



Land west of Lymington Bottom Road, South Medstead

Planning Statement

Boyer

Prepared on behalf of Bewley Homes PLC | April 24

REPORT CONTROL

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1. INTRODUCTION

1.1 This Planning Statement has been prepared by Boyer, on behalf of Bewley Homes PLC ('Bewley') ('the Applicants'). This Statement is submitted to East Hampshire District Council (EHDC) in support of a Full Planning Application in respect of Land west of Lymington Bottom Road, which includes land at 61 Lymington Bottom Road, Medstead, Alton, Hampshire.

1.2 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.”

Bewley Homes

1.3 Bewley Homes is recognised as a quality developer in Hampshire, Surrey, Berkshire, Buckinghamshire, Sussex, Oxfordshire and South London, and has been designing and building high quality homes in some of the most desirable locations across the South East of England for over 30 years.

1.4 Since its formation, the company’s ethos of responsible development has created an award-winning reputation for excellence and innovation. Today, Bewley Homes are widely recognised for contemporary design, and for the way it meets the aspirations, personal preferences and changing lifestyles of homebuyers.

Accompanying Documentation

1.5 This submission is accompanied by a number of drawings and reports, which demonstrate that the proposals comply with the Development Plan and other material considerations.

1.6 The documents and drawings which accompany this planning application are set out below, and in the accompanying covering letter.

Table 1. Drawings in support of the application

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

Table 2. Documents in support of the application

Document	Prepared By
Design and Access Statement - March 2024	Boyer Design
Landscape and Visual Impact Assessment – February 2024	James Blake Associates
Transportation Assessment – March 2024	Pegasus
Framework Residential Travel Plan – March 2024	Pegasus
Walking, Cycling and Horse Riding Assessment (WCHAR) – March 2024	Pegasus
Energy and Sustainability Statement – December 2023	AES Sustainability Consultants
Ecological Assessment – March 2024	Ecology Solutions
Biodiversity Net Gain Assessment – March 2024	Ecology Solutions
Archaeological Desk-Based Assessment – December 2023	RPS
Flood Risk Assessment and Development Drainage Strategy – March 2024	MJA Consulting
Arboricultural Implications Report – March 2024	SJA Trees

1.7 The Planning Statement deals specifically with the proposals for the residential development in the context of Government policy advice, the development plan and having regard to relevant material considerations. The relevant policy documents are assessed in Section 5 of this Planning Statement.

1.8 This Planning Statement is structured as follows:

- **Section 2** - sets out the context for the proposed development including a description of site and surroundings;
- **Section 3** - sets out the relevant planning history for the site and surrounding area, as well as summarising the public engagement undertaken prior to submission;
- **Section 4** - provides a description of the proposed development;

- **Section 5** - provides an overview of national and local policy and guidance considered material and relevant to the consideration and determination of the application;
- **Section 6** - provides an assessment of the proposed development against the identified planning policy framework;
- **Section 7** - sets out the planning benefits of the scheme;
- **Section 8** - sets out the affordable housing statement;
- **Section 9** - provides the anticipated details of the Planning Obligations and Draft Heads of Terms; and
- **Section 10** - provides a summary of the application and conclusions.

2. SITE AND SURROUNDING AREA

Site Context

- 2.1 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'.
- 2.2 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.
- 2.3 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.
- 2.4 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.
- 2.5 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.
- 2.6 The topography of the site is generally flat, with the site boundary running at a right angle to the rear boundary of 63 Lymington Bottom Road with a field and trees on the northern boundary. Beyond the trees is a Builders Merchant yard. To the east of the application site is residential development fronting Lymington Bottom Road, which is within the settlement boundary. The property at no 61 has no clear boundary with the application site, whereas the curtilages of other dwellings are separated by fencing, hedgerows and other definitive means of enclosure.
- 2.7 To the south west of the site there are two residential properties (no. 43 and 45 Lymington Bottom Road) which include an area of hardstanding and a tennis court within the southernmost residential property. A single track (Crown Wood) runs along the southern boundary of the site from Lymington Bottom Road, the track provides access to the two properties which abut the south western corner of the site as well as to a group of dwellings at the south east corner of the site (no. 1 – 6 Crown Wood) and no 41 Lymington Bottom Road.
- 2.8 The site is not located in close proximity to any heritage assets and there are no Conservation Area implications.
- 2.9 The matter of trees is covered fully in the Arboricultural Implications Report, however of the existing trees there are no mature, ancient, veteran or notable trees, no category 'A' or 'B' trees, and no trees of high landscape or biodiversity value are to be removed and the site more generally relates to boundary trees.

Surrounding Area

- 2.10 Four Marks lies directly to the south of Medstead, spanning across the Mid Hants Railway Line and A31 / Winchester Road, and is more generally located to the south west of Alton.
- 2.11 The settlement of Medstead / Four Marks is classified as a Level 3 Small Local Service Centre settlement within the EHDC settlement hierarchy. Such settlements according to the Joint Core Strategy:
- “Have a more limited range of services but are suitable locations to accommodate some new development. These centres will have different roles depending on their size, but they will all play an important part in the life of their communities. They will be maintained to ensure that they provide basic food and grocery shopping, supported by a limited choice and range of other shops plus a range of non-retail services and community uses. Modest development to meet local needs for housing, employment, community services and infrastructure will secure their continuing vitality and ensure thriving communities.”*
- 2.12 The boundary of the South Downs National Park Authority (SDNPA) is adjacent to the east of the Four Marks Settlement Boundary.
- 2.13 The surrounding development comprises a variety of types and styles as befits the developmental evolution of the settlement. There is the looser form of development such as that on Lymington Bottom Road compared to the more substantive development in Rosings Grove, located immediately south to the site. Additionally, there is also the development at Ivatt Way, similarly with access of Lymington Bottom Road, built at the same time as Rosings Grove, both of these developments are part of the evolution of the settlement.
- 2.14 In terms of scale, the character of the surrounding area is predominantly housing of medium density. It is predominantly 2 storey houses, with the occasional 2.5 – 3 storey apartment block. Detached, semi-detached and terraced house types are typically found in the area.
- 2.15 The site is situated in a sustainable location and close to the amenities of Four Marks (approximately 0.5km) where there are local shops, including a pharmacy, village hall, Church and a School.
- 2.16 Significantly, in the matter of an appeal for residential development located at Ivatt Way which is located immediately south east to the application site (Ref. APP/M1710/A/14/2226723) (Allowed 29/06/2015), the Council acknowledged the suitability of the location for residential development in principle in terms of access to facilities, public transport and services. There is a wide range of services and facilities in the settlement, including bus routes and a limited train service, a primary school and shops and the proposal would make contributions.
- 2.17 Lymington Bottom Road is a single carriageway residential road which measures around 5.5m in width and is subject to a 30mph speed limit. It becomes South Town Road to the north and links Medstead with the A31 / Winchester Road to the south. A continuous footway exists along the western side of the carriageway with an intermittent footway on the eastern

side. Dropped kerbs with tactile paving are provided at junctions. No street lighting is provided.

- 2.18 Lymington Bottom Road provides direct access to Medstead to the North, and the A31 / Winchester Road to the south. The A31 / Winchester Road provides direct connections to Winchester and Junctions 9/10 on the M3; as well as Alton, Farnham, and Guildford. The A31 / Winchester road forms the main vehicular route into Alton, which includes Alton railway station.

3. PLANNING HISTORY

Site Planning History

- 3.1 A review of EHDC's online planning register did not identify any relevant recent planning applications for the site itself. However, there are two planning applications which relate to significant development located in close proximity to the application site, which are discussed in further detail below.

Rosings Grove

- 3.2 Rosings Grove is situated immediately to the south of the application site and was the subject of an application under Ref. 53305/001. Outline planning permission was granted in June 2013 for a residential development of up to 38 dwellings. The development was subsequently delivered in 2018 by Miller Homes.

Ivatt Way

- 3.3 Ivatt Way is located to the east of Rosings Grove and to the east of Lymington Bottom. Planning permission was refused under Ref. 55197/001 for 75 dwellings but was subsequently allowed on appeal (Ref. APP/M1710/A/14/2226723) in June 2015 which has since been delivered by Cala Homes.

Lymington Barns Local Centre

- 3.4 Lymington Barns Local Centre is located approximately 350m southeast of the site. Planning permission was granted under Ref. 56936 for the development of five non-food retail units, three one-bedroom flats and four two-bedroom flats located above the retail units.

Land west of Longbourn Way

- 3.5 This site is situated approximately 300m (crow flies) and 600m by road south of the proposed site and is located to the west of Longbourn Way. An Outline application was submitted under reference 58788/002 for 95 dwellings with associated public open space and landscaping. It is currently awaiting determination.

Land at Mount Royal, 46 Lymington Bottom

- 3.6 An outline planning application was submitted for the erection of up to 60 dwellings following the demolition of 46 Lymington Bottom (Ref. 56082/004). An appeal was lodged following the Council's failure to determine the application within the requisite time period (Ref. APP/M1710/W/23/3329928). The appeal was allowed in April 2024. There is further reference to this appeal in **Section 6** of this Statement. This site is situated approximately 1 km to the south of the application site.

Community Engagement

- 3.7 Bewley, in line with their commitment to engage with communities, undertook local consultation with the community and key stakeholders commensurate with EHDC's Statement of Community Involvement.
- 3.8 As part of the preparation of this planning application, consultation was undertaken with local residents. A leaflet (included in the Statement of Community Involvement) was sent to 328 local residents. The leaflet set out key elements of the proposal and invited feedback via email.
- 3.9 In total 6 responses were received by residents.
- 3.10 These responses have been considered in detail and more information is provided in the Statement of Community Involvement which accompanies this submission.

