



Beechlands Road, Medstead

Statement of Community Involvement

Bargate Homes

Prepared by:

SLR Consulting Limited

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SLR Project No.: 433.000068.00001

25 April 2024

Revision: 00

Revision Record

Revision	Date	Prepared By	Checked By	Authorised By
00	25 April 2024	Brenna Sherson	Nick Billington	Nick Billington

Basis of Report

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Executive Summary

Bargate Homes (the Applicant) has appointed SLR Consulting Limited to undertake the pre-application community and stakeholder consultation in support of the submission of an Outline Planning Application to East Hampshire District Council (EHDC) for the residential development of land to the west of Beechlands Road in Medstead (hereafter referred to as 'the Site').

The development is proposed to be for up to 70 homes and will include associated carparking, landscaping, drainage infrastructure, play provision, biodiversity gain, and vehicular pedestrian access from Beechlands Road.

This Statement of Community Involvement (SCI) provides a record of the community and political engagement carried out between March and April 2024. It demonstrates that a thorough approach has been taken to pre-application consultation with local residents, as well as ongoing engagement with local Councillors.

Activities undertaken as part of the consultation process have included:

- Issuing of hard copy letters to local residents raising awareness of the proposal and the consultation process.
- Issuing of hard copy letters to various Medstead Parish Council members and Councillors.
- Presentation to various Medstead Parish Council members at their regular public meeting
- Production of an online public exhibition via the dedicated project website for residents and local stakeholders.
- Provision of feedback forms via the project website, enabling residents and other local community members to provide feedback on the proposals.

This document demonstrates how the local community were actively informed and consulted about the plans, in accordance with the East Hampshire District Council's Statement of Community Involvement (adopted on 14 April 2022) and The National Planning Policy Framework and gives an overview of all consultation activity undertaken prior to the current planning application submission.

As a result of consultation, a number of concerns have been addressed and amends have been made to the scheme, which include:

- Reduction in the number of houses proposed from 75 to 70 to provide more space for open space, landscaping and ecological benefits
- Introduction of landscape and ecological buffer to development edges to protect existing retained hedgerows and the ecology that they support
- Enlarged play area recognising the value those responding to the consultation placed on this new public asset
- Removal of additional access drive onto Beechlands Road to minimise accesses onto the existing road
- New pedestrian and cycle linkages to existing bridleways to promote walking and cycling and access to the facilities within Four Marks
- Pedestrian route from site's main access linking to pavements at Mulberry Gardens added to further promote walking and avoid the need to cross the road multiple times
- Pumping Station added to make sure foul drainage system operates effectively.



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Acronyms and Abbreviations

EHDC	East Hampshire District Council
NPPF	National Planning Policy Framework
SCI	Statement of Community Involvement



1.0 Introduction

SLR Consulting Limited has been instructed by Bargate Homes (the Applicant) to undertake the pre-application community and stakeholder consultation in support of the submission of an outline planning application to East Hampshire District Council (EHDC) for the residential development of land to the west of Beechlands Road in Medstead (hereafter referred to as 'the Site').

The development is proposed to be for up to 70 homes and will include associated carparking, landscaping, drainage infrastructure, play provision and vehicular and pedestrian access from Beechlands Road. An extract from the illustrative masterplan for the Site is shown below in Figure 1.

Figure 1: Illustrative Masterplan



This Statement of Community Involvement (SCI) presents a record of the community and political engagement carried out on the proposals for the Site between March and April 2024.



2.0 Consultation Process

The pre-application consultation outlined here reflects the principles for consultation in the Planning and Compulsory Purchase Act 2004 (section 18) as amended by the Planning Act 2008, the Localism Act (2011), the Neighbourhood Planning Act (2017) and in the revised National Planning Policy Framework (NPPF) (update published in September 2023). This SCI is also in accordance with the EHDC Statement of Community Involvement (2019).

The purpose of the consultation process is to enable key local stakeholders to participate in the planning process and in doing so ensuring the best decisions are made by inviting feedback for consideration prior to finalising the design and ahead of submitting an outline planning application to EHDC.

The consultation process is summarised in the table below:

Table 1: Consultation Summary

Date	Action
22 March 2024	A letter was posted to residents informing them of the proposals.
25 March 2024	A letter was posted to various Councillors at Medstead Parish Council.
25 March 2024	The dedicated project website was launched alongside online feedback facility and start of consultation period.
17 April 2024	The project team presented to Medstead Parish Council Councillors.
21 April 2024 (extended from originally advertised close date of 17 April 2024)	Consultation period ended. Analysis of feedback received.

