From: Lee Scott
Sent: 04 March 2024 21:21
To: EHDC - Local Plan
Subject: Scott Planning obo Hazeley Developments Draft Local Plan Reg 19 Representations on behalf of Hazeley Developments 1 of 2.
Attachments: SP2224 Beverley Farm Reg19 Reps 240303.pdf
PastedGraphic-8.tiff
3043-LVA-01.pdf
456319 Beverley Farm FRA Drainage assessment report.pdf
20240212-Beverley_Farm_Arboriculture-Briefing_Note.pdf
20240212-Beverley_Farm_Ecology-Briefing_Note.pdf
CLX-HD23001-BaselineBNG-BeverleyFm.pdf
CLX-HD23001-ProposedBNG-BeverleyFm.pdf
CLX-HD23001-TreeConstraintsPlan-BeverleyFm.pdf
GDB-5855-TN.2 With App.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Consultation Responses

Good evening,

Please find attached pdf setting out representations to the current (Reg 19) Consultation on the Draft Local Plan, which we have been asked to prepare and submit on behalf of Hazeley Developments.
These representations cover the following areas:

- Policy S1: Spatial Strategy
- Policy S2: Settlement Hierarchy
- Policy H1: Housing Strategy
- Chapter 12: Site Allocations, specifically in relation to proposed allocations at Four Marks / South Medstead, being

    - FMS1 - Land west of Lymington Barn
    - FMS2 - Land rear of 97-103 Blackberry Lane, and
    - FMS4 - Land south of Winchester Road.

- Promotion of site (Beverley Farm) as an alternative/additional allocation at Four Marks / South Medstead.

In relation to the last point, detailed studies covering ecology (including BNG assessments) and arboriculture, landscape , highways and access and drainage and flooding are also attached in support of the inclusion of this site. A copy of the Design and Access Statement prepared for this site is also attached to the next email (as file is too large to include on this email).

I hope that this all reaches you safely, but please do let me know if any of the above attachments have not come through, or indeed if you have any immediate questions in relation to the attached representations.

Many thanks
Lee

Lee Scott
Director

SCOTT PLANNING

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From: Lee Scott
Sent: 04 March 2024 21:22
To: EHDC - Local Plan
Subject: Scott Planning obo Hazeley Developments(2) Re: Draft Local Plan Reg 19 Representations on behalf of Hazeley Developments 2 of 2.
Attachments: 2241 - Beverley_Farm DAS.pdf
PastedGraphic-8.tiff

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Consultation Responses

Further to email below, please see attached Design and Access Statement.
Many thanks
Lee

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Director

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SCOTT PLANNING

Beverley Farm, Medstead

East Hampshire Local Plan - Regulation 19 Representations

March 2024

Introduction

Scott Planning has been instructed by Hazeley Developments to promote the site known as Beverley Farm for inclusion as an allocation within Emerging East Hampshire Local Plan.

As part of that, we have been asked to make representations to the current (22 January 2024 – 4 March 2024) Draft Local Plan (Reg. 19) consultation. This follows on from representations made to the previous (Regulation 18) Issues and Options Local Plan consultation in January 2023, and the submission of the site to the January 2023 Call for Sites, which was being run concurrently with the Local Plan consultation.

At the same time, a pre-application enquiry has been submitted (ref: 59227/999) for the redevelopment of this part-brownfield site to accommodate a total of 13 dwellings. The plans that have been submitted for this pre-application enquiry have been prepared following a robust landscape and ecologically led design team approach which seeks to understand the overriding context for development, and in so doing ensure that the emerging proposals are of the highest quality design. This pre-app is supported by initial technical advice on landscape impact, ecology and arboriculture, highways and drainage and flooding. These reports show that the site is capable of accommodating development without leading to significant harm, including in terms of the policies and objectives set out within the emerging plan. These technical reports are therefore appended to this representation.

These representations do not seek to respond to any of the detailed policies which seek to ensure high quality sustainable developments that protect and improve valued built environment and natural landscapes whilst conserving and enhancing local biodiversity. As responsible local developers with an excellent track record, Hazeley Developments are fully supportive of these objectives.

We were however disappointed to note that, despite the persuasive case in favour of allocation but forward as part of last year's call for sites submission, Beverley Farm has not been included as a draft allocation within the current Reg.19 Local Plan consultation. As such, these representations seek to focus on the case for the inclusion of this site, with reference to the over-riding planning policy framework that should guide such decisions, and also through comparison with other nearby sites that have been included.

Lastly, and with reference to the views set out within the previous representations to the Reg.18 consultation, we have set out our considered views on the overall level of development being planned for within the Emerging Plan.

This representation therefore sets out representations on Hazeley Developments in relation to the various draft policies within the Reg.19 Plan.

Hazeley Developments

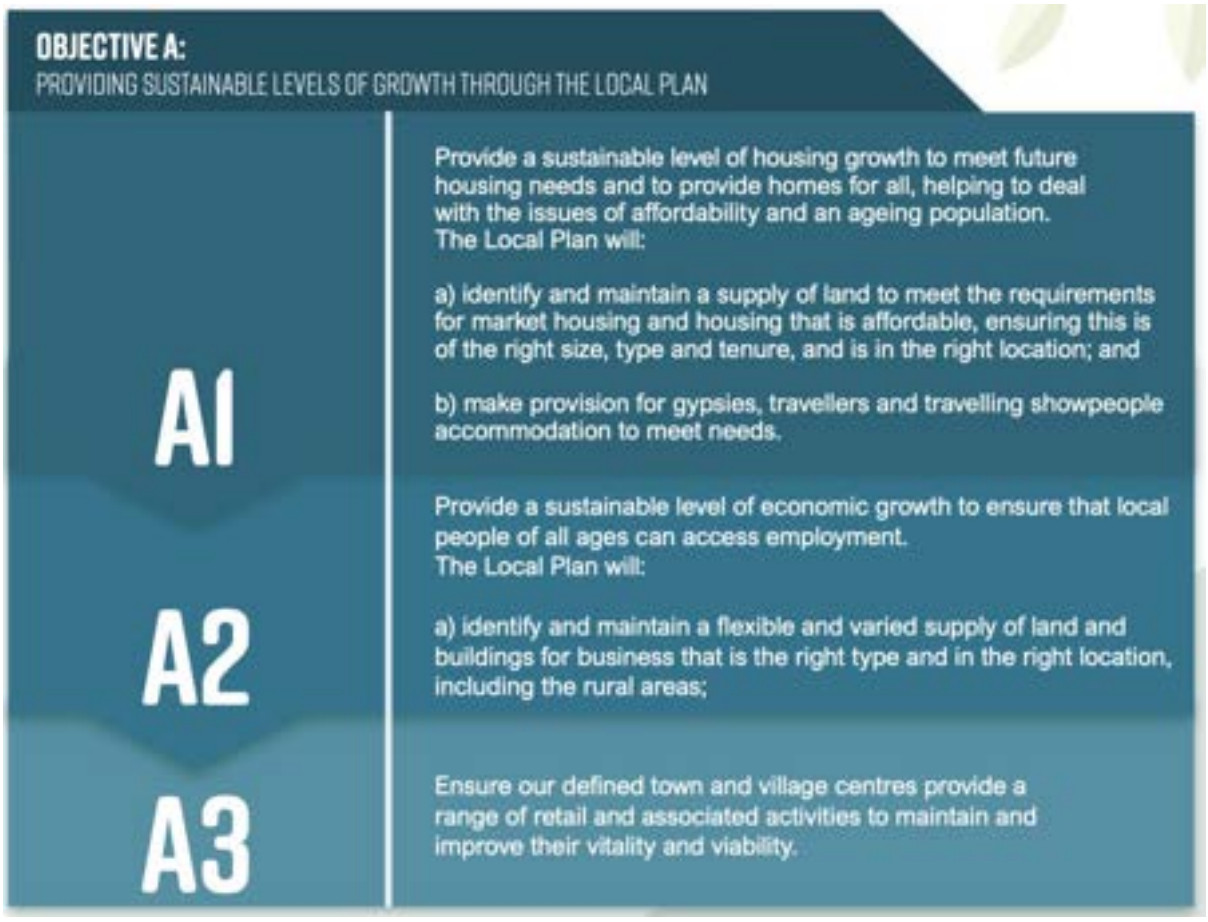
Founded in 2006, Hazeley Developments are a Hampshire based builder of high quality and well-designed homes. They specialise in delivering small, high quality developments and work with award winning Hampshire based Architects and craftsmen to create places that people are proud to make homes in.

Some examples of recent developments near to Beverley Farm are set out below:

Policy S1: Spatial Strategy

Chapter 3 of the Draft Local Plan (Managing Future Development) sets out the overall spatial strategy and how the Local Planning Authority will manage future development.

This includes the following Local Plan objective:



As part of delivering Objective A1, Draft Local Plan paragraphs 3.4 onwards deal with the overall level of housing provision. This sets out (at paragraph 3.6) that using the Standard Method for calculating housing need, a total of 10,982 new homes should be provided in East Hampshire District – equivalent to 587 homes per year.

This approach is concretised into Policy S1 which states (at S1.1) that:

> S1.1 Over the plan period (2021-2040), the Local Plan will make provision for the delivery of at least 9,082 new homes, equivalent to 478 homes per annum.

However, with reference to the PPG (which allows authorities that do not align with local authority boundaries (such as the National Park) to identify housing need using

a locally determined method, the Draft Local Plan then goes on to adopt a 'disaggregated approach' which establishes a figure of 464 homes per year (or 8,816 homes over the plan period).

This approach assumes therefore that the difference between these two numbers (being 2,166 homes over the plan period, or 123 homes per year) would then be provided for within the part of East Hampshire which lies within the boundaries of the National Park.

However, no evidence appears to have been provided within the current consultation as to whether the National Park are able to plan for this level of housing over this period, and it is noted that paragraph 3.7 of the Draft Local Plan states that "It will be for the South Downs National Park Authority (SDNPA) to work through its own process to calculate local housing needs for its area."

Notwithstanding this statement however, paragraph 3.9 of the Draft EHDC Local Plan states that '*Based on the delivery of 100 homes per annum within the part of East Hampshire that falls within the National Park, it is estimated that there would be a residual requirement (potential unmet need) of 14 homes per annum (266 homes over the plan period).*'

It is not clear from the evidence base provided how his 'pragmatic approach' has been arrived at, and it is noted that this figure is less than the difference between the Standard Method approach set out in the Draft Local Plan and the 'disaggregated approach' – which is calculated above to be 123 homes per year.

In relation to that point, it is noted that the SDNPA have recently published a Housing and Economic Needs Assessment (HEDNA, Iceni Projects September 2023). This states that the overall housing figure for the National Park using the Standard Method would be 698 homes per year, but that the 'bespoke method' (i.e. locally derived) produces a much lower figure of 350 homes per year (or a total of 6,300 homes between 2024 – 2042). Quite clearly, not planning for this level of shortfall will impact on the overall supply and so affordability of housing in the wider subregion.

The SDNPA HEDNA document (at paragraph 4.13 onwards) sets out an assessment of overall housing need for each of the twelve local authorities where the National Park is co-located. This is set out in Table 4.4. which is reproduced below (with EHDC area highlighted):

Table 4.4 Annual Housing Need by Local Authority Using the Standard Method

Area	Housing Need (Step 3)	Largest Area	Housing Need (Step 4)
Brighton and Hove	1,728	Yes	2,333
Eastbourne	746	No	746
Lewes	781	No	781
Wealden	1,200	No	1,200
East Hampshire	621	No	621
Winchester	710	No	710
Adur	448	No	448
Arun	1,352	No	1,352
Chichester	764	No	764
Horsham	938	No	938
Mid Sussex	1,109	No	1,109
Worthing	896	No	896
Total	11,292		11,897

Source: Iceni Projects based on 2014-based Household Projections and ONS Affordability Ratios

The SDNPA HEDNA, then goes on to set out (in table 4.5) how much of this overall need (using the Standard Method) would be accommodated in the part of each of the above districts that lies within the National Park boundaries, on the basis of % of land area, as follows:

Table 4.5 Top Down Housing Need – SDNP (23-33)

Area	Housing Need (Jan 23)	% Pop In SDNP	Housing Need in National Park
Brighton and Hove	2,333	0.2%	4
Eastbourne	746	0.0%	0
Lewes	781	22.0%	172
Wealden	1,200	2.0%	24
East Hampshire	621	26.5%	165
Winchester	710	9.8%	69
Adur	448	0.7%	3
Arun	1,352	2.4%	33
Chichester	764	25.9%	198
Horsham	938	2.0%	19
Mid Sussex	1,109	1.0%	11
Worthing	896	0.0%	0
SDNP	11,897	5.8%	698

Source: Iceni Projects.

However, the SDNPA then goes on to advocate a 'bottom up' housing need based on a trend based projection of population and household growth. This 'locally derived' figure is then set out by Local Authority area in the following table:

Table 4.14 Bottom – Up Housing Need – South Downs National Park – by local authority

	% of HHs	HH growth	Income	House price	Aff. Ratio	Uplift	Need	Need Recast to 350 dpa
Adur	0.1%	0	£29,600	£785,000	26.52	141%	1	1
Arun	3.8%	9	£40,100	£475,500	11.86	49%	13	12
B&H	0.1%	0	£46,900	£518,500	11.06	44%	0	-
Chichester	29.3%	69	£36,200	£495,000	13.67	60%	110	102
E Hants	29.4%	69	£33,800	£492,000	14.56	66%	114	106
E bourne	0.0%	-	-	-	-	-	-	-
Horsham	2.5%	6	£38,500	£585,000	15.19	70%	10	9
Lewes	19.9%	47	£42,700	£485,000	11.36	46%	68	63
M Sus'x	1.3%	3	£39,900	£610,000	15.29	71%	5	5
Wealden	3.1%	7	£35,900	£625,000	17.41	84%	13	12
Winch'r	10.5%	25	£45,400	£680,000	14.98	69%	41	38
Worthing	0.0%	-	-	-	-	-	-	-
TOTAL	100.0%	234	-	-	-	-	376	350

Source: Iceni Projects, based on ONS and HMLR data

This gives rise to two key issues.

Firstly, the SDNPA assessment of overall housing need within East Hampshire using the Standard Method is 621 homes per year, not 587 as set out within the Draft Local Plan.

Secondly, the assessed contribution within the part of East Hampshire that lies within the National Park is 165 homes per year, but using the 'bottom up method' this drops to 106 dwellings per year. This is lower than the figure assumed in the current EHDC Reg.19 consultation which is (as noted above) 123 homes per year, but more than the 'pragmatic approach' set out at paragraph 3.9 of 100 homes per year. As noted above, the assessed need for the whole of the National Park drops from 698 dwellings per year (using the standard method) to 350 homes per year.