4. PROPOSED DEVELOPMENT

4.1 This full planning application seeks planning permission:

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

4.2 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.

4.3 The proposed housing mix for the development is set out in Table 3 below.

Table 3. Proposed Housing Mix

Tenure	Bedrooms	No.	Sub Total
Market	2	11	32
	3	11	
	4	10	
Affordable	1	8	21
	2	8	
	3	4	
	4	1	
Total		53	53

4.4 The proposed layout provides a range of house types and sizes, including detached, semi-detached, and terraced dwellings which are interspersed across the site, as well as 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.

4.5 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.

4.6 All of the dwellings across the Site are Nationally Described Space Standard compliant (NDSS), ensuring adequate storage space and room areas are provided.

4.7 The appearance of the proposed dwelling reflects the residential vernacular and historic characteristics of Four Marks and Medstead. The proposed scheme uses a range of

materials, architectural features and detailing which are found locally in Four Marks and Medstead. Materials for the development will include red/orange brick, tile hanging, brick detailing including flat gauged arches and decorative porches and bay windows, in variety of colours to reflect variation seen within the surrounding area. Flint will also be utilised for focal buildings within the development.

- 4.8 The proposed building height strategy reflects the overall character of the Site as well as buildings found within the nearby context of the Site. Two storey dwellings make up most of the Site, with accompanying single storey garages. The overall gross density of the Site is circa 25.9 dwellings per hectare (dph) and a net density of 33 dph, based on a developable area of 1.6Ha.
- 4.9 Each dwelling will have access to appropriate amenity space, provided in the form of private residential spaces for the dwellings, in line with policy requirements. Other incidental pockets of green are located within the development. The proposed Site layout provides for a mixture of dwellings with generous rear gardens and access to open space.
- 4.10 The proposed development will be of an extremely high quality and will make a positive contribution to the character of the settlement. The development has been designed in accordance with the parameters and principles as described in the Development Plan, with further details set out in the accompanying Design and Access Statement which accompanies this submission.

Landscape Proposals

- 4.11 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.
- 4.12 The proposed landscape arrangements as indicated on the Landscape Masterplan (Ref. 23/54-SK01 Rev - E) prioritises the retention of existing trees and habitat for wildlife; sensitively drawing on the value of existing green infrastructure to provide benefits for biodiversity and create a connected and accessible multi-functional green and blue infrastructure framework for leisure, amenity and play.
- 4.13 Within the application site there is amenity space and landscaping to soften the built form, providing a pleasant living environment. A Local Area of Play (LAP) has been provided within the site which is readily accessible as part of the internal circulation space and with a visual connection to the adjoining residential dwellings. In total, 0.3 ha of open space is provided across the site.
- 4.14 Appropriate buffers and new planting to provide a natural mature landscape edge to the proposed housing development is proposed. Landscaping within the site will be provided with native tree species, with street trees forming an integral part of the landscape structure. The open spaces will include trees and planting which will provide a pleasant outlook for

properties and communal areas of open space, as well as contribute to the biodiversity net gain on site.

- 4.15 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.

Vehicular Access, Road Layout and Parking

- 4.16 The site does not currently benefit from access, which would be provided from Lymington Bottom Road following demolition of no. 61 Lymington Bottom Road. The proposed access would comprise an all-modes access incorporating a new priority junction. The new access road would be 6.75m wide, with a 3m wide footway/cycleway proposed on the southern side of the spine road, and a 2m footway proposed on the northern side.
- 4.17 The main spine road which provides the principal access arrangement into the heart of the development splits into two spur roads, which provides access to the dwellings across the site.
- 4.18 The internal roads and shared surface areas are proposed to be provided at 4.8m wide, with 2m wide footways which create a number of routes and connections within the site and wider area. A refuse access and route has been outlined for the proposed development in line with policy standards.
- 4.19 In terms of car parking provision for the development, the proposed layout provides 119 car parking spaces. This comprises 109 allocated spaces and 11 visitor spaces, which accords with EHDC's parking standards. All of the parking spaces will have access to one electric vehicle charging point as required by Building Regulations.
- 4.20 Cycle parking is provided throughout the development in the form of 98 cycle parking spaces. These will be located within the curtilage of dwellings, either within garages or sheds to be provided within gardens. A total of 10 visitor cycle parking spaces are also proposed, which will be provided within the Local Area for Play (LAP).

5. PLANNING POLICY CONTEXT

- 5.1 In determining planning applications for development, a Local Planning Authority (LPA) has a statutory duty under Section 38(6) of the Planning and Compulsory Purchase Act 2004 to determine any application in accordance with the development plan **unless material considerations indicate otherwise**.
- 5.2 The statutory development plan against which the planning application will be determined comprises the following:
- Saved Policies in the Local Plan: Second Review (LP) (2006);
 - East Hampshire District Local Plan: Joint Core Strategy (Part 1 Local Plan) (2014);
 - Housing and Employment Allocations (Part 2 Local Plan) (2016); and
 - Medstead and Four Marks Neighbourhood Plan (May 2016)
- 5.3 The National Planning Policy Framework (NPPF), Planning Practice Guidance (PPG) and the following Supplementary Planning Documents are also material considerations:
- Housing Outside Settlement Boundaries SPD (2023)
 - Climate Change and Sustainable Construction SPD (2022)
 - Vehicle Parking Standards SPD (2018)
- 5.4 EHDC are currently working on a Local Plan Update, however, as this is still at Regulation 18 stage, any emerging policies carry limited weight in decision making.

National Policy

National Planning Policy Framework (December 2023)

- 5.5 The National Planning Policy Framework (NPPF) provides the overarching planning policy framework against which all local plans and neighbourhood plans should be prepared and against which all planning applications are determined.
- 5.6 The NPPF does not change the statutory status of the development plan being the starting point for decision making but does provide guidance to local planning authorities and decision takers.
- 5.7 Paragraph 8 of the NPPF establishes that ‘achieving sustainable development means that the planning system has three overarching objectives. These objectives give rise to the need for the planning system to perform a number of roles:

“An economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

A social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and

An environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy” (p. 5).

5.8 As detailed in Paragraph 10, at the heart of the NPPF is a presumption in favour of sustainable development. In addition, Paragraph 11 advises that development that accords with an up-to-date development plan should be approved “*without delay*”.

5.9 Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development. For decision-taking this means:

“where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”

5.10 With regard to delivering a wide choice of high-quality homes, paragraph 60 required local planning authorities to “support the Government’s objective of significantly boosting the supply of homes” and as the paragraph continues “*the overall aim should be to meet as much of an area’s identified housing need as possible, including with an appropriate mix of housing types for the local community*”.

5.11 Paragraph 77 requires that “*annually a supply of specific deliverable sites sufficient to provide either a minimum of five years’ worth of housing, or a minimum of four years’ worth of housing if the provisions in paragraph 226 apply. The supply should be demonstrated against either the housing requirement set out in adopted strategic policies, or against the local housing need where the strategic policies are more than five years old. Where there has been significant under delivery of housing over the previous three years, the supply of specific deliverable sites should in addition include a buffer of 20% (moved forward from later in the plan period).*”

5.12 Paragraph 226 states:

“From the date of publication of this revision of the Framework, for decision-making purposes only, certain local planning authorities will only be required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of four years’ worth of

housing (with a buffer, if applicable, as set out in paragraph 77) against the housing requirement set out in adopted strategic policies, or against local housing need where the strategic policies are more than five years old, instead of a minimum of five years as set out in paragraph 77 of this Framework. This policy applies to those authorities which have an emerging local plan that has either been submitted for examination or has reached Regulation 18 or Regulation 19 (Town and Country Planning (Local Planning) (England) Regulations 2012) stage, including both a policies map and proposed allocations towards meeting housing need. This provision does not apply to authorities who are not required to demonstrate a housing land supply, as set out in paragraph 76. These arrangements will apply for a period of two years from the publication date of this revision of the Framework.”

- 5.13 The Government also attaches great importance to the design of the built environment which is illustrated in Section 12 achieving well-designed places. In particular, Paragraph 135 states that planning policies and decisions should aim to ensure that developments:

“Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

Create places that are safe, inclusive and accessible and which promote health and wellbeing, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience” (p. 38 and 39).

- 5.14 The Government also strongly encourages local planning authorities to approach decision taking in a positive way to foster the delivery of sustainable development, Paragraph 38:

“Local planning authorities should approach decisions on proposed development in a positive and creative way... and work proactively with applications to secure development that will improve the economic, social and environmental conditions of the area. Decisionmakers at every level should seek to approve applications for sustainable development where possible” (p.13).

- 5.15 As detailed in Paragraph 47 the Government states:

“Planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing”

- 5.16 The Government attaches great importance to the access to a network of high-quality open space and opportunities for sports and physical activity for communities in Paragraph 102, as it can deliver wide benefits for nature and support efforts to address climate change.
- 5.17 Paragraph 108 outlines that transport issues should be considered from the earliest stage of plan-making and development proposals so that:

“a) The potential impacts of development on transport networks can be addressed;

b) opportunities from existing or proposed transport infrastructure, and changing transport technology and usage, are realised – for example in relation to the scale, location or density of development that can be accommodated;

c) opportunities to promote walking, cycling and public transport use are identified and pursued;

d) the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains; and

e) patterns of movement, streets, parking and other transport considerations are integral to the design of schemes and contribute to making high quality places.” (p. 30)

Planning Practice Guidance

- 5.18 The Planning Practice Guidance (PPG) constitutes a set of regularly updated online guidance, provided by Government to support effective Plan-making and decision-taking. Topics which are considered relevant to the determination of this application are:

- Design;
- Climate Change;
- Natural Environment;
- Open space, sports and recreation facilities, public rights of way and local green space;
- Planning obligations;
- Renewable and low carbon energy;
- Travel plans, transport assessment and statements in decision-taking, and;
- Use of Planning Conditions.