The methods of engagement used during the consultation process referred to in this document are detailed in the following sections.

2.1 Councillors and Parish Council

2.1.1 Consultation Letter

On 25 March 2024, a email copy letter was issued to local Medstead Parish Council Councillors and Local ward Councillors. This letter provided an overview of the proposed development and outlined the consultation process taking place. The aim of this letter drop was to raise awareness of the proposal, the consultation process and to provide these members of the local Council an opportunity to comment on the proposal and raise any queries.

The letter included a link to the bespoke consultation website (<https://bargatemedstead.co.uk>) for the proposed development as well as provided an additional method of contact via e-mail (bargatemedstead@havingyoursay.co.uk). A copy of the Councillors and Parish Council consultation letter is attached as Appendix A.

The East Hampshire District Councillors and Parish Council consultation letter was sent to following stakeholders:

- Medstead Parsh Council (via Parish Clerk)
- Councillor Allsopp



- Councillor Day
- Councillor Richardson

2.1.2 Presentation to Medstead Parish Council

On 17 April 2024 SLR Consulting Limited carried out a in-person presentation of the proposed development to various Medstead Parish Council members at their monthly parish meeting. This presentation outlined the details of the Site, the proposed development, the Applicant and the project timeline. A representative of Bargate Homes was also in attendance. The aim of this presentation and meeting was to raise awareness of the proposed development, the consultation process and the provide the opportunity for open discussion regarding any matters of concern or support. Paper and electronic copies of the presentation where also provided to the Parish.

Whilst the Parish Council where given an opportunity to ask questions or provide feedback, at the time of writing, no feedback from the Parish has been provided.

2.2 Residents Consultation Letter

On 20 March 2024, a hard copy letter was issued to local residents, providing an overview of the proposed development and raising awareness of the consultation process currently taking place. The letter was sent to 753 addresses locally.

The letter included a link to the bespoke consultation website (<https://bargatemedstead.co.uk>) for the proposed development as well as provided an additional method of contact via e-mail (bargatemedstead@havingyoursay.co.uk). A copy of the residents consultation letter is attached as Appendix B.

The Consultation Area Map, shown in Appendix C, identifies the properties in which the owners and/or occupiers received a consultation letter. These properties were identified as key stakeholders primarily due to proximity to the Site.

The feedback collected from the local resident's responses has been taken into account in the preparation of this submission.

2.3 Consultation Website

The public exhibition was hosted via a bespoke consultation website, where the proposals were presented to stakeholders and members of the public to elicit their views.

The content provided an overview of the Site, the proposal and key considerations (including biodiversity and ecology, archaeology and local heritage, design, and access and highway impacts). Information about the Applicant, Bargate Homes, as well as their contact details was also provided.

A feedback form was included in which stakeholders could fill in and submit online.

Screenshots of the consultation website are attached as Appendix D.

The bespoke website, alongside the opportunity to leave feedback, was launched on 25 March 2024. The consultation feedback facility closed on the 21 April 2024 (the feedback close date was extended from the originally advertised 17th April to give additional opportunity for comments to be submitted). Whilst the ability to leave feedback via the form has closed, the website remains available to view for the public to gain information about the proposals.



3.0 Feedback

Stakeholders, residents and members of the wider community were encouraged to complete a feedback form, to record their views on key aspects of the proposals, in order to obtain structured feedback.

The form contained two closed-ended questions and two open-ended questions to allow for individual comments and feedback. A copy of the questions included in the feedback form are attached as Appendix E.

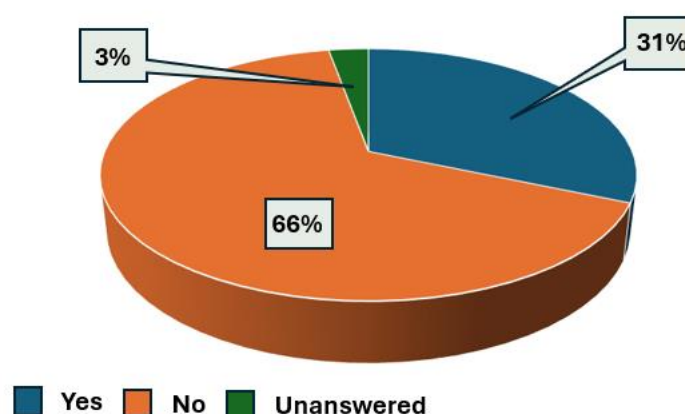
The feedback set out in this report is drawn from 39 sets of feedback collected during the public consultation period, through all feedback mechanisms:

- 35 responses were received through feedback forms submitted online via the dedicated project website.
- 4 responses were received through email submission.

