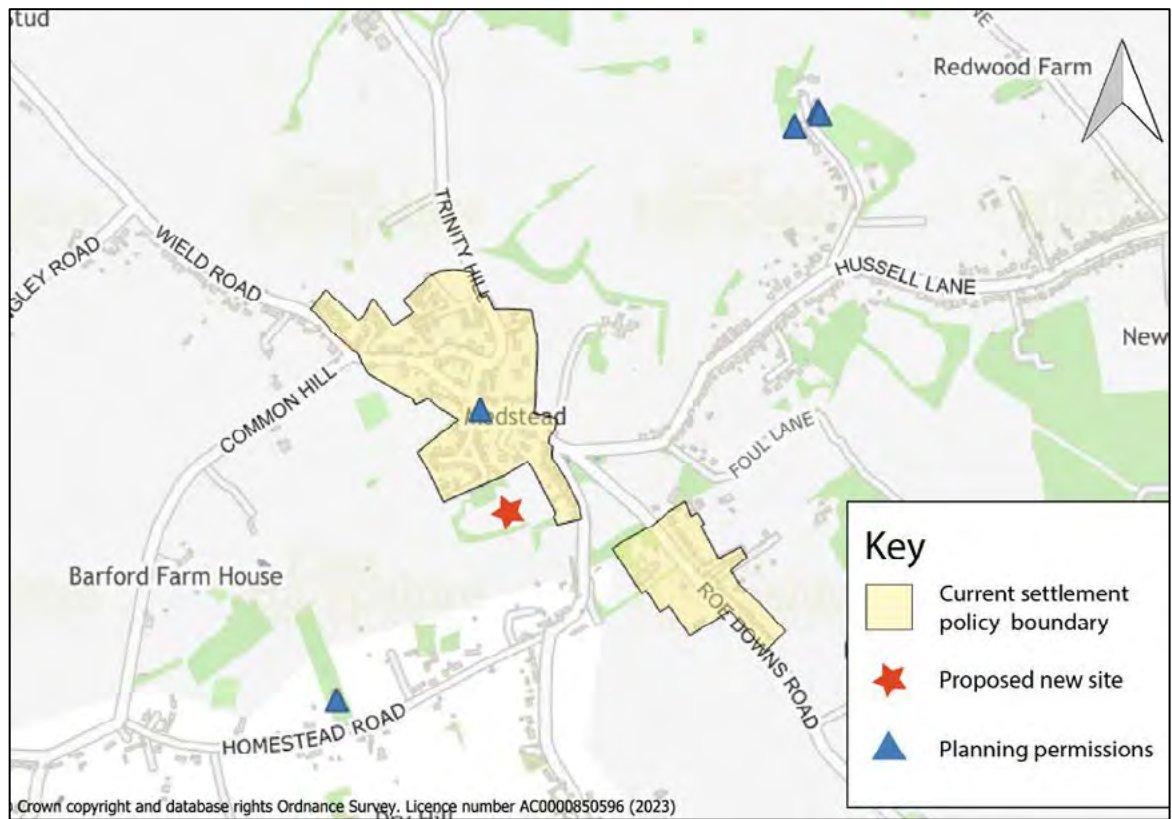
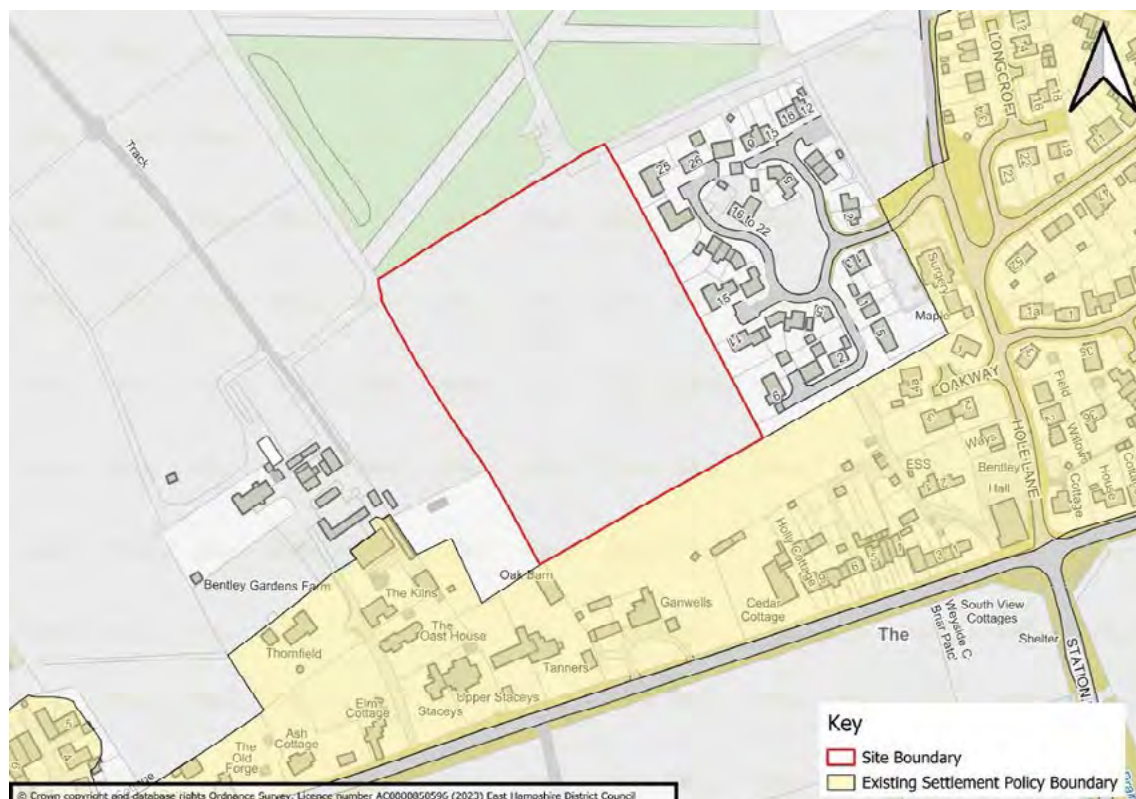


