

28 March 2024  
Our Ref: 23.1049

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Planning Portal Reference: PP-12669540

Dear Sir / Madam,

## **Submission under the Town and Country Planning Act 1990 (as amended) for a Full Planning Application**

### **Land West of Lymington Bottom Road, Medstead, Hampshire**

On behalf our client, Bewley Homes PLC ('the Applicant'), we are pleased to submit a Full planning application for residential development in relation to Land West of Lymington Bottom Road, Medstead, Alton, Hampshire.

The application seeks Full planning permission for new residential development. The description of development, as set out on the application form, is as follows:

*"Full planning application for the erection of 53 dwellings with vehicular access from Lymington Bottom Road, and the provision of public open space, landscaping and other associated works, following the demolition of 61 Lymington Bottom Road"*

### **The Site**

The site falls within the administrative boundary of East Hampshire District Council ('EHDC') and (apart from 61 Lymington Bottom Road which is located within the settlement boundary) is located adjacent to the settlement boundary of 'Four Marks'.

The site sits within the Parish of Medstead, although the site is located closer to the centre of Four Marks as opposed to 'Medstead Village', which sits separately further north to the site.

The site is 2.049 hectares in size, and the majority of the site itself is arable land located directly behind a ribbon of housing that denotes the linear pattern of development along Lymington Bottom Road to the east. Included as part of this linear form of development is the detached bungalow and associated garden at 61 Lymington Bottom Road.

61 Lymington Bottom Road and its curtilage are located within the settlement boundary. As part of the development, the proposals would require the demolition of the existing bungalow to provide access to the application site.



as recognised by



Residential development (which forms part of an allocation known as Lymington Farm) lies to the immediate south of the site, with further fields lying to the north and west of the application site.

### **The Proposed Development**

The proposed housing will range in size from 1 to 4-bedroom dwellings and would meet a range of community housing needs and provide a range of dwelling types, sizes and tenures in accordance with the requirements of the local area.

The proposed layout provides a range of house types and sizes, there are detached, semi-detached and terraced dwellings which are interspersed through the site, with a 300 sq.m Local Area for Play (LAP) located within the southern portion of the site. The quantum of play areas and open space accords with EHDC's planning policy requirements.

In accordance with Policy CP13 of the Joint Core Strategy, 40% (21) of the dwellings across the development will be affordable, of which 15 will be Affordable Rent, and 6 will be Intermediate Housing, which represents a 71% / 29% tenure split. The affordable dwellings are dispersed throughout the site and would be tenure blind.

Landscaping is proposed throughout the site to ensure that the new development sits within the existing landscape structure. Existing boundary trees and hedgerows will be largely retained wherever possible, and additional trees will be planted across the development and boundaries to minimise views from adjacent residential properties.

A positive landscaped approach will ensure the development is sensitively integrated into the surrounding area without detriment to the localised landscape character and neighbouring residential areas.

### **Application Documents and Application Fee**

The following documents are submitted in support of this application:

Table 1: Documents

<b>Document Title</b>	<b>Responsible Consultant</b>
Application Forms and Certificates	Boyer
CIL Form	Boyer
Covering Letter	Boyer
Planning Statement	Boyer
Statement of Community Involvement	Boyer
Archaeological Desk-Based Assessment	RPS
Ecological Assessment	Ecology Solutions
Biodiversity Net Gain Assessment	Ecology Solutions
Arboricultural Implications Report	SJA Trees

Flood Risk Assessment	MJA Consulting
Energy and Sustainability Statement	AES Sustainability Consultants LTD
Transport Assessment	Pegasus Group
Framework Residential Travel Plan	Pegasus Group
Walking, Cycling and Horse-Riding Assessment	Pegasus Group
Landscape Masterplan	James Blake Associates
Landscape Strategy	James Blake Associates
DAS Landscape	James Blake Associates
Landscape Visual Impact Assessment	James Blake Associates

The following drawings are submitted in support of the application:

Table 2 Drawings

Drawing Title	Drawing Reference
Location Plan	Ref. LP-01 Rev B
Existing Site Plan showing Site Levels Plan	Ref. LP-03 Rev B
Application Boundary Plan	Ref. PP-01 Rev B
Land Use and Access Parameter Plan	Ref. PP-02 Rev B
Green Infrastructure Parameter Plan	Ref. PP-03 Rev C
Maximum Building Heights	Ref. PP-04 Rev B
Development Framework Plan	Ref. PP-05 Rev D
Proposed Site Layout	Ref. SL-01 Rev Z
Proposed Coloured Layout	Ref. SL-02 Rev D
Proposed Housing Mix & Tenure Plan	Ref. SP-01 Rev B
Proposed Building Heights Plan	Ref. SP-02 Rev B
Proposed Parking Strategy Plan	Ref. SP-03 Rev B
Proposed Refuse and Cycle Strategy Plan	Ref. SP-04 Rev B
Proposed Wall and Roof Materials Plan	Ref. SP-05 Rev D
Proposed Boundary Treatment Plan	Ref. SP-06 Rev B

Proposed Character Areas Plan	Ref. SP-07 Rev B
Proposed Street Scenes	Ref. SS-01 Rev B
Site Sections	Ref. SS-02 Rev A
SK01 Green Infrastructure Strategy Plan	Ref. JBA 23 154 Rev B
Landscape Masterplan	Ref. JBA 23/54-SK01 Rev E
Single Garage Planning Layout – Proposed Plans and Elevations	Ref. ANC-01 Rev B
Double Garage Planning Layout – Proposed Plans and Elevations	Ref. ANC-02 Rev B
Triple Garage Planning Layout – Proposed Plans and Elevations	Ref. ANC-03
Private Cycle Sheds Planning Layout – Proposed Plans and Elevations	Ref. ANC-04 Rev B
Winterbourne – Proposed Floor Plans	Ref. WI-FP-01
Winterbourne – Proposed Elevations	Ref. WI-ELE-01
Penwood – Proposed Floor Plans	Ref. PE-ELE-01
Penwood – Proposed Elevations	Ref. PE-ELE-01
Radley – Proposed Floor Plans	Ref. WI-FP-01
Radley – Proposed Elevations	Ref. RA-ELE-01
Woolton – Proposed Elevations	Ref. WO-ELE-01
Woolton – Proposed Elevations	Ref. WO-ELE-01
Proposed Site Sections	Ref. SS-02 Rev A
Eversley – Proposed Floor Plans	Ref. EV-FP-01
Eversley – Proposed Elevations	Ref. EV-ELEV-02 Rev A
Eversley – Proposed Elevations	Ref. EV-ELEV-01 Rev A
Epsom – Proposed Floor Plans	Ref. EP-FP-01
Epsom – Proposed Elevations	Ref. EP-ELEV-01
Medstead – Proposed Floor Plans	Ref. ME-FP-01
Medstead – Proposed Elevations	Ref. ME-ELEV-01

Medstead – Proposed Elevations	Ref. ME-ELEV-02
Oakley – Proposed Floor Plans	Ref. OA-FP-01
Oakley – Proposed Elevations	Ref. OA-ELEV-01
Avington – Proposed Floor Plans	Ref. AV-FP-01
Avington – Proposed Elevations	Ref. AV-ELEV-02
Avington – Proposed Elevations	Ref. AV-ELEV-01
Longstock – Proposed Floor Plans	Ref. LO-FP-01
Longstock – Proposed Elevations	Ref. LO-ELEV-01
Marlborough – Proposed Floor Plans	Ref. MA-FP-01
Marlborough – Proposed Elevations	Ref. MA-ELEV-02
Marlborough – Proposed Elevations	Ref. MA-ELEV-01
Shalford – Proposed Floor Plans	Ref. SH-FP-02
Shalford – Proposed Floor Plans	Ref. SH-FP-01
Shalford – Proposed Elevations	Ref. SH-ELEV-01
Shalford – Proposed Elevations	Ref. SH-ELEV-02 Rev A
Shalford – Proposed Elevations	Ref. SH-ELEV-03

The application fee of £31482.00 has been paid in respect of this application via the Planning Portal.

### Summary

The submitted suite of application documents demonstrates that the proposed development will accord with national and local planning policies in order to achieve sustainable development.

We look forward to receiving your formal acknowledgement of this application and trust you have sufficient information to consider the proposals and support the grant of planning permission.

Should you require any additional information or wish to discuss, please do not hesitate to contact me on the details below.

Yours faithfully



**David Hall**  
Associate Director