3.1 Quantitative Feedback Collected via the Project Website

The feedback form, available on the dedicated project website, included two closed-ended questions. The below analysis relates to these questions:

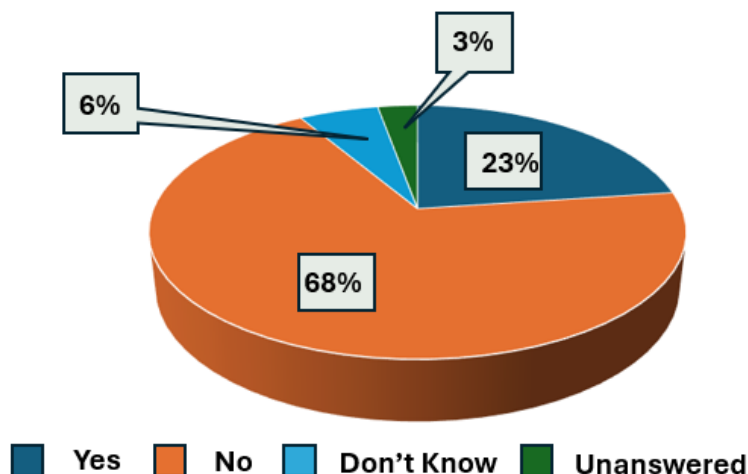
Q1: Are you supportive of the principle of additional homes in Medstead to help provide more choice for people who wish to live in the local area, including young families that wish to stay in the village?



Summary: The majority of respondents (66%) did not support the principal of additional homes in Medstead to help provide more choice for people who wish to live in the local area.



Q2: Do you agree with the mix and type of housing that is being proposed and feel this meets the needs of the community?



Summary: The majority of respondents (68%) did not agree with the mix and type of housing that is being proposed, with a further 23% of respondents agreeing with the proposed mix and a small number (6%) being unsure.

3.2 Qualitative Feedback Collected via the Project Website

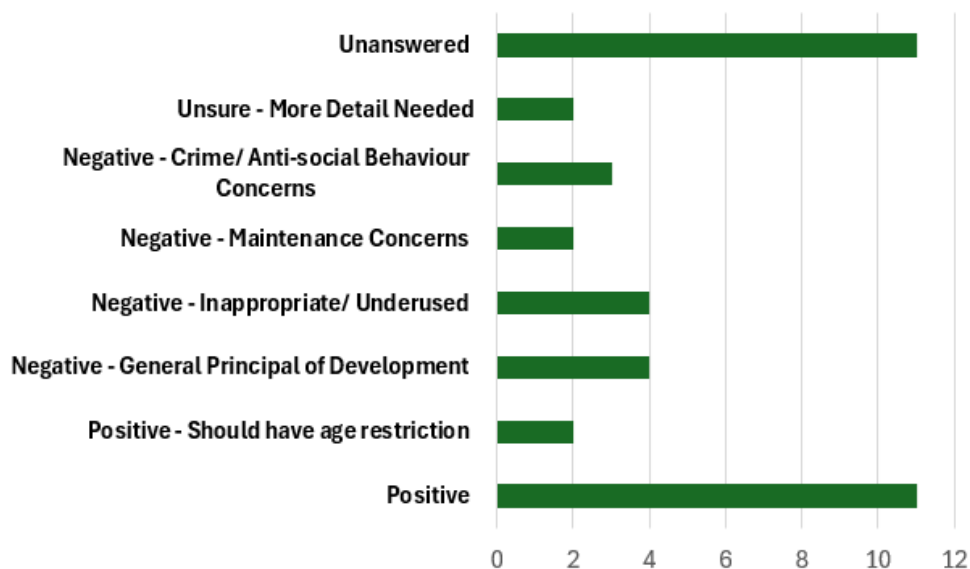
The feedback form included two open-ended questions that encourage individualised comments to be submitted. Responses provided to the two open-ended questions are summarised below on a question-by question basis.

Most questions produced comments touching on several key themes. These themes have been identified and recorded within each question. A full record of comments recorded verbatim can be supplied upon request.

It is important to note that some respondents provided several comments relating to different themes, meaning the sum of the themes covered will be more than the number of feedback responses where a response covered more than one theme, each individual comment is represented in the below graphs.



Q3: What are your thoughts on the provision of a play area within the site?



