

3 May 2024

Attention: Planning Services  
East Hampshire District Council  
Petersfield

SLR Project No.: 433.000068.00001

## **RE: Land West of Beechlands Road, Medstead**

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**Proposal: Outline application with all matters reserved except for access, for up to 70 dwellings with vehicular and pedestrian accesses, public open space, landscaping and drainage and associated works.**

On behalf of our client, Bargate Homes, we submit this Outline planning application for the above development via the Planning Portal (reference PP-13008465).

Bargate Homes is an experienced local housebuilder, committed to delivering excellent development that accords with the unique local character of the East Hampshire District. The recent development of 51 homes at nearby Mulberry Gardens is an example of the exceptional quality and excellence that Bargate Homes are capable of delivering and is a real-life example of what the application site can achieve for future residents.

The development proposal for up to 70 homes makes the most effective use of the land available whilst creating a beautifully designed place for new residents to live.

The application consists of the following documents and plans:

- Application Form and Ownership Certificate (Certificate B)
- Planning Statement, *incorporating Sustainability Statement, Affordable Housing Statement and s106 Heads of Terms* (prepared by SLR Consulting)
- Design and Access Statement (prepared by Thrive Architects)
- Statement of Community Involvement (prepared by SLR Consulting)
- Housing Land Supply Assessment (prepared by Pegasus Group)
- Transport Assessment, *incorporating Road Safety Audit* (prepared by iTransport)
- Framework Travel Plan (prepared by iTransport)
- Flood Risk Assessment (prepared by The Civil Engineering Practice)
- Utilities Statement (prepared by The Civil Engineering Practice)
- Landscape and Visual Appraisal and associated viewpoint photographs and designation plans (prepared by SLR Consulting)
- Ecological Impact Assessment (prepared by LC Ecological Services)
- Biodiversity Net Gain Metric (prepared by LC Ecological Services)
- Arboricultural Impact Assessment and Method Statement (prepared by Barrell Tree Consultancy)
- Tree Protection Plan (prepared by Barrell Tree Consultancy)

- Manual for Managing Trees on Development Sites (by Barrell Tree Consultancy)
- Desk Based Archaeology Assessment (prepared by SLR Consulting)
- Phase 1 Geo-Environmental and Geotechnical Site Assessment (prepared by Geo-Environmental)
- Lighting Plan (prepared by Nulty Lighting)
- Noise Impact Assessment (prepared by SLR Consulting)
- Sustainability Checklist (Prepared by SLR Consulting)
- Validation Checklist (Prepared by SLR Consulting)

Plans:

- Location Plan [23066 101]
- Existing Detail [23066 102]
- Existing Site Layout Plan [23066 02 A]
- General Arrangement [23066 103 Rev C]
- Services Plan [23066 104 Rev B]
- Refuse Swept Path Analysis [23066 105 Rev A]
- Parameter Plan: Access and Movement [AMPP-01 Rev P1]
- Parameter Plan: Development Parcel [DPPP-01 Rev P1]
- Parameter Plan: Land Use [LUPP-01 Rev P1]
- Parameter Plan: Storey Heights [SHPP-01 Rev P1]
- Constraints and Opportunities Plan [COP-01 Rev P2]
- Illustrative Masterplan [IMP-01 Rev P2]
- Illustrative Landscape Masterplan [MR-23]

The requisite fee will be paid directly via the planning portal by Bargate Homes.

We trust the attached information is in order, and we look forward to confirmation that the application has been validated in due course. Should you require any further information please do not hesitate to contact us.

Your sincerely,

**SLR Consulting Limited**



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