

Welcome

Welcome to this public consultation event which sets out Wilson Designer Homes' preferred layout option for the residential development of land south of Church Road, Steep.

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 today's event.

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

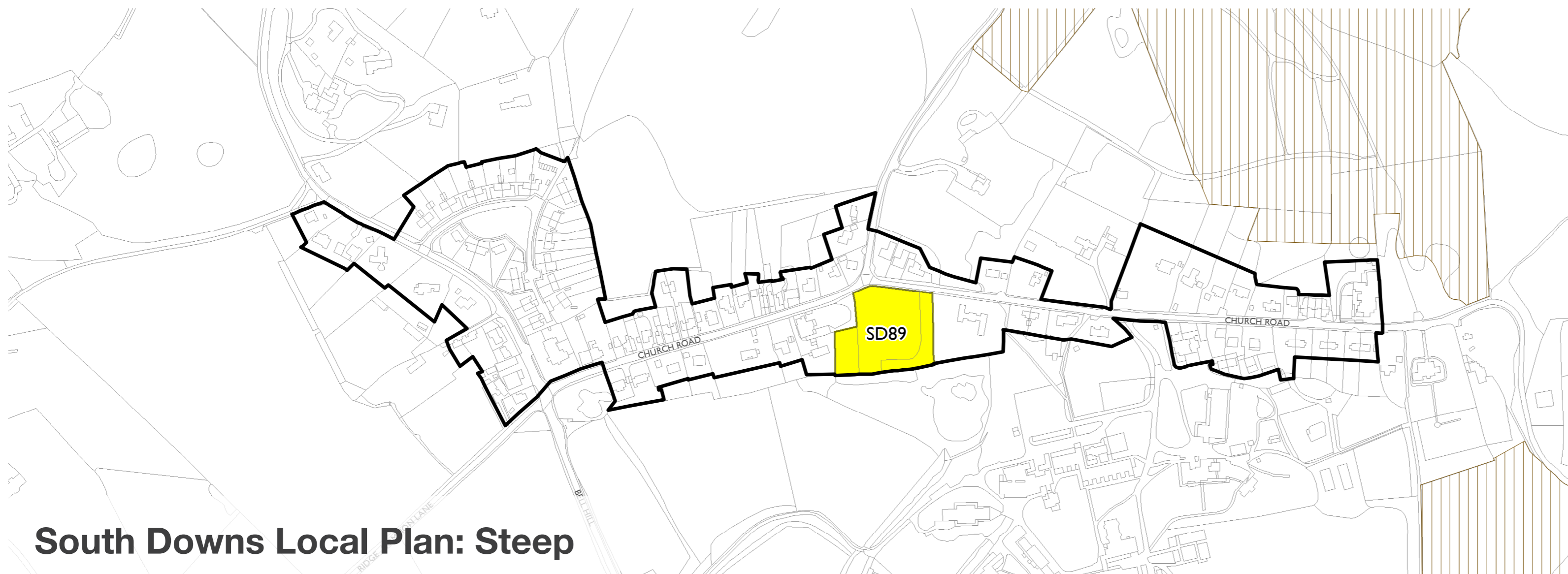
Use feedback from residents and National Park Authority to establish the vision for the site. Produce potential layouts and seek residents views. Interaction with working groups to help widen the reach of public engagement. Ask for further feedback from National Park Authority.

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



- Settlement Boundary SD25
- Housing Allocation
- National Nature Conservation Designation SD9 (where present)
- National Nature Conservation Designation SD9 (where present)
- Local Nature Conservation Designation SD9 (where present)
- NDP Designated Boundary (where shown)