Summary: The number of positive comments in support of the provision of the play area were equal to the number of negative comments made by respondents.

There were several positive comments supporting the provision of a play area as part of the proposed development. Two respondents included comments that they consider an age restriction should be imposed for the use of the facility.

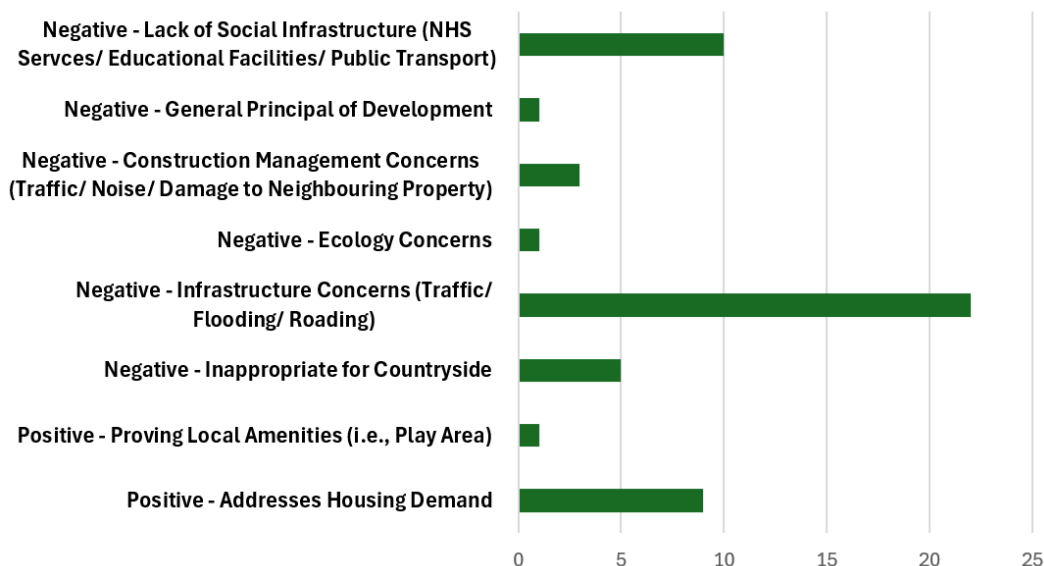
There were several concerns raised regarding the provision of a play area, such as:

- Concerns that a play area will attract youths and antisocial behaviour on the Site.
- Concerns regarding maintenance overtime.
- Concerns that a public play area is inappropriate in the countryside and will be underused by residents.

A number of negative comments related to the overall development itself and did not specifically relate to the provision of a play area. 11 Respondents did not provide any response in relation to Question 3.



Q4: What are your overall views of the proposal, and do you think there is anything that requires further consideration?



Summary: The number of negative comments outweighed the number of positive comments relating to respondent’s overall view of the proposal, which broadly aligns with the response to question 1.

Infrastructure concerns (relating to matters such as traffic generation, roading quality, flooding and provision of local services) was the most commented on issue. With the next most common response being negative responses relating to the lack of local social infrastructure (i.e., NHS services and schools) to service the additional residents.

Another common response was positive comments praising the proposal for providing additional housing within the local community, suggesting a understanding from some that new housing is needed in the area.

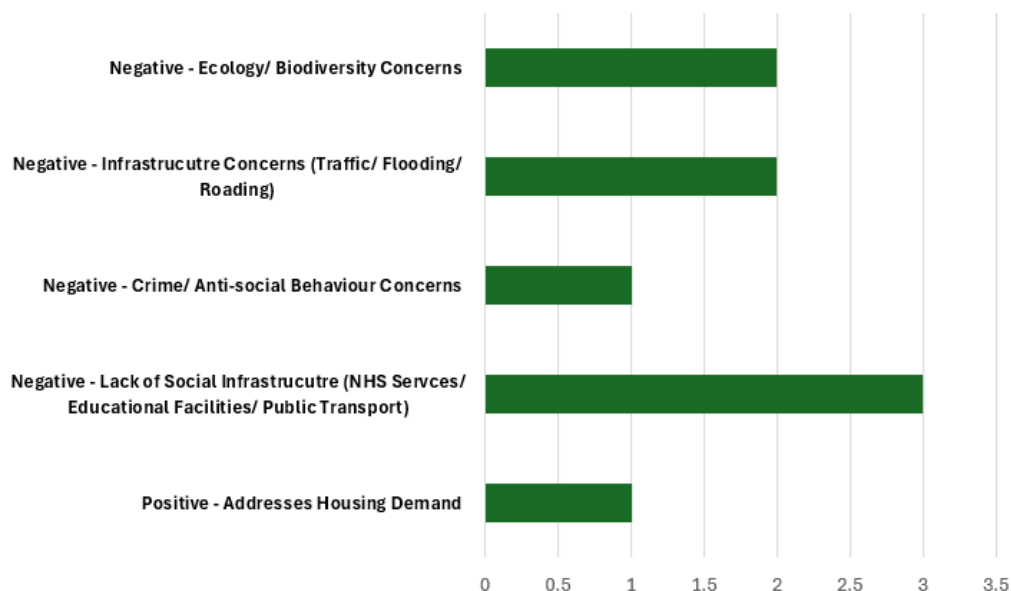
Other matters that respondents felt required more consideration included: Concerns relating to construction management effects (i.e., construction noise, dust and traffic) on neighbouring properties during the construction phase of the proposed development and concerns relating to negative effects on open space and the rural character and amenity of the wider area.