FIGURE 12.29:
CURRENT PLANNING APPLICATIONS AND PROPOSED ALLOCATIONS - MEDSTEAD



BEN1 – Land west of Hole Lane, Bentley

| | |
|--------------------------|-------------|
| LAA Reference | BEN-017 |
| Site Size (Ha) | 2.5 ha |
| Existing Use | Agriculture |
| Proposed Future Use | Residential |
| Proposed Number of Homes | 20 |



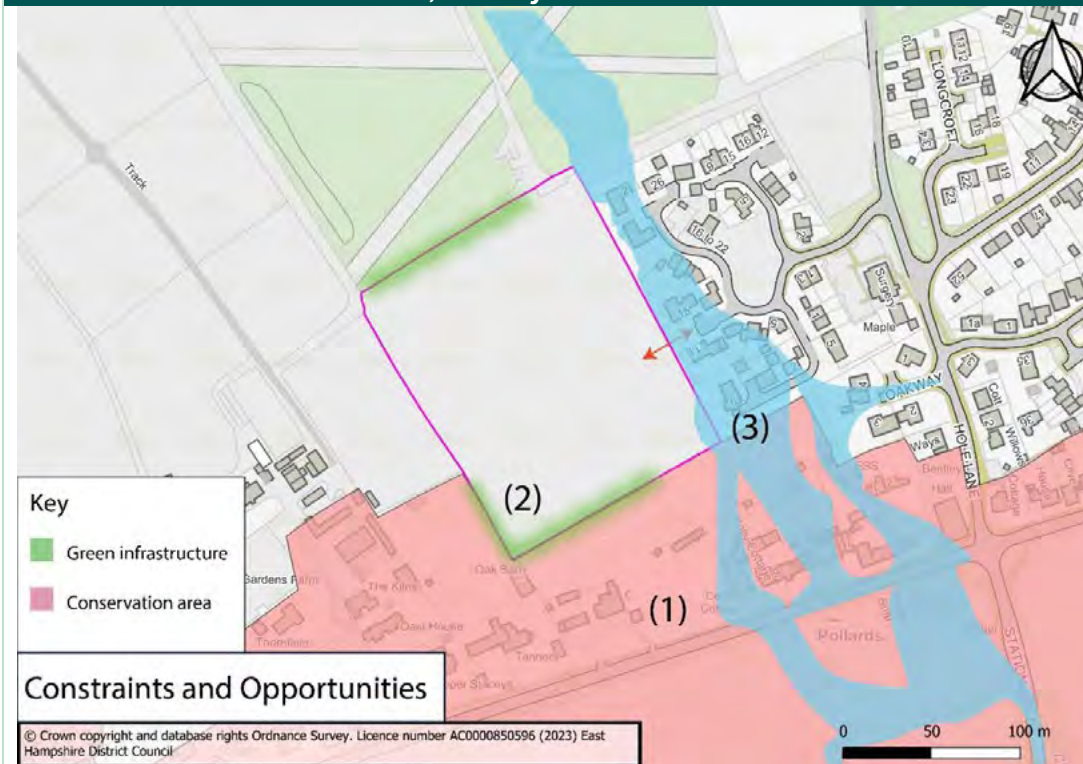
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Site Description