South Downs Local Plan: Steep

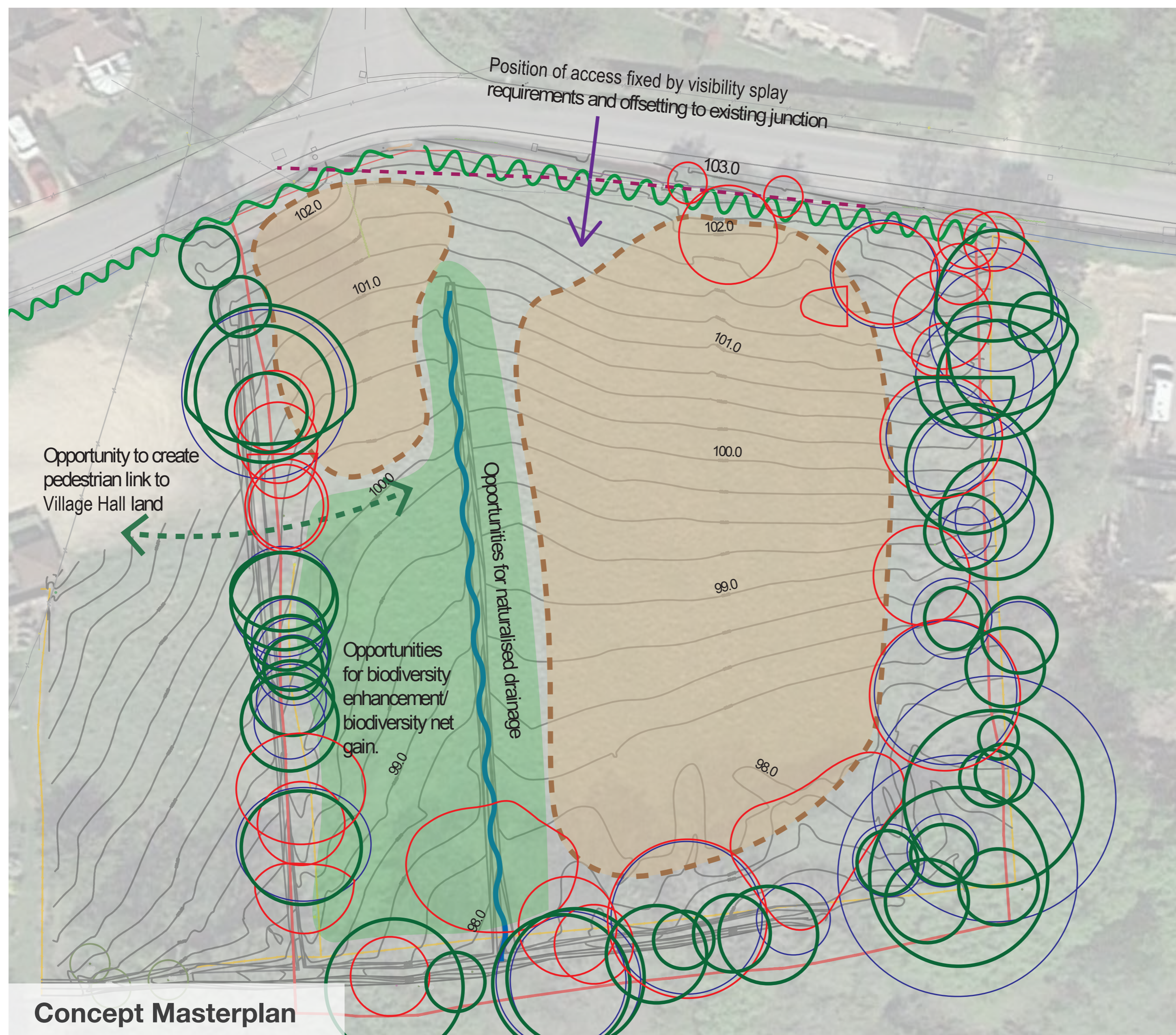
Background

In July 2019 the South Downs National Park Authority (SDNPA) adopted its Local Plan which allocated land at Church Road for residential development (between 8 and 12 homes) under Policy SD89.

Wilson Designer Homes engaged a team of expert technical and environmental consultants to undertake detailed analysis of the site in line with the SDNPA's landscape-led approach.

This background information is available to view online as part of the initial pre-application discussions with the SDNPA under the reference SDNP/21/05912/PRE.

Pre-application discussions with SDNPA concluded in Spring 2022 ahead of planned consultation events with the Local Community.



Concept Masterplan



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.

“

Our vision is to create a sympathetic scheme that will respect the built 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 will 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.