3.3 Email Responses

As mentioned previously four local residents submitted feedback via email. These email responses also produced comments touching on several key themes. These themes have been identified and displayed below. A full record of emails received can be supplied upon request.

It is important to note that some emails provided several comments relating to different themes, each individual comment is represented in the following graph.





Summary: The number of negative email responses outweighed the number of positive responses. With only one email response being generally supportive of the proposed development. The remaining three email responses were generally negative and raised concerns similar to those discussed above, including: concerns relating to the lack of physical and social infrastructure and the perception that the proposal may lead to an increase in antisocial behaviour in the local area.

4.0 Responses to Matters Raised Via Consultation

The Applicant's responses to the main themes and issues raised through the feedback received to date are provided below.

Table 2: Applicant Responses

Matter Raised	Response
General	
Do you consider a development of this size is appropriate in this area (i.e., being in the Countryside and outside of planned urban areas)?	The site is reasonably well enclosed, as confirmed by a Landscape Visual Appraisal of the site and has existing built development on each of its sides, meaning its development represents an organic extension to the built form in the area. The site is not of high environmental value. There is an acute need for housing in the area and the site is sustainably located. The site is therefore considered suitable for a development of up to 70 new homes, a reduction of 5 dwellings compared to the consultation proposals.
Who will be responsible for the ongoing maintenance of the development post-construction, including the maintenance of shared spaces such as the play area?	This is a matter to be determined but is likely to be managed by a Management Company unless the local District or Parish Council would prefer to take the management of play areas on.
Some respondents believe that a development of this scale and the provision of public spaces (such as	There is no evidence that the development of the site, including with much needed affordable housing, will lead to increased crime and anti-social



Matter Raised	Response
play areas) will encourage crime and antisocial behaviour. Has this been considered by the Applicant?	behaviour. At detailed design stage the layout and design will be developed to discourage this behaviour through features such as natural surveillance from well positioned windows looking over public spaces.
How will the proposal address ecological and biodiversity effects?	The site has been subject to detailed ecological surveys which have identified the important species utilising the site. The proposals incorporate a range of measures to mitigate any harm, including the retention of existing planting on site as far as feasible, incorporating buffers to retained features and providing ecological enhancements such as bird boxes, bee bricks and reptile hibernaculas. The proposals will also achieve a BNG through a combination of on site and offsite measures.
Will the proposal include large houses and private gardens big enough to accommodate large families?	The proposals include a mix of housing to meet the various needs of the local community, including larger and smaller properties to meet the needs of various families. Details of the final mix and layout are a reserved matters, but each house will have access to a well sized private garden.
Will the proposal provide attractive housing and frontages?	Yes – the proposals will include attractive properties as evidenced by the completed Bargate Homes Development at Mulberry Gardens just to the south-east of the site.
Infrastructure	
How do you propose to mitigate additional vehicle traffic entering already congested roads?	A detailed Transport Assessment has been undertaken which demonstrates that the peak time traffic likely to be generated by the development will not result in a lack of capacity on local roads. The proposals also include a package of measures via a draft Travel Plan to encourage the take up of sustainable modes of travel such as cycling, walking and public transport.
Have you considered the use of speed bumps to address traffic safety concerns?	Traffic measures, such as speed bumps, will be considered at the detailed design stage. Any off-site traffic measures will be subject to discussions with the Highways Authority.
How will the development address local flooding issues in the area?	A detailed Flood Risk Assessment and outline drainage strategy is submitted with the application. This shows that through use of sustainable drainage measures the development will be protected from flooding and will not increase flood risk off site.
Some respondents have concerns that there is a lack of social infrastructure (i.e., NHS services/ educational facilities/ public transport) to support a development	Social infrastructure, such as NHS services, receives capital funding via central government based on local population forecasts and so, whilst recognising the concerns raised, it is not normally for developments to fund this type of infrastructure.