Local Planning Policy

- 5.19 As indicated above, the Development Plan for EHDC currently comprises the Saved Policies in the Local Plan: Second Review (LP) 2006; the Joint Core Strategy (2014); the Housing and Employment Allocations (Part 2 Local Plan); and the Medstead and Four Marks Neighbourhood Plan (May 2016).
- 5.20 The National Planning Policy Framework (NPPF), Planning Practice Guidance (PPG) comprise the policy framework against which the application falls to be considered.

The following Supplementary Planning Documents are also material considerations:

- Housing Outside Settlement Boundaries SPD (2023)
- Climate change and sustainable construction SPD (2022)
- Vehicle parking standards SPD (2018)
- East Hampshire Five-Year Housing Land Supply Position Statement (For the period 2022/23 to 2026/27)

Saved Policies of the East Hampshire District Council Local Plan (2006)

- 5.21 On 10 March 2009, the Secretary of State confirmed which policies in the East Hampshire District Local Plan were saved. After the adoption of the East Hampshire District Local Plan: Joint Core Strategy, many of the saved policies were replaced by the adopted policies. The policies set out below are those policies relevant to the application that were saved in 2009 and were not replaced by the adoption of the Joint Core Strategy.
- 5.22 **Saved Policy T2:** Public Transport Provision and Improvement states that permission will not be granted for developments that will generate a significant level of traffic unless arrangements are made for the servicing of the development by public transport and the scheme is well designed to provide easy access to existing bus stops.
- 5.23 **Saved Policy T3:** Pedestrians and Cyclists seeks to ensure the integration of measures to encourage the number of journeys undertaken on foot or by bike.
- 5.24 **Saved Policy T4:** Pedestrians and Cyclists states that development will not be permitted which would have a negative impact on the amenity of footpaths, bridleways or cycleways or which would disrupt the rights of way or cycle network without any appropriate remedial measures.

Joint Core Strategy

- 5.25 East Hampshire District Council Local Plan: Joint Core Strategy was adopted in 2014 and provides the key policy document against which planning applications are determined over a plan period 2012 – 2028.
- 5.26 **Policy CP1 – Presumption in favour of sustainable development** reflects the presumption in favour of sustainable development in the Framework and states that the Council will take a positive approach to decision making by working proactively with

applicants to find solutions which mean that proposals can be approved wherever possible and to secure development that improves the economic, social and environmental conditions in the area.

5.27 **Policy CP2 – Spatial Strategy** sets a minimum requirement for 10,060 new dwellings to be delivered for the period 2011-2028 and states that new development growth in the period up to 2028 will be directed to the most sustainable and accessible locations in the district. Four distinct areas in the District are identified within the policy, with the settlement of Four Marks sitting within the ‘North of the South Downs National Park and Whitehill & Bordon’ area establishes the spatial strategy for the District. A minimum of 10,060 dwellings are to be delivered across the Plan period (2012 – 2028).

5.28 **Policy CP10 – Spatial Strategy for Housing** sets out the spatial strategy for housing development in the district and states that a minimum of 10,060 dwellings will be delivered between 2011 and 2028. A minimum of 175 dwellings is identified at both Liphook and Four Marks/South Medstead where the application site is located. In terms of development outside of the settlement boundary there are four criteria which are required to be met as follows:

- meets a community need or realises local community aspirations;
- reinforces a settlement’s role and function; and
- cannot be accommodated within the built-up area.

5.29 **Policy CP11 – Housing Tenure, Type and Mix** seeks to ensure developments provide a range of housing tenures, type and mix.

5.30 **Policy CP13 – Affordable Housing on Residential Development Sites** states that:

“...all residential development, which results in 1 or more additional dwellings (net), should contribute towards the provision of affordable housing. New residential development will be required to:

a) provide affordable housing to meet a range of requirements of the local community, including the elderly and those with special or supported needs; and

b) provide a range of affordable housing types and sizes.

The target is for 40% of all new dwellings to be provided as affordable housing.”

5.31 Affordable housing should normally be provided on-site, and the target number, type, size and tenure split of affordable housing will be negotiated on a site by-site basis, depending on individual site circumstances (e.g., development viability, site surroundings) and affordable housing needs.

5.32 It is noted that affordable housing should be fully integrated within the residential development by being dispersed amongst, and indistinguishable from, the market housing. It

should be spread randomly throughout the development and be genuinely ‘peppercotted’ and not in blocks.

- 5.33 **Policy CP18 – Provision of Open Space, Sport and Recreation and Built Facilities** provides guidance as to the level of open space, sport and recreation and built facilities that EHDC will seek. All new residential development will be required to make provision for public open space that is designed to a high standard and is ‘fit for purpose’, either through on-site provision or by financial contribution to enhance or create off-site provision and management of open space (based on the minimum requirement of 3.45 ha per 1,000 population to serve the needs generated by the new development).
- 5.34 Standards for both open space and built facilities are set out in the East Hampshire PPG17 Open Space, Sport and Recreation study (including built facilities) 2008 (or the most up to date similar survey).
- 5.35 **Policy CP19 – Development in the Countryside** seeks to restrict development in the countryside, defined as areas outside of the settlement boundaries, stating the following:
- “The approach to sustainable development in the countryside, defined as the area outside settlement policy boundaries, is to operate a policy of general restraint in order to protect the countryside for its own sake. The only development allowed in the countryside will be that with a genuine and proven need for a countryside location, such as that necessary for farming, forestry, or other rural enterprises (see Policy CP6). Within the South Downs National Park, the pursuit of National Park purposes will be paramount.”*
- 5.36 **Policy CP20 - Landscape** seeks to ensure the special characteristics of the District’s natural environment will be conserved and enhanced, requiring new development to protect and enhance the local distinctiveness sense of place and tranquillity by applying the principles set out in the district’s Landscape Character Assessments, including the Community/Parish Landscape Character Assessments. They should also seek to protect and enhance settlements in the wider landscape, land at the urban edge and green corridors extending into settlements, as well as incorporating appropriate new planting to enhance the landscape setting of the new development which uses local materials, native species and enhances biodiversity.
- 5.37 **Policy CP21 – Biodiversity** requires development proposals to maintain, enhance and protect the District’s biodiversity and its surrounding environment.
- 5.38 **Policy CP24 – Sustainable Construction** details EHDC’s aspirations in relation to sustainable construction. This includes residential development providing at least 10% of energy demand from decentralised and renewable or low carbon energy sources (if possible, including connections to a district heating system), unless it is proven that this is not feasible or viable.
- 5.39 Major areas of development must ensure that their on-site renewable or low carbon energy production and resource efficiency is maximised. Where on-site proposals to achieve higher levels of carbon reduction are not feasible or viable ‘allowable solutions’ should be used.

- 5.40 **Policy CP25 – Flood Risk** seeks to ensure new development is not subject to flood risk and does not increase the risk of flooding in neighbouring areas. Schemes should incorporate flood protection; flood resilience and resistance measures appropriate to the character and biodiversity of the area and the specific requirements of the site.
- 5.41 All development will be required to ensure that there is no net increase in surface water runoff. Priority will be given to incorporating SUDs (Sustainable Drainage Systems) to manage surface water drainage, unless it can be demonstrated that SUDs are not appropriate. Where SUDs are provided, arrangements must be put in place for their whole life management and maintenance.
- 5.42 **Policy CP26 – Water Resource / Water Quality** requires development to protect the quality and quantity of water and make efficient use of water.
- 5.43 **Policy CP27 – Pollution** requires that development which includes a lighting scheme will not be permitted unless the minimum amount of lighting necessary to achieve its purpose is proposed. Glare and light spillage from the site must be minimised. Development will not be permitted if it would have an unacceptable effect on the amenity of the occupiers of neighbouring properties through loss of privacy or through excessive overshadowing.
- 5.44 **Policy CP28 – Green Infrastructure** states that development will be permitted provided that it maintains, manages and enhances the network of new and existing green infrastructure. New green infrastructure must be provided either through on-site provision or financial contributions. The size of contribution will be linked to the scale of the development and the resulting new green infrastructure must be located as close as possible to the development it is intended to serve.
- 5.45 **Policy CP29 - Design** seeks to ensure that new development is of a high-quality design. All new development will be required to respect the character, identity and context of the district's towns, villages and countryside and must help to create places where people want to live, work and visit.
- 5.46 New development will be required to:
- a) seek exemplary standards of design and architecture with a high-quality external appearance that respect the area's particular characteristics;*
 - b) take particular account of the setting and context of the South Downs National Park where relevant, be in accordance with the National Park purposes and duty if in the National Park and take account of these purposes and duty where the National Park's setting is affected;*
 - c) reflect national policies in respect of design, landscape, townscape and historic heritage;*
 - d) ensure that the layout and design of development contributes to local distinctiveness and sense of place, and is appropriate and sympathetic to its setting in terms of its scale, height, massing and density, and its relationship to adjoining buildings, spaces around buildings and landscape features;*

e) ensure that development makes a positive contribution to the overall appearance of the area by the use of good quality materials of appropriate scale, profile, finish, colour and proven weathering ability;

f) make provision for waste and recycling bin storage and collection within the site;

g) be designed to the Lifetime Homes Standard as appropriate;

h) take account of local town and village design statements, neighbourhood plans that identify local character and distinctiveness and the design elements of parish and town plans and conservation area appraisals;

i) be accessible to all and designed to minimise opportunities for crime and antisocial behaviour without diminishing the high quality of the overall appearance;

j) embrace new technologies as a considered part of the design and in a way which takes account of the broader impact on the locality;

k) provide car parking in a way that secures a high-quality environment and is conveniently located, within curtilage wherever possible, taking account of relatively high levels of car ownership where necessary.”