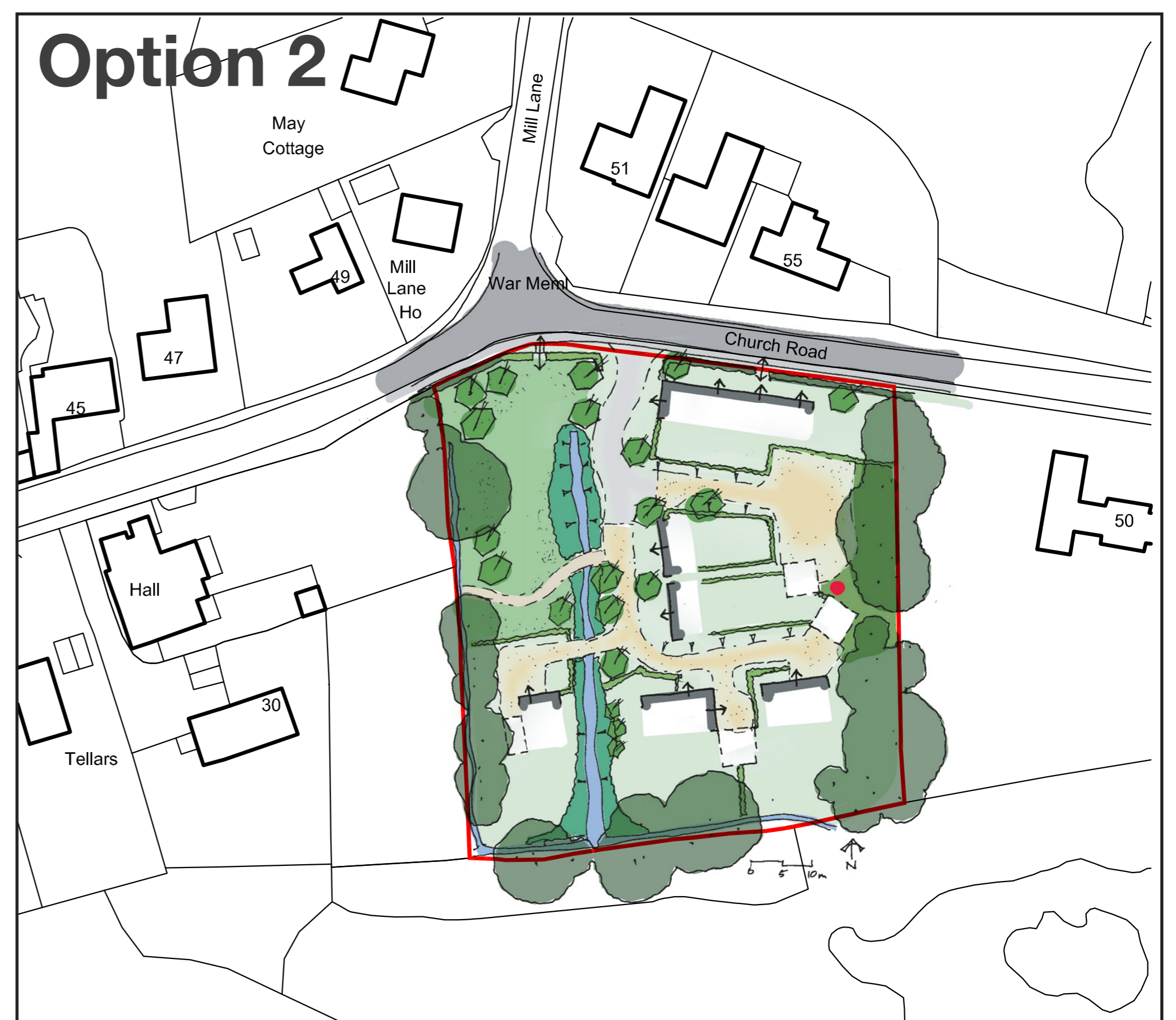
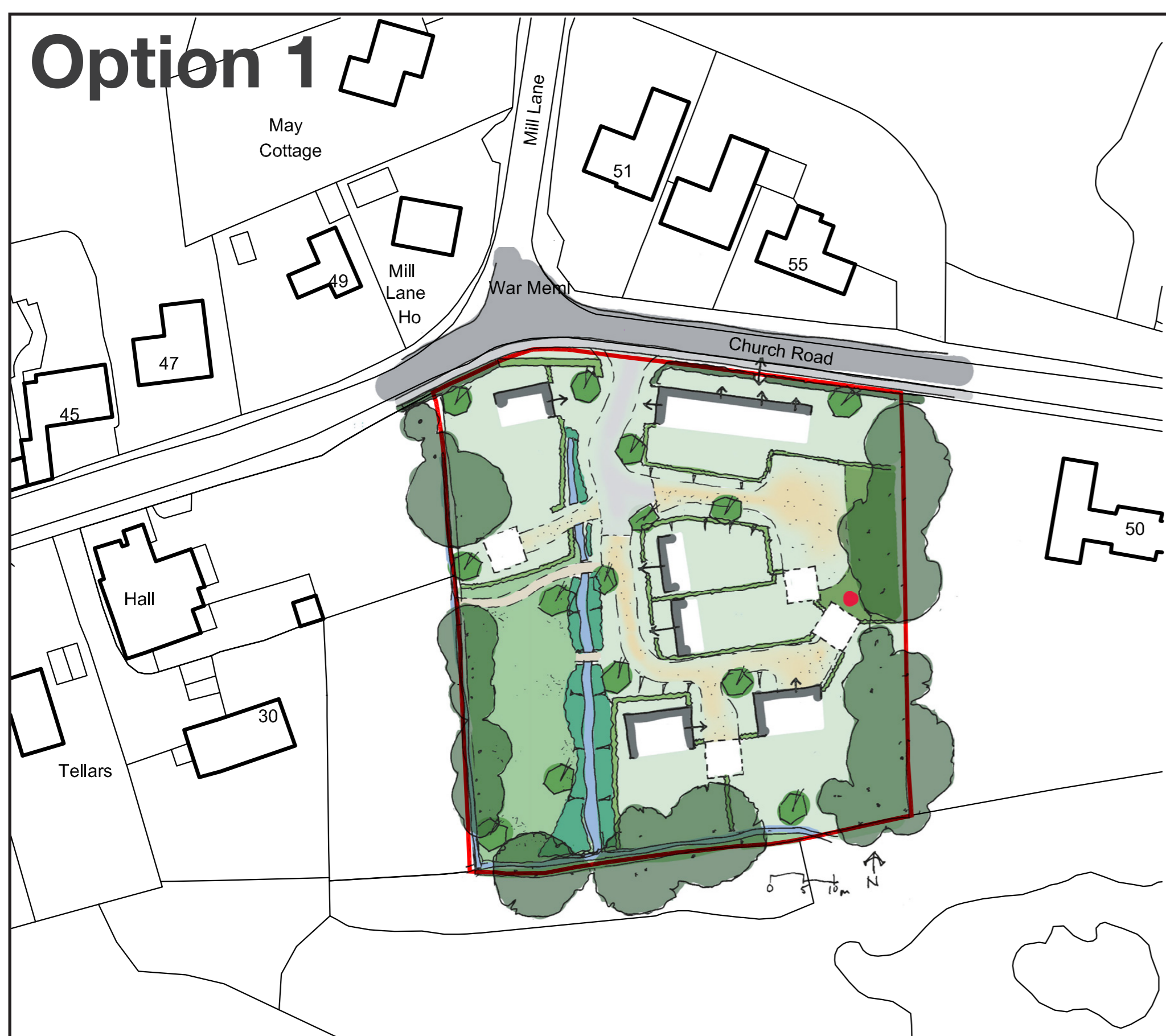