Matter Raised	Response
of this size. Has this been considered by the Applicant?	It is understood the local schools have capacity; however, the education authority will be consulted as part of our forthcoming application.
Construction Management	
Where will construction workers park on-site if parking is not available?	These matters will be addressed via a Construction Management Plan which will be submitted to EHDC for approval prior to construction starting. Bargate Homes are a considerate developer that is committed to minimising the disruption caused by construction as far as possible.
During construction, how will you eliminate the impact for the existing community (i.e., construction traffic, noise, dust and vibration)?	



5.0 Conclusion

As outlined through this document, Bargate Homes (the Applicant) has carried out a programme of pre-application engagement and consultation. This programme has increased awareness of the plans and offered residents and stakeholders a chance to comment and provide feedback on the proposals prior to the application being submitted.

The consultation has met the requirements laid out as part of the NPPF, the Planning and Compulsory Purchase Act 2004 (section 18) as amended by the Planning Act 2008, the Localism Act (2011), the Neighbourhood Planning Act (2017). Furthermore, the consultation has been carried out in accordance with the EHDC Statement of Community Involvement (2019).

The public exhibition was hosted via a bespoke consultation website, advertised through the issuing of 753 physical letters. Letters and emails have been distributed to local stakeholders to publicise the consultation website.

Local residents and stakeholders have had the chance to engage with the Applicant and project team, to discuss the proposals and make comments. We have welcomed all received feedback.

Amends to the scheme as a result of the consultation process include:

- Reduction in the number of houses proposed from 75 to 70 to provide more space for open space, landscaping and ecological benefits
- Introduction of landscape and ecological buffer to development edges to protect existing retained hedgerows and the ecology that they support
- Enlarged play area recognising the value those responding to the consultation placed on this new public asset
- Removal of additional access drive onto Beechlands Road to minimise accesses onto the existing road
- New pedestrian and cycle linkages to existing bridleways to promote walking and cycling and access to the facilities within Four Marks
- Pedestrian route from site's main access linking to pavements at Mulberry Gardens added to further promote walking and avoid the need to cross the road multiple times
- Pumping Station added to make sure foul drainage system operates effectively.

Engagement, where considered appropriate, will continue following the submission of the Outline planning application.





**Appendix A Councillor and Parish
Council Consultation
Letter**

25 March 2024

Attention: Name/Title

Address 1

Address 2

SLR Project No.: 433.000068.00001

Dear Councillor XXX / Medstead Parish Clerk,

RE: Beechlands Road, Medstead

Bargate Homes are promoting land at Beechlands Road, Medstead for the development of a scheme of up to 75 homes. The development is proposed across two parcels, connected by a main spine road which is accessed via Beechlands Road. The close location of the site to Four Marks means the site is in a highly sustainable location and is one of the key reasons Bargate Homes has chosen to bring this site forward for residential development.

Bargate Homes propose to make the most efficient use of the site, whilst respecting key constraints and ensuring that a well-designed and laid-out development is achieved. The proposed homes will be carefully designed to respect the site and character of the area, as well as providing a 10% net gain in biodiversity.

Bargate Homes is a leading construction company in Hampshire focused on building high quality, sustainable and sought after homes. Bargate Homes are wholly owned by VIVID, a leading provider of affordable housing in the south. VIVID will deliver 40% of the site as much needed affordable homes.

An outline planning application for up to 75 dwellings will be submitted to the Council shortly, and we are seeking views on the proposals. As a local Councillor / the Parish Council (*amend as necessary*), we would be very happy to arrange a meeting with you to discuss the scheme. Please contact us on 07974 108360 or 07974 108763 if you would like to arrange this.

For more information on the proposed development please visit the website: <https://bargatemedstead.co.uk> or by scanning the QR code.

The website will show you details of the proposals and there is an opportunity to leave feedback on what you would like to see as part of the development. You can also comment on the proposals using the following email address: bargatemedstead@havingyoursay.co.uk

The website will be live for comments from 25th March up to 17th April 2024.