The site lies adjacent and to the west of recent housing development in Bentley, off Hole Lane. Historic areas of Bentley adjoin the southern boundary, whilst undeveloped land and garden ground lies to the west. A designed landscape adjoins the northern boundary. Central areas of Bentley is within a short walking distance from the site, accessible via Hole Lane.

The site is greenfield pasture with some mature trees and hedgerows on southern boundaries and a substantial hedge to the north. Boundaries with housing to the east are domestic in character. There is an access track that connects the north of the site with nearby allotments and Hole Lane. The land is relatively flat, but slopes gently, rising from south to north. Housing in the site’s environs is predominantly of detached houses, but with some semi-detached and terraced house types. Plot design (size, shape, configuration) is highly varied to the south, in historic parts of Bentley. It is more conventional and suburban in size, shape and layout in the recent housing development to the east.

BEN1 – Land west of Hole Lane, Bentley



List of constraints & opportunities

- **Built heritage (1):** the site adjoins the Bentley Conservation Area, which is located to the south and south-west and is in close proximity to four Grade II listed buildings (Greystones, Tanners, Ganwells, Cedar Cottage) that are within the conservation area.
- **Green infrastructure (2):** mature field boundaries and trees are important characteristics of the site, providing a context for the conservation area to the south and helping to integrate the site with its surroundings.
- **Landscape:** there is potential for adverse landscape and visual impacts on the setting of the conservation area.
- **Residential amenity:** due to the proximity of adjoining dwellings to the east, there is the potential for adverse impacts on the amenity of existing housing.
- **Flood risks (3):** very small areas of the site are susceptible to surface water flooding. These areas of flood risk are located in the south-east corner of the site and form part of a more extensive area of surface water flood risk that runs along the eastern boundary of the site (NB: contiguous surface water flood risks on Hole Lane and Station Road are not shown on the constraints and opportunities plan).
- **Access:** connection to the local road network could be achieved through recent housing development to the east.
- **Access:** potential to connect the site to Hole Lane and allotments in Bentley by walking and cycling modes via the northern access track.
- **Agricultural land quality:** the site and adjoining areas could be Grade 3 agricultural land, which is a finite resource.