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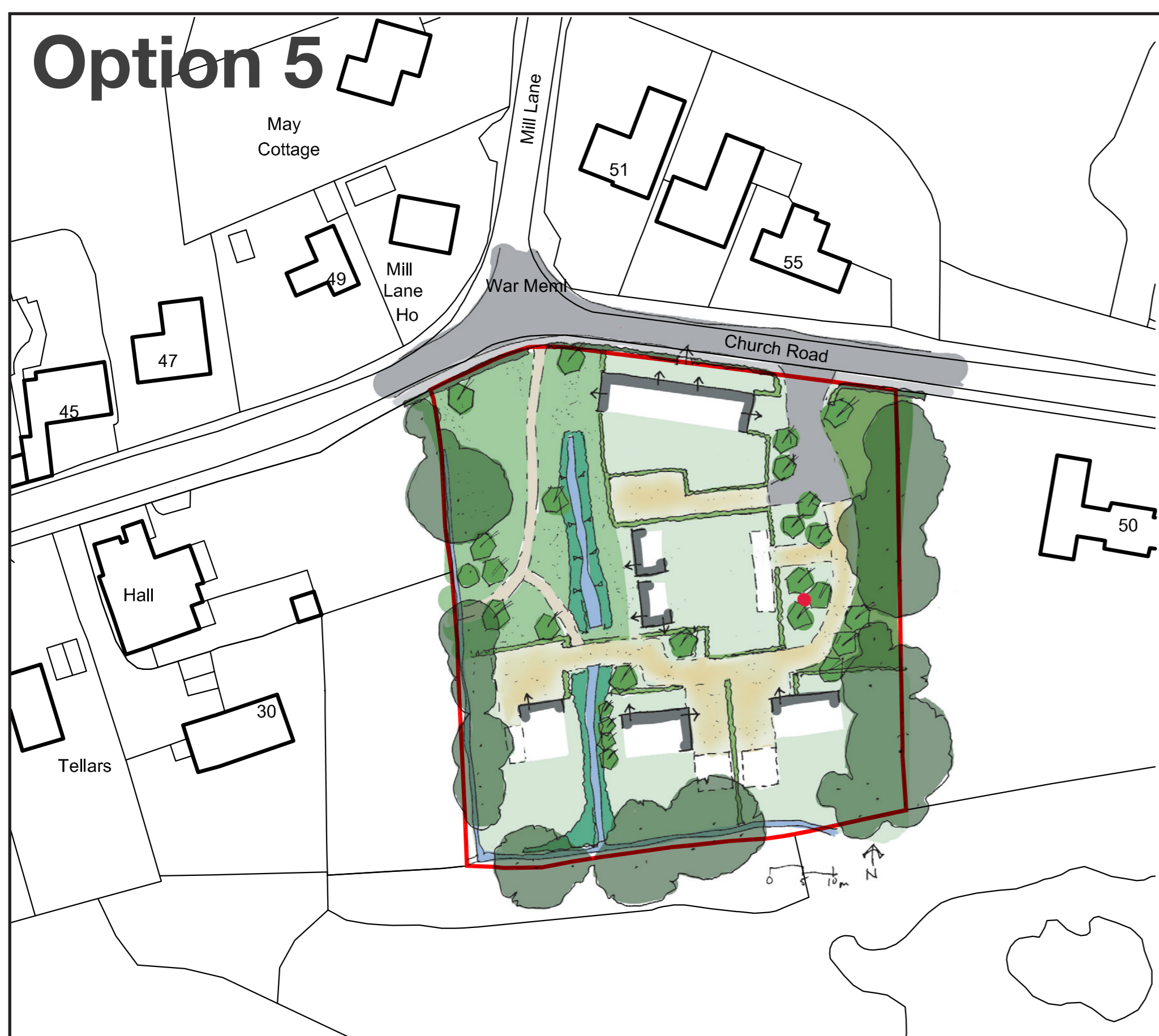