This then creates a potential double shortfall. Not only is the Draft (Reg.19) EHDC Local Plan assuming a higher level of contribution within the National Park than the SDNPA are themselves planning for – but there appears to be insufficient allowance for how the level of unmet need created within the boundaries of the National Park (i.e. the difference between the level of need calculated by the Standard Method and that using the SDNPA's locally derived method) might be planned for.

Unless this approach is included, the Draft Local Plan risks not meeting its requirements under the Duty to Co-operate.

Taking 621 homes per year as a starting point, and then deducting the number of homes being planned for by the National Park in their part of East Hants District (106), this would give a 'policy off' figure of 515 homes per year to be planned for by the Draft Local Plan (i.e. within the part of the District not covered by the National Park).

This represents an increase of 37 homes per year compared with that (478) set out within the Draft Local Plan, or 703 homes across the plan period.

However, this does not take into account the likely unmet needs generated by the wider National Park, or indeed the overall difference in housing supply that would arise from the National Park's use of their locally derived method (350 homes per year) compared with that generated by the Standard Method (698 homes per year). This represents a shortfall of 348 homes per year.

If the distribution methodology proposed by the National Park's HEDNA were to be taken into account, it would be a reasonable conclusion that this shortfall should be planned for within neighbouring local authorities according to the percentage area (in East Hampshire's case, 26.5%).

As such this would mean that in order to plan for the unmet needs within the National Park, the assessed housing need should be increased by 92 homes (26.5% of 348 homes).

Added to the 515 homes per year that has been assessed as a reasonable assessment of local need for the part of East Hampshire lying outside of the National Park, this would produce an overall housing need figure for the Draft Local Plan of 607 homes per year, or 11,533 homes during the plan period.

Indeed, it is also noted that the Draft Local Plan makes no allowance for unmet needs of other neighbouring authorities. This being the case, it is likely that the Draft Local Plan will need to plan for an even higher 'policy off' housing need, for example by talking into account the likely unmet need generated by neighbouring local planning authorities, including Havant. It is however acknowledged that the Local Planning Authority do make an allowance for this in the overall 'planned for' housing requirement set out within Policy H1 (see below).

This is of course not to say that the housing 'requirement' planned for by the Local Plan should seek to meet this identified need in full – since there may be other constraints to overall housing supply – including for example the ability of housing to be accommodated within the parts of the District that are covered by the National Park without affecting the special qualities of that area.

But as it currently stands, the approach advocated within the Draft Local Plan appears to attempt to artificially constrain the 'starting point' policy off need figure – meaning that there is less chance that the Local Plan will be able to successfully meet its stated objective (Objective A, quoted above) of meeting future housing needs and to provide homes for all, helping to deal with the issues of affordability and an aging population.

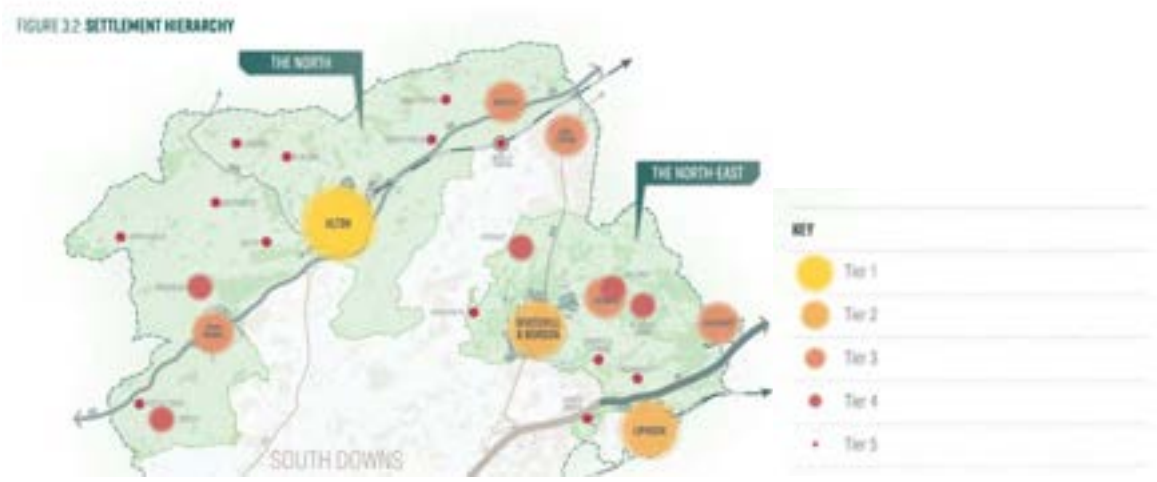
Not planning for this level of housing will have a significant effect on local affordability to the detriment of the overall quality of life of existing residents in the District, including those who might be currently struggling to house themselves in the area.

Policy S2: Settlement Hierarchy

Policy S1 (discussed above) states (at S1.4) that:

> S1.4 To help achieve sustainable growth the Local Planning Authority will ensure development is distributed in accordance with the spatial strategy shown on the Key Diagram, in line with the settlement hierarchy (Policy S2), with a greater proportion of development in the larger and more sustainable settlements (as identified in Chapter 12).

This approach is then illustrated by Figure.3.2 which shows the overall distribution and 'tiered' approach to the various settlements in East Hampshire (not including the part of the District lying within the National Park). The relevant section of this plan is reproduced below.



Policy S2 then goes on to provide a table confirming which settlements are within which tier, as follows:

Tier	Settlement
Tier 1	Alton (including Holybourne)
Tier 2	Horndean, Liphook, Whitehill & Bordon (including Lindford)
Tier 3	Bentley, Clanfield, Four Marks, Grayshott, Headley, Holt Pound, Rowlands Castle
Tier 4	Arford, Catherington, Headley Down, Kingsley, Lovedean, Medstead, Ropley
Tier 5	Beech, Bentley Station, Bentworth, Bramshott, Griggs Green, Lasham, Lower Froyle, Oakhanger, Passfield Common, Ropley Dean, Shalden, Upper Froyle, Upper Wield

The evidence base underpinning this approach is set out within the accompanying Revised Settlement Hierarchy Background Paper (January 2024). This states (within the introduction to that document) that the approach has been revised in order to include the results of a bespoke Accessibility Study undertaken by Ridge and Partners (2023). This then amends the approach set out in the previous (2018) settlement hierarchy.

At the same time, the revised settlement hierarchy seeks to include the existing resident populations into account 'as an indicator of the relative demand for local services' and 'social sustainability'. The revised settlement strategy also indicates (at 3.6) that it seeks to respond to points raised to the previous consultation, as follows:

> *"Support was given for incorporating the earlier iteration of the settlement hierarchy in the development option, as it was thought to identify the most sustainable locations in the district. It was also thought that the settlements in the highest tiers were perceived to be the most popular for residents in the district to choose to live in, as they have the greatest number of facilities and services to support those living there."*

Furthermore, paragraph 3.9 indicates that the revised approach seeks to alter the approach to Four Marks and South Medstead – as follows:

> *"Some responses suggested that it was inappropriate for Four Marks and South Medstead to be ranked in Tier 2 of the hierarchy because the existing services and facilities are not, in reality, accessible for many residents by means of short walking and cycling journeys."*

However, this statement is then contradicted at 4.12 of the background paper which states that:

> *"Other settlements in the north of the district that have high accessibility scores are Four Marks and South Medstead, Bentley and Holt Pound. The area surrounding the local shopping parade on the A31 in Four Marks has scores ranging from 14.9 to 21.4, with other areas of the settlement also scoring higher than the district's median"*

However, this is then in turn contradicted by paragraph 5.12 which states:

> *"By contrast, the average accessibility score for Four Marks & South Medstead provides a reason for its demotion within the settlement hierarchy. Although central areas of Four Marks perform well within the Accessibility Study, the linear settlement pattern means that peripheral areas that are within the settlement fall beyond the newly calculated walking and cycling catchments for many of the local services and facilities. The relative distance of Four Marks from larger settlements also means that the settlement does not*

benefit from being accessible to the services and facilities of other places in the same way as (e.g.) Holybourne and Lindford."

Notwithstanding the somewhat confused approach to Four Marks and South Medstead, is it also clear from the evidence base that in all cases the existing levels of accessibility for each settlement are used, with no allowance for improvements that might be brought forward, including as a result of development (i.e. improved cycling and walking connections). It is also clear that this approach does not consider paragraph 83 of the NPPF which states:

> 83. To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.

Based on the inconsistent approach to accessibility therefore, Four Marks and South Medstead is proposed to be demoted in the settlement hierarchy, with a proposed Tier 4 classification, based solely on accessibility. However, it is considered that a more consistent approach to accessibility would classify Four Marks and South Medstead as a Tier 3 settlement (based on accessibility alone).

The background paper then goes on to take the existing size of the settlements into account, with Figure 5 of the background paper stating (in relation to Four Marks and South Medstead):

"Settlement has a relatively large population considering its accessibility-based ranking, and is close to the top of its tier in terms of average accessibility scores. This supports promotion from Tier 4 to Tier 3".

Taken together, it is considered that there is a persuasive case for reverting Four Marks and South Medstead back to a Tier 2 settlement, since it is very clearly a sustainable settlement with a good level of local facilities and transport connections, as evidenced by the Transport Assessment background paper. Reverting Four Marks and South Medstead back to a Tier 2 settlement would also support the stated preference set out in the previous consultation responses to direct development to larger settlements for reasons of 'social sustainability'.

Policy H1: Housing Strategy

As set out within the representations to Policy S1 (Spatial Strategy), above, it is considered that the starting point for assessing the housing requirement within East Hampshire should be 11,533 homes over the plan period, not 8,816 as set out in the Draft Local Plan.

This lower figure does not adequately seek to make allowance for the likely unmet need within the National Park, and the effect of this would be to worsen housing affordability and therefore access to a number of existing residents in the District, including those on lower incomes.

Figure 9.5 of the Draft Local Plan however takes the lower figure (8,816) as a starting point and then adds an allowance of 266 homes (across the whole plan period) to take account of unmet need in the National Park. This gives an overall housing requirement for the District of 9,082 homes.

It is not clear from the consultation however how the additional figure for unmet need in the National Park has been arrived at, and it is suggested that the higher figure of 11,533 homes (which includes for a level of unmet need generated by the National Park on a percentage area basis) would represent a robust overall housing requirement.

No assessment has been made of the suggested housing supply as part of the formulation of these representations, although it is noted that the figure provided for windfall does appear to be quite high, given the relatively restrictive approach advocated in the Draft Local Plan to development in settlements outside of the defined settlement boundaries. It would therefore be normal to expect this windfall figure to need to be evidenced in some detail.

However, assuming the quoted figures for completions and windfalls to be correct – this gives a quoted shortfall (i.e. to be planned for) of 2,857 homes. Paragraphs 9.21 and 9.22 then explains that this has been increased to 3,500 homes for reasons for flexibility and to take into account likely unmet needs from the wider subregion.

However, taking the quoted supply (6,225 homes) as read, and then applying the higher overall housing requirement set out under representations to Policy S1 into account (i.e. 11,533 homes), this would produce overall shortfall in housing (i.e. that which would need to be allocated by the plan) of 5,308 homes.

Taking a similar estimated approach to flexibility and unmet regional needs into account to that set out in paragraphs 9.21-9.22, this should be rounded up to 6,000 homes, or 316 homes per year.

Policy H1 then sets out an overall spatial distribution for the 3,500 homes currently planned for across the various tiers set out within Policy S2 (see above), as follows:

- Tier 1: 700 plus strategic allocation of 1000
- Tier 2: 1,100
- Tier 3: 600
- Tier 4 and 5: 100

Whilst as noted above it is considered that Four Marks and South Medstead should properly be designated as a Tier 2 Settlement (which would impact on the overall distribution between tiers), for illustrative purposes the application of the higher level of requirement (6,000 homes) set out above, this would translate to a spatial distribution as follows:

- Tier 1: 1,200 plus strategic allocation of 1,714
- Tier 2: 1,886
- Tier 3: 1,029
- Tier 4 and 5: 171

Chapter 12: Site allocations

Chapter 12 of the Draft Local Plan sets out the site allocations now proposed, and how these meet the Local Plan objectives in terms of (Objective A) 'Providing sustainable levels of growth' and (Objective B) 'Providing better quality, greener development in the right locations'.

Figure 12.1 (on page 332) then indicates a total of 210 homes to be provided at Four Marks, which as noted above has been assessed to be a Tier 3 settlement (having been demoted from a Tier 2 settlement in the previous Issues and Options consultation.

As set out within the representations to Policy S2 (above), it is considered that the approach to the classification of Four Marks as a Tier 3 settlement is not sufficiently supported by the accompanying evidence base and that a Tier 2 settlement classification would be more appropriate. This being the case, it is considered that there would be scope to increase the overall level of housing allocated to this settlement within the Draft Local Plan, and that this should then give consideration to sites that have been discounted within the Emerging Plan, such as Beverley Farm.

The table at Figure 12.1 of the Draft Local Plan seeks to distribute the level of development being planned for within that document (c.3,500 homes) across the various settlements, as follows:

Settlement	Hierarchy Tier	No. of Homes
Alton	1	1,700*
Whitehill & Bordon	2	667
Horndean	2	320
Liphook	2	111
Bentley	3	20
Clanfield	3	180
Four Marks	3	210
Holt Pound	3	19
Rowlands Castle	3	145
Catherington	4	13
Medstead	4	15
Bentworth	5	10
Lovedean	5	30

Based on the representations outlined above in relation to Four Marks being a Tier 2 settlement, and the overall level of housing increasing in order to provide for the level of need generated by the Standard Method (6000 homes), the following uplift in housing numbers is proposed:

- Alton 2,965 homes
- Whitehill & Bordon 1163 homes
- Horndean 558 homes
- Liphook 194 homes
- Bentley 35 homes
- Clanfield 314 homes
- Four Marks / South Medstead 366 homes
- Holt Pound 33 homes
- Rowlands Castle 253 homes
- Catherington 23 homes
- Medstead 26 homes
- Bentworth 17 homes
- Lovedean 52 homes

The above however assumes that the overall spatial distribution of development proposed in the Draft Local Plan remains unchanged, with all numbers increasing according to the current percentage split.

As such, and taking into account the above representations relating to the relative sustainability and capacity for development at Four Marks / South Medstead, it is considered that there is a strong case to be made for increasing the proportionate share of development provided to that settlement. At the same time, it is recognised that a significant increase in the level of delivery at Alton (i.e. within the 'strategic allocation') might not be deliverable within the plan period, taking likely build out / sales rates into account.

