

THE SITE

LAND WEST OF BEECHLANDS ROAD, MEDSTEAD

The site is located within the Medstead Parish of East Hampshire District Council and is well connected to the services and facilities of the village of Four Marks which is within walking distance of the site.

The close location of the site to Four Marks means the site is in a highly sustainable location and is one of the key reasons Bargate Homes has chosen to bring this site forward for residential development.

The village has a small but thriving local centre with a variety of shops including a chemist, opticians, post office, bakery, florist, hairdresser, coffee shops, take-aways and convenience stores. The village also has a local primary school, and a heritage railway line which connects to national railway stations including Alton and New Alresford.

The site itself is located to the south of Five Ash Road, and sits between Beechlands Road to the east, Stony Lane to the west and Boynaswood Lane to the south.

A recent housing development built by Bargate Homes at Mulberry Gardens is located to the east of the site on the opposite side of Beechlands Road. Other existing housing is located to the north of the site along Five Ash Road.

To the immediate west and south of the site are a number of small fields interspersed with dwellings and other structures.

The development of the site for new housing will complement the character and style of nearby existing homes and will be designed to blend in with the local vernacular and semi-rural setting.

As is the case across the south of England, the district of East Hampshire is facing difficult housing challenges, with local people unable to find the homes that are right for them. The Council's recent calculations show that an additional 3,600 homes are needed to be built in the district between now and 2020 to meet the housing needs identified for this period. The development of this sustainable and suitably located site will help to address this shortage without developing on more sensitive countryside land.



indicative Masterplan (click to enlarge)

THE SCHEME

Bargate Homes propose to make the most efficient use of the site, whilst respecting key constraints and ensuring that a well-designed and laid-out development is achieved.

A scheme of up to 75 homes is proposed across two parcels within the site, connected by a new road with vehicular access via Beechlands Road.

Existing boundary trees will be retained and enhanced to help screen the development and to ensure it blends appropriately into its verdant surrounds.

The development will incorporate public open spaces which will include play equipment. This will be easily accessible not only to future residents of the scheme, but also to existing nearby residents.

A mix of 1, 2, 3 and 4 bedroom houses are proposed, including the provision of bungalows to cater for people who are less mobile.

40% of the houses (a mix of 30no. 1, 2 and 3 bedroom homes) would be available as affordable tenure.

Each house will have its own private outdoor amenity space, and off-road parking

WHAT ARE THE BENEFITS?

- ✓ Provision of additional housing to increase the availability and choice of homes for local people, and to help address the Council's identified housing shortfall;
- ✓ Development of a sustainably located site which will benefit from the existing facilities and services of Four Marks;
- ✓ Provision of public open spaces and play equipment which is accessible to new and existing residents;
- ✓ Provision of private outdoor space and private off-road parking for each new home;
- ✓ Retention and enhancement of existing boundary trees and vegetation to screen the development and to maintain and enhance wildlife and biodiversity corridors;
- ✓ Connections through the site to adjacent public bridleways;
- ✓ Creation of jobs during the construction of the scheme;
- ✓ Receipt of funds through CL/ planning obligations to help fund local infrastructure projects;
- ✓ Deliver a significant biodiversity net gain of at least 10%, to enhance the local environment and to provide diverse habitats that will create thriving ecological networks both within the site and beyond;
- ✓ Use of modern and sustainable construction techniques, and green energy sources to power the homes;
- ✓ Use of water reduction techniques to minimise water wastage.

CONSIDERATIONS

BIODIVERSITY AND ECOLOGY

In line with the government's mandatory requirement for all new developments to demonstrate a minimum 10% net gain in biodiversity value, the proposed development of the site has been designed with ecology and landscape sensitivities at its heart, to ensure that a minimum 10% net biodiversity gain is delivered. This will be achieved through a combination of on-site retention and enhancement of habitats wherever possible, particularly the existing boundary hedgerows, as well as planting new native hedgerows and trees on site, and installing additional habitat features to benefit wild fauna, such as bird and bat boxes, hedgehog accessways, hibernacula, and deadwood features.

In addition to this, some off-site biodiversity enhancement options may also be utilised to ensure that a 10% net gain in biodiversity is achieved and that appropriate mitigation and compensation for habitats and fauna is also secured. The biodiversity strategy and various enhancement measures for the project will be embedded into the site design, and there will also be a 30-year management plan in place to provide suitable long-term aftercare of habitats and fauna. This overall approach will ensure that the development project delivers a positive biodiversity net gain legacy (in accordance with the government's mandatory requirements) that will benefit both wildlife and local people.