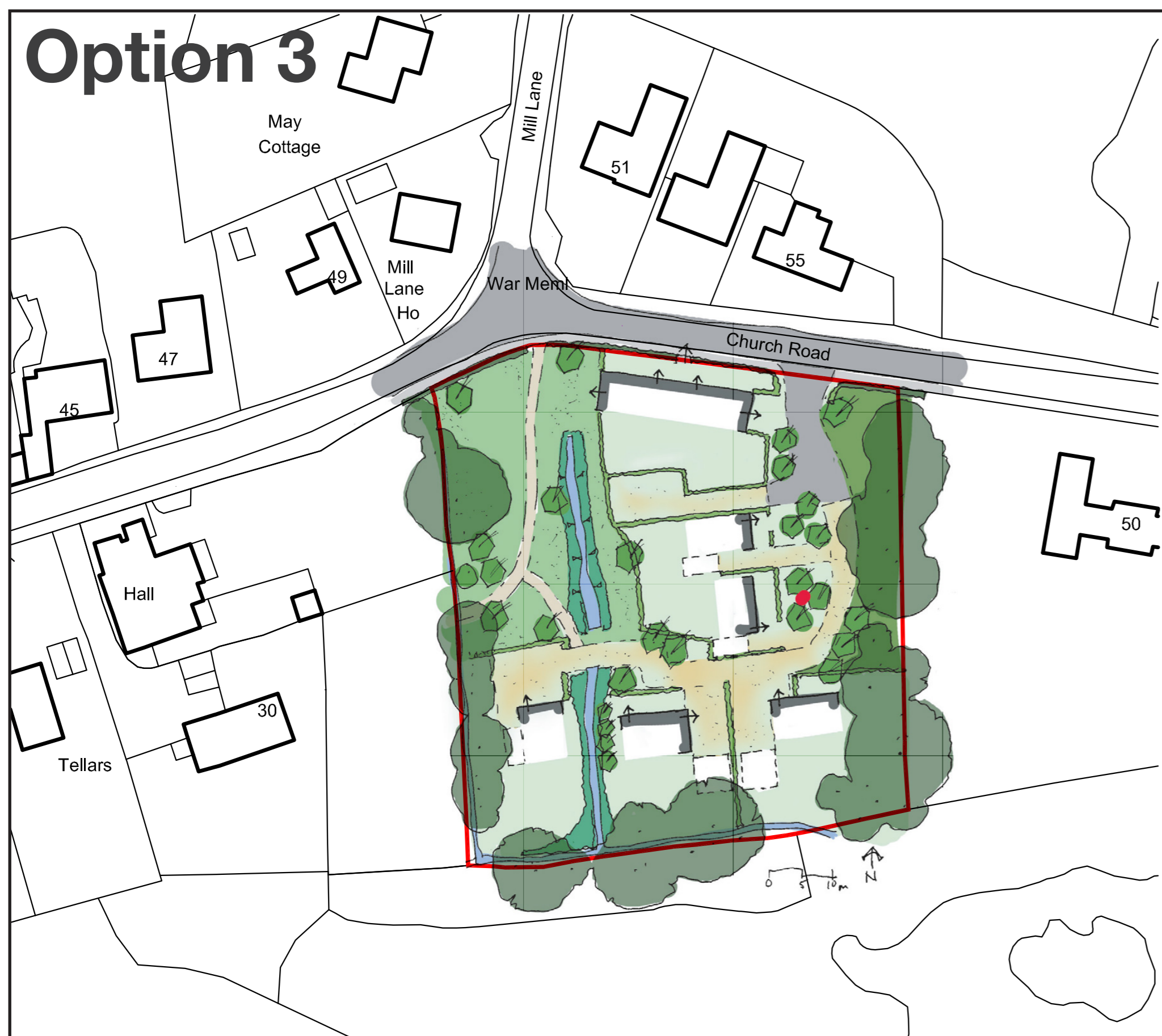
Testing Options