5.47 **Policy CP31 - Transport** details the transport and access requirements in relation to new developments.

5.48 Development proposals will include a range of mitigating measures and, where appropriate, will be required to:

a) enhance the quality, viability, availability, accessibility and frequency of public transport and alternative community transport provision, especially in rural areas, to ensure that those without access to a private car have access to services and facilities necessary for their well-being;

b) protect and provide safe and convenient cycle and pedestrian links that integrate with existing cycle and pedestrian networks, such as the South Downs Way and Shipwrights Way, and reflect the amenity and rural character of the area;

c) ensure that highway design and associated signing meets the needs of vehicular traffic and the need for safety whilst also placing a high priority on meeting the needs of pedestrians, cyclists and public transport users and without detriment to the quality of the environment;

d) plan for new highway infrastructure that will reduce congestion, improve highway safety, increase accessibility to the District’s town and district centres and enhance economic prosperity of the District;

e) improve access to rail stations at Rowlands Castle, Petersfield, Liss, Liphook, Alton and Bentley Station by sustainable modes of transport and, here appropriate, provide additional car and cycle parking at rail stations;

f) provide adequate, convenient and secure vehicle and cycle parking in accordance with adopted standards;

g) ensure that the type and volume of traffic generated would not harm the countryside or the rural character of local roads;

h) protect sunken and rural/green lanes so that their convenience and safety are enhanced for their users, and their ecological, landscape and recreational value are enhanced;

i) improve access for people with impaired mobility to all forms of transport and to all developments to which the public will reasonably expect to have access; and

j) produce and implement transport assessments and travel plans for proposals that are likely to have significant transport implications;

k) include measures, to be funded by the developer, that address the impact of the new development so as to ensure the continued safe and efficient operation of the strategic and local road networks.

5.49 New development should be located and designed to reduce the need to travel. Development that is likely to generate a significant number of additional vehicular movements will normally be expected to be located near existing centres and supportive infrastructure.

5.50 Financial contributions will be sought from developments towards the implementation of identified transport infrastructure schemes, having regard to the costs of those schemes and the likely availability of public funding.

Part 2 Local Plan Housing and Employment Allocations

5.51 The East Hampshire District Local Plan: Housing and Employment Allocations is the second part in a suite of development plan documents and follows on from the Joint Core Strategy. Its primary purpose is to identify specific sites to meet the individual housing and employment targets set out in policies CP3 (employment sites) and CP10 (spatial strategy for housing) of the Joint Core Strategy (JCS), and to set out guidance for the development of these sites.

5.52 The primary purpose of the plan is to identify specific sites to meet the individual housing and employment targets set out in policies CP3 and CP10 of the Joint Core Strategy (JCS), and to set out guidance for the development of these sites, summaries in respect of policy CP10 is set out in paragraphs 6.28.

- 5.53 This Plan uses the same overall housing requirement, methodology ('Liverpool') and buffer (5%) as the JCS. These have been found sound both at the Examination of the JCS and at the Examination of the Housing and Employment Allocations Plan

Other material considerations

Housing Outside Settlement Boundaries (Adopted March 2023)

- 5.54 The SPD sets out the Council's expectations of what evidence is required to be submitted to enable the Council to make a judgement as to whether to allow a proposal which is situated outside the settlement boundary through the planning application process.
- 5.55 The Supplementary Planning Document (SPD) elaborates upon policies in the Development Plan, the policies on which the SPD relies are as follows:
- 5.56 The SPD is predicated by the four tests set out in Policy CP10 which would allow housing and other small-scale development outside settlement policy boundaries will only be permitted where it:
- Meets a community need or realises local community aspirations;
 - Reinforces a settlement's role and function;
 - Cannot be accommodated within the built-up area; and
 - Has been identified in an adopted Neighbourhood Plan or has clear community support as demonstrated through a process which has been agreed by the Local Planning Authority in consultation with the Parish or Town Council.
- 5.57 However, the policy relies on the housing numbers in joint core strategy adopted in 2014 as set out in Policy CP10.

Climate Change and Sustainable Construction Supplementary Planning Document April 2022

- 5.58 The SPD provides guidance and best practice on methods for delivering more energy efficient and more sustainable development. It takes account of the resources used in construction, and of the environmental, social and economic impacts of the construction process itself and how buildings are designed and used.
- 5.59 The function of this SPD is to support and supplement the planning policies contained in the East Hampshire Local Plan: Joint Core Strategy that deal with climate change and sustainable design, construction, and energy.

Five-Year Housing Land Supply Position Statement – October 2023 (For the period 2023/24 to 2027/28) (HLS) and Addendum - February 2024

- 5.60 The HLS Position Statement states that the number of dwellings that can be accommodated on deliverable sites in the next five years (the deliverable supply) is 2,198 dwellings, compared to a five-year requirement of 2,436 dwellings. The Statement notes that as of 1 April 2023, East Hampshire District Council (outside the National Park) can demonstrate 4.5 years of deliverable housing land supply for the period 1st April 2023 to 31st March 2028, to

meet the currently identified residual Local Housing Need derived by the standard method. This is an equivalent shortfall of 238 dwellings.

- 5.61 In February 2024, the Council published an Addendum to October 2023 East Hampshire Five-Year Housing Land Supply Position Statement (For the period 2023/24 to 2027/28). This followed the amendments to the NPPF in December 2023. The addendum concluded that EHDC fulfil the requirements of Paragraph 226 and are required to identify a four-year supply of housing land. Their position using the net housing figures, the assessment concludes that at 1 April 2023 EHDC can demonstrate 4.74 years supply.

Medstead and Four Marks Neighbourhood Plan 2015 2028

- 5.62 The Medstead and Four Marks Neighbourhood Plan covers the two parish areas and was made in January 2016 to cover the period 2015-2028. It is important to note that as the Neighbourhood Plan was made in 2016, the provisions of Paragraph 14 of the NPPF do not apply.

Policy 1: A Spatial Plan for the Parishes

- 5.63 Policy 1 of the Neighbourhood Plan sets settlement policy boundaries for Medstead Village, South Medstead and Four Marks and states that development proposals on land within settlement policy boundaries will be supported. Land outside of the settlement policy boundaries will be regarded as countryside and Policy CP19 of the JCS will apply.

Other Relevant Policies

- 5.64 The below policies of the Medstead & Four Marks Neighbourhood Plan are also considered relevant:
- Policy 10: Green Infrastructure & Biodiversity
 - Policy 11: Sustainable Drainage Systems

Emerging Local Plan

- 5.65 A Draft version of the Local Plan (2017 - 2036) was published under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations (2012) for public consultation from 5 February to 19 March 2019. A second consultation focusing on 10 large development sites was undertaken and ran from 3 September to 15 October 2019.
- 5.66 Following a pause in work whilst EHDC corresponded with the Government regarding how housing needs should be assessed for the District, seeking to use an alternative method to the standard method for calculating housing need; on 10 January 2024, the Council commenced a consultation on the Draft East Hampshire Local Plan (Regulation 18 – Part 2) between January to March 2024.
- 5.67 Paragraph 48 of the NPPF sets out the circumstances when emerging planning policies may be given weight in determining planning applications. Based on the current early stage of preparation, the draft Local Plan policies are currently afforded limited to no weight.

- 5.68 The National Planning Policy Framework (December 2023) is a material consideration to which significant weight is attached. In accordance with Paragraph 213 of the NPPF, *“existing policies should not be considered out of date simply because they were adopted or made prior to the publication of this framework. Due weight should be given to them, according to their consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).”*
- 5.69 Accordingly, the weight to be attributed to the saved policies of the East Hampshire District Local Plan depends on the degree of their compliance with the policies of the Framework. A detailed assessment of how the proposals comply with the relevant Saved Policies of the adopted Local Plan, and their degree of compliance with the NPPF, is provided in Section 6.

6. PLANNING JUSTIFICATION

- 6.1 This Section of the Planning Statement provides an assessment of the proposed development against the relevant planning policy framework identified within Section 5 and any other material considerations.
- 6.2 Where relevant, this Section also summarises the findings of other documentation submitted, in support of this planning application in the context of relevant planning policy. As such, this Planning Statement should be read alongside all of the other application documents listed in the supported schedule of documentation.