As such, it is suggested that 500 homes be re-allocated from Alton and shared between the identified Tier 2 settlements, including Four Marks and South Medstead as follows:

- Alton 2,465 homes
- Whitehill & Bordon 1,288 homes
- Horndean 683 homes
- Liphook 319 homes
- Four Marks / South Medstead 491 homes

Notwithstanding this however, there are concerns that the sites proposed to be allocated at Four Marks may not be as easily deliverable and that other more suitable options for development at Four Marks / South Medstead would exist, including Beverley Farm.

Further analysis and explanation of this point is set out in the following section, which relates specifically to Four Marks / South Medstead, and the proposed allocations there.

Four Marks

The settlement of Four Marks is discussed in detail on pages 422 – 436 of the Draft Local Plan. Although referred to as 'Four Marks' within the Draft Local Plan (rather than Four Marks / South Medstead as in previous versions), it is noted that the Plan includes land located within the adjoining Parish of Medstead and referred to as South Medstead. No explanation is given for this change in approach – however, it is noted that the current proposed allocations at this settlement all appear to be located within the Four Marks part of the settlement.

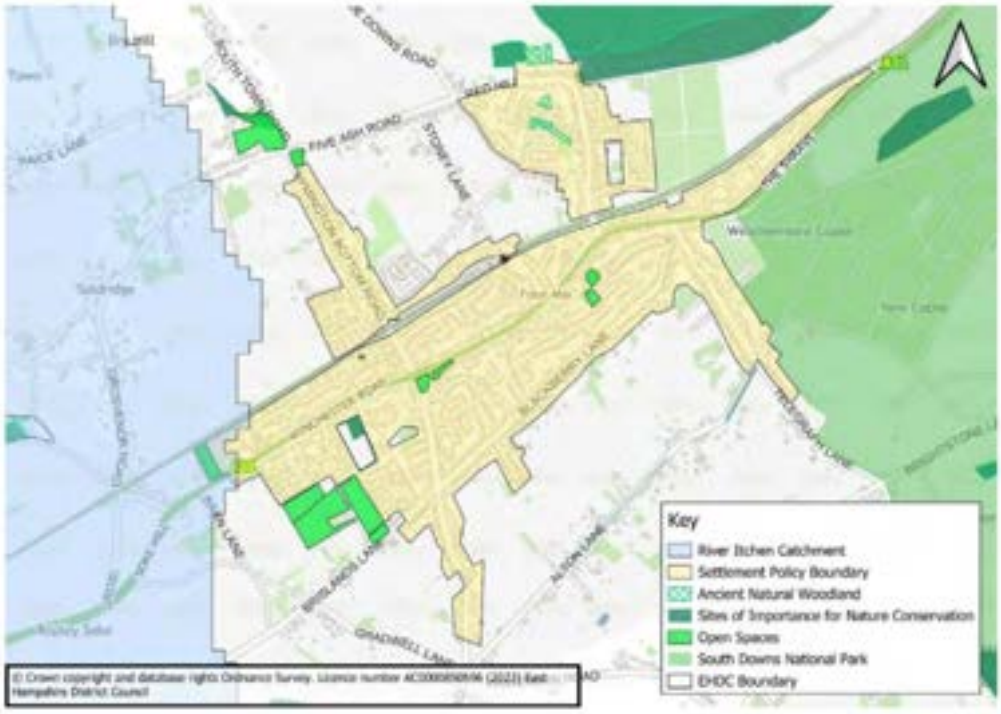
The settlement is identified within the Community Facility Study has having a good range of local facilities including two GP surgeries, a primary school, two nurseries/pre-schools, a pharmacy and a village hall. A project to deliver a new community facility has recently been allocated CIL funding.

The Draft Local Plan also identifies that the settlement has relatively few strategic planning constraints. As shown in the mapping extract below, the majority of the settlement is outside of the River Itchen Catchment (where housing would be constrained due to nutrient neutrality), and it is not in close proximity to any internationally designated biodiversity sites.

The settlement is also stated as not suffering from significant fluvial or groundwater flood risks and does not have any notable designated heritage assets (conservation areas and listed buildings).

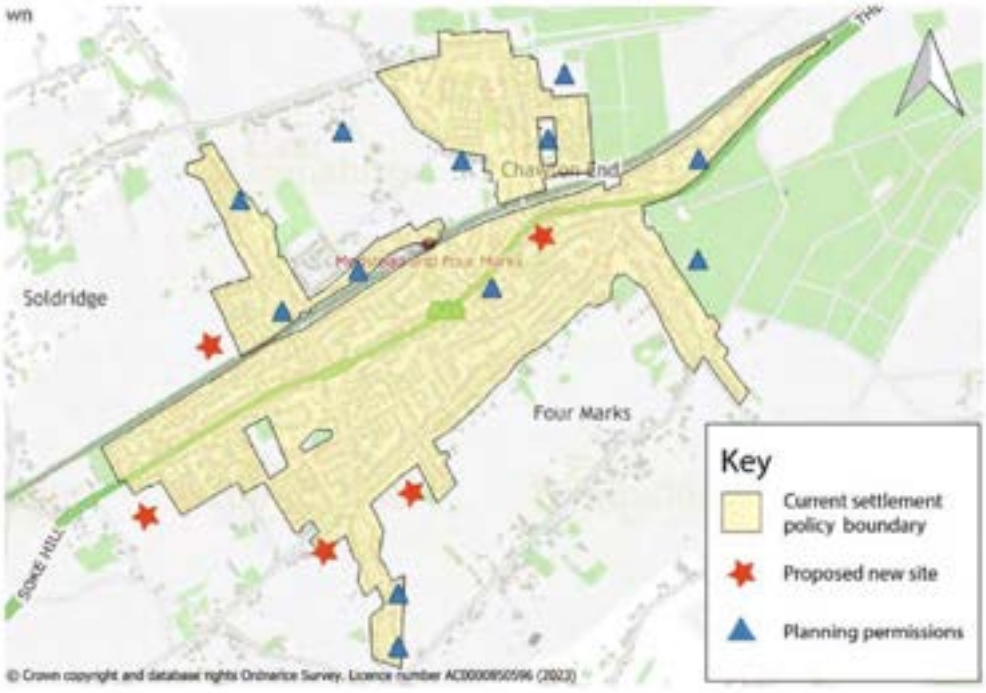
However, the eastern edge of Four Marks adjoins the South Downs National Park and there are some locally important wildlife sites (SINCs) and countryside areas to the west. The following mapping extract (found on page 423 of the Draft Plan) shows the above constraints:

Figure 12.20: Strategic Environmental Constraints for New Development in and around Four Marks



The following mapping extract (on page 424) then goes on to show the five proposed allocations, together with the location of existing planning permissions.

Figure 12.22: Location of outstanding housing permissions and proposed sites in Four Marks



These proposed allocations are as follows:

- FMS1 – Land west of Lymington Barn – 90 homes
- FMS2 – Land rear of 97-103 Blackberry Lane – 20 homes
- FMS3 – Boundaries Surgery – 0 homes (allocation relates to extension of existing surgery)
- FMS4 – Land south of Winchester Road, Four Marks – 100 homes
- FMS5 – Land at Fordlands, Brislands Lane, Four Marks – 2 Traveller pitches

The above housing allocations (FMS1, FMS2 and FMS4) therefore provide for a total of 210 homes, in addition to homes already completed (10) and consented (59).

Taking the representations set out above in relation to Draft Polices S1, S2 and H1 into account, it is considered that this overall housing provision falls short of the level that would be needed to make a meaningful contribution to housing supply in the District.

In addition, and taking account of the relatively unconstrained nature of the settlement, its existing population size and its relative accessibility, a higher overall allocation to the settlement of 491 homes should be planned for.

It is also considered that the three housing allocations identified within the Local Plan may not be as easily delivered as suggested in the Draft Local Plan, taking the constraints identified within that document and the supporting evidence base into account. This is discussed further in relation to each of these sites.

FMS1 – Land west of Lymington Barn

This proposed allocation totals 4.6ha in area, and is identified as having capacity for 90 homes. It is described within the Draft Local Plan as follows:

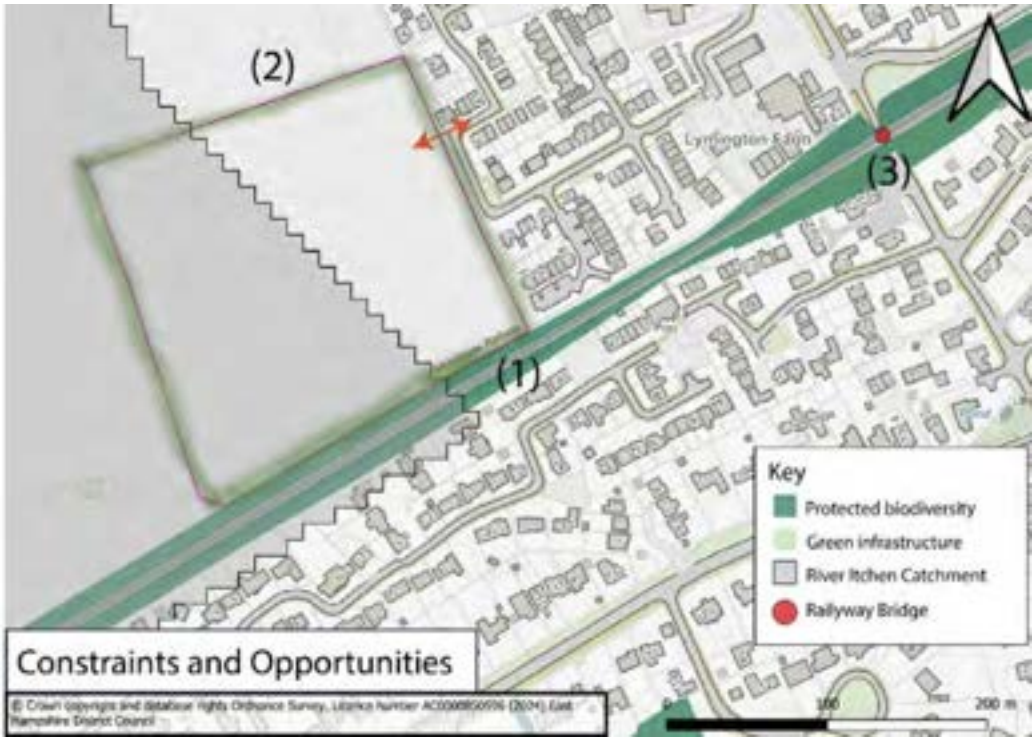
- The land is relatively flat, with the centre of the site forming part of a broad ridge within the wider landscape. It forms part of the rural environs of the settlement.
- Part of the site lies within the catchment of the River Itchen. Development would need to address nutrient neutrality
- Connection to the local road network could be achieved through recent housing development to the east.
- There is the potential for adverse impacts on residential amenity from locating new housing in close proximity to the railway line.
- No identified flood risks for this site.

Taking the above into account, and whilst it is acknowledged that the site is relatively well related to the existing developed area of Four Marks / South Medstead, it is considered that there are unresolved issues that would affect the site coming forward within the plan period. This includes Nutrient Neutrality and Access, as discussed below.

Nutrient Neutrality

As noted above, part of this site lies within the catchment area for the River Itchen, where any additional residential development will be required to demonstrate nutrient neutrality. In practice, this generally means linking the provision of additional residential development to off-site mitigation – in most cases through the taking of agricultural land located elsewhere out of productive use.

The plan contained at page 426 of the Draft Plan shows how the River Itchen catchment boundary relates to the proposed allocation. This is copied below:



Natural England's current advice is set out within their Technical Information Note TIN186 Nutrient Neutrality Principles (August 2022). This includes (under Principle 3) which recommends measures should be "*Be preventative in nature so as to avoid effects in the first place rather than offset or compensate for damage. This applies both temporally and spatially*".

Therefore, whilst it is certainly possible that nutrient neutrality could be achieved for this site, it is not clear why this site has been included as an allocation in preference to other possible sites within the same settlement, which are not constrained in this way.

Given this, it is considered that this issue would represent a significant barrier to the timely delivery of this site, and that its inclusion may well be objected to by Natural England on the basis that other opportunities exist for achieving housing growth in this settlement without leading to any potential impacts in terms of the catchment of the River Itchen.

No evidence appears to have been included within the Draft Plan or the accompanying evidence base that would support why this site has been selected in preference to other alternative and less constrained locations.

It is however possible that a smaller amount of development could be accommodated on the part of the site that is not constrained by the Itchen Catchment, potentially 20 – 30 homes.

Access

As shown in the plan above the proposed site is only accessible via the recent housing development at Longbourn Way, with the suggested point of access shown with a red arrow. However, as shown in the image below (taken from Google Streetview), the existing road in this location is designed as a residential estate type road and therefore unlikely to be able to absorb a great deal of additional highway movements without exceeding its design capacity.

In addition, and taking the overall design of the highway into account, it would appear that the grassed strip to the western boundary of the existing housing development may well act as a ransom strip, which may also serve to hamper the timely delivery of this site.

No evidence appears to have been included within the evidence base that would show how this site can be safely and appropriately accessed without either detriment to highway safety or indeed the amenities of existing residents (many of whom would appear to rely on the existing highway for additional parking provision).

Under 'Infrastructure Requirements' the access is described as follows:

- A vehicular access point onto Longbourn Way, further highway and junction improvements along Longbourn Way and Lymington Bottom Road, and new pedestrian and cycling infrastructure and connections would be necessary to support development. The exact nature of these improvements is currently the focus of discussions in support of a planning application for the site.

This would therefore indicate that the access to the site is far from being resolved, and so on the basis that no such evidence to show that the site can be easily accessed is available at this stage, this site is therefore considered to not be deliverable in access terms – and almost certainly not for the amount of development proposed (i.e. 90 additional homes). A smaller amount of development might be able to be accommodated without significant impacts on the existing estate roads, but this would need to be determined following detailed assessment in highways terms.

FMS2 – Land rear of 97-103 Blackberry Lane

This proposed allocation totals 1.7ha in area, and is identified as having capacity for 20 homes. It is described within the Draft Local Plan as follows:

- Small parts of the site are susceptible to surface water flooding. These areas
- are located in north of the site, affecting the potential connection to Blackberry Lane.
- The site is located within a groundwater source protection zone (SPZ2).
- Connection to the local road network could be achieved via the residential plot at the northern extremity of the site.