A ‘Stage 2 - Testing Options’ consultation was launched in Spring 2022 to invite feedback on the vision for the site and early ideas of Wilson Designer Homes in respect of site layout.

The options presented below and on the subsequent board were prepared to test:

- Between 9 to 11 homes
- Orientation of building frontages
- Position of public open space
- Position of site access
- Relationship with neighbours
- Relationship with retained boundary vegetation





Key



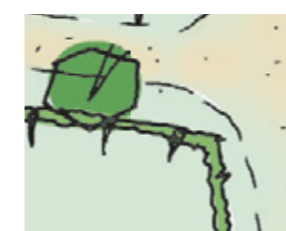
Frontages



Garages



Public Open Space



Proposed Landscape



Sustainable Urban Drainage



Retained Mature Trees

The design team met with residents, including the Parish Council Working Group and occupiers of properties surrounding the site.

The Parish Council Working Group provided feedback in the context of the aspirations of the Steep Parish Plan.

The feedback received has been used to inform our preferred layout approach.

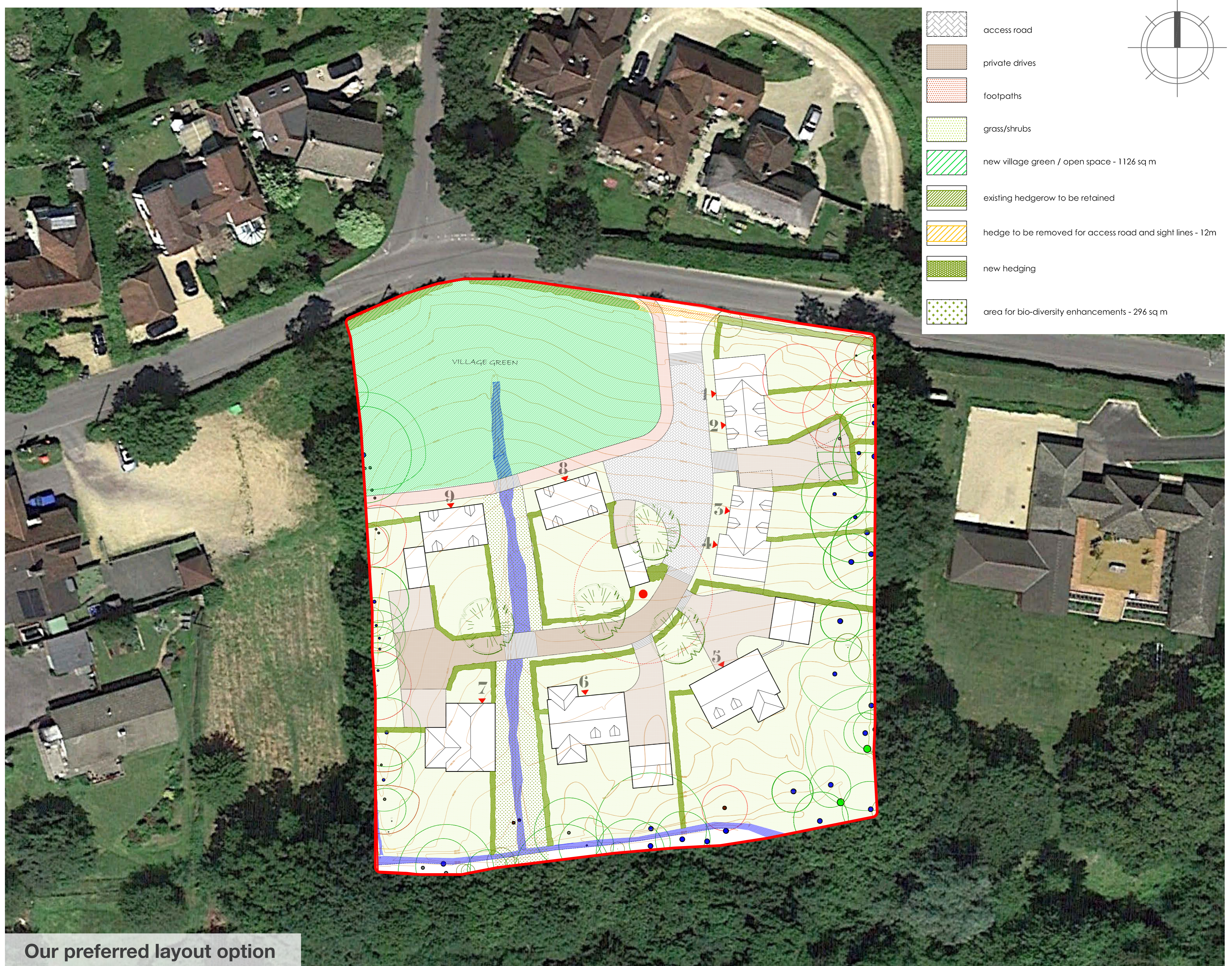
Summary of feedback

- Front of site as 'Village Green'
- Prominence of development on frontage to be considered
- Scale of development
- Access location to minimise effect on hedgerow and open space
- Provision of affordable housing
- Relationship with Village Hall Land

Our Preferred Layout Option

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 preferred layout option for the site. The draft proposal includes:

- Nine high quality homes, including a mix of house-types and sizes.
- An accessible 'Village Green' on the site frontage framed by development.
- Opportunity to create pedestrian walkway through to the Village Hall.
- Retention and protection of mature trees and hedgerow and new landscaping across the site.
- Maintenance of existing ditches, enhanced for biodiversity and improved surface water drainage through use of sustainable urban drainage systems.
- On-site car parking for all new homes in line with adopted standards, including electric vehicle charging and visitor spaces.
- Eames Almshouses are the preferred body to take on the affordable properties.