Principle of Development

- 6.3 Section 38(6) of the Planning and Compulsory Purchase Act 2004 sets out a requirement that planning applications are to be determined in accordance with the Development Plan unless other material considerations indicate otherwise.
- 6.4 The NPPF is an important material consideration and Paragraph 11 is of particular relevance to this application. Paragraph 11d) of the NPPF applies to decision-taking where there are no relevant Development Plan policies, or where the policies which are most important to determining the application are out of date.
- 6.5 Policy CP1 of the Joint Core Strategy follows similar language to that set out within Paragraph 11 of the NPPF – i.e. the test is whether there are any relevant policies pertinent to the application which are out of date at the time of making the decision. If this to be the case, and the application accords with other relevant up to date policies, then planning permission should be granted, unless material considerations indicate otherwise.
- 6.6 EHDC's Local Plan was adopted in 2014 which means that it is more than 5 years old in the context of NPPF Paragraph 76. However, it is acknowledged that EHDC's emerging Local Plan commenced its Regulation 18 Consultation in January – March 2024 (which includes both a policies map and proposed housing allocations which go towards meeting housing need); which in accordance with Paragraph 226 of the NPPF, EHDC are only required to demonstrate a four year Housing Land Supply (HLS).
- 6.7 The Council's position is most recently set out in the 'Addendum to the East Hampshire Five Year Housing Land Supply Position Statement – For the period 2023/24 to 2027/28' which states that the Council is a 'four year' authority in terms of NPPF Paragraph 226. The Addendum Supply Note concludes that EHDC could demonstrate a supply of 4.74 years.
- 6.8 However, at a recent Public Inquiry held in February 2024, in relation to Land at Mount Royal 46, Lymington Bottom Road, Four Marks (Appeal Ref. APP/M1710/ W/23/3329928), which is situated 1km to the south of the application site, evidence was adduced by the Appellant on the matter of 4-year HLS.
- 6.9 The Appellant adduced that there was only, in fact, a 3.59 years of deliverable sites. The evidence analysed all of the Council's sites set out in their 5 YHLS Statement and concluded

that there was a disparity in the deliverability of the sites and that 534 dwellings cited by the LPA were not deliverable. The assessment of deliverability was based on the guidance set out in the Paragraph 68-007 of the PPG.

- 6.10 As part of the Appeal process, both parties, in Paragraph 1.7 of the signed Statement of Common Ground (SoCG) on Housing Land Supply, agreed that a 4YHLS against the four year requirement could not be demonstrated. The extent of the shortfall in the 4YHLS was not agreed in the SoCG.
- 6.11 The Inspector considered the evidence provided by both the Local Planning Authority and the Appellant and concluded that EHDC can only demonstrate a 3.59 years supply (Paragraph 63 of the Appeal Decision). Therefore, there is a clear critical need for housing to come forward in the District.
- 6.12 In order to address this situation and assist the development plan policy an approach is required and additional land should be released for housing to help ensure needs are met. The locational policies controlling housing development should be applied more flexibly as a means of bringing land forward which is otherwise suitable and sustainable for development.
- 6.13 Given that EHDC is unable to demonstrate a sufficient four year housing land supply position, Paragraph 11 d) of the NPPF is engaged and as a consequence the tilted balance applies in decision taking.
- 6.14 Paragraph 11 d) of the NPPF applies to decision-taking where there are no relevant development plan policies, or the policies which are most important to determining the application are out of date. As identified in footnote 8, this includes situations where the local planning authority cannot demonstrate a five or four year (depending on Paragraph 226) supply of deliverable housing sites.
- 6.15 The provisions of Footnote 7 to Paragraph 11 d) (i) are not engaged in this instance as the site does not relate to an area or asset of particular importance. Accordingly, Paragraph 11 d) ii) must be engaged and the tilted balance must be applied.
- 6.16 Paragraph 11) d) (ii) states that planning permission should be granted unless “*any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole*”.
- 6.17 Whilst the Scheme complies with the Development Plan as a whole, it is accepted that the proposals do not strictly accord with Policies CP10, CP19 and NP Policy 1 which seek to contain new development to within the settlement boundary. However, these Policies carry limited weight given that EHDC’s housing needs are out of date. Accordingly, these Policies are considered to be out of date in the context of Paragraph 11 d) of the NPPF.
- 6.18 As discussed in Sections 6 and 8 of this Planning Statement, there are numerous benefits to which this scheme can bring forward, which clearly outweigh the adverse impacts.
- 6.19 It is considered that the delivery of market housing and affordable housing should be given significant weight in the planning balance. Indeed, the Inspector of the recent appeal (Ref.

APP/M1710/ W/23/3329928) noted that *“the housing provision would have substantial economic and social benefits”* (Paragraph 76).

- 6.20 As also stated within the decision of an appeal in Central Bedfordshire (Ref. APP/P0240/W/21/3289401), the Inspector noted *“The provision of housing is one, if not the, key aim of national planning policy. There is agreement across the industry, and beyond, that we are not building sufficient homes...”* (Paragraph 41). There are real world implications of the failure to deliver housing.
- 6.21 The settlement of Medstead/Four Marks is classified as a Level 3 Small Local Service Centre settlement within the EHDC settlement hierarchy. Such settlements according to the Joint Core Strategy:
- “Have a more limited range of services but are suitable locations to accommodate some new development. These centres will have different roles depending on their size, but they will all play an important part in the life of their communities. They will be maintained to ensure that they provide basic food and grocery shopping, supported by a limited choice and range of other shops plus a range of non-retail services and community uses. Modest development to meet local needs for housing, employment, community services and infrastructure will secure their continuing vitality and ensure thriving communities.”*
- 6.22 Furthermore, the site is also in close proximity to Alton which is identified as a Market Town in the Council’s Settlement Hierarchy. The Joint Core Strategy states that:
- “Market Towns are the most sustainable locations for most new development in terms of access to local services and facilities. Within environmental constraints, they will continue to offer the widest range of shopping and to be main destinations for social, leisure, entertainment, cultural, commercial and economic activity, serving wide catchment areas. Small, independent traders will continue to thrive, contributing to a strong sense of place.”*
- 6.23 As discussed above, in the matter of an appeal for residential development located at Ivatt Way which is located immediately south east to the application site (Ref. APP/M1710/A/14/2226723) (Allowed - 29/06/2015), the Council acknowledged the suitability of the location for residential development in principle in terms of access to facilities, public transport and services. There is a wide range of services and facilities in the settlement, including bus routes and a limited train service, a primary school and shops and the proposal would make contributions.
- 6.24 Accordingly, having regard to both the adopted and emerging spatial strategies for EHDC and the accessible services and facilities situated in close spatial proximity to the site, the site is clearly situated within a sustainable location for growth.
- 6.25 The scheme will also provide significant employment and other economic benefits as outlined in **Section 7** of this Statement which can also be considered to attract moderate weight in the planning balance.

6.26 As such, whilst it is acknowledged that although the site is located beyond the settlement boundary, will result in a change to the landscape, these impacts are considered to be limited and can be sufficiently mitigated through the detailed design of the scheme. These are all discussed in further detail below. Accordingly, when looking at the Development Plan as a whole, given the conflict with the spatial strategy is out of date, and the degree of harm is limited, the benefits clearly and demonstrably outweigh the adverse impacts, and the proposal is in accordance with the Development Plan as a whole. The proposed development therefore accords with Paragraph 11d) (ii) and the presumption in favour of development should apply.

Sustainable Location

6.27 Paragraph 60 of the NPPF reiterates the Government's central objective of "*significantly boosting the supply of homes*". In circumstances where a housing land supply cannot be demonstrated, or where the development plan is absent, silent or relevant policies are out of date, Paragraph 11 d) requires a balancing exercise to be undertaken.

6.28 As the site lies outside the defined settlement boundary, Policy CP10 and Policy CP19 protect land outside the settlement boundary from development. However, Policies CP10 and CP19 seek a blanket protection over the countryside which is a more stringent test than paragraph 174 in the NPPF which seeks to protect and enhance 'valued landscapes' and recognises the 'intrinsic character and beauty of the countryside'. The site is not a valued landscape and the character of the site is an area for grazing. EHDC's policies are therefore not wholly consistent with the Framework and the weight that can be attributed to them within the decision-making process is reduced.

6.29 The proposal will not have a detrimental impact upon the immediate or wider character of the area and the Landscape and Visual Impact Assessment (LVIA) submitted alongside this application demonstrates that residential development could be successfully accommodated within the site and surrounding landscape without unacceptable effects on landscape character.

6.30 Although the site lies beyond the development limits of South Medstead, it is immediately adjacent to the pattern of existing development, abutting the built-up area along Lymington Bottom Road and the recent development at Rosing Grove.

6.31 The site is well located in terms of local facilities and services which are accessible on foot/cycle, including a Tesco Express which is approx. 1km from the site.

6.32 The site is well served by a number of buses, the main bus routes provide frequent connections.

6.33 The site is therefore in a sustainable and accessible location and is within easy access of a wide range of services and public transport routes. The site is accordingly suitable for development for housing in line with national policy.

6.34 In line with the NPPF, the proposed development will deliver a wide choice of high-quality homes, including affordable housing and will support the Government's objective of

significantly boosting the supply of homes. The proposals would deliver much needed affordable housing in an area of the Council's jurisdiction that identifies a notable need for affordable housing, where it is clear that provision of new affordable housing is an important and pressing issue across the District (HEDNA paragraph 7.76).

- 6.35 The Inspector of the recently allowed appeal at Four Marks (Ref. APP/M1710/W/23/3329928) noted:

“The affordable housing would also contribute to the social objective, particularly as 40% of the dwellings would be affordable which is a very significant proportion. Notably, the average cost of a home in East Hampshire in 2022 was 12.5 times the area average salary compared with 5.79 in 1997. The Inspector’s report examining the Local Plan in 2013 identifies an acute need for affordable housing and therefore since 2019 the number of people on the housing register has increased whilst affordable housing delivery has substantially fallen. The Council’s HEDNA records in 2022/2023 a shortfall of 502 affordable homes in that year alone” (Paragraph 75).