Taking the above into account, it is considered that there are unresolved issues that would affect the site coming forward within the plan period. This includes Access and surface water flooding, as discussed below.

Access
It is noted within the description of this site that the access to the site would need to be achieved via the existing residential property to the northern extremity of the site and that 'under 'infrastructure requirements' the Draft Local Plan states that the 'exact nature of these improvements is currently the focus of discussions in support of a planning application for the site'.

The relationship between the rear part of the site and the existing dwelling to the Blackberry Lane frontage is shown in the plan below (extracted from 428 of the Draft Local Plan):

Whilst any plans etc submitted in preparation of a planning application (e.g. through a pre-application enquiry) are not publicly available, it does appear that there would not be sufficient space to access the site without first demolishing the existing dwelling to the road frontage. Whilst this may be possible in planning terms, it is not clear whether achieving access in this way would be financially viable. As such, further detailed work would be required to confirm the deliverability of this site.

Surface water flooding

The Government's Long Term Flood Risk Service shows the extent of the area of the site that is subject to low risk from surface water flooding. The relevant extract is copied below:

Based on our experience of dealing with other sites nearby (including at Beverley Farm elsewhere in the same settlement) it is acknowledged that this level of constraint may not directly preclude development, but there is concern that this might act together with the above mentioned access issues to make development here harder to deliver, including in relation to financial viability and the overall deliverability of development.

Further detailed work is therefore expected in order to demonstrate that this site is deliverable.

FMS4 – Land south of Winchester Road, Four Marks

This proposed allocation totals 8.3ha in area, and is identified as having capacity for 100 homes. It is described within the Draft Local Plan as follows:

- The site lies on the western edge of Four Marks, to south of Winchester Road (A31) and the east of Barn Lane
- Mature field boundaries and trees are important characteristics of the site, helping it to integrate with adjoining natural features and providing a sense of containment from the A31 to the north.
- Site lies directly opposite a SINC (Four Marks Scrub), which is located to the north of the A31.
- The site is located within a groundwater source protection zone (SPZ2). It lies partly within the catchment of the River Itchen and will need to address nutrient neutrality.
- Parts of the site are susceptible to surface water flooding. These flood risk areas bisect the site.
- Connection to the local road network could be achieved to the north, via Barn Lane or directly on to the A31 (Winchester Road), whilst additional pedestrian

and cycle connections could be achieved through recent housing development at Pheasant Close.

- New vehicular access could be provided to the A31, although further consideration and discussion with the highway authority would be needed.

Taking the above into account, it is considered that there are significant unresolved issues relating to access, surface water drainage and nutrient neutrality. These are discussed in more detail below.

Access

As noted above, the Draft Local Plan suggests that vehicular access to the site could either be achieved via the A31 Winchester Road/Soke Hill (which bounds the site to the north) and/or Barn Lane (to the west). The Draft Plan notes that access via the recent development at Pheasant Close would not likely to be suitable, but that pedestrian / cycle links could be achieved.

As shown on the Constraints and Opportunities Plan included at page 433 of the Draft Plan (and copied below) the frontage on to the A31 is just to the east of the point where this road splits into a dual carriageway, and is currently outside of the 30mph limit.

As such, it is likely that traffic entering the settlement from the Winchester direction will be travelling at speed, having just left the dual carriageway section. Although this part of the A31 is subject to a 40mph limit, it is understood that vehicles will be regularly exceeding this figure at this point.

It is also noted that the A31 to the frontage of the site, following the end of the dual carriageway section is also split with a central hatched reserve, which would prevent any vehicles leaving the proposed site from turning right towards the centre of Four Marks. This is shown in the Google Streetview image below, with the site to the right hand side of the image (behind the mature hedge).

Whilst this could be resolved through off-site highways improvements, it is not clear from the Draft Plan or the accompanying evidence base that this could be achieved with the support of the Local Highways Authority. In addition, introducing a new access onto the A31 at this point would be likely to lead to a requirement for the existing mature vegetation to the site frontage to be removed. This is identified within the Draft Plan as making an important contribution to the character of the area – and it is also likely to be important habitat related to the nearby SINC.

This certainly an issue for the existing access at Barn Lane, which has its junction directly at the point where the A31 splits into a dual carriageway. It is therefore hard to imagine how this access could be upgraded to provide for a safe residential access without for example creating a new roundabout junction onto the A31.

Taken together, it is considered that there is a significant access constraint affecting this site and that further evidence would be needed for this site to be considered deliverable.

Surface water flooding

The Government's Long Term Flood Risk Service shows the extent of the area of the site that is subject to high and medium risk from surface water flooding. The relevant extract is copied below:

Whilst, as noted above in relation to the proposed allocation at Blackberry Lane, it is acknowledged that a low or medium level of risk may not preclude development being brought forward, it is considered that the higher level of risk for this site, and the extent of the constraint would together make the delivery of this site more challenging.

This issue is covered by the August 2022 update of the PPG, which states that:

> *"the Sequential Test ensures that a sequential, risk-based approach is followed to steer new development to areas with the lowest risk of flooding, taking all sources of flood risk and climate change into account."*

As such, and whilst it is acknowledged that the site lies in Flood Zone 1 in terms of flood risk from rivers or the sea, it is considered that the extent of surface water flood risk identified above would mean that the site should be subject to the Sequential

Test. Since this appears not to have been carried out, it is not currently considered that this site is deliverable.

Nutrient Neutrality
As noted above, part of this site lies within the catchment area for the River Itchen, where any additional residential development will be required to demonstrate nutrient neutrality. As such, any development in the affected area would be required to link the provision of additional residential development to off-site mitigation – in most cases through the taking of agricultural land located elsewhere out of productive use.

The plan copied above shows the north-western part of the site within the River Itchen catchment boundary relates to the proposed allocation.

As with the proposed allocation at Land west of Lymington Barn (see above), this means that any development in the affected area would be likely to be objected to by Natural England on the basis of it not complying with current advice as set out within their Technical Information Note TIN186 Nutrient Neutrality Principles (August 2022). This includes (under Principle 3) which recommends measures should be "Be preventative in nature so as to avoid effects in the first place rather than offset or compensate for damage. This applies both temporally and spatially".

Therefore, whilst it is certainly possible that nutrient neutrality could be achieved for this site, it considered that this would represent a constraint to the delivery of the estimated number of dwellings (currently proposed at 100). It also is not clear why this site has been included as an allocation in preference to other possible sites within the same settlement, which are not similarly constrained.

Given this, it is considered that this issue would represent a significant barrier to the timely delivery of this site, and since no evidence appears to have been included within the Draft Plan or the accompanying evidence base in relation this point, it is suggested that the boundaries of the site are redrawn so as to exclude this area. This would have the effect of reducing the total number of homes that could be accommodated on the site, with 80 suggested as a starting point.

Conclusion

Taking the above issues in to account, it is considered that further detailed assessment would be required in order to demonstrate that the proposed sites are deliverable.

Notwithstanding this, it is considered that – as a minimum, the overall capacity of the sites FMS1 – Land west of Lymington Barn and FMS4 – Land south of Winchester Road, Four Marks be reduced to 30 homes and 80 homes respectively, with the proposed site FMS2 – Land rear of 97-103 Blackberry Lane phased to be delivered towards the end of the plan period.

This would mean that the overall number of homes to be delivered on these sites would be reduced to 130 homes, with 20 of those being delivered later in the plan period.

Given the overall housing requirement for the District as a whole it is considered that there is a very strong likelihood that the overall number of homes to be delivered at Four Marks / South Medstead would need to be increased to a number in excess of that which could be delivered on this identified sites. This is because the settlement is regarded as sustainable in planning terms, due to high levels of accessibility and excellent levels of day to day facilities.

This being the case, it is considered that further consideration should be given to additional sites within the wider Four Marks / South Medstead area, including Beverley Farm.

The following section therefore sets out why it is considered that Beverley Farm would represent an appropriate development allocation within the emerging Plan.

Beverley Farm:
Case for Allocation

As detailed within the representations to Policies S1, S2, H1 and in relation to the proposed allocations at Four Marks / South Medstead, it is considered that the current Draft Local Plan does not sufficiently plan to meet the overall housing need within the District, and that given the sustainable nature of the settlement, there is a persuasive case for increasing the overall number of homes to be delivered there.

At the same time, the issues identified with the sites currently proposed means that they will either need to be removed as a proposed allocation, or more likely reduced in number and/or moved towards the end of the plan period so that identified constraints can be resolved.

This means that further additional sites will need to be found at Four Marks / South Medstead for the emerging Local Plan to be found to be sound at examination.

It is therefore considered that the small, partly brownfield site at Beverley Farm would help to make a useful contribution to the overall level of housing supply in the settlement – and wider District – without leading to significant harm in terms of landscape impact, ecology / arboriculture, flooding and drainage or highways.

This site is currently subject to a pre-application enquiry with the Local Planning Authority (ref: 59227/999) for the redevelopment of this part-brownfield site to accommodate a total of 13 dwellings. We expect this pre-app to be concluded within the forthcoming weeks, and we look forward to discussing the site with the Council and other relevant local stakeholders.

In the meantime however, it is considered that the site would represent an appropriate candidate for inclusion as a small scale allocation (13 homes) within the emerging Local Plan, and the following paragraphs explain why.

We have also appended the various technical studies that have been submitted for the pre-app, which show that the site is deliverable in planning terms. This includes:

- Design and Access Statement (T2 Architects, February 2024)
- Landscape and Visual Appraisal (UBU Design, January 2024)
- Highways Technical Note (Bellamy Roberts, February 2024)
- Ecology Briefing Note (Calyx Environmental, February 2024)
- Arboriculture Briefing Note (Calyx Environmental, February 2024), and
- Drainage Assessment / Flood Risk Report (Cowan Consultancy, February 2024)

Site description

Beverley Farm comprises a parcel of land that is situated to the rear of an existing single bungalow style dwelling, and with which it has historically been associated.

The site is currently occupied by a range of commercial activities including a cattery, light industrial / office units and a camping and caravan site. The approximate boundaries of the site are shown in the google maps extract below.

Beverley Farm, approximate boundaries (Google Maps, 2022)

The site is effectively split into three parts. Nearest to the road is the main house, which is a large single storey bungalow of 1970s/80s origin, and which is similar in style to its immediate neighbours. The existing house benefits from a good sized self-contained private garden containing a swimming pool.

To the side of the house is a tarmacked access leading to a rear paved court containing the cattery buildings and range of buildings that are in light industrial / office use (Class E / formerly 'B1') and which are collectively known as 'Beverley Court'.

Beyond the buildings at Beverley Court lies a camping and caravan field, which is lawned and which contains a number of electrical hook-up points. The boundaries of this part of the site contain mature hedges and trees which help to provide a sense of enclosure.

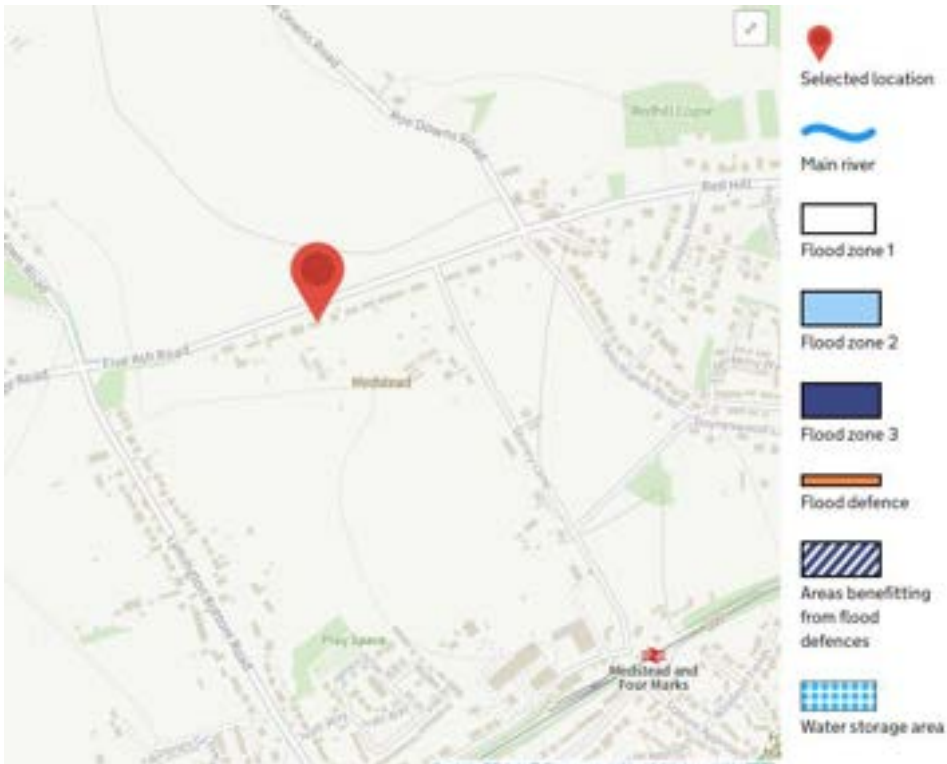
The land to the east of the camping and caravan field is associated with the range of business units at Estevan Farm, situated on Stoney Lane and which lies 150m to the east of Beverley Farm.

Although the site lies within the Parish of Medstead, it is more closely related to the larger settlement of Four Marks. Four Marks lies astride the A31, and contains a good level of local facilities including a primary school, Church, doctors surgery, local shopping including Tesco Express and Co-op, bakery, pharmacy, microbrewery and Travelodge hotel. Four Marks is served by a regular (hourly) bus service between the larger settlements of Alton and Winchester.

Beverley Farm sits in the northern part of a broadly square parcel of land bounded by Five Ash Road to the north, Lymington Bottom Road, Stoney Lane, and Station Approach, which joins Lymington Bottom Lane and Stoney Lane. Five Ash Lane provides vehicular and pedestrian access to Beverley Farm and lies parallel to the Watercress Line historic railway line in Four Marks. Lymington Bottom Road features modern ribbon development, both single and two storey, backing on to the fields to the south of the Beverley Farm site.

The overall character of the area is of low-density suburban type development with gaps giving occasional views into paddocks and fields situated behind. The ribbon nature of development gives the overall area a strongly 'developed' character, with the developed area of Four Marks being contiguous with the ribbon development on both Lymington Bottom Road and Five Ash Road.

Lastly, the site is located within Flood Zone 1, Lowest Probability of Flooding, as shown in the extract from the Environment Agency Flood Maps for Planning, below.



Planning history

As noted above, the existing site contains an extensive level of development comprising the main dwelling, a cattery, 'B1' light industrial units and a caravan and camping site.