Our preferred layout option

Strengths

Weaknesses

Village Green

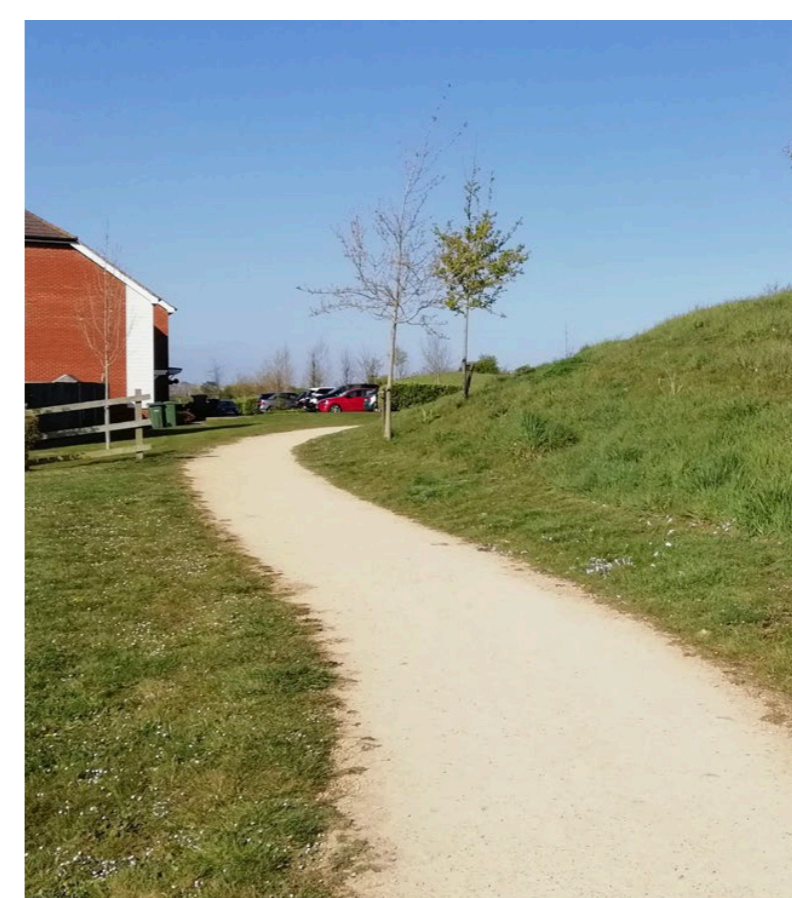
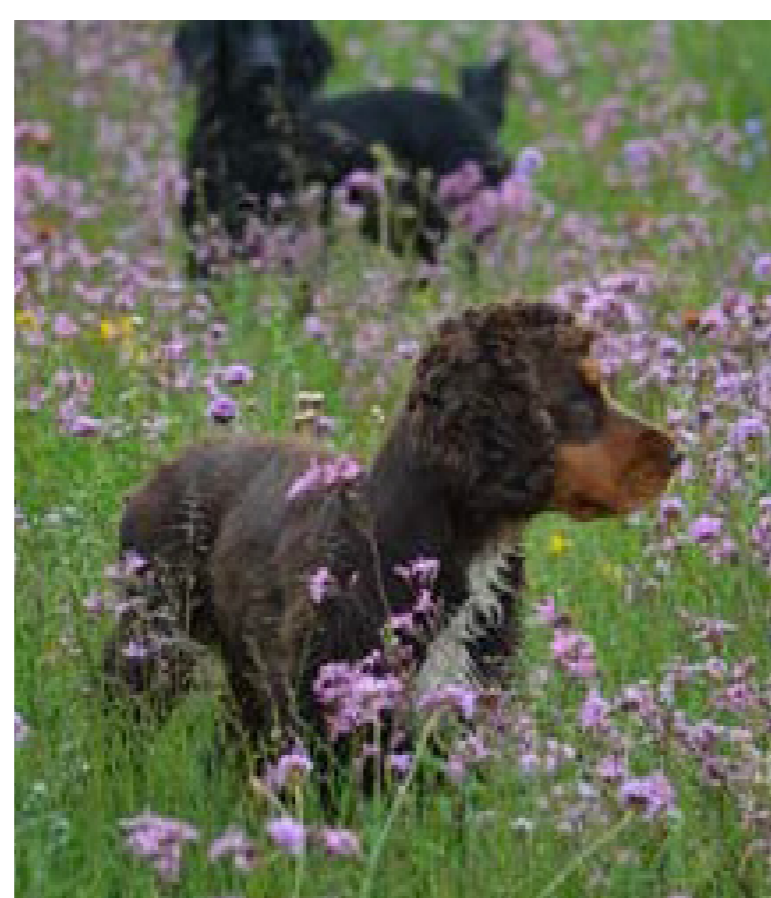
We recognise that the position of the site within Steep presents an opportunity not only to deliver much needed housing, but also wider community benefits.

Our preferred layout option includes an area of greenspace adjacent to Church Road and neighbouring the existing Village Hall.

The creation of an accessible green at the heart of the village will deliver a tranquil environment for enjoyment by all Steep residents. It will provide a focus for the development and promote neighbourliness and social inclusion.



Village Green at Selborne



This may also present opportunities beyond the site boundaries, including for the Village Hall land (subject to separate consultation).

Wilson Designer Homes has been asked by the Village Hall trustees to assist in the preparation of design illustrations to aid separate deliberations on this possibility.



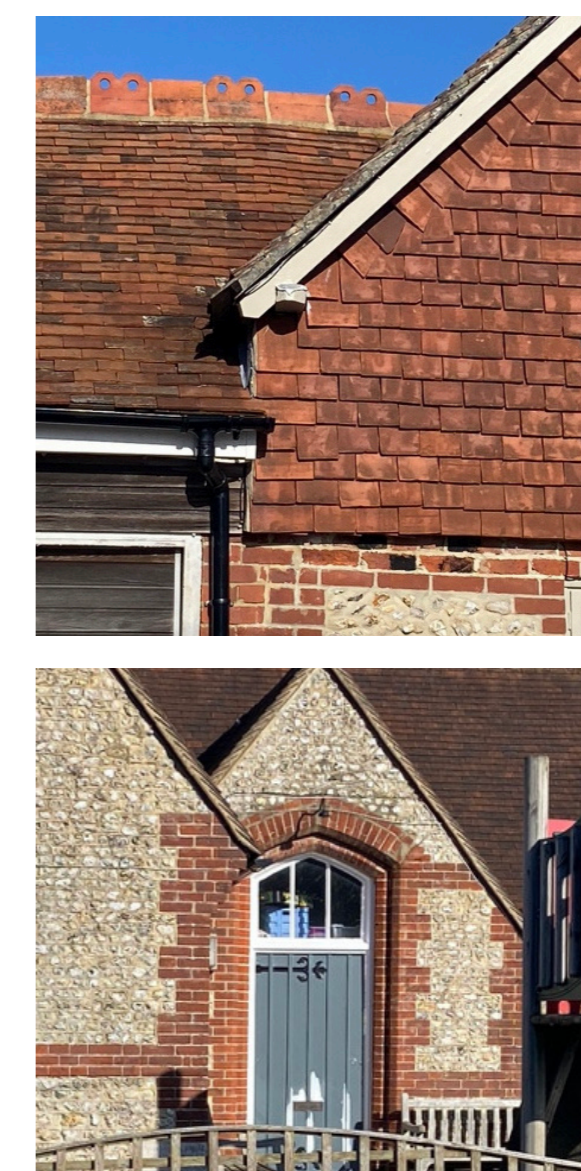
Village Green at East Meon

Contextual Analysis

Properties will be individually designed, using traditional materials, forms and proportions to reflect local architectural influences.