- 6.36 The same principles with regards to housing delivery as prescribed by the Inspector as part of the above appeal decision apply to this application scheme.
- 6.37 As set out in **Section 2** of this Planning Statement, there are already a number of local facilities and services in accessible locations to the Site including a Primary School community facility, post office, church and local pubs. The proposed development will further support the viability and sustainability of these facilities by bringing new residents who will utilise these facilities.
- 6.38 As a result of the proposed development the surrounding local facilities and services will benefit from S106 contributions requirements resulting from the pupil yield of the Site will be met through CIL contributions paid as part of the planning obligations.
- 6.39 The Proposed Development would therefore have a positive socio-economic impact on the provision of housing, including affordable housing and would provide publicly accessible open space.
- 6.40 Overall and on balance, the development is considered acceptable in principle. It is clear that the site provides an appropriate location for new high quality housing in accordance with the Development Plan.

Layout and Design

- 6.41 In accordance with Paragraph 130 of the NPPF, the proposed development is intended to deliver a high-quality built environment which is sympathetic to local character and history, including the surrounding built environment and landscape setting, and will establish a strong sense of place utilising an arrangement of streets, space, building types and materials to create a distinctive place to live and visit.
- 6.42 The proposals have regard to the character and appearance of South Medstead in terms of architectural language and building heights. The proposals are predominantly of a

conventional two storey height to reflect the design of the surrounding existing development. The proposals include areas of open space which would be publicly accessible and would provide play and recreation facilities for the new community. The proposals provide a well-planned and attractive development which reflects and respects the vernacular of the local area.

- 6.43 The proposed development is intended to create places that are safe, inclusive and accessible and which promotes health and wellbeing by encouraging walking and cycling. The layout plans show the locations of pedestrian and cycle links into the site and through the site. The proposals will also seek to provide connections to existing off site walking and cycling routes.
- 6.44 The proposed design has been influenced by the existing topography and landscape, reinforcing the local character by retaining trees as predominant boundary features, softening the landscape through the use of open spaces.
- 6.45 In addition to this, a well-connected network of streets is proposed, including desirable routes in order to integrate the existing and new communities.
- 6.46 The proposed development has been specifically designed to respond to the constraints of the site and the materials proposed reflect and respect the character and appearance of the surrounding area through the use of brick, tile hanging and flint features. The result is a form of development that will successfully assimilate into its surroundings, ensuring the existing landscape becomes an integral and positive part of the development.
- 6.47 The spacing between the proposed dwellings reflects other development in the vicinity of the site and ensures that the character of the area is maintained in this regard. The mix of terraces, semi-detached and detached dwellings reflects the developments and character in and around Four Marks and Medstead.
- 6.48 A Design and Access Statement outlining the design approach for the site accompanies this planning application which provides further information relating to the layout and design of the scheme.
- 6.49 The proposals provide a well-planned, attractive development which reflects and respects the architectural vernacular of the surrounding area and the landscape buffers around the site, and therefore it is considered that the proposals are compliant with Joint Core Strategy and Section 12 of the NPPF

Housing Mix and Tenure

- 6.50 In accordance with Policy CP13 of the Joint Core Strategy, the development will include a range of house types and sizes to address local requirements having regard to size, location, and characteristic of the site.
- 6.51 The proposed development will provide a mix of detached, semi-detached, and terrace properties, along with two apartment blocks. All of the proposed units will meet the nationally

described space standards with the appropriate dwellings meeting the standards set out by the Building Regulations Part M4(2).

6.52 The housing mix for the proposed development is summarised below:

Table 4. Proposed Housing Mix

Tenure	Bedrooms	No.	Sub Total
Market	2	11	32
	3	11	
	4	10	
Affordable	1	8	21
	2	8	
	3	4	
	4	1	
Total		53	53

6.53 Policy CP13 states that all market housing developments must provide a minimum 40% of the total number of units proposed on site to be provided as affordable housing on site. The Council will negotiate the affordable housing tenure mix on development sites based on site specifics, viability, and affordable housing needs.

6.54 A total of 21 homes will be provided, of which 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.

6.55 The development has regard to the established character and density of South Medstead and will provide homes which are accessible or capable of being adapted to enable people to stay in their homes as their needs change.

6.56 It is considered that this mix is in accordance with Policy CP11 of the Joint Core Strategy and will meet the HEDNA particularly in relation to the need for larger homes and the stock balancing. Furthermore, the development will deliver 40% on-site affordable housing based on local affordable needs.

Transport Highways and Access

6.57 Policy CP31 of the Core Strategy addresses the transport and highway impacts of proposed developments. A Transport Assessment has been prepared by Pegasus Group and is submitted with this application.

Access

- 6.58 The proposed access would comprise an all-modes access incorporating a new priority junction. The new access road would be 6.75m wide, with a 3m wide footway/cycleway proposed on the southern side of the spine road, and a 2m footway proposed on the northern side.
- 6.59 The main spine road which provides the principal access arrangement into the heart of the development splits into two spur roads, which provides access to the dwellings across the site.
- 6.60 The internal roads and shared surface areas are proposed to be provided at 4.8m wide, with 2m wide footways which create a number of routes and connections within the site and wider area. A refuse access and route has been outlined for the proposed development in line with policy standards.
- 6.61 The layout of the proposed development has been designed to ensure safe and suitable access for pedestrians and cyclists as well as to ensure routes into the site connect with existing walking and cycling networks.
- 6.62 A number of local amenities are located within a walk distance of the site and can be accessed via the local footway network. The site is therefore in an accessible and sustainable location for housing development.

Parking Provision

- 6.63 In terms of car parking provision for the development, as set out within the Transport Assessment, the proposed layout provides 119 car parking spaces. This comprises 109 allocated spaces and 11 visitor spaces, which accords with EHDC's parking standards. All of the parking spaces will have access to one electric vehicle charging point as required by Building Regulations.
- 6.64 Cycle parking is provided throughout the development in the form of 98 cycle parking spaces. These will be located within the curtilage of dwellings, either within garages or sheds to be provided within gardens. A total of 10 visitor cycle parking spaces are also proposed, which will be provided within the Local Area for Play (LAP).

Traffic Impact

- 6.65 As shown in the accompanying Transport Assessment, proposed development is forecast to generate around 35 two-way vehicle trips in the AM and around 29 two-way vehicle trips in the PM peak hours. This equates to an average of around one vehicular movement every two minutes associated with the scheme.
- 6.66 It is also forecasted that 53 dwellings could be associated with around 13 pedestrian movements in the AM and around seven pedestrian movements in the PM peak hours. Around one cyclist and one public transport movement is forecast in the AM and PM peak periods.

- 6.67 It is concluded that the movements will easily be accommodated on the surrounding highway network without a severe impact.

Refuse and Servicing

- 6.68 Refuse tracking has been undertaken to ensure that the site can be entered and exited by both delivery and service vehicles in a forward gear. Refuse and Servicing arrangements will continue in line with the current arrangements for the other residential properties in the local area. Refuse bins will be wheeled to the end of each respective dwelling's driveway on the day of collection for easy collection by EHDC's waste team.
- 6.69 The proposals are therefore considered to be in accordance with Policy CP29 and CP6 of the Joint Core Strategy by promoting opportunities for sustainable transport modes, improving accessibility within the village and integrating the site into existing movement networks.

Flooding and Drainage

- 6.70 A Flood Risk Assessment (FRA) and drainage strategy accompanies this submission and takes into account the detailed design of the site. The FRA concludes that the site is located within Flood Zone 1 as identified on the Environmental Agency indicative flood map, meaning that the site is at a low risk of fluvial flooding.
- 6.71 The proposed surface water drainage strategy will manage the flood risk through a surface water system which proposes to discharge all surface water runoff generated from the proposed development's hard standing areas including roofs, driveways and roads to two cellular crate soakaways.
- 6.72 The soakaways are sized to attenuate runoff for all storm events up to and including the 1 in 100 year +45% for climate change.
- 6.73 Permeable paving is also proposed for private shared parking and shared driveways.
- 6.74 In terms of foul water, the flows generated from the development will discharge via gravity to an existing Thames Water sewer, south of the site, within Lymington Bottom Road.
- 6.75 Further details of the proposed surfaced water drainage strategy are provided in the FRA and Surface and Foul Water Drainage Strategy which accompanies this planning application.
- 6.76 The flood risk assessment has demonstrated that the proposed development is fully compliant with the requirements of the NPPF. Further to this the proposals are in line with Policy CP25 of the Joint Core Strategy by providing sustainable drainage systems within the proposed development.

Ecology and Biodiversity

- 6.77 An Ecological Assessment (EA), prepared by Ecology Solutions, is submitted alongside this application. This details of the extensive survey and assessment work, which has been undertaken provide a good understanding of the likely impact of the proposed development on ecology and biodiversity.

- 6.78 The assessment states that the following surveys were undertaken on site between May and September 2023.
- 6.79 The retention of the majority of hedgerows as well as the provision of new tree and landscape planting, will maintain opportunities for birds, while the erection of bird boxes within the site will also provide new nesting opportunities.
- 6.80 The assessment concludes that the implementation of the safeguards and recommendations set out within this report, it is considered that the proposals accord with planning policy with regard to nature conservation at all administrative levels.
- 6.81 Mitigation and enhancement measures will be proposed to reduce the impact of the works on local wildlife and protect species to increase the nature conservation value of the Site in the long term in accordance with Government guidance as set out in the NPPF as well as Policy CP20, CP21 of the Joint Core Strategy.
- 6.82 In addition to the EA, a BNG Assessment has been prepared. The assessment confirms in the calculation that a net gain in biodiversity above the mandatory 10% can be achieved under the current development proposals providing that off-site land is utilised. The land identified is in the ownership of Bewley Homes and is deliverable.
- 6.83 Additionally, the assessment concludes that the development proposals will deliver a further net gain in biodiversity through the additional enhancement measures detailed above that are not accounted for within the calculation. As such, it is considered that it has been demonstrated an overall net gain in biodiversity can be achieved over the existing situation.
- 6.84 The development will be able to provide an overall net gain in biodiversity through sensitive design and with the range of mitigation and compensatory measures that can be delivered and secured via suitably worded conditions, to ensure that there are no overriding ecological constraints to the development proposals.

