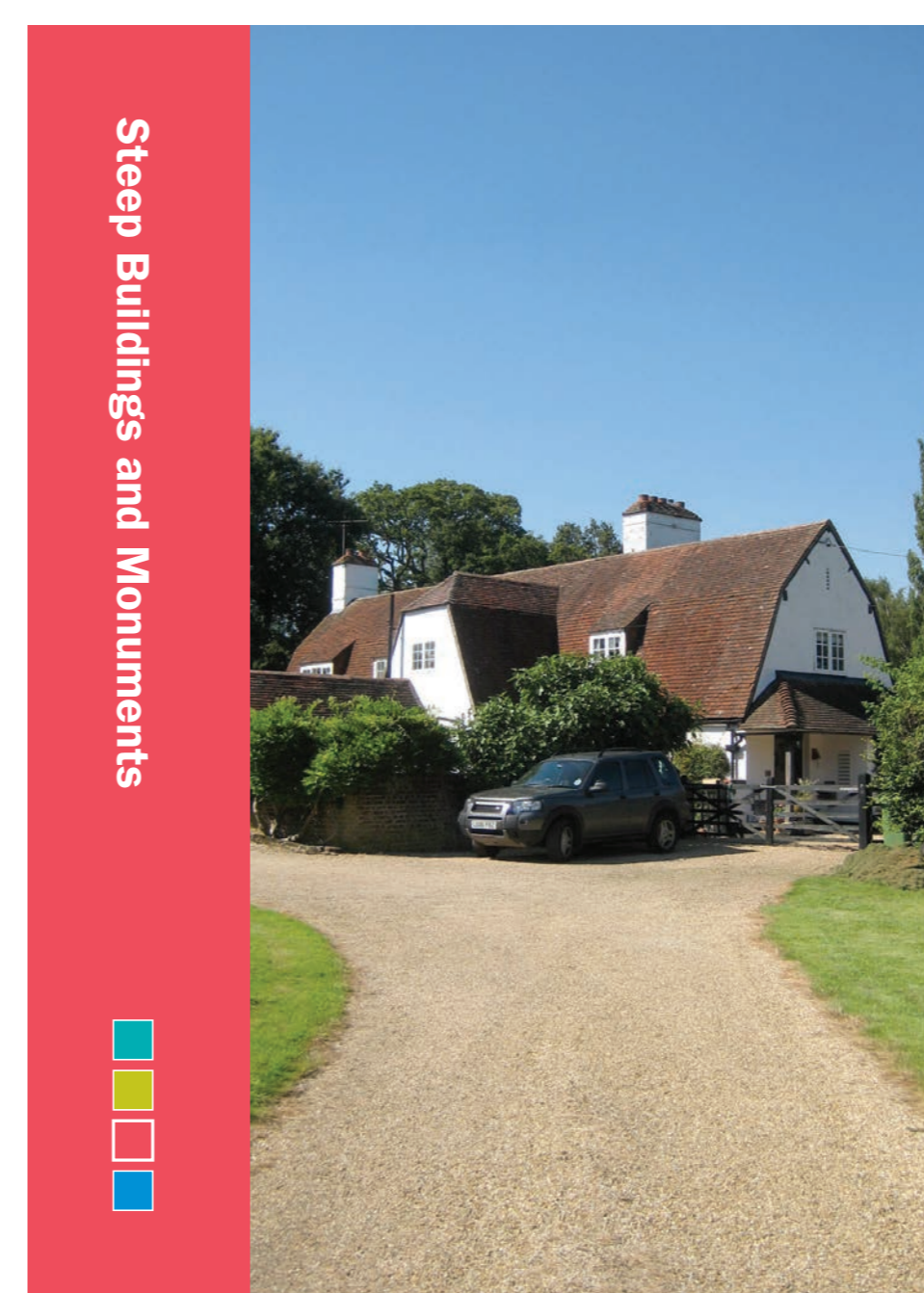
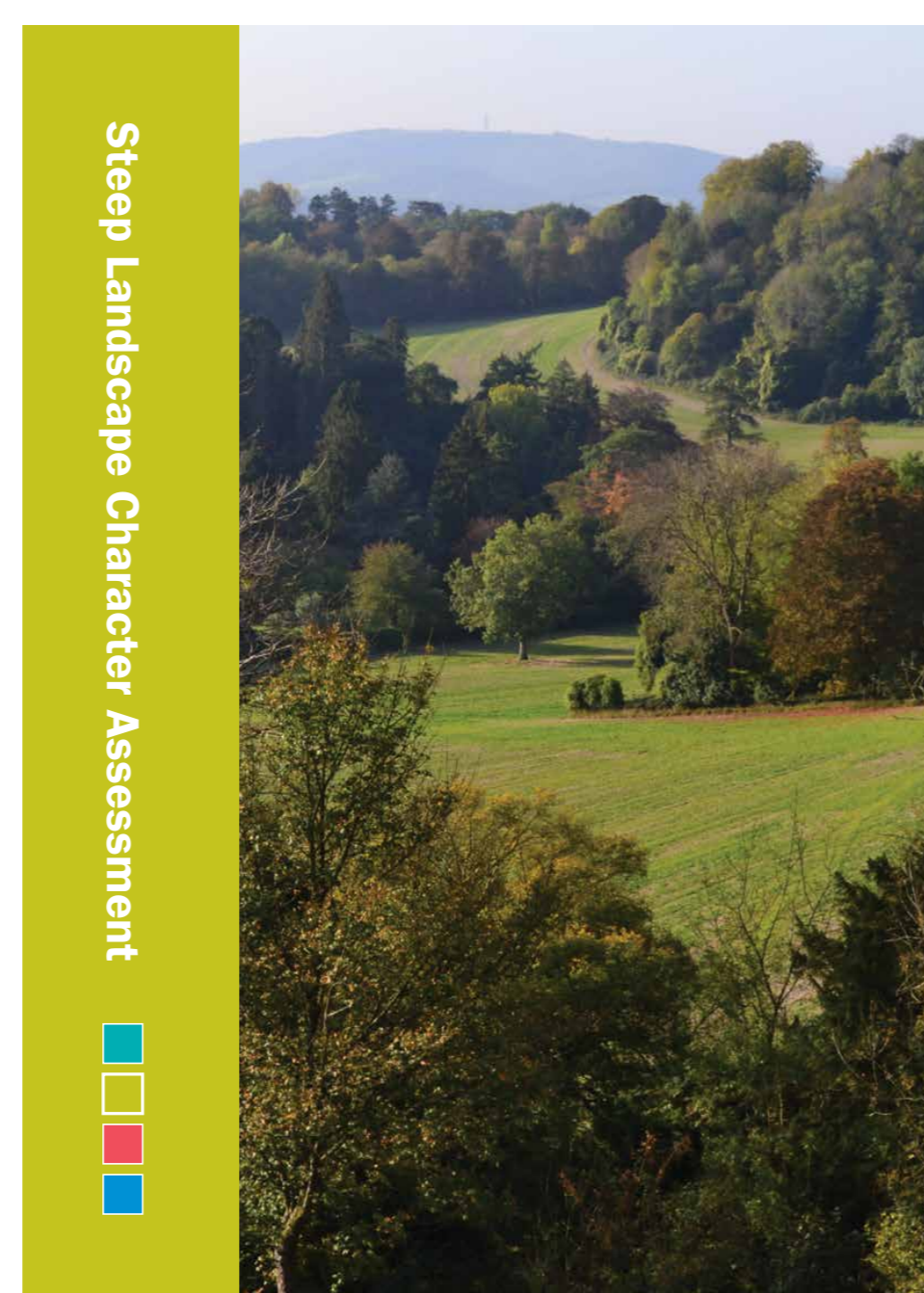