Arts and Crafts appears to be a prevalent building tradition in the village.

A further exhibition will take place in the Summer to present draft proposals using illustrations and architectural drawings.



LAND SOUTH OF CHURCH ROAD

STEEP

WILSON
DESIGNER HOMES

NOVA
Planning

SHERLOCK
ARCHITECTURE

The Wilson family have been successfully building quality homes in Hampshire and West Sussex for over 90 years.



Today the third and fourth generation of Wilsons own and manage the business. Whilst the people and type of building speciality change, the company's commitment to building and design standards of the highest quality is as fervent as it ever was.

WILSON
DESIGNER HOMES

Wilson Designer Homes concentrates on developing small sites, which are designed and built to the highest standards to make a positive contribution to the character of their setting.

Each site has just a handful of individual homes, and all are built to the high specifications with which the Wilson name is synonymous.

As a family run company, Wilson Designer Homes place much emphasis on the personal service they offer both through the planning and delivery stages of the project. Wilson Designer Homes prides itself on its community-focused approach to development, and operating in a manner that reflects local issues, concerns or priorities.

The Wilson Group has a heritage in building which dates back to 1926 when the original company E E Wilson & Sons was established.



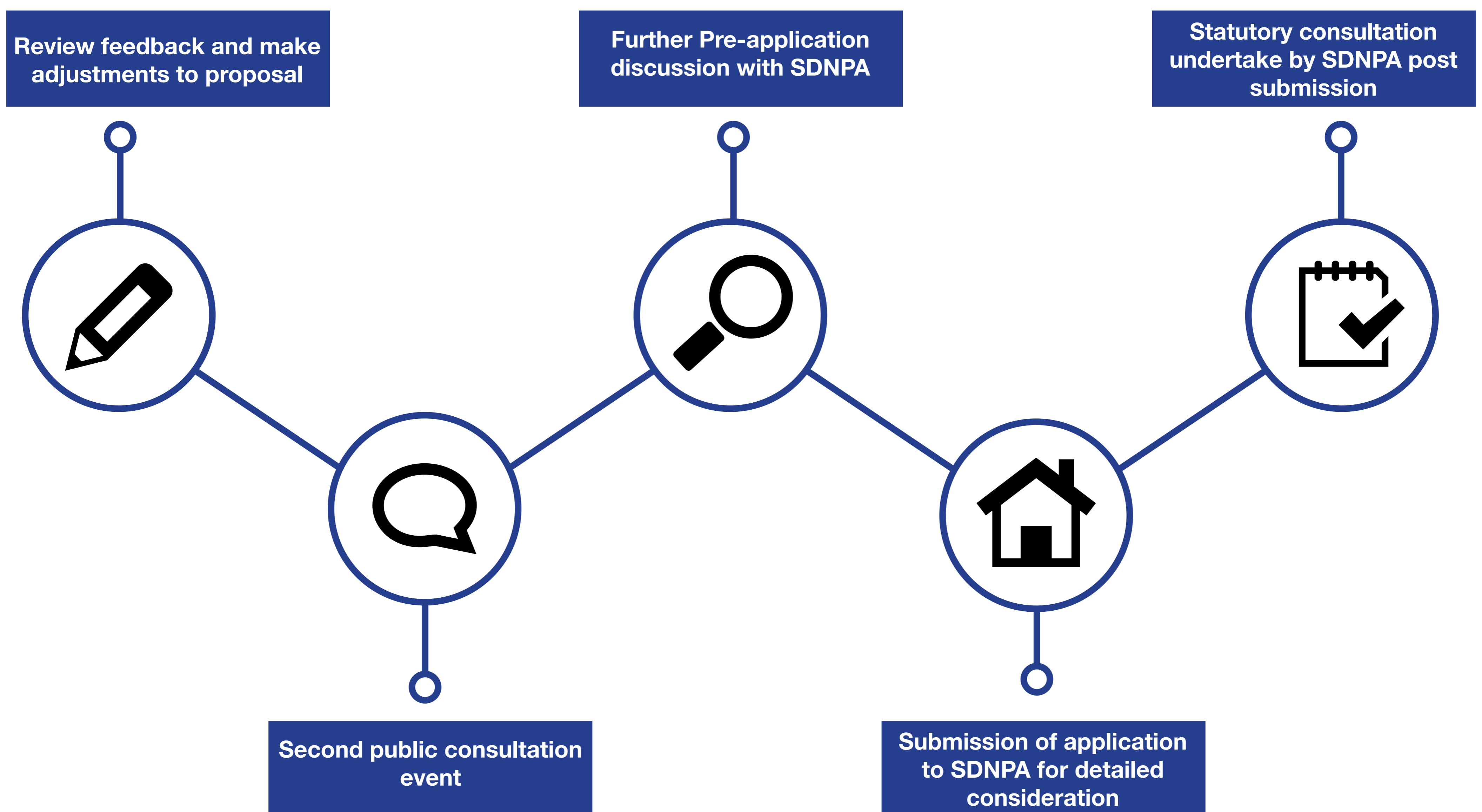
Feedback

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.

Next Steps



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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