BEN1 – Land west of Hole Lane, Bentley

Summary of Reasons for Inclusion

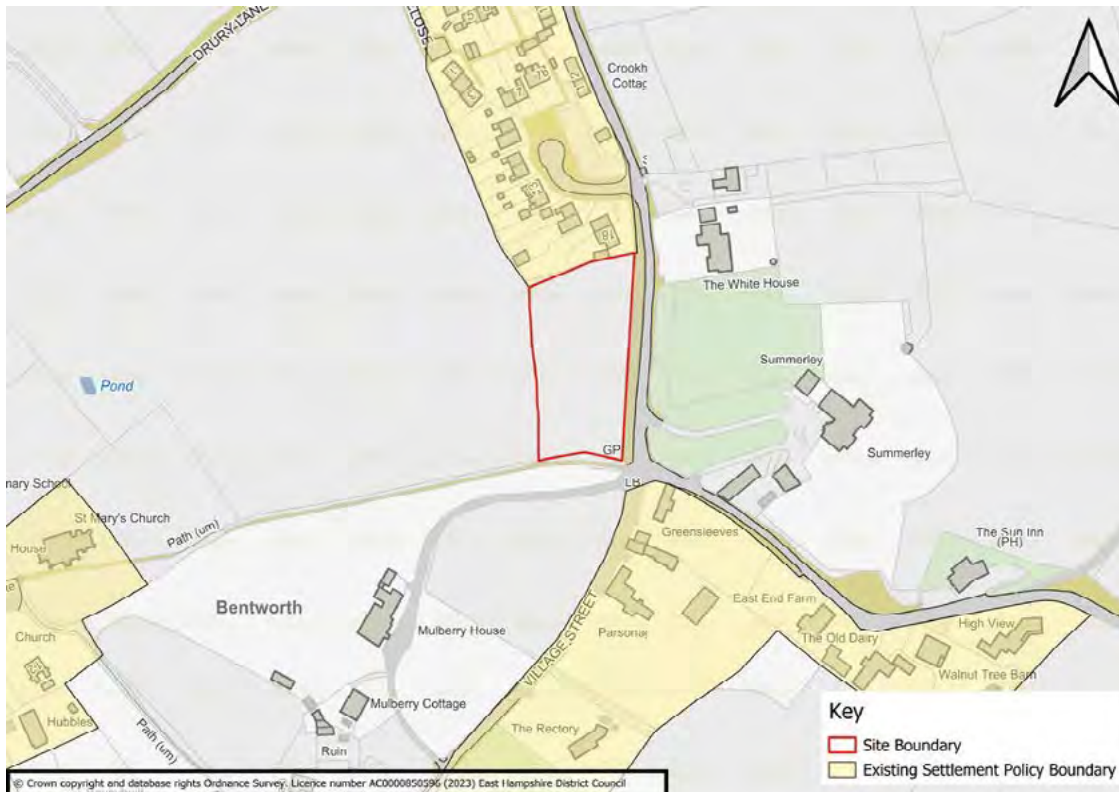
The site is relatively well-located close to facilities and services in the centre of Bentley. The site scores above average in the Local Planning Authority's Accessibility Study. Impacts on environmental constraints (green infrastructure, flood risks) could be avoided or mitigated by appropriate design and layout, whilst the sensitive design and arrangement of new buildings could reduce built heritage and landscape concerns. Maintaining and augmenting green infrastructure on the site boundaries could enhance the site's sense of containment, helping to avoid adverse impacts on residential amenity to the east. New vehicular access could be provided by extending roads that were built to serve the housing development to the east. The dimensions of the site facilitate a predominantly east-west layout for development, which would support passive design principles and the installation of solar panels for meeting the design requirements associated with the climate emergency.

Infrastructure Requirements

- **Education:** No specific requirements identified at this stage.
- **Health:** No specific requirements identified at this stage.
- **Access:** A vehicular connection to Somerset Fields and new walking and cycling infrastructure and connections would be necessary to support development. Developer contributions may be required for off-site transport improvements within Bentley.
- **On-site drainage:** there are likely to be opportunities for bespoke infiltration sustainable drainage systems. Appropriate infrastructure will be required to mitigate flood risks.
- Cumulative pressures of development on local infrastructure will be dealt with via CIL.

BWH1 – “Top Field”, land adjacent to Glebe Field

| | |
|--------------------------|--------------|
| LAA Reference | BTW-001 |
| Site Size (Ha) | 0.5 ha |
| Existing Use | Agricultural |
| Proposed Future Use | Housing |
| Proposed Number of Homes | 5 |

**Site Description**

The site is located in the north-east of Bentworth. Bentworth's primary school, a church and a village hall are in close proximity, to the west of the site on Church Street and within walking distance. The site adjoins housing to the north, a public highway to the east and a public right of way to the south. Undeveloped grassland lies to the west.

The site is greenfield pasture with mature trees and hedges on its boundaries. It is relatively well-screened from the road, except from the south-east corner, where there are views into and across the site. There are powerlines running across the site and a field access (gated) along the southern boundary. The site is also connected to adjoining pasture to the west. The land is flat, forming part of a broad ridge within the wider landscape. Housing to the north is typically of semi-detached houses on narrow, often rectilinear plots. Housing to the south and east is more dispersed, of large detached dwellings on plots that vary in size but are often large or very large, and of a more rural character.