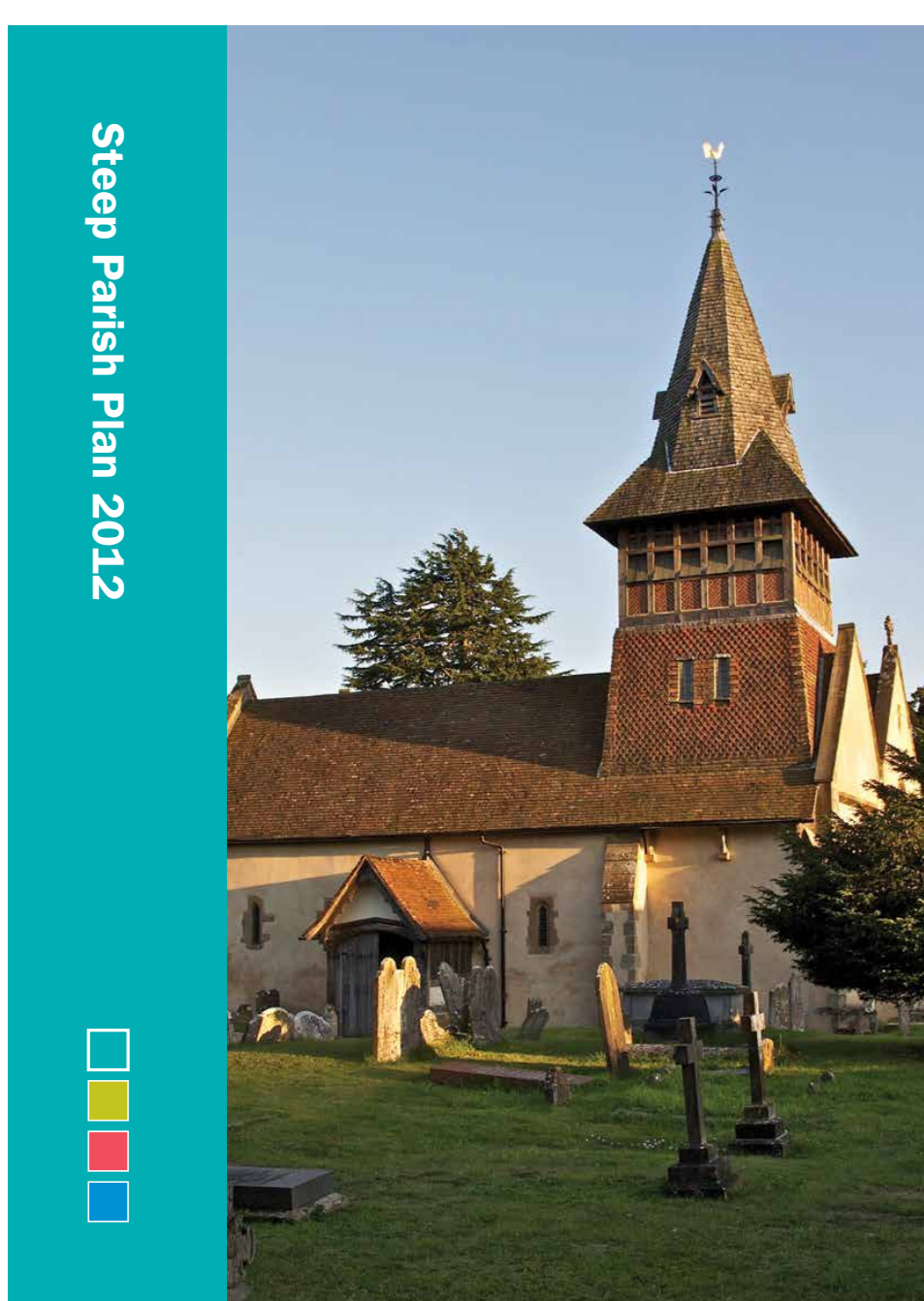
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Church Road Design Guidance