The following applications are shown on the EHDC Planning Register in relation to this property:

Application No. 24213/005
Change of use of existing stables to light industrial (B1) and erection of new stable block
Rear of Beverley Farm, Five Ash Road, Medstead
Approved 4 August 1994

Application No. 24213/006
Change of use of parking area to cattery
Beverley Farm, Five Ash Road, Medstead
Approved 4 February 2013

Application No. 24213/008
Change of roof from 2 x hipped to 2 x gable ends and front veranda (as amended by plans received 11 December 2018)
Beverley Farm, Five Ash Road, Medstead
Approved 12 December 2018

Planning status of site

It is understood that the camping and caravan field, was established on former agricultural land under the provisions of the General Permitted Development Order, which allows for a limited amount of recreational tourism use provided certain criteria are met. This tourism use has now become established on the site over the long term, and so this has been taken into account through the formulation of the current proposals.

In addition, the cattery (approved in 2013) and the commercial units on the site (approved in 1994) are considered to meet the definition of Previously Developed, or Brownfield, Land.

Lastly, and although outside of the boundaries of the proposed development site shown in the submitted plans, the existing house and residential curtilage would also be defined as previously developed land with reference to the 2017 'Dartford' case since it currently lies outside of any settlement boundaries.

The proposal

The plans submitted for the pre-application enquiry show the demolition of the existing cattery and commercial units on the site – together with any structures associated with the camping and caravanning use of the southern part of the site – and the erection of a total of 13 dwellings.

The arrangement of development on the site has been informed by the submitted technical reports including in terms of landscape impact, and this has generated a shared space courtyard style layout with the scale and massing of dwellings designed to minimise impacts on the surrounding landscape, as well as seeking to protect the amenities of adjacent existing residential properties.

In addition to this landscape-led design approach, the proposals have been informed by detailed ecological and arborcultural advice, which maximises the opportunities to protect and enhance the natural capital of the site, including in terms of the creation of a new community orchard at the heart of the scheme. This has been informed by an understanding of the history of the site, with the proposed community orchard sited on the location of a previous orchard on the site.

Further description of the proposals is set out within the accompanying Design and Access Statement by T2 Architects.

Preliminary planning assessment

As noted above, the allocation of this site for 13 dwellings is considered to represent an appropriate amendment to the Emerging Plan, that would help to facilitate the bringing forward of residential development on this part brownfield site.

As demonstrated within the accompanying technical documents, it is considered that the re-development of this site is deliverable within the plan period, and will not lead to any significant harms in terms of the following:

Location of site

The site is considered to be well related to both the existing settlements of Medstead and Four Marks – with the latter, larger settlement containing a good level of facilities and services within a short walking distance from the site. This includes public transport links to Alton, Alresford and Winchester.

As such, and as set out within the current consultation on the emerging plan, Four Marks is considered to be a sustainable settlement, and so the redevelopment of this site would facilitate the delivery of sustainable development, as defined by the current version of the NPPF.

Furthermore, whilst currently located outside of the settlement boundary in the Local Plan, the site is not isolated within the meaning of paragraph 80 of the NPPF. This has recently been considered by the Court of Appeal in the *Bramshill* case (B*ramshill v SSHCLG [2021]* EWCA Civ 320) which itself references the earlier *Braintree* case – and which defines 'isolated' as "whether [the development] would be physically isolated, in the sense of being isolated from a settlement". As demonstrated above, that is not the case for this site.

In addition, and although the Neighbourhood Plan is now more than 8 years old, and so will have less weight, it is considered that the development of this site would accord with the overall spatial strategy of that document, by avoiding development within the Local Gap established by Policy 2 of the Neighbourhood Plan, and the overall ambition to retain an element of the 'green interior of South Medstead'.

Planning status of site

As established above, the existing site is partly brownfield / previously developed, due to the existing consented cattery and commercial units lying within the central part of the existing site. In addition, the presence of the active and popular camping and caravan use within the site, means that it cannot properly be regarded as being 'undeveloped'.

As such, the redevelopment of this site in order to assist with local housing delivery is fully supported by paragraph 124 of the NPPF.

Landscape-led design

As noted above, a key driver for the proposals is to deliver a high quality sustainable design that responds to and enhances the local landscape context.

As such, Winchester based Landscape Consultants UBU Design were brought in to advise at an early stage of the site appraisal process, through the carrying out of a Desk Based Landscape Constraints Appraisal. This element of work has then be supplemented by more detailed site based investigations which has culminated in the Landscape and Visual Appraisal which accompanies this pre-application enquiry.

This finds that:

- There are no statutory landscape designations that will be affected by the development of the site
- The existing landscape character is defined as rural/urban fringe, with development in the vicinity characterised by chalet bungalows with some 2 storey development.

- A similar scale of development on this site would complement the existing character and enabling views to continue to be punctuated by tree groups seen above rooftops.
- The Zone of Theoretical Visibility (ZTV) for this site covers a very limited area due to topography and existing woodland areas
- Due to this, and existing local character, it is considered that there will be no significant effect on local visual amenity.
- The site assessment finds that the site is generally well contained visually, with limited adverse impact possible for viewers from Stoney Lane and Five Ash Road at limited points, and a barely noticeable change from a point at Beechlands Road.
- Views of the proposed development will be partial, principally rooftops over the existing boundary vegetation, with glimpses of lower levels through denuded winter vegetation, and seen in the context of existing residential development.
- Some dwellings in proximity to the site on Lymington Bottom Road and Stoney Lane will have partial views of the proposed development from first floor windows, and potential glimpsed views from ground floor windows, seen in the context of existing residential development.
- These visual effects can be mitigated by woodland buffer planting on the site boundaries to reinforce the existing boundary vegetation, as proposed, as well as through careful selection of dull and darker toned materials such as brick and slate, and avoidance of bright or reflective materials such as light render.

The findings of this element of work, together with the integrated design team approach that includes ecological, Arboricultural, highways and drainage advice has resulted in an initial design proposal which seeks to create a high quality residential development that is focussed around a central shared space courtyard, and which features extensive landscaping, including by establishing new planting areas to the perimeter of the site to reinforce the sense of landscape enclosure on the site.

The overall approach to form and massing has been led by the above landscape advice, and which shows single storey, 1.5 storey and some 2 storey dwellings, sited in order to reduce overall landscape impact.

Further details of the design response – including in terms of material selection – is set out within the accompanying Design and Access Statement.

Access and parking

Four Marks contains no train service (apart from the recreational Watercress Line service) but this large settlement has a good range of services and facilities (including good bus links) and is therefore considered to be a sustainable community that could support future housing growth.

Bellamy Roberts Highways Consultants have produced a highways Technical Note (dated February 2024), which finds that:

- The existing access is suitable to serve a residential development of up to 13 dwellings, subject to modifications to the entrance radii (within the public highway)
- The sight lines at this access are available, given the 30mph limit
- Suitable space within the layout exists for a refuse vehicle to enter and leave the site in a forward gear.

In addition, the Technical Note notes that the existing levels of traffic generation created by the commercial units and camping/caravanning use will – during summer months – exceed that which would be generated by the proposed development. Taking account of the quieter tourism season during the winter, the average traffic generation across the year would still be higher than that generated by residential development.

Lastly, the Technical Note confirms that car and cycle parking will be provided in accordance with the LPA parking standards.

Ecology

The preapplication submission is accompanied by an Ecology Briefing Note prepared by Calyx Environmental Ltd.

This finds that there are no statutory or non-statutory designated sites of nature conservation value within or adjacent to the site, with adjacent sites unlikely to be directly affected by development.

In terms of the habitats provided by the existing site, the report notes that the majority of the southern part of the site is modified grassland, and that the existing commercial buildings may contain suitable habitat for bats. This was confirmed by an emergence survey carried out in the summer of 2023, with two further surveys recommended. However, given the initial findings and limited potential of the buildings, it is not anticipated that roosts of high conservation value will be identified and mitigation and compensation will be readily achievable, with temporary bat boxes erected prior to demolition until the development is complete and bat bricks etc incorporated into a number of the new dwellings.

None of the trees were assessed as having potential to support roosting bats and therefore no further surveys of these are considered necessary. However, the mature vegetation to the site boundaries is considered to have ecological value – including in terms of Dormouse habitat, and so these landscape elements are shown as being retained and enhanced, as part of the wider BNG strategy.

In addition, the BNG feasibility carried out recommends that the remnant garden with fruit trees will be retained and enhanced to replicate a traditional type orchard, and that the proposed drainage field will include for an area of species rich grassland

meadow. Lastly, the report recommends provision of green roofs to proposed garages and extensive planting of trees and hedgerows throughout the site.

Flooding and drainage

As demonstrated within the submitted Drainage Assessment/Flood Risk Report (by Cowan Consultancy), the site lies withing Flood Zone 1, where all type of development including residential can be accommodated.

The report notes that there is a small section of the site where some surface water flooding is possible, but concludes that this can be successfully mitigated by ensuring that the finished floor levels of proposed dwellings at set at least 300mm above the existing ground levels. The proposals also allow for the introduction of SUDS type features within the site, which will be designed in such a way as to promote the enhancement of local ecology, as noted above. This allows for the likelihood of storm water events, including through making an allowance for the impact of climate change.

In addition, and although at an early stage of design development, the above report states that foul water from the redeveloped site will be directed to a new treatment plant and subsequent drainage field. It is also noted that the development site lies outside of the areas affected by the need to provide nutrient (i.e. nitrate and phosphate) mitigation.

Taken together, the proposals are considered to be deliverable in terms of flooding and drainage.

Conclusion

As demonstrated above, this site will assist the Council in meeting its housing obligations within the wider District, and specifically at Four Marks / South Medstead, though the allocation of a small and largely previously developed site that is well related to the prevailing form of development, and well located in relation to key facilities and services, including public transport.

The site is also relatively unconstrained in terms of flooding, ecology, access, and landscape impact, and the integrated design team approach to the formulation of the plans submitted for the pre-application submission show a high quality and landscape led development that responds to the key identified features of the site.

This being the case, it is considered that the site represents an appropriate allocation to be included within the emerging Local Plan.

BEVERLEY FARM, MEDSTEAD

LANDSCAPE & VISUAL APPRAISAL

JANUARY 2024

ubu
design

CONTENTS

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1. INTRODUCTION

Purpose of the Document

1.1 Ubu Design Landscape Architects were commissioned by Scott Planning on behalf of Hazeley Developments Ltd to undertake a landscape and visual appraisal for Beverley Farm, Medstead, between Alton and Alresford, for a proposed residential development.

Aims of the Appraisal

1.2 This appraisal seeks to inform the design and layout of the development through an appraisal of the landscape and visual considerations relating to the site and its setting, through a combination of desktop studies and field survey work. The report aims to:

- Establish a clear understanding of the site and its setting in respect of landscape character and visual amenity;
- Establish an understanding of the proposed development in terms of its relation to landscape character and visual amenity;
- Identify potential direct and indirect effects of the proposed development upon the landscape;
- Identify potential effects on visual receptors;
- Determine mitigation measures necessary to reduce/ eliminate any potential adverse effect on the landscape or visual amenity arising as a result of the proposed development;
- Identify opportunities for enhancement measures; and
- Establish the likely residual effects of the proposed development.

Methodology

Landscape and Visual Impact Assessment Guidance Documents

1.3 The methodology used to carry out the landscape and visual appraisal of the proposed development is primarily based upon that set out in Guidelines for Landscape and Visual Impact Assessment (The Landscape Institute and Institute of Environmental Assessment – 3rd ed. 2013).

1.4 The process follows a standard approach, namely establishing:

- The baseline conditions, i.e. the character, quality, value and relative sensitivity of the landscape;
- The type and relative sensitivity of visual receptors;
- The sensitivity to change of the landscape in relation to the proposed development;
- Mitigation measures, for the landscape and visual receptors.

Site Visit and Conditions

1.5 A site visit was carried out on 8 December 2023 between 11.30 and 13.30, to undertake the appraisal of the visual and landscape impacts of the proposed site. The conditions were sunny with good visibility.

1.6 The visit was preceded by a desk top study of landscape designations and analysis of the zones of visual influence. Field work focussed on the site and surrounding roads and footpaths. The appraisal was carried out during early winter when the deciduous trees and vegetation on and surrounding the site were predominantly denuded. This represents near to the worst case scenario in relation to screening effects of vegetation. The screening effect of the deciduous trees, hedgerows and understorey shrubs will increase during the summer when in full leaf.

Landscape

1.7 During the site visit, the site and local area were assessed through observation, recording of observations and through photographs. The appraisal reviewed site and local landscape features, character and condition, and the key views into the site.

Visual Amenity

1.8 The viewpoints used in the appraisal were selected in order to:

- Determine the extent of visibility of existing site features;
- Determine the visibility of the proposed development, utilising the results from the desk study to guide field work;
- Gain further understanding of the components which create the landscape character; and
- Carry out the assessment of landscape and visual effects.

1.9 The following types of viewpoints were investigated:

- Representative viewpoints (for example representing views of users of a particular footpath);
- Specific viewpoints (for example a key view from a specific visitor attraction);
- Illustrative viewpoints (chosen to demonstrate a particular effect/specific issue); and
- Any important sequential views (for example along key transport routes).

1.10 The potential visual receptors that would be affected at the chosen viewpoints include:

- Public footpath and cycle route users including pedestrians;
- People using public open spaces and parks;
- People living in, working in, or visiting the settlement and the neighbouring properties and farmsteads; and
- People using roads or railways.

Photography

1.11 Photographs were recorded using a 50mm focal length lens on a Sony DSLR-A200 digital camera.

1.12 Panoramic views were created by taking a series of overlapping photographs (overlapping by 30-50% as recommended in the guidelines). These have been stitched together using Photoshop, employing the ‘reposition photomerge’ method.

Description of study area

1.13 The study area for the assessment of landscape and visual effects of the proposed development is shown on Figure 1 and covers an area extending up to approximately 2 km from the centre of the site. This is considered to be the maximum extent within which significant visual effects could occur for the type of development proposed.

Site location

1.14 Grid Reference: SU66383566. The site is located on the southern side of Medstead, to the north of Four Marks and south of Five Ash Road.

Development description

1.15 The Application Site extends to approximately 1.37 hectares. Planning permission is sought for a residential development. Outline application for up to 13 dwellings with all matters reserved except access.

1.16 Key design features of the development proposals include:

- Access retained in existing location from Five Ash Road;
- Residential development comprising solely detached 1

and 2 storey dwellings with garages;

- Private gardens and on-plot parking;
- Boundary tree and hedgerow vegetation retained and enhanced with woodland buffer panting.