Trees and Landscaping

- 6.85 An Arboricultural Impact Assessment (AIA) and Method Statement has been provided as part of this Full application to demonstrate that the arboricultural impact of the proposed development is of low magnitude, and that adequate protection can be provided to ensure all retained trees are protected throughout development.
- 6.86 There are a number of existing trees around the site boundaries and several trees within the site. The Arboricultural Impact Report submitted alongside the application identifies the quality and value of existing trees on the site.
- 6.87 The layout of the proposed development has been strongly influenced by the existing landscape present on site including the existing trees and these have been sought to be retained wherever possible as part of the proposed development.
- 6.88 The report incorporates a tree survey which was undertaken in May 2023. The tree survey and assessment considers the impact of the proposed development on all of the trees present across the whole site.

- 6.89 All existing trees within the site have been assessed (either individually, as a group or as a woodland) and have been categorised as Category A (high quality), B (moderate quality), C (low quality) or U (very poor quality).
- 6.90 As a result of the proposed development, 11 individual trees and 1 group of trees will require removal, and 2 groups of trees will require partial removal. All of the individual trees/hedges for removal have been categorised as Category C, which are of a low quality, low value and have a short-term potential. The development also requires minor incursion into one of the retained trees (no. 18). As such, to minimise the impact on this specimen, excavation within these of its RPA will be undertaken manually, under the direct control and supervision of an appointed arboricultural consultant, so that any over dig into the RPA is avoided, and any roots encountered can be treated appropriately.
- 6.91 For further details, please see the Arboricultural Impact Assessment which accompanies this application.
- 6.92 The AIA also confirms that none of the dwellings would be within the shadow patterns of retained trees, and as such the dwellings will not be shaded by retained trees to the extent that this would interfere with their reasonable use or enjoyment by incoming occupiers.
- 6.93 To compensate for the removal and works to the existing trees, the proposals incorporate additional hedgerow and tree planting, which will provide a rich and varied planting scheme across the development.
- 6.94 As part of the proposal, James Blake Associates have prepared a Landscape Strategy and a Plant Schedule sets out the proposed landscaping for the Site. The Illustrative Masterplan shows areas of green space, supported by ornamental and street trees, wildflower meadow and ornamental shrub planting.
- 6.95 The proposals clearly set out a comprehensive landscaping strategy which has placed a strong emphasis on native species which will enhance the area further, demonstrating how this site can bring multiple landscaping and biodiversity benefits for the wildlife and the wider community to enjoy.
- 6.96 Overall, the proposed development would not have a detrimental arboricultural impact. Indeed, the proposed development would have no unacceptable adverse arboricultural impacts on the character of appearance of the local landscape or the amenity or biodiversity which the existing trees provide.
- 6.97 For further details on the landscaping strategy for this site, please see the accompanying landscaping documents which are submitted alongside this application.
- 6.98 The proposed development is therefore considered to be acceptable in arboricultural and landscape terms.

Landscape and Visual Matters

- 6.99 A Landscape and Visual Impact Assessment (LVIA) has been prepared by James Blake Associates and submitted alongside this application.

- 6.100 The site is not located within any statutory or non-statutory landscape designations.
- 6.101 The site does not exhibit characteristics one might consider to be rare or of value and has no features that could be considered as important examples of the type. There are no features of interest to conserve on site.
- 6.102 The LVIA acknowledges that the proposed development will alter the character the area, however as the site is contained by existing dwellings, mature hedgerows and intermittent mature tree lines, the majority of views in and out of the site are screened accordingly; as such the majority of the residual landscape effects are considered to be negligible.
- 6.103 The Site is primarily enclosed by existing boundary vegetation, and the well vegetated existing residential settlement to the north, east and south. Layers of existing vegetation within the surrounding landscape are dense and mature enough to provide a good level of filtering and screening during winter months. The settlement of Medstead, built form settled in a mature well vegetated landscape, is all but hidden from view from the immediate surrounds and only partially viewed when travelling through it itself.
- 6.104 Due to existing settlement and layers of existing vegetation, views towards the Site are screened in the majority of views.
- 6.105 The LVIA examines the visibility of the site from the surrounding area, from twelve different surrounding viewpoints. One view experiences a minor adverse impact, when taken from a near distance. The eleven remaining views points experience no change in view following development of the Site as proposed.
- 6.106 The Assessment concludes that the spatial layout of development areas, open space and strategic green infrastructure, as well as existing features to be retained, have been designed complement and respect the character and context of the settlement and the surrounding countryside.
- 6.107 Although there will be localised visual and landscape effects, the sensitively considered and designed layout, strategic landscape infrastructure and enhancement of existing vegetation, along with new internal development planting, will restore the balance of the wider landscape.
- 6.108 The Assessment concludes that in landscape terms there are no overriding landscape or visual effects that should prevent the development of the Site as proposed and is consistent with Policy CP20 of the Joint Core Strategy.

Sustainability and Energy

- 6.109 An Energy and Sustainability Statement has been prepared by AES Sustainability Consultants. The statement provides an assessment against the sustainable design and construction of dwellings, in relation to the EHDC development plan policies.
- 6.110 The statement sets out that the design and build of dwellings will be in accordance with Policy CP24 of the Joint Core Strategy, implementing a fabric first approach to sustainable construction, providing renewable energy and highly efficient buildings that minimise water

demand, CO2 emissions and energy use. The proposals will achieve the equivalent to a 31% reduction in CO2 emissions, exceeding currently Building Regulations (Part L 2021). Furthermore, water usage is proposed to be reduced so that flowrates do not exceed 110 litres/person/day in line with Building Regulation Part G.

- 6.111 In summary, the statement explains that the main technologies would be suitable for the development include solar photovoltaics, and energy-efficient boilers. Air Source Heat Pumps will also be considered at the detailed design stage. Furthermore, the whole site will incorporate gas heating systems supplemented by solar PV.
- 6.112 Therefore, by ensuring that high quality design is maximised to ensure energy efficiency, and that sustainable energy systems are utilised, the proposed development is in accordance with Policy CP24.

7. PLANNING BENEFITS

- 7.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 sets out a requirement that planning applications are to be determined in accordance with the development plan unless other material considerations indicate otherwise.
- 7.2 Whilst the majority of the development sits outside the settlement boundary it is immediately adjacent to it. The site has no landscape and ecological designations or protections. The site is currently private land with no right of access; however, the proposals would deliver multiple benefits for Four Marks and Medstead.
- 7.3 The proposed development would deliver much needed housing and affordable housing in the short term. This is a significant planning benefit.
- 7.4 This site will bring forward numerous substantial benefits which will clearly outweigh any adverse impacts which may occur through bringing forward an out of settlement site. The benefits are set out in more detail below.

Economic Benefits

- 7.5 The proposed development will have the following economic benefits for the local community:
- Generation of circa £500,000 of financial contributions through CIL payable to EHDC which can be utilised to support highway improvements, local community and social infrastructure, green infrastructure, public services and education;
 - Additional economic activity, employment and training opportunities, supported by an Employment and Skills Plan;
 - Through the construction, a number of jobs will be created over the build period, and additional jobs in the wider supply chain;
 - New homes that will attract young people, families and working-age households, helping to sustain local services;
 - Through the new homes, a New Homes Bonus will be available to spend providing new infrastructure or improvements by EHDC; and
 - Council Tax will also result from the new homes helping to fund local services.

Social Benefits

- 7.6 The proposed development will also deliver the following of social and community benefits:
- The delivery of 40% on-site affordable housing, of different types and sizes, and a mixture of tenures (affordable rented and shared ownership) to make a significant contribution to meeting local need;
 - Market homes of a mixture of sizes and types, to address needs in an area with a housing supply deficit (as discussed above), and at a sustainable location;

- The provision of new amenity space, including a Local Area of Play for new and existing local residents; and
- Opening up connections for pedestrians and cyclists to connect into the wider network to promote sustainable connectivity.

Environmental Benefits

- 7.7 Finally, the proposed development will have a number of environmental benefits including:
- Creation of a high quality and sustainable environment opening up what is currently private land creating easy access for all new and existing residents to high quality public open space and amenities;
 - Enhanced mature landscape boundaries with new planting for amenity and ecological benefits;
 - A net biodiversity gain of at least 10% as a result on on-site biodiversity improvements;
 - Biodiversity enhancements such as wildflower planting, orchard planting, retaining existing trees, planting additional trees and providing a more diverse habitat overall;
 - Sustainable design and energy efficiency measures exceeding current building regulation; and
 - A high-quality and landscape-led scheme design, incorporating distinctive character areas and reflecting local typologies.
- 7.8 The site is in a sustainable and accessible location adjacent to the settlement of Four Marks, with access to a range of services and amenities.
- 7.9 Overall, the proposed development will deliver substantial economic, social and environmental benefits. As EHDC are unable to demonstrate a four-year housing land supply and as such the tilted balance is engaged, it is clear from above that the benefits which this scheme can bring forward outweigh the harm when assessing the material considerations for this site, in accordance with the Development Plan as a whole.
- 7.10 EHDC are therefore required to determine whether any adverse impacts of granting planning permission (should any be identified) would significantly and demonstrably outweigh the benefits, when assessed against the policies within the NPPF, when read as a whole, in accordance with Paragraph 11d).
- 7.11 In light of the planning benefits outlined above, and the limited harm resulting from the proposed development, planning permission should be granted without delay.