BWH1 – “Top Field”, land adjacent to Glebe Field

List of constraints & opportunities

- **Built heritage:** the site adjoins the Bentworth Conservation Area, which is located immediately to the south and south-east. The site is also in close proximity to two Grade II listed buildings (Summerley Barn, Greensleeves) that are within the conservation area. Other listed buildings are nearby, to the south and west.
- **Green infrastructure:** mature field boundaries and trees are important characteristics of the site, providing a context for the conservation area to the south and helping to integrate and contain the site within the wider landscape.
- **Biodiversity:** there are priority habitats on the site’s southern boundary, associated with the mature green infrastructure.
- **Landscape:** there is potential for adverse landscape and visual impacts on the setting of the conservation area.
- **Residential amenity:** due to the proximity of adjoining dwellings to the north, there is the potential for adverse impacts on the amenity of existing housing.
- **Access:** connection to the local road network could be achieved by a new access point on Station Road/Village Street.
- **Access:** potential to connect the site to the public rights of way network, improving permeability for walking and enabling healthy & active lifestyles.
- **Agricultural land quality:** the site and adjoining areas could be Grade 3 agricultural land, which is a finite resource.
- **Utilities:** there are overhead powerlines traversing the site from north to south.
- **Flood risks:** no identified flood risks for this site.

Summary of Reasons for Inclusion

Although the site scores below average in the Local Planning Authority’s Accessibility Study, the delivery of small numbers of new homes over the Local Plan period would help to provide for the village’s housing needs and could help to support existing services, in particular the village primary school. The site is relatively well-located for accessing local services and facilities. Impacts on environmental constraints (green infrastructure, biodiversity) could be avoided or mitigated by appropriate design and layout, whilst the sensitive design and arrangement of new buildings could reduce built heritage and landscape concerns. Maintaining and augmenting green infrastructure on the site boundaries could enhance the site’s sense of containment, helping to avoid adverse impacts on residential amenity and supporting priority habitats on the site’s southern boundary. New vehicular access could be provided along the site’s eastern boundary, whilst a connection to the adjoining right of way could support healthy and active lifestyles for residents. There is scope to support passive design principles and the installation of solar panels to help tackle the climate emergency.

Infrastructure Requirements

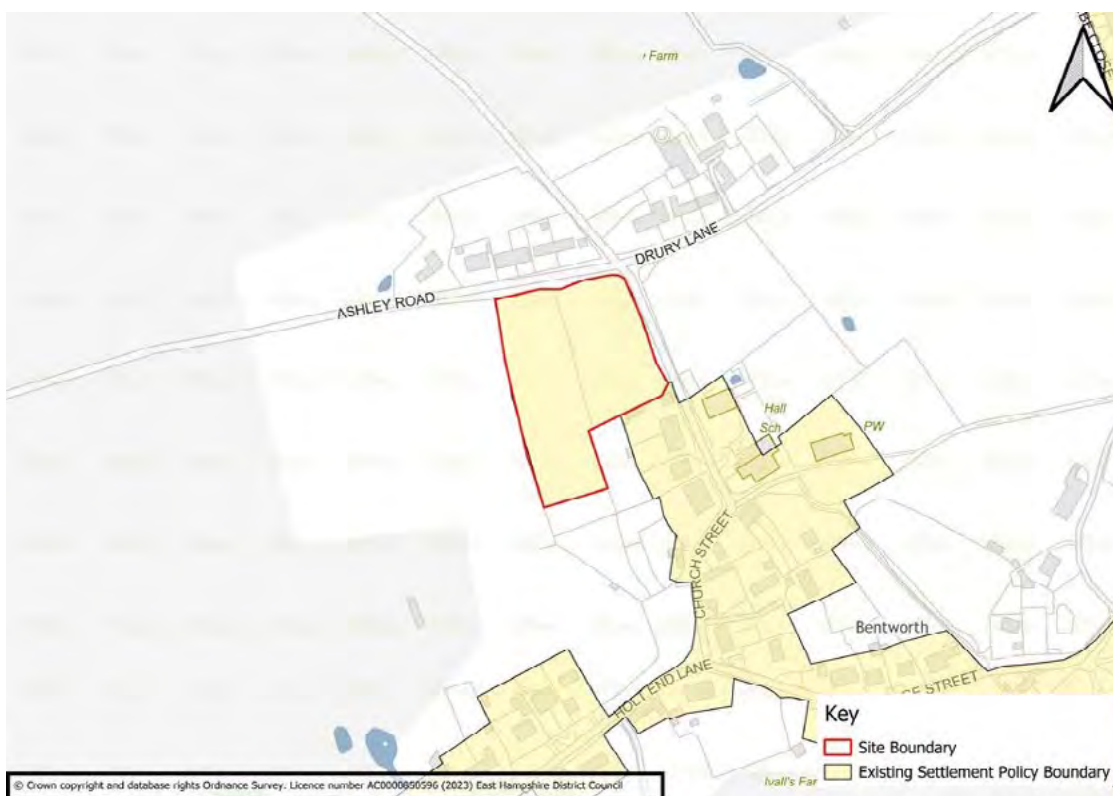
- **Education:** There is a funding gap for improvement works associated with St Mary’s Bentworth Church of England Primary School. New housing development in Bentworth would improve the justification for the allocation of additional CIL funds to meet the funding requirement.
- **Health:** No specific requirements identified at this stage.