Legislation, Policy and Guidance

1.17 The landscape and visual impact assessment (LVIA) has been undertaken within the context of relevant legislation, planning policies and guidance documents.

Legislation

1.18 National Parks are protected under the statutory requirements of the National Parks and Access to the Countryside Act 1949, for the purpose of:

- Conserving and enhancing their natural beauty, wildlife and cultural heritage; and
- Promoting public understanding and enjoyment of their special qualities.

National policy

1.19 The National Planning Policy Framework (NPPF), updated in July 2021, provides guidance relating to planning and new development in England.

1.20 Para 8 of the NPPF sets out the three overarching and interdependent objectives required to achieve sustainable development, which underpin plan-making and decision-taking. The overarching objective of relevance to landscape and visual amenity comprises:

- the 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.'

1.21 The landscape aspects of the NPPF as described below are supported by Planning Practice Guidance: Natural Environment, Landscape.

1.22 In respect of the natural environment, Section 15, Paragraph 174 of the NPPF states that:

1.23 'Planning policies and decisions should contribute to and enhance the natural and local environment by:

a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;...'

1.24 Furthermore, Paragraphs 176 and 177 of the NPPF state that:

'Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues....The scale and extent of development within these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.
When considering applications for development within National Parks, the Broads and Areas of Outstanding Natural Beauty, permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of:
(c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.'

Local policy

1.25 The site lies within East Hampshire District. The Local Plan for East Hampshire is the East Hampshire District Local Plan: Joint Core Strategy, adopted in 2014.

1.26 The following are key policies that relate to the landscape and visual issues. The accompanying Planning Statement identifies key planning policy that is of relevance to the application.

East Hampshire District Local Plan: Joint Core Strategy

CP1 Presumption In Favour Of Sustainable Development

1.27 When considering development proposals the Council and National Park Authority will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF). They will always work proactively with applicants jointly 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. Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- Specific policies in that Framework indicate that development should be restricted.

CP18 Provision Of Open Space, Sport And Recreation And Built Facilities

1.28 All new residential developments will provide, as a minimum standard, the equivalent of 3.45 ha of public open space per 1,000 population to serve the needs generated by the new development. Contributions to built facility provision will also be required to meet various standards depending on the facility being provided. 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).

1.29 The improvement of open space, sport and recreation facilities, including built facilities, will be implemented in the following way:

b) 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);

c) provision will be secured through developer contributions through S106 or the Community Infrastructure Levy (CIL) mechanisms;

d) where any deficiency in a particular category of open space in an area exists, the Council will seek to offset this deficiency by seeking to secure a higher provision of this particular category of open space for the benefit of the community although the overall requirement of 3.45 ha per 1,000 population will remain;

e) well designed high quality play spaces for children and young people will be supported;

f) informal recreation will be encouraged by the implementation of green infrastructure opportunities in towns and villages.

CP19 Development In The Countryside

1.30 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.

CP20 Landscape

1.31 The special characteristics of the district's natural environment will be conserved and enhanced. New development will be required to:

a) conserve and enhance the natural beauty, tranquillity, wildlife and cultural heritage of the South Downs National Park and its setting, and promote the opportunities for the understanding and enjoyment of its special qualities, and be in accordance with the ambitions within the emerging South Downs Management Plan;

b) protect and enhance local distinctiveness, sense of place and tranquility by applying the principles set out in the district's Landscape Character Assessments, including the Community/Parish Landscape Character Assessments;

c) protect and enhance settlements in the wider landscape, land at the urban edge and green corridors extending into settlements;

d) protect and enhance natural and historic features which contribute to the distinctive character of the district's landscape, such as trees, woodlands, hedgerows, soils, rivers, river corridors, ditches, ponds, ancient sunken lanes, ancient tracks, rural buildings and open areas;

e) incorporate appropriate new planting to enhance the landscape setting of the new development which uses local materials, native species and enhances biodiversity;

f) maintain, manage and enhance the green infrastructure networks. Priority will be given to working with landowners and others in order to ensure that land management practices improve public access to the countryside, conserve and enhance valued landscapes of major importance for wild flora and fauna, and restore landscapes where valued features have been lost or degraded.

CP21 Biodiversity

1.32 Development proposals must maintain, enhance and protect the District's biodiversity and its surrounding environment. New development will be required to:

a) maintain, enhance and protect district wide biodiversity, in particular the nature conservation designations.

b) extend specific protection to, and encourage enhancement of, other sites and features which are of local value for wildlife, for example important trees, rivers, river corridors and hedgerows, but which are not included in designated sites.

c) contribute towards maintaining a district–wide network of local wildlife sites, wildlife corridors and stepping stones between designated sites and other areas of biodiversity value or natural green space. This will help to prevent the fragmentation of existing habitats and allow species to respond to the impacts of climate change by making provision for habitat adaptation and species migration.

d) ensure wildlife enhancements are incorporated into the design to achieve a net gain in biodiversity by designing in wildlife and by ensuring that any adverse impacts are avoided where possible or, if unavoidable, they are appropriately mitigated for, with compensatory measures only used as a last resort.

e) protect and, where appropriate, strengthen populations of protected species;

CP28 Green Infrastructure

1.33 Development will be permitted provided that it maintains, manages and enhances the network of new and existing green infrastructure. Development will need to take forward the objectives and priorities presented in the District's Green Infrastructure Study and Strategy, the South Hampshire Green Infrastructure Strategy and its Implementation Framework and the avoidance and mitigation measures set out in the Joint Core Strategy's Habitats Regulations Assessment. Account will also need to be taken of other relevant joint core strategy policies such as landscape, historic environment, biodiversity, flood risk and design. 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.

CP29 Design

1.34 The District's built environment must be of an exemplary standard and highly appealing in terms of visual appearance. 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. 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;

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;

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.

2. BASELINE LANDSCAPE ASSESSMENT

Site description

2.1 The application site is 'L' shaped, with the access extending to the road from the top of the 'L'. It currently consists of a cattery and single storey business units on the northern part of the 'L', with the southern part of the 'L' being used as a caravan and camping site (refer to Appendix A). The site extends to a total of approximately 1.37 hectares.

2.2 Key features of the site include:

- Access is from the north off Five Ash Road extending from the north east corner of the site. The current access road extends down into the southern part of the site;
- The site is predominantly enclosed by mature boundary tree and hedgerow vegetation to the south, east and west where the site adjoins gardens or pasture fields;
- To the north, the site is contained by detached development on Five Ash Road;
- The site currently has a number of single storey business units along with areas of hard standing including parking areas on the northern part of the site.
- To the immediate west of the site entrance is the main house and garden of Beverley Farm, which is a large single storey 70s/ 80s bungalow.

2.3 Features of the local site context include:

- Five Ash Road runs to the north of the site access, with mature boundary vegetation and agricultural fields beyond;
- The site lies within a rural/ urban fringe area bounded by the Five Ash Road to the north, Lymington Bottom Road to the west, Stoney Lane to the east and industrial and residential development of Four Marks to the south. These minor roads are predominantly lined with ribbon development, with small pasture fields within the block.
- The Watercress Line (a heritage railway line) runs beyond Station Approach to the south.

Topography and soils

2.4 The site is highest at its northern extent, sloping down gently to a shallow valley across the centre of the site, then rising towards the southern boundary.

2.5 The highest levels are around 195m AOD in the northern corner of the site (at the access off Five Ash Road), falling gently to around 187m AOD on the central western boundary and rising again to around 192m AOD in the south eastern corner of the site.

2.6 Reference to the Cranfield Soil and AgriFood Institute (CSAI) Soilscape Viewer identifies the site as having freely draining slightly acid loamy soils with low fertility.

Landscape, ecological and historic designations

2.7 The nearest Listed Buildings to the site comprise a cluster of 4 Listed Buildings approximately 750m to the north-west of the site at South Town, namely Southdown, Southdown Old Farmhouse, Wheel House And Donkey Wheel Immediately South West Of Southdown Old Farmhouse and Barn Immediately North West Of Southdown Old Farmhouse, which are all Grade II Listed.

2.8 Within the site, a small Traditional Orchard is identified on the Priority Habitat Inventory of 0.08ha, located between the farm sheds and the pasture field. This is not a statutory designation.

2.9 The South Downs National Park lies approximately 1.5km to the east of the site at it's nearest point.

2.10 For mapped information of the above designations, and for mapped information regarding landscape and environmental designations at a greater distance from the site than those described above, refer to Figures 6 and 7.

National landscape character

2.11 The site and study area falls within National Character Area (NCA) 125 South Downs towards the centre of the character area, as defined by Natural England, published in 2015 and superceding the previous Countryside Agency Character Area profile.

2.12 Key characteristics of this NCA pertinent to the site context are defined as:

- A broad elevated east–west chalk ridge with a predominantly steep northfacing scarp slope and a gentle southerly dip slope, breaking into a series of hills in the west.
- The principal rivers – the Arun, Adur, Cuckmere and Ouse – slice through the eastern half of the downs as wide U-shaped valleys with steep sides and flat alluvial flood plains with intensive dairying and crops, and characterised by criss-crossing ditches and meandering river channels.
- Woodland a feature of the central downs and, to a lesser extent, the western downs, also concentrated on the steep scarp slopes, consisting of both broadleaved, mostly ancient, woodland with beech, veteran trees, ash and sycamore, and conifers, with some large plantations.
- The eastern downs characterised by large open arable and grassland fields, mostly enclosed by the 16th century, with a general absence of woodland and hedgerow boundaries, creating an open, exposed landscape. To the west of the River Arun, where holdings were smaller and 'sheep-and-corn' farming less important, hedgerows enclose medium to large irregular fields between the woodlands and designed parkland landscapes, the latter a particular feature of the central areas.
- On the chalk hills, the infertile soils are generally thin, well drained and rich in calcium.
- Roads and villages concentrated in the river valleys, the more elevated areas sparsely settled with scattered farmsteads.
- Flint, brick and timber frame conspicuous in the built environment in walls, buildings, churches and barns, while roofs are of tile, slate or traditional thatch.
- Public rights of way following drove roads and ancient routes along the accessible downland tops, benefiting from panoramic views across the downs and the Low Weald NCA. Roads and lanes striking across the downs perpendicularly and following historic tracks that originally brought livestock to their summer grazing.

Regional landscape character

Hampshire County Integrated Character Assessment

2.13 At a County level, Hampshire County Council have produced the Hampshire County Integrated Character Assessment in 2012. This assessment classifies the area within which the site lies as the Wooded Downland Plateau landscape character type, described as 'an agricultural landscape comprising mainly arable land and improved grassland with blocks and strips of woodland'.

2.14 Key characteristics of this landscape character type of relevance to the site and context include:

- Elevated gently undulating plateau deep clay over chalk, resulting in poorly drained heavy soils.
- Single extent of this landscape type at the County scale.
- A landscape, unusually with chalk geology, dominated by pasture and horse grazing and few areas of arable.

- High proportion of biodiversity interest is associated with Ancient woodland and survival of small areas of pre 1700 woodland connected by a strong often treed hedgerow network.
- There are few streams.
- Varied periods of field enclosures from irregular wavy boundary and early formal enclosure from the early 17th century – particularly fields bounded by tracks and lanes to 18th and 19th century formal enclosure.
- Very little evidence of pre medieval archaeology and sense that this has always been marginal land.
- Historical associations with clay pits and brick kilns.
- Settlements tend to be small, often hamlets and small villages located at the edge of the character area or in elevated locations within the area with prominent church spires marking settlement location amongst the wooded landscape.
- A landscape of contrasting views, from panoramic and far reaching to very enclosed, but always heavily wooded.

2.15 The landscape type is subdivided into landscape character areas, with the site lying within the 6a East Hampshire Wooded Downland Plateau area (refer to figure 4). Key characteristics of this landscape character area of relevance to the site and context include:

- An elevated plateau landscape, mainly fairly flat but with dry chalk valleys, creating gentle undulations, capped with a deep layer of clay.
- Characterised by being one of the most wooded downland areas in the County, comprising large woodland blocks to small copses and ancient hedgerows which are well connected.
- A landscape dominated by pasture but also with some arable fields, including considerable areas managed for horse grazing.
- Few streams, but spring-line settlements along the LCA boundary.
- A landscape that appears to have had little pre medieval exploitation and human activity.
- There is strong survival of early enclosure field systems and particularly fields bounded by tracks and lanes.
- Abundance of 18th and 19th century farmsteads connected by a dense rights of way network including byways open to all traffic.
- Historical association with clay pits and brick kilns and distribution of early brick buildings from locally sourced clay. Some evidence of dew ponds.
- Settlements tend to be small, often hamlets and small villages located at the edge of the character area or in elevated locations within the area.
- A landscape of contrasting views, from panoramic and far reaching to very enclosed, but always heavily wooded.

Local landscape character

East Hampshire District Landscape Character Assessment

2.16 The East Hampshire District Landscape Character Assessment was produced in 2006 by LUC on behalf of East Hampshire District Council. The assessment classifies the area within which the site lies as 2: Clay Plateau landscape type.

2.17 Key characteristics of this landscape type of relevance to the site and context include:

- Chalk overlain by shallow continuous clay capping resulting in poorer heavier soils.
- Large tracts of elevated gently undulating countryside.
- A predominantly pastoral farmland landscape with some arable fields.
- Varying enclosure - open and exposed in higher plateau areas with occasional long views, with a more enclosed landscape in relation to woodland cover.
- Survival of original pre 1800 woodland and presence of oak as a key species in hedgerows and woodland.
- Varied field pattern including irregular blocks of fields are evidence of 15th –17th century enclosure and a more regular field system represents 18th and 19th century enclosure.
- Limited settlement comprising dispersed farmsteads and occasional small nucleated villages/hamlets with church spires forming distinctive landscape features.
- Presence of round barrows indicative of a Bronze Age ritual landscape.
- Narrow, little used lanes bordered by wide verges and ditches and limited rights of way network.
- Small scale historic parkland landscapes, some relating to a history of hunting.
- A peaceful and in places a still and empty landscape.