*The key design features to be recognised and respected are:

the scale, style and character of Church Road’s Victorian and Arts and Crafts listed buildings and the setting of significant but unlisted Arts and Crafts buildings.”*

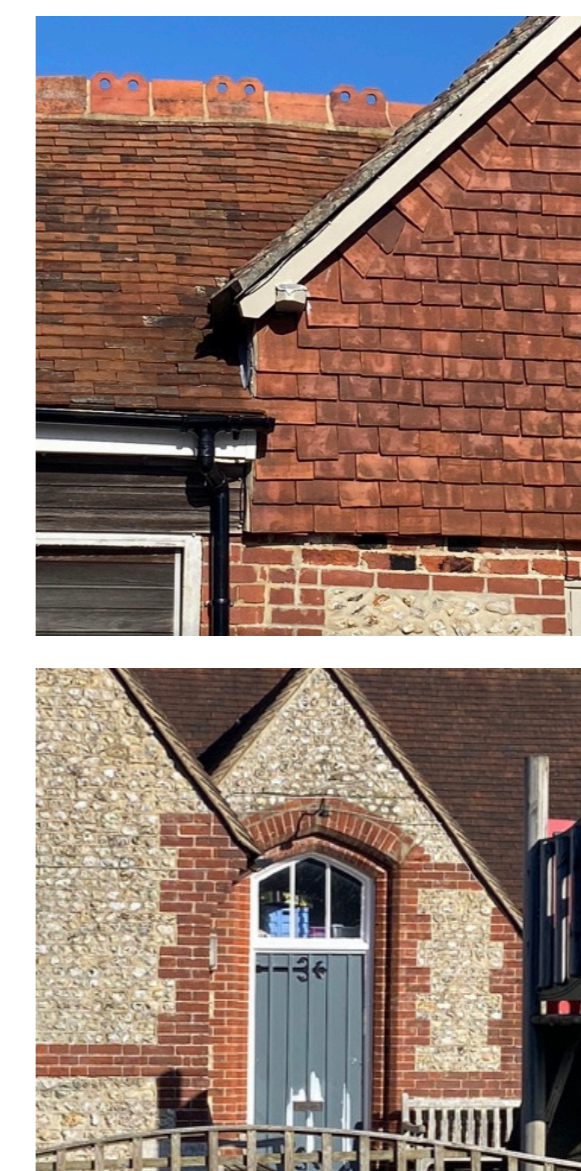
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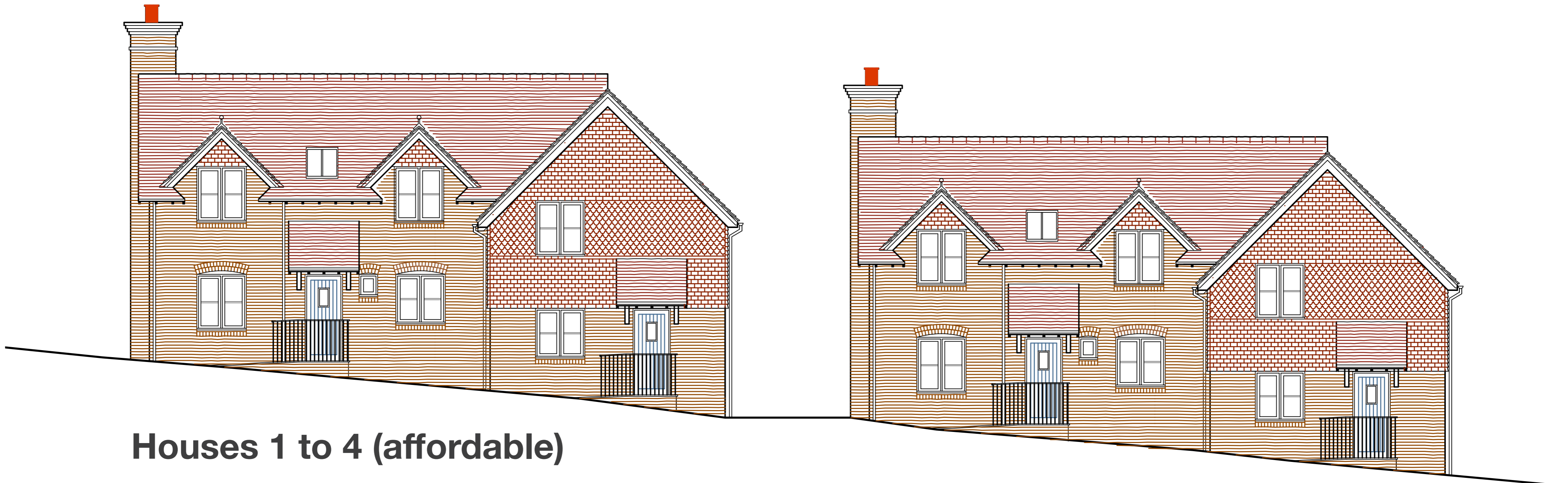
Contextual Analysis

Arts and Crafts appears as the prevalent building tradition in the village but Church Road is characterised by a mix of styles reflecting the varied age of buildings.