BWH1 – “Top Field”, land adjacent to Glebe Field

- **Access:** A vehicular connection to Station Road/Village Street and new walking and cycling infrastructure and connections would be necessary to support development.
- **On-site drainage:** Significant constraints have been indicated for infiltration sustainable drainage systems. Appropriate infrastructure will be required to mitigate flood risks.
- Cumulative pressures of development on local infrastructure will be dealt with via CIL.

BWH2 – Land at the corner of Church Street

| | |
|--------------------------|--------------|
| LAA Reference | BTW-002 |
| Site Size (Ha) | 1.3 ha |
| Existing Use | Agricultural |
| Proposed Future Use | Housing |
| Proposed Number of Homes | 5 |



Site Description

The site is located in the north-east of Bentworth. Bentworth’s primary school, a church and a village hall are in close proximity, along Church Street and within a short walking distance. The site adjoins housing to the south, with further residential properties to the north. Church Street and Ashley Road adjoin the eastern and northern boundaries, whilst a public right of way runs through the western part of the site. Areas to the east and west are undeveloped grassland and arable farmland.

The site is agricultural land with mature trees and hedgerows on its boundaries. It has been allocated for residential development in the East Hampshire Local Plan: Housing and Employment Allocations (April 2016) but has not yet come forward for development. It is well-screened from Church Street and Ashley Road but has an existing field entrance (gated) on the northern boundary with Ashley Road. The land is relatively flat, but rises gently from the north-west to the south-east. Housing to the north is typically of semi-detached houses on small plots, whilst housing to the south is more often of detached houses on larger plots. Plot design (size, shape, configuration) is highly varied to the south, in historic parts of Bentworth.

BWH2 – Land at the corner of Church Street**List of constraints & opportunities**

- **Built heritage:** the site is in close proximity to the Bentworth Conservation Area, which is located to the south. There are listed buildings, including the Grade II* St Mary's Church to the south-east, along Church Street.
- **Green infrastructure:** mature field boundaries and trees are important characteristics of the site, helping to integrate and contain the site within the wider landscape.
- **Residential amenity:** there is the potential for adverse impacts on the amenity of existing housing adjoining the southern boundary.
- **Flood risks:** parts of the site are susceptible to surface water flooding. These areas of flood risk affect western and southern parts of the site.
- **Access:** connection to the local road network could be achieved by an access point on Ashley Road or Church Street.
- **Access:** potential to connect the site to the public rights of way network, enabling healthy & active lifestyles.
- **Agricultural land quality:** the site and adjoining areas could be Grade 3 agricultural land, which is a finite resource.

Summary of Reasons for Inclusion

As an existing allocation for residential development, the site has previously been considered suitable for a small-scale development that respects the local character of Bentworth village. However, the site does not score very highly in the Local Planning Authority's Accessibility Study. Notwithstanding this fact, the delivery of small numbers of new homes over the Local Plan period would help to provide for the village's housing needs and could help to support existing services, in particular the village primary school. The site is well-located for accessing the village's services and facilities. Impacts on environmental constraints (green infrastructure, flood risks) could be avoided or mitigated by appropriate design and layout. For example, vehicular access could be provided along the site's northern boundary, in the location of the existing field access, to avoid the removal of mature trees and hedging. Maintaining and augmenting green infrastructure on the site boundaries would enhance the site's sense of containment, also helping to avoid adverse impacts on residential amenity and the setting of the conservation area. The corridor of the public footpath could become an attractive open space, helping to increase on-site biodiversity and support healthy and active lifestyles. There is scope to support passive design principles and the installation of solar panels to help tackle the climate emergency.