2.18 The landscape type is subdivided into landscape character areas, with the site lying within 2b: Four Marks Clay Plateau. Key characteristics of this character area relevant to the site include:

- Elevated undulating plateau with an almost continuous clay cap overlying the chalk bedrock. A more rolling landform is evident to the north around Bentworth indicating the transition to the chalk downland.
- A landscape dominated by pasture but also with some arable fields, reflecting variations in soil type and including considerable areas of pasture managed by horse grazing.
- Fields of late medieval origin in the north and south of the area with the central part of the character area comprising distinctive planned enclosure of the late 19th century (at Four Marks, Dry Hill and Medstead).
- Ancient woodlands have been replanted, and often comprise a mix of broadleaved and coniferous tree species. The majority are relatively small, although occasional large blocks such as Chawton Park Wood and Bushy Lease Wood occur.
- Occasional areas of neutral grassland and ponds and a relatively intact hedgerow network contribute to the ecological value of the landscape.
- Tree cover creates a secluded and enclosed landscape contrasting with the openness of the arable fields.
- Settlement includes isolated farmsteads of 18-19th century and of medieval origin and small nucleated villages of medieval origin (Medstead and Bentworth) and a higher settlement density and distinctive pattern of former small-holder plots of more recent origin around Four Marks.
- Cut by the A31 but otherwise a network of rural roads cross the area.
- A good rights of way network, including parts of the historic route of the Pilgrim's Way (linking Winchester and Canterbury - much of it now formed by the A31) and St. Swithun's Way between Winchester and Farnham, as well as a network of quiet rural lanes.
- Despite the density of settlement around the A31 at Four Marks this is a peaceful and in places a tranquil and rural landscape.

Site landscape character

2.19 The landscape character of the site itself accords with the local landscape character assessments. The site lies within the Four Marks Clay Plateau character area to the north of Four Marks.

2.20 The site has the following key characteristics:

- The ‘L’ shaped site is developed in the northern part, while the southern part of the site is a field used as a camp site;
- Existing development on the site is single storey business units;
- An orchard lies between the business units and the field;
- The southern field is grassland surrounded by mature boundary hedgerows;
- The site has a predominantly south-easterly aspect, with a shallow valley across the centre of the field.

Landscape condition

2.21 The site is located to the north of Four Marks on the southern side of Medstead, immediately south of Five Ash Road.

2.22 The site comprises an area of single storey development on the northern part of the site, with a grass field surrounded by mature hedgerow vegetation to the south.

2.23 The immediate area is a rural/ urban fringe area bounded by minor roads predominantly lined with ribbon development, with industrial and residential development to the south towards the Watercress railway line. Small pasture fields lie within the block enclosed by the surrounding development. The development, hedgerows, trees and undulating landform combined with wider woodland cover, limit views and create an enclosed landscape. The network of quiet rural lanes contribute to the level of tranquillity of the local area.

2.24 The landscape condition of the Four Marks Clay Plateau character area is therefore considered to be medium.

Landscape value

2.25 This area to the north of Four Marks and south of Medstead is medium value rural/ urban fringe with mixed lower density development, pasture and arable farmland, with a relatively intact hedgerow network beyond the urban fringe. Large areas of woodland lie to the east.

2.26 The site is partially developed in the north of the site, with grassland to the south, boundary hedgerows and some mature trees combining to provide habitat and biodiversity value.

2.27 There is the potential to enhance the site landscape further through new tree, hedgerow and meadow planting to strengthen existing landscape features and further enhance the biodiversity of the site.

Landscape receptors

2.28 A number of landscape receptors were selected for the landscape assessment, representing those landscape receptors considered to be potentially affected by the proposed development, as follows:

- South Downs National Park
- Landscape character of the Four Marks Clay Plateau local character area in the vicinity of the site;
- Application site landscape features, principally grassland, hedgerows and hedgerow trees.

2.29 No Listed Buildings, Scheduled Monuments or Registered Parks lie within the Zone of Theoretical Visibility for the proposed development.

3. BASELINE VISUAL ASSESSMENT

Potential visual receptors

3.1 A series of representative viewpoints were chosen to provide coverage of potential views of the proposed development from a range of directions. The potential viewpoints were then tested through field survey and those where no visibility of the development was achieved were discounted. The selected viewpoints are representative of a range of receptors including residential, recreational and transport.

3.2 A number of potential visual receptors were identified to provide a detailed assessment of the visual effects of the proposed development. The potential receptors are described below.

Recreational receptors

3.3 Potential recreational receptors identified included the following public routes, which run in the vicinity of the site:

- Bridleway M31 along Stoney Lane to east of site (R1)
- Bridleway M33 on Boyneswood Lane (R2)
- Bridleway M32 on Beechlands Road to east of site (R3)

Residential receptors

3.4 Residential properties and other buildings potentially in view of the site have been considered. These receptors include the following:

- Properties on Five Ash Road (R4)
- Properties on Stoney Lane (R5)
- Properties on Beechlands Road (R6)
- Properties on Lymington Bottom Road (R7)

Transport receptors

3.5 Travelling receptors include those using major and minor roads in close proximity to the site. For this site these receptors are the following minor roads:

- Five Ash Road to north of site (R8)
- Stoney Lane to east of site (R9)

On-Site Photographs

3.6 Photographs from within the site were also recorded to help describe the visual envelope of the proposals, and to give an indication of the landscape condition and site character. The site photographs do not form part of the visual assessment. They are shown in Chapter 10.

Viewpoint descriptions

3.7 Figure 9 identifies the locations of all the receptor viewpoints (provided in Chapter 11). Descriptions of the receptor viewpoints are provided below.

Viewpoint 01

3.8 View 01 is taken from Five Ash Road to the immediate north-west of the site. The view looks east along the road past the site entrance.

3.9 The view shows the site entrance onto Five Ash Road. The site access road is predominantly screened by neighbouring boundary hedges and dwellings. The site itself is screened by neighbouring dwellings, hedges and trees.

Viewpoint 02

3.10 View 02 is taken from Five Ash Road to the immediate north-east of the site. The view looks west along the road and across the site entrance.

3.11 The view shows the site entrance onto Five Ash Road. The site access road is predominantly screened by neighbouring boundary hedges and dwellings. The site itself is screened by neighbouring dwellings, hedges and trees.

Viewpoint 03

3.12 View 03 is taken from Five Ash Road directly to the north of the site. The view looks south along the access road into the site.

3.13 The view shows the eastern end of the single storey buildings on the northern part of the site partially visible near the end of the access road. The higher ground of the southern field and southern boundary hedgerow is partially visible, seen above the roofs of the single storey buildings. Tree vegetation on the eastern boundary and Beverley Farm house in the foreground limit wider views of the southern field.

Viewpoint 04

3.14 View 04 is taken from bridleway M31 on Stoney Lane to the east of the site. The view looks west towards the site.

3.15 The hedgerow boundaries surrounding the southern field are predominantly visible in the view, with glimpses of motorhomes within the field possible through the denuded vegetation.

3.16 The northern part of the site is more fully screened by intervening vegetation and buildings.

Viewpoint 05

3.17 View 05 is taken from bridleway M33 on Boyneswood Lane to the east of the site. The bridleway is lined with hedgerow to the east, although this view was possible through a gap in the hedgerow, and looks west towards the site.

3.18 The site is completely screened in this view by intervening buildings and vegetation to either side of Stoney Lane. This view was therefore scoped out of the assessment.

Viewpoint 06

3.19 View 06 is taken from Beechlands Road to the east of the site, through a gate opposite Beechlands Road cul-de-sac. This is the only point along the road that offers a view towards the site, with the remainder of the road being lined with dense hedgerows.

3.20 The view shows a gap in foreground tree and hedgerow vegetation, allowing a glimpse towards the southern part of the site, partially screened by intervening vegetation and the hedgerow surrounding the southern part of the site. Roofs of dwellings on Lymington Bottom Road, at a slightly higher level than the site, are partially glimpsed in the distance.

Viewpoint 07

3.21 View 07 is taken from Five Ash Road close to the junction with Lymington Bottom Road. The view looks south-east towards the site.

3.22 The top of the western boundary hedgerow of the site field is partially visible, with the lower levels of the site obscured by the landform. The northern part of the site is screened by intervening vegetation and landform.

4. IMPACT APPRAISAL

Landscape appraisal

South Downs National Park

4.1 The South Downs National Park (SDNP) lies approximately 1.5km to the east of the site at it's nearest point. There are no views from the SDNP of the site due to the landform and existing built form, as indicated by the Zone of Theoretical Visibility for the site (Figure 8), and there will be no other effects on the setting of the SDNP, due to intervening built form, vegetation and landform.

4.2 Therefore there will be no landscape effect caused by the development proposals on the setting of the SDNP.

Four Marks Clay Plateau local character area in the vicinity of the site

4.3 The site lies within the Four Marks Clay Plateau local character area.

4.4 This area to the north of Four Marks and south of Medstead is rural/ urban fringe with mixed lower density development, pasture and arable farmland, with a relatively intact hedgerow network beyond the urban fringe. Large areas of woodland lie to the east.

4.5 The site is partially developed in the north of the site, with grassland to the south, boundary hedgerows and some mature trees combining to provide some habitat and biodiversity value.

4.6 The landscape effects of the development proposals on the local character area would be localised and relatively minor. The proposed development would partially replace existing development behind Five Ash Road, and extend it further to the south, partially into the backland field area enclosed by roads and ribbon development.

4.7 The undulating landform, low lying location of the site, intact mature field boundary vegetation and local built form along surrounding roads, combine to enclose this site with only limited occasional localised visibility. There is the opportunity to use dull and muted tones such as brick and slate/ tile for building materials, to minimise glimpses of roofs etc through vegetation.

4.8 The proposed layout of the development itself is sympathetically designed to create an informal courtyard of detached dwellings.

4.9 Although the development will cause a limited adverse effect by extending slightly into greenfield, this is nevertheless enclosed within a predominantly ribbon development block, and furthermore the proposed development will also provide beneficial landscape effects to the local character area through enhancements to the site landscape, including extensive new woodland belt buffer planting and meadow planting which will contribute to improving the landscape character, by strengthening the local landscape pattern and enhancing local biodiversity.

Application site landscape features principally grassland, trees and hedgerow

4.10 The existing site landscape features comprise grassland, hedgerows, hedgerow trees and a small remnant orchard. The hedgerows are mature hedgerows on most of the site boundaries apart from along the access road. The southern field is predominantly grassland, which appears to be improved grassland with little ecological value.

4.11 The landscape features will be largely retained apart from some of the grassland, which will be replaced by the proposed development.

4.12 There is the opportunity to introduce a range of ecological enhancements as part of the development, including extensive woodland belt buffer planting around the periphery of the site to reinforce and supplement the existing boundary vegetation; meadow planting within the drainage/ open space and orchard area; biodiverse flowering lawn grass to rear garden areas within the development; and native hedges for rear garden boundaries between plots. These enhancements will combine to enhance biodiversity within the site.

4.13 Overall, there will be some beneficial impact on the landscape due to the ecological enhancements more than offsetting the loss of some of the grassland. Greater beneficial effects will result in the longer term as the planting matures, strengthening the tree and hedgerow landscape features, establishing the new hedges and enhancing the meadow and orchard area and overall biodiversity of the site.

Visual appraisal

Five Ash Road Public bridleway to north-east of site

4.14 Five Ash Road runs immediately to the north of the site and is a straight, 30mph, unmarked road serving local traffic.

4.15 The site is predominantly screened from view from this road, by buildings, vegetation and the landform, apart from when looking directly into the site along the access road (a view not normally experienced by road users). The entrance to the access road is visible approaching the site from either side (Viewpoints 01 and 02), and there may be some slight change to the entrance if the access needs to be widened and gate posts removed.

4.16 Close to the junction with Lymington Bottom Road, there is also a view towards the site through foreground trees as shown in Viewpoint 07. At this point, there will be some change to the view with rooftops of the proposed dwellings visible above the western boundary hedgerow.

4.17 There may be some limited adverse impact to users of this road as a result of changes to the entrance and the brief view of rooftops seen through foreground trees near the junction with Lymington Bottom Road. This can be mitigated by woodland buffer planting on the western site boundary to reinforce the existing boundary vegetation, as proposed, as well as through careful selection of dull and darker toned materials such as brick and slate, and avoidance of bright or reflective materials such as light render.

Stoney Lane and Bridleway M31 on Stoney Lane

4.18 Bridleway M31, which runs along Stoney Lane to the east of the site, is a single track rutted lane used by pedestrians, horse riders and slow vehicles accessing the properties on this lane.

4.19 Views towards the site are generally restricted by hedgerows lining the lane and other intervening vegetation or buildings, however, views are possible along a short section of the lane without hedgerows between two dwellings, as at Viewpoint 04. From this short section of the lane, there will be partial views of the southern part of the development within the field, with the dwellings partially visible through and above the denuded vegetation in winter, and roofs and second storeys partially visible above the site boundary vegetation in summer.

4.20 This will cause some adverse impact to users of the bridleway and lane which can be partially mitigated by woodland buffer planting on the eastern site boundary to reinforce the existing boundary vegetation, as proposed, as well as through careful selection of dull and darker toned materials such as brick and slate, and avoidance of bright or reflective materials such as light render.

Beechlands Road

4.21 This road provides access to residential development to the east of the site and east of Stoney Lane.

4.22 The site is predominantly screened by the intervening roadside hedgerow and further intervening tree and hedgerow vegetation, apart from at a single gateway (refer to Viewpoint 06). At this point, there is a distant view through a gap in the intervening vegetation, which appears to show rooftops of dwellings on Lymington Bottom Road. It is therefore possible that there will be slight changes to this view, with glimpses of distant rooftops of the southern part of the proposed development, seen above site boundary vegetation in the context of the Lymington Bottom road rooftops.

4.23 This is a minimal distant change in the context of the overall view, which is only possible from Beechlands Road when looking through this gateway, and which will not generally be noticeable to users of the road. The proposed woodland buffer planting on the eastern boundary will mitigate this effect.

Residential amenity

4.24 There are several dwellings in proximity to the site, both on Lymington Bottom Road to the west and 3 or 4 dwellings to the east on Stoney Lane, that will have views of the proposed development from first floor windows, and in some instances, glimpsed views from ground floor windows. These views will be partially screened by existing tree and hedgerow vegetation on boundaries, and will be seen in the context of the existing residential development in this area.

4.25 There will be some adverse impact to residents of these dwellings, which can be partially mitigated by woodland buffer planting on the site boundaries to reinforce the existing boundary vegetation, as proposed, as well as through careful selection of dull and darker toned materials such as brick and slate, and avoidance of bright or reflective materials such as light render.

5. MITIGATION

5.1 The following mitigation measures should be given careful consideration to lessen adverse effects of the completed development, where required, and to ensure the full potential of beneficial effects to the landscape and visual amenity are realised.