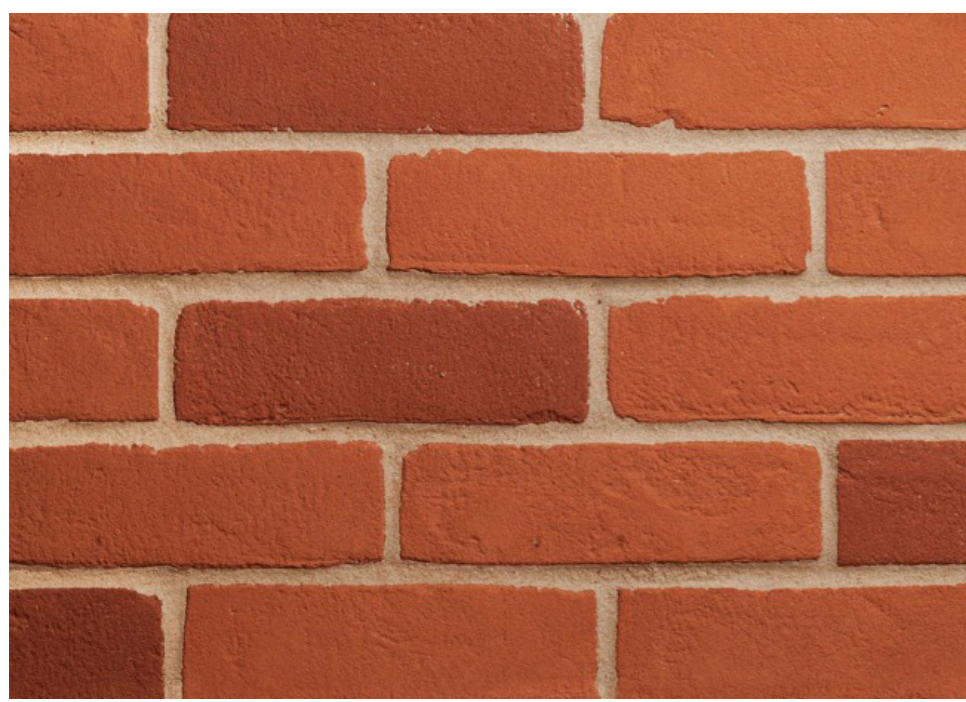
Character analysis suggests that properties should be designed using traditional materials, forms and proportions to reflect local architectural influences.



Draft Designs



Houses 1 to 4 (affordable)



House 5



House 6



House 7



House 8



House 9

LAND SOUTH OF CHURCH ROAD

STEEP



Artist's Impression of view from Church Road

LAND SOUTH OF CHURCH ROAD

STEEP

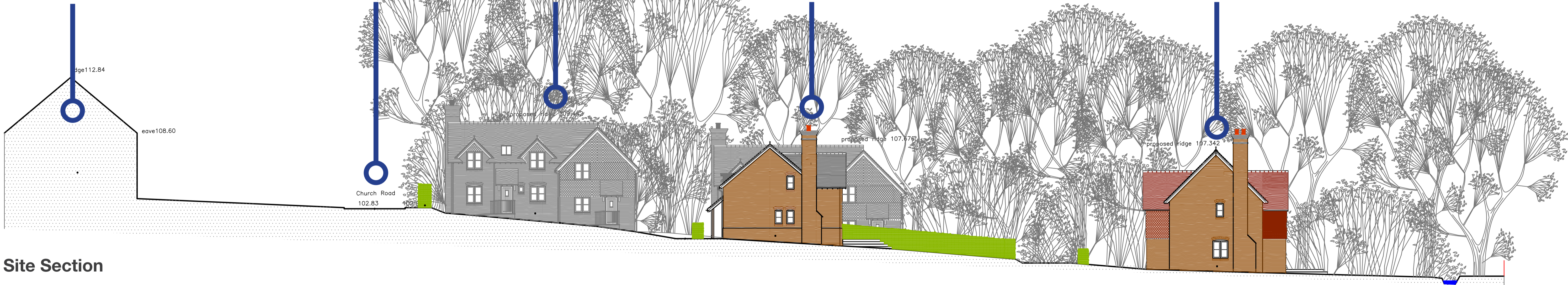


53 Church Road

Church Road Plots 1 & 2

Plot 8

Plot 5



Site Section



Artist's Impression of Plot 8



Artist's Impression of Plot 1 & 2 (Almshouses)

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SDNPA Policy SD28: Affordable Homes

On sites with gross capacity to provide between 3 and 10 homes, a proportion of affordable homes will be provided in accordance with the following sliding scale, applied to new homes created:

9 homes – 3 affordable homes, at least 2 of which is a rented affordable tenure”

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Affordable Housing

Working with Steep In Need, Wilson Designer Homes, are proposing four affordable homes, all of which could be offered as affordable rent if a partnership is agreed with Eames Almshouses. Eames Almshouses would be given first refusal on this exciting opportunity and we hope they will become the provider.