ARCHAEOLOGY AND LOCAL HERITAGE

The site is not within a designated archaeological notification area and does not contain any known or recorded artefacts/features as recorded within the Hampshire Historic Environment Record (HHER). A comprehensive desk-based archaeological assessment will be carried out to identify any known archaeological and cultural heritage features on and around the site. The scope of any further investigative work, where deemed warranted and justified due to likely potential would be agreed with the archaeological advisors to East Hampshire District Council at Hampshire County Council.

There are no designated listed buildings on or in the immediate vicinity of the site. The nearest cluster of statutorily listed buildings are located around 1km to the north-west of the site (Southdown Farmhouse complex). The Site due to its distance, topography and intervening vegetation does not contribute to the setting and significance of this cluster of historic structures, and therefore the proposed development for housing is unlikely to result in any harm. To the south of the site is the Watercross Line (heritage railway) that runs for 10 miles between Alton and Alresford and passes through four restored heritage stations. Neither the line nor the stations are listed, but its historic significance is recognised locally. The existing topography, vegetation and distance will ensure the development of the site will in no way affect the recognised significance of the heritage railway line.

DESIGN

The proposed homes have been carefully designed to ensure their scale and external appearance is complimentary to the existing vernacular of Hampshire, including the careful use of appropriate facing materials and architectural detailing. The homes will be of a high-quality design which will be detailed to respect the local vernacular whilst providing modern living space for future residents.

A mix of house types will also be provided to fit with the local character whilst meeting local needs. This will include bungalows located to complement the existing properties on Beechlands Road.

The density of the site is comparable to the density of the Mulberry Gardens development opposite, and strikes an appropriate mix of complementing the wider character of the area, and making best use of the land available. Each home has its own private garden space, and designated parking spaces including EV charging points.

ACCESS AND HIGHWAYS IMPACTS

Vehicular access to the site will be from a simple priority junction onto Beechlands Road with an additional vehicle crossover serving a handful of dwellings. In addition, several points of pedestrian access will be provided into the site to create a permeable layout. The accesses have been designed to accord with Hampshire County Council (the local highways authority) technical standards as well as relevant national design standards. The principal access has been subject to an independent Road Safety Audit which raises no residual safety concerns with the arrangements. Connectivity into Four Marks and the surrounding local area has been reviewed and engagement with Hampshire countryside team undertaken in relation to maximising connectivity for pedestrians and cycles via the bridleways adjacent to the site. Together the connections into Four Marks will enable opportunities to access a range of local facilities and services within reasonable walking distances including access to public transport and convenience stores. Initial highway capacity assessments indicate that the additional trips to/from the site on the local highway network will not result in any severe residual impacts. This work will be brought into a Transport Assessment to support the forthcoming planning application.

ABOUT BARGATE HOMES

Bargate Homes was established in 2006, to be a truly differentiated homebuilder in its product and guiding principles. To be better, not big. To focus on doing the right thing, in delighting customers; not prioritising margins and shareholder returns. To reject the malaise of mediocrity in new homes design & build standards and appealing levels of customer service. To develop a limited number of select developments annually, exclusively in beautiful locations within 45 minutes of our Fair Oak Headquarters. To recognise our corporate responsibility, to have a purpose beyond profit. To demonstrate a duty of care in development, to enhance the beautiful local area we all choose to call home and give back to the communities in which we develop. To be the brand that cares in a marketplace that seemingly does not.

This vision is as true to the business now as it was then, resulting in our enviable reputation. Indeed, VIVID's acquisition of the business and decision for the business to continue to operate independently is a further endorsement of the appeal of our ethos.

People comment on the characteristic 'Bargate look' of our developments. This emanates from our six core values...

THE RESPONSIBILITY OF BEING LOCAL

Our family of employees choose to live where we build. They do so because it is one of the most beautiful parts of the country. So, as a business, we have a self-imposed responsibility: to create beautiful homes and developments that enhance where we all choose to call home.

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LOCATION MEANS REPUTATION

We only build in aspirational locations. Nowhere else. Cathedral cities; coastal and riverside towns; market towns and archetypal English villages; places with enviable communication links. Enclaves characteristic of the area and cherished by customers.

WE GIVE OUR BUYERS SPACE

Customers understandably want space – a feeling of privacy. So, our distinctive street scenes have real kerb appeal: a meandering style with fewer plots and fewer homes. Often-times with community spaces to add to the spaciousness of developments.

WE HAVE A PURPOSE BEYOND PROFIT

We think a business should have a purpose beyond profit. We share a duty of care, to give back to the communities we build in and leave a legacy for future generations, whether that's grants, affordable housing play areas or even building village halls.

That's the Bargate way. We care.