8. AFFORDABLE HOUSING STATEMENT

- 8.1 The following section considers the Affordable Housing provision within the development against the Policy requirements.
- 8.2 Policy CP13 relates to housing needs and affordable housing. This policy requires that 40% affordable housing is required and states that affordable housing is normally provided on-site.
- 8.3 The application is for 53 homes, resulting in a requirement for 21 affordable homes, which are proposed as part of the application.
- 8.4 Policy CP13 advises that the tenure split of affordable housing will be negotiated on a site-by-site basis, depending on individual site circumstances and affordable housing needs.
- 8.5 In accordance with Policy CP13, the affordable housing provision and tenure split is set out below in Table 6. As can be seen, a range of sizes and types of affordable homes have been provided, to reflect local need.

Table 5. Proposed Affordable Housing Mix

	1 Bed House	2 Bed House	3 Bed House	4 Bed House	Sub-Total / %
Affordable Rent	8	5	2	0	15 (71%)
Shared Ownership	0	3	2	1	6 (29%)
Total	8	8	4	1	21 (100%)

- 8.6 Policy CP13 requires the affordable homes to be distributed throughout the development. As can be seen on the Proposed Housing Mix and Tenure Plan (Ref. SP-01 Rev B) submitted alongside this application, the affordable homes are dispersed throughout the site which creates an integrated and mixed community. In addition, the design of the affordable homes will be indistinguishable from the market homes.
- 8.7 The affordable housing proposals are therefore in accordance with Policy CP13.

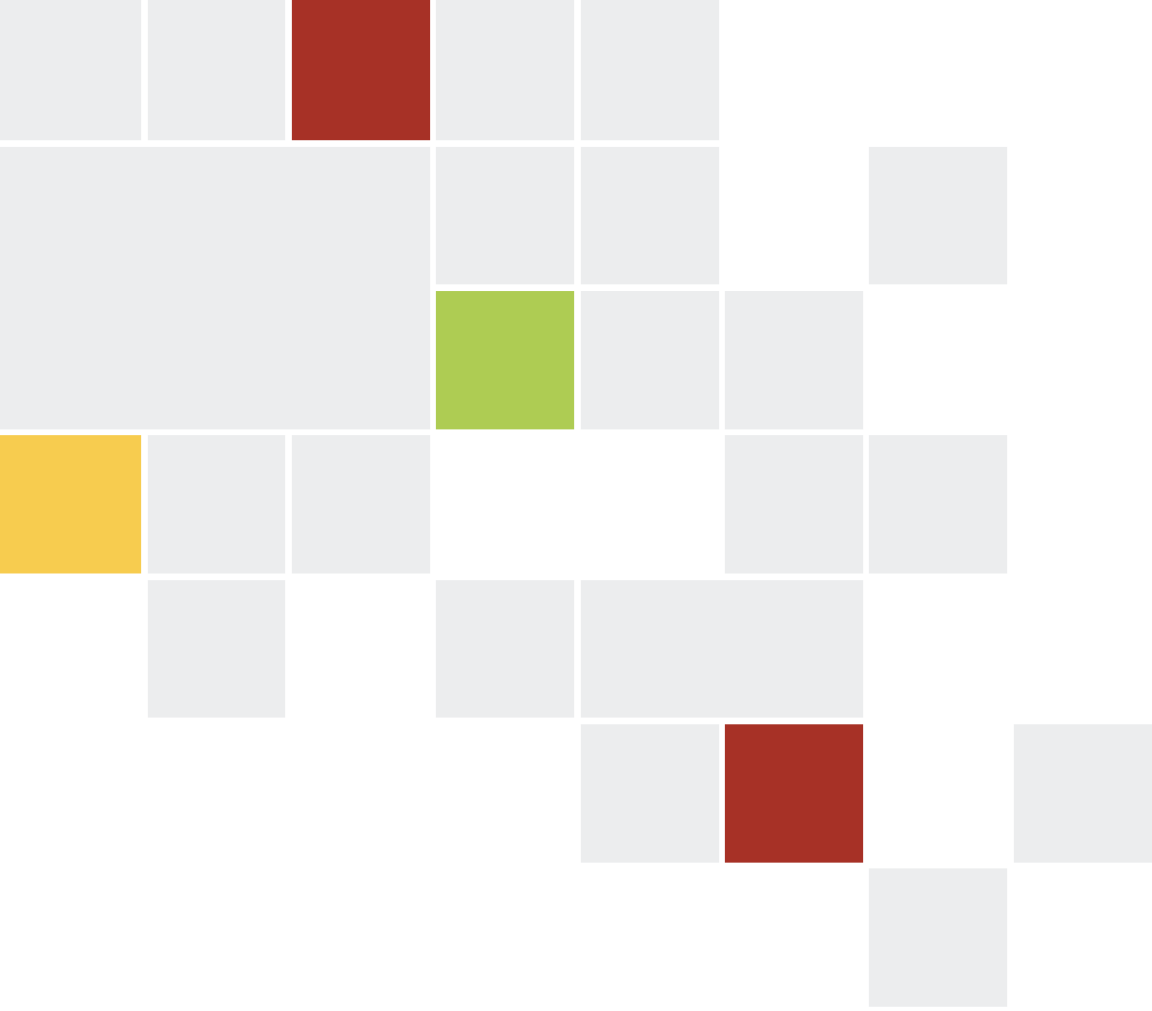
9. PLANNING OBLIGATIONS

- 9.1 The proposed development will deliver a sustainable new community at South Medstead, which will contribute to meeting the spatial strategy and housing needs within East Hampshire District Council. The impacts resulting from the proposed development can be mitigated by planning obligations (to be contained within a Section 106 Agreement), CIL, or by appropriately worded planning conditions.
- 9.2 This section sets out the contributions that may be sought in respect of the proposed development. It is expected that the scope and nature of any contributions will be established through the determination of period, taking account of responses provided by statutory consultees. However, at this stage it is anticipated that the planning obligations to be secured by a S106 Agreement may include the following:
- On-site 40% affordable housing;
 - Biodiversity net gain;
 - Infrastructure contributions;
 - Open space provision, including equipped play provision; and
 - Off-site play space contribution.
- 9.3 A Section 106 Agreement will be concluded before the planning application is formally determined. This will secure the provision of required infrastructure and set out appropriate schedules to inform any future detailed submissions.
- 9.4 In addition, the development will make a substantial contribution to the Council's Community Infrastructure Levy based on £180 / sq. m (excluding index linking) of net additional floor space. This is in accordance with the CIL Protocol (2021) and outlines the following infrastructure that will be funded by CIL:
- Roads and other transport facilities
 - Flood defences
 - Schools and other educational facilities
 - Medical facilities
 - Sporting and recreational facilities
 - Open spaces
- 9.5 The actual sum, triggers and precise wording for any contributions is to be agreed during the application process. However, all contributions must be substantiated and justified in the context of the NPPF and Regulation 122 of the Community Infrastructure Levy Regulations 2010 (as amended).

10. SUMMARY AND CONCLUSIONS

- 10.1 The planning application to which this Planning Statement relates is submitted on behalf of Bewley Homes PLC and seeks full planning permission for the development of 53 new dwellings, with vehicular access from Lymington Bottom Road, and the provision of public open space and landscaping, following the demolition of 61 Lymington Bottom Road.
- 10.2 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'.
- 10.3 Prior to the submission of this application, consultation was undertaken with and the local community to explain the proposals. Where appropriate, comments have been taken into consideration to have influenced the final application.
- 10.4 The proposals have been arrived at through detailed consideration of the planning policy context through consultations with consultees, stakeholders and the local community.
- 10.5 This Planning Statement should be read alongside the other supporting documents which have been submitted as part of the full application.
- 10.6 The submitted supported documentation including this Planning Statement demonstrates that although the development site lies beyond the settlement limits, it is immediately adjacent to it and would provide a number of key benefits, in regard to housing need, open space provision, environmental enhancements (including at least a 10% biodiversity net gain), infrastructure improvements, achieved alongside wider socio-economic benefits. The application will also provide a number of infrastructure improvements on-site or within the wider area. through Section 106 and CIL payments, planning obligations are expected to exceed £500,000.
- 10.7 As discussed in Section 6, the scheme is in accordance with the Development Plan when taken as a whole, when assessing the material considerations, with the benefits to which the scheme brings materially outweighing the limited harm.
- 10.8 Paragraph 11 of the NPPF establishes the presumption in favour of sustainable development. Where there is no five year housing land supply or where the most important policies for determining the application are out-of-date, the 'tilted balance' should be engaged.
- 10.9 As determined as part of a recent Appeal (Ref. APP/M1710/ W/23/3329928), an Inspector has found that EHDC are currently unable to demonstrate a four year housing land supply. Accordingly, the tilted balance is engaged.
- 10.10 The most important policies for determining the application are Policies CP10, CP19 and Policy 1 which seek to contain new development to within inside the settlement boundary. Taken as a whole these policies are to be regarded as out of date for the purposes of decision taking.

- 10.11 In the absence of a four year housing land supply and given the out of date policies, the titled balance is engaged and in accordance with the NPPF, planning permission should be granted unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF as a whole.
- 10.12 Overall, the proposed development comprises a suitable and sustainable development. It has been demonstrated throughout this Planning Statement and the suite of technical documents that support the application submission that there are no adverse impacts of the proposals. Furthermore, there are no specific policies within the NPPF that indicate that the development should be restricted. Planning permission should therefore be granted without delay.



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