If Eames Almshouses decide not to proceed, a policy compliant level of affordable housing will be offered to another local housing provider.



Artist's Impression of Proposed Almshouses

Area	Existing Local Housing Needs
Steep	4
Stroud	5
Sheet	5
Petersfield	329

Hampshire Home Choice - Local Connection Figures

Sustainable Construction

The proposal will be a high quality and sustainable development, which alongside environmental enhancements will include a commitment to provide:

- Air source heat pumps for each home
- Solar panels with battery storage for evening use
- Electric car charging points
- Higher than standard building control levels of insulation to improve the thermal efficiency of properties that will reduce energy bills for the occupiers.

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SDNPA Policy SD48: Climate Change and Sustainable Use of Resource

All residential development will be required to achieve:

- 1. Energy efficiency: 19% carbon dioxide reduction improvement against Part L (2013)96 through the energy efficiency of the building and;*
- 2. Water: Total mains consumption of no more than 110 litres per person per day*

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Feedback

Wilson Designer Homes welcome feedback on the plans before a planning application is submitted. Please take a moment to provide us with your comments via the Feedback Form provided.

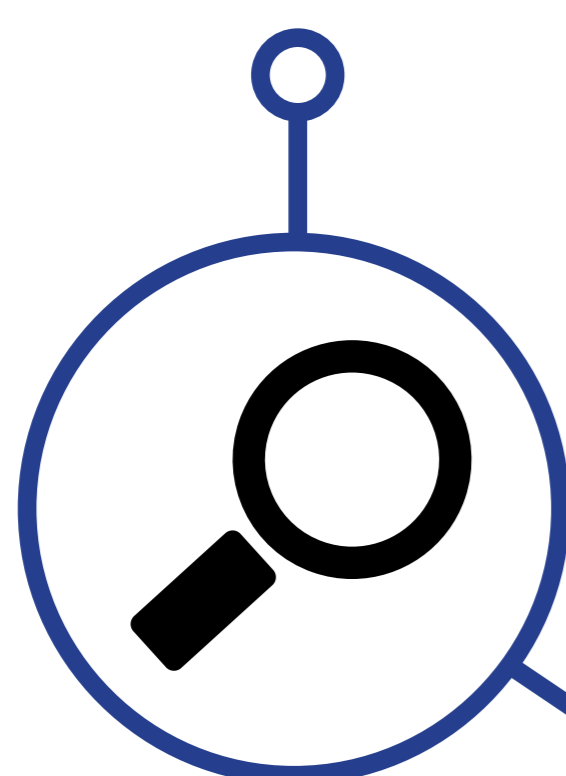
All feedback will be considered by Wilson Designer Homes in further refining the proposal before a planning application for the site is submitted to SDNPA.

As part of the planning application, a Statement of Community Involvement (SCI) will be submitted to report on the feedback received through the public consultation, and explain how this has influenced the application submitted.

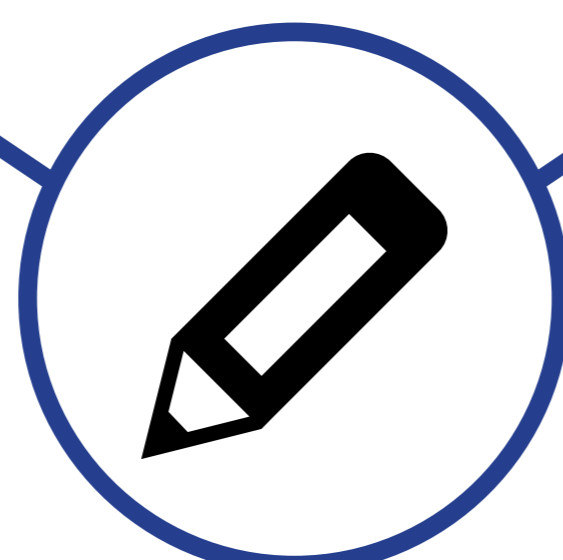
If you wish to provide additional feedback in writing please do so by **12th October 2022**.

Next Steps

Further Pre-application discussion
with SDNPA on these proposals
(SDNPA no longer publish pre-application enquiries)



Submission of application
to SDNPA for detailed
consideration



Review feedback from this
consultation and SDNPA



Statutory consultation
undertaken by SDNPA post
submission

Contact Us

We hope you found this public consultation informative. If you have any queries about the proposals, please do not hesitate to contact Wilson Designer Homes at:

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