Infrastructure Requirements

- **Education:** There is a funding gap for improvement works associated with St Mary's Bentworth Church of England Primary School. New housing development in Bentworth would improve the justification for the allocation of additional CIL funds to meet the funding requirement.
- **Health:** No specific requirements identified at this stage.
- **Access:** A vehicular connection to Ashley Road or Church Street and new walking & cycling infrastructure and connections would be necessary to support development.
- **On-site drainage:** The site has been identified as highly compatible with infiltration sustainable drainage systems. Appropriate infrastructure will be required to mitigate flood risks.
- Cumulative pressures of development on local infrastructure will be dealt with via CIL

MSD1 – Land rear of Junipers, Medstead

| | |
|--------------------------|------------------|
| LAA Reference | MED-011 |
| Site Size (Ha) | 2.5ha |
| Existing Use | Grazing – vacant |
| Proposed Future Use | Residential |
| Proposed Number of Homes | 15 |



Site Description

The site lies in close proximity to central parts of Medstead, to the west of residential development on South Town Road and to the south of other properties that are accessed from High Street and Green Stile. A public right of way runs along the site’s southern boundary, with another right of way bisecting the site from north to south. Land to the south and west is generally in agricultural use, but to the south-east lies Medstead cemetery.

The site is largely greenfield pasture but includes areas that are well-vegetated, with substantial areas of mature trees and hedgerows that are particularly notable in the north, on its boundaries and following the course of the public right of way within the site. Land to the east of right of way has been allocated for residential development in the East Hampshire Local Plan: Housing and Employment Allocations (April 2016) but has not yet come forward for development. The land is relatively flat, sloping gently and falling away to the south, beyond the site’s boundaries. Adjoining housing is a mix of detached and semi-detached house types, with houses and plots on South Town Road being larger than those on Green Stile. Plot layout and design is more consistent on South Town Road than on Green Stile.

MSD1 – Land rear of Junipers, Medstead**List of constraints & opportunities**

- **Biodiversity:** there are three individual tree protection orders on the northern and eastern site boundaries. Protected species may be present on the site, given the extent of mature vegetation.
- **Green infrastructure:** mature field boundaries and trees are important characteristics of the site, providing a sense of containment and helping to integrate it with the wider landscape.
- **Flood risks:** small parts of the site are susceptible to surface water flooding. These flood risk areas affect the south-east corner of the site.
- **Access:** connection to the local road network could be achieved by a new access to Green Stile.
- **Access:** potential to connect the site to the public rights of way network, enabling healthy & active lifestyles.
- **Residential amenity:** due to the proximity of adjoining dwellings to the site's eastern boundary and the occasional lack of screening on this boundary, there is the potential for adverse impacts on the amenity of existing housing on South Town Road.
- **Agricultural land quality:** the site and adjoining areas could be Grade 3 agricultural land, which is a finite resource.
- **Built heritage:** no designated constraints to development.

Summary of Reasons for Inclusion

As an existing allocation for residential development, part of the site has previously been considered suitable for a small-scale development that respects the local character of Medstead village. A larger area that would provide more new homes is now being proposed. The site scores above average within the Local Planning Authority's Accessibility Study. Connections to the public rights of way network could support healthy and active lifestyles for residents. Impacts on environmental constraints (biodiversity, green infrastructure, flood risks) could be avoided or mitigated by appropriate design and layout, for example by leaving any valuable habitats free of development and by leaving a suitable buffer of open space or landscaping between buildings and mature green infrastructure. Augmenting green infrastructure on the site's eastern boundary could to avoid adverse impacts on residential amenity. New vehicular access could be provided on the northern boundary by connecting to Green Stile. The dimensions of the site facilitate an east-west layout for development, to support passive design principles and the installation of solar panels for meeting the design requirements of the climate emergency.

Infrastructure Requirements

- **Education:** No specific requirements identified at this stage.
- **Health:** Developer contributions (e.g. as a s.106 contribution) may be required towards the extension of Watercress Medical, Mansfield Park Surgery and/or of Boundaries Surgery.
- **Access:** A vehicular connection to Green Stile and new walking and cycling infrastructure and connections would be necessary to support development.
- **On-site drainage:** Significant constraints have been indicated for infiltration sustainable drainage systems. Appropriate infrastructure will be required to mitigate flood risks.
- Cumulative pressures of development on local infrastructure will be dealt with via CIL.