Regards,

Dr Chris Lyons

Technical Director, Residential Lead UK – Planning and ESIA

SLR Consulting Limited





Appendix B Consultation Area Map

Map Information



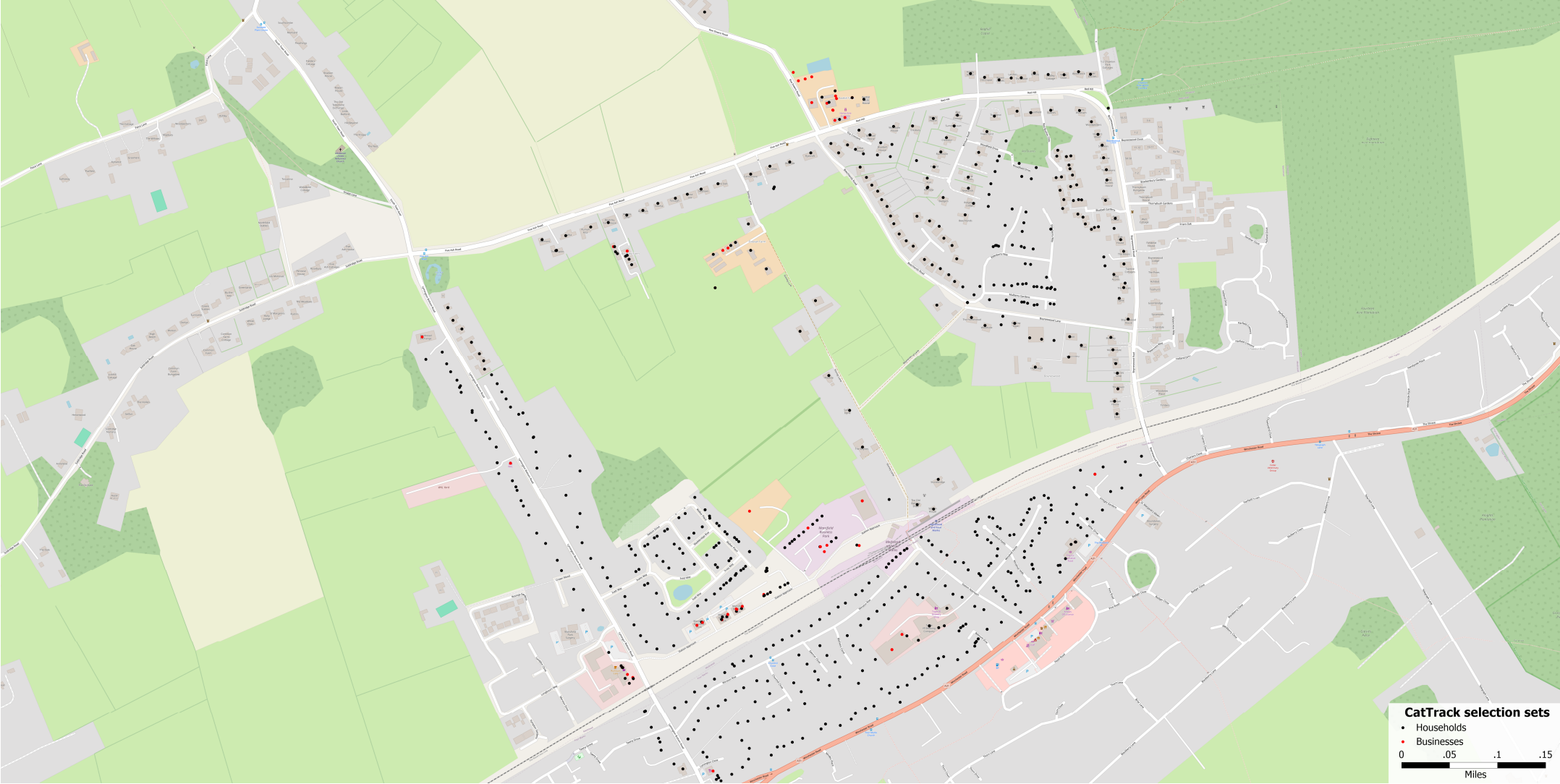
Map ID: 17198

Mailtrack: 66650

SLR Consulting Limited SO15 2JU

Project: Beachlands Road, Medstead DM - Beachlands Road - Medstead - Alan Laville

Total Records Selected: 753



T: 0333 772 0946

E: team@sharpcat.co.uk



**Appendix C Resident Consultation
Letter**

20 March 2024

Attention: Name/Title

Address 1

Address 2

Address 3

SLR Project No.: 433.000068.00001

Dear Resident

RE: Beechlands Road, Medstead

Bargate Homes are promoting land at Beechlands Road, Medstead for the development of a scheme of up to 75 homes. The development is proposed across two parcels, and these will be connected by a main spine road which is accessed via Beechlands Road.

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

Bargate Homes propose to make the most efficient use of the site, whilst respecting key constraints and ensuring that a well-designed and laid-out development is achieved. The proposed homes will be carefully designed to respect the site and character of the area, as well as providing a 10% net gain in biodiversity.

Bargate Homes is a leading construction company in Hampshire focused on building high quality housing that develops highly sustainable and sought after homes. In addition, Bargate Homes are wholly owned by VIVID, a leading provider of affordable housing on the south coast. It is proposed that 40% of the site shall be delivered as much needed affordable homes which shall be delivered by VIVID.

An outline planning application for up to 75 dwellings will be submitted shortly and we are seeking views on the proposals.

For more information on the proposed development please visit the website:

<https://bargatemedstead.co.uk> or by scanning the QR code.

The website will show you details of the proposals and there is an opportunity to leave feedback on what you would like to see as part of the development. You can also comment on the proposals using the following email address: bargatemedstead@havingyoursay.co.uk



The website will be live for comments from 25th March 2024 up to 17th April 2024.

Regards,

SLR Consulting Limited



Appendix D Consultation Website



THE SITE

LAND WEST OF BEECHLANDS ROAD, MEDSTEAD

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

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

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

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

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

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

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

As is the case across the south of England, the district of East Hampshire is facing difficult housing challenges, with local people unable to find the homes that are right for them. The Council's recent calculations show that an additional 3,500 homes are needed to be built in the district between now and 2040 to meet the housing needs identified for this period. The development of this sustainable and suitably located site will help to address this shortage without developing on more sensitive countryside land.



Indicative Masterplan (click to enlarge)

THE SCHEME

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

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

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

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

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

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

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

WHAT ARE THE BENEFITS?

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

CONSIDERATIONS

BIODIVERSITY AND ECOLOGY

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

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

ARCHAEOLOGY AND LOCAL HERITAGE

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

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

DESIGN

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

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

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

ACCESS AND HIGHWAYS IMPACTS

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



FEEDBACK

Please take the time to provide your feedback to our consultation by answering the questions below.

Please provide your postcode to allow us to understand the nature of your responses in relation to the site and broadly where you live.

Are you supportive of the principle of additional homes in Medstead to help provide more choice for people who wish to live in the local area, including young families that wish to stay in the village?

Yes No Don't Know

Do you agree with the mix and type of housing that is being proposed and feel this meets the needs of the community?

Yes No Don't Know

What are your thoughts on the provision of a play area within the site?

What are your overall views of the proposal, and do you think there is anything that requires further consideration?

Send

ABOUT BARGATE HOMES

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

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

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

THE RESPONSIBILITY OF BEING LOCAL

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

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LOCATION MEANS REPUTATION

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

WE GIVE OUR BUYERS SPACE

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

DELIGHT IS IN THE DETAIL

Customers want their dream home to be special to them. An individual home. So, our house types differ site by site, looking to reflect the local vernacular, with further differentiating finishes.

YOU GET MORE

We feel a new home should have an extensive list of quality specification features – both big and small- which are included, as standard, to make a customers' home special...because we believe that's the way a new home should be. Special.

WE HAVE A PURPOSE BEYOND PROFIT

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

That's the Bargate way. We care.

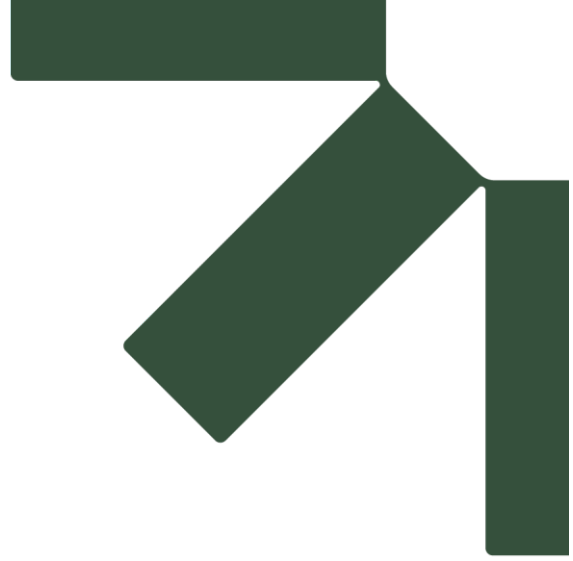


CONTACT US

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Appendix E Feedback Form

FEEDBACK

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