- Layout and built form sensitively designed to respect the topography, with single storey buildings on upper northern slope in proximity to existing single storey development;
- Use of locally appropriate and dull toned materials such as brick and tile or slate, avoiding pale render which would stand out viewed through winter vegetation;
- Retention of existing boundary hedgerows and trees and reinforcement with new woodland buffer planting, to enhance landscape character and screening benefits in views towards the site;
- Existing orchard retained within open space;
- Meadow planting within the drainage/ open space and orchard area to enhance biodiversity;
- Provision of native hedgerow and tree planting where appropriate within site;
- Use of rural character fencing materials to minimise visual and landscape effects;
- Species choice of planting tailored to reflect locally found species and to enhance potential biodiversity value.

6. SUMMARY & CONCLUSION

6.1 The application site currently consists of a cattery and single storey business units on the northern part of the 'L' shaped site, with the southern part of the 'L' being used as a caravan and camping site (refer to Appendix A). The southern part of the site is predominantly grassland, with boundary hedgerows and some mature boundary trees. The site extends to a total of approximately 1.37 hectares.

6.2 The site is located on the southern side of Medstead, to the north of Four Marks and south of Five Ash Road.

6.3 The area is rural/ urban fringe with mixed lower density development, pasture and arable farmland, with a relatively intact hedgerow network beyond the urban fringe. Large areas of woodland lie to the east. The built form, trees and hedgerows and undulating landform combine to limit views and create a relatively enclosed landscape.

6.4 The development proposals comprise a residential development of up to 13 detached dwellings with associated open space, access road, parking and gardens.

6.5 There is the opportunity to provide a range of ecological enhancements as part of the development, including extensive woodland belt buffer planting around the periphery of the site to reinforce and supplement the existing boundary vegetation; meadow planting within the drainage/ open space and orchard area; biodiverse flowering lawn grass to rear garden areas within the development; and native hedges for rear garden boundaries between plots. These will combine to provide long term benefits by enhancing biodiversity within the site and strengthening the local landscape pattern.

6.6 Additional mitigation opportunities include the use of dull and muted tones such as brick and slate/ tile for building materials, to minimise glimpses of roofs etc from nearby public routes.

Landscape and visual effects

6.7 The visual and landscape effects of the proposed development have been investigated and appraised.

6.8 There are no statutory landscape designations that would be affected by the development proposals. Furthermore, there will be no landscape effect caused by the development proposals on the setting of the SDNP (which is approximately 1.5km from the site), as there are no views of the site from the SDNP, or other effects on landscape character, due to intervening built form, vegetation and landform.

6.9 The landscape character and on-site landscape features have been taken into consideration through the design of the development proposals for the site:

6.10 The development proposals will cause a limited adverse landscape effect to the Four Marks Clay Plateau local character area by extending slightly into greenfield, though enclosed overall within a predominantly ribbon development block. Furthermore the proposed development will also provide beneficial landscape effects through enhancements to the site landscape, including extensive new woodland belt buffer planting which will contribute to improving the landscape character, by strengthening the local landscape pattern.

6.11 Overall, there will be some initial limited adverse impact on the landscape features of the site through the removal of improved grassland. Longer term beneficial effects would result from the implementation of a sensitive landscape framework across the site, including woodland buffer planting to the boundaries and meadow planting, as well as associated biodiversity and habitat benefits.

6.12 The Zone of Theoretical Visibility indicates that for the proposed development, assuming a development height of 10m above ground level for 2 storey dwellings, there is a very limited area where the development is potentially visible, due to the enclosed landscape created by vegetation, built form and the gently undulating topography. This occurs within 500m of the site, and within the rural/urban fringe area south of Five Ash Road.

6.13 From the site assessment, the site is generally well contained visually, with limited adverse impact possible for viewers from Stoney Lane and Five Ash Road at limited points, and a barely noticeable change from a point at Beechlands Road. Views of the proposed development will be partial, principally rooftops over the existing boundary vegetation, with glimpses of lower levels through denuded winter vegetation, and seen in the context of existing residential development.

6.14 Several dwellings in proximity to the site on Lymington Bottom Road and Stoney Lane will have some adverse impact to residents, with partial views of the proposed development from first floor windows, and potential glimpsed views from ground floor windows, seen in the context of existing residential development.

6.15 These visual effects can be mitigated by woodland buffer planting on the site boundaries to reinforce the existing boundary vegetation, as proposed, as well as through careful selection of dull and darker toned materials such as brick and slate, and avoidance of bright or reflective materials such as light render.

Local policy

6.16 The development proposals are in accordance with the Local Plan policies regarding landscape and visual amenity.

6.17 The proposed residential development will have minimal impact on the local landscape character due to the location within a rural /urban fringe area and the enclosed landscape resulting from the undulating landform combined with built form, trees and hedgerows. The existing strong boundary landscape combined with further buffer planting and other landscape enhancements will contribute to improving the landscape character, by strengthening the local landscape pattern

6.18 The proposed development will also provide beneficial landscape effects through enhancements to the site landscape, including extensive woodland belt buffer planting around the periphery of the site to reinforce and supplement the existing boundary vegetation; meadow planting within the drainage/ open space and orchard area; biodiverse flowering lawn grass to rear garden areas within the development; and native hedges for rear garden boundaries between plots. These will combine to provide long term benefits to the landscape character by enhancing biodiversity within the site and strengthening the local landscape pattern.

7. REFERENCES

7.1 Guidelines for Landscape and Visual Impact Assessment, Second Edition, The Landscape Institute/ Institute of Environmental Management and Assessment, 2002.

7.2 Guidelines for Landscape and Visual Impact Assessment, Third Edition, The Landscape Institute/ Institute of Environmental Management and Assessment, 2013

7.3 Landscape Character Assessment Guidance for England and Scotland. Countryside Agency and Scottish Natural Heritage, 2002.

7.4 Landscape Character Assessment Guidance for England and Scotland: Topic Paper 6: Techniques and Criteria for Judging Capacity and Sensitivity. Countryside Agency and Scottish Natural Heritage, 2004.

7.5 Landscape Institute Advice Note 01/04 as Amended (August 2008): Use of Photography and Photomontage in Landscape and Visual Assessment. The Landscape Institute, 2008.

7.6 Landscape Institute Technical Guidance Note 02/17: Visual Representation of Development Proposals. The Landscape Institute, 2017.

7.7 National Character Area Profile 125 South Downs, 2015.

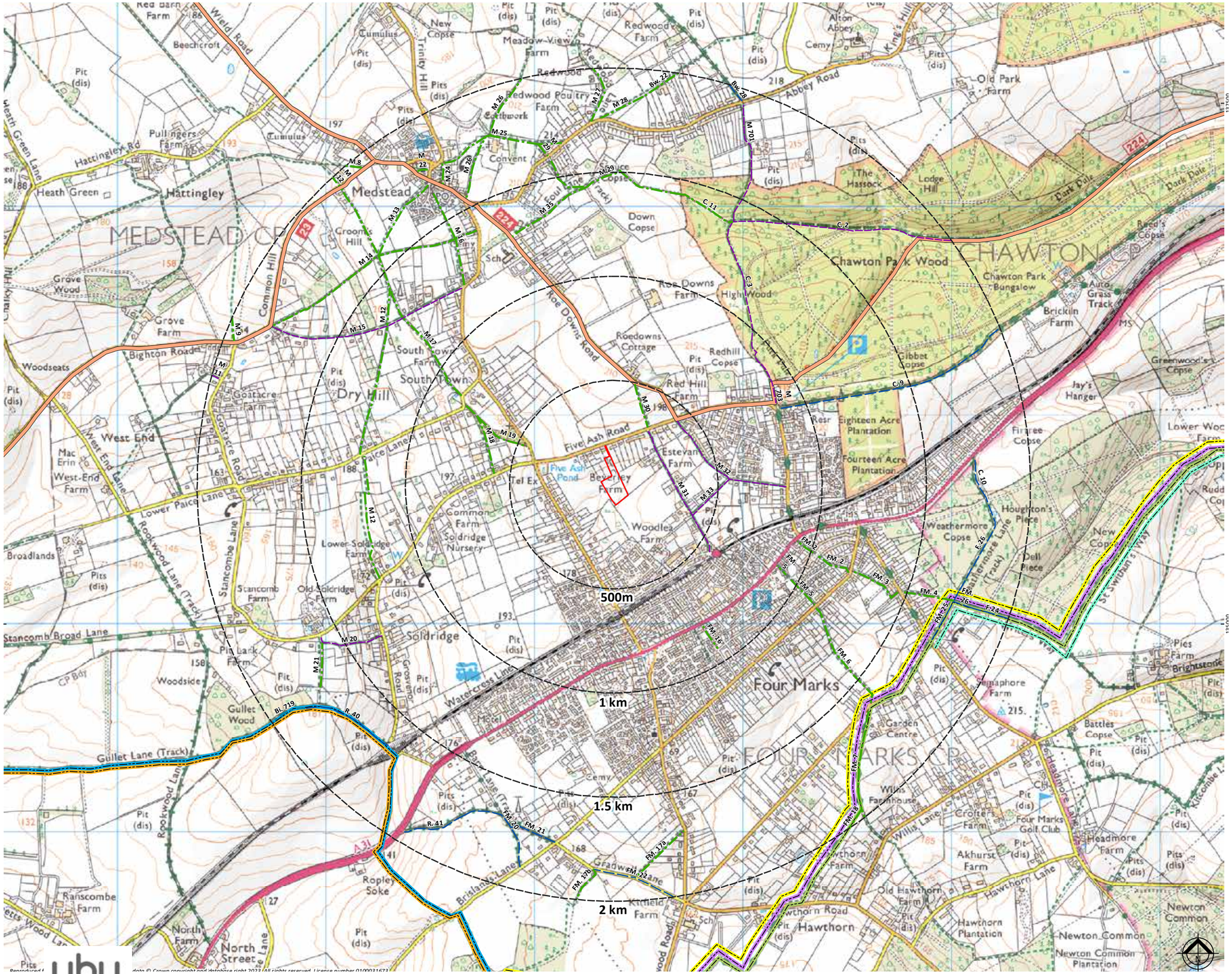
7.8 Hampshire County Integrated Character Assessment. Hampshire County Council, 2012.

7.9 East Hampshire District Landscape Character Assessment. Land Use Consultants on behalf of East Hampshire District Council, 2006.

8. FIGURES

Figure 1: Access and Circulation

Scale 1:25,000



- Site Boundary
- Study Area (from site centre)

Public Right of Way

- Bridleway
- Byway Open to All Traffic
- Footpath
- Restricted Byway

National Cycle Network

- Routes 23 & 224

Promoted Walking & Cycling Route

- Coast to Coast
- Games Way
- Pilgrims Way
- Southern Coast to Coast
- St. Swithun's Way
- Writers Way Route

PROW Abbreviations

Bi	Bighton
Bw	Bentworth
C	Chawton
F	Farringdon
FM	Four Marks
M	Medstead
R	Ropley

Figure 2: National Landscape Character

Scale 1:25,000

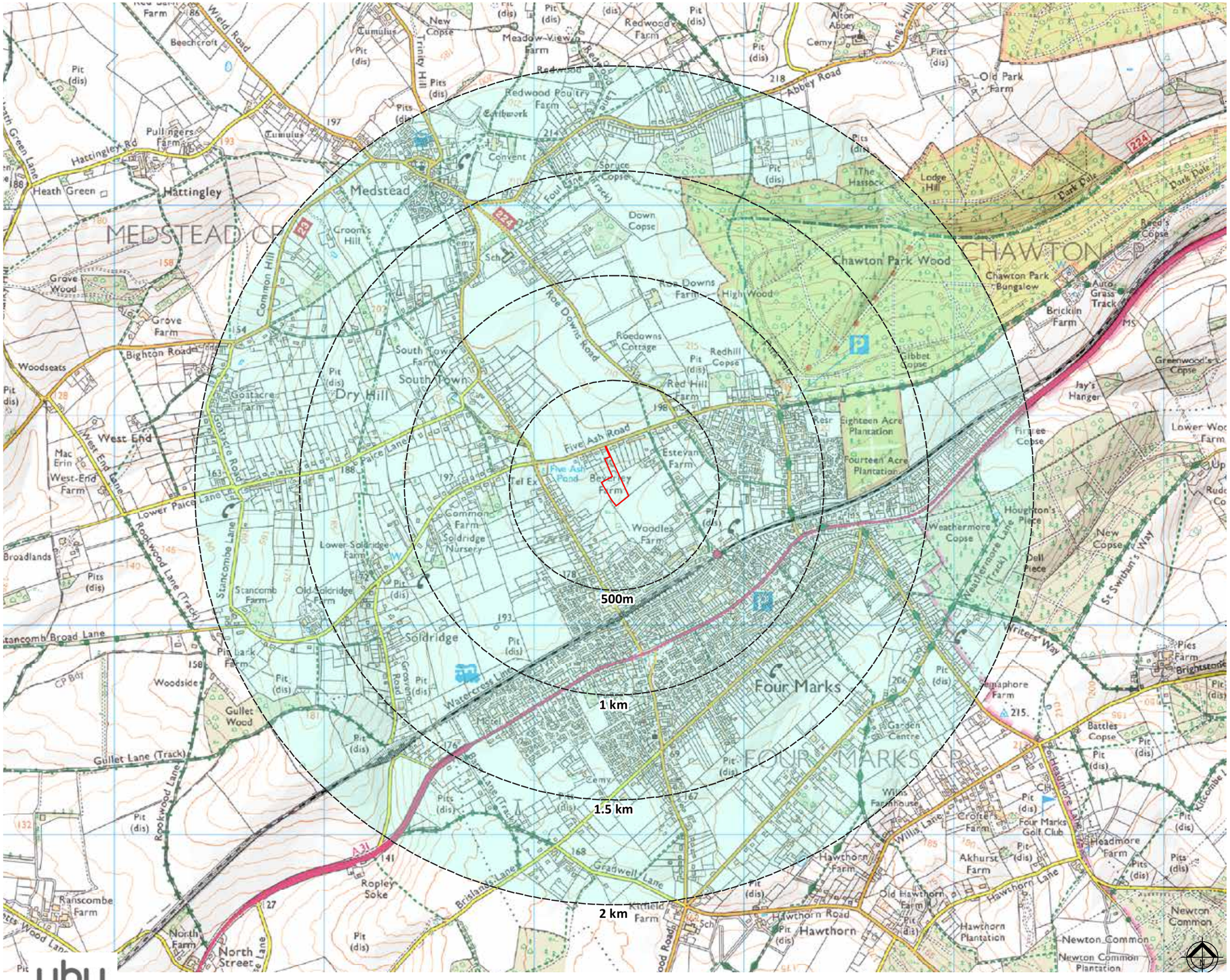


Figure 3: Hampshire Landscape Character

Scale 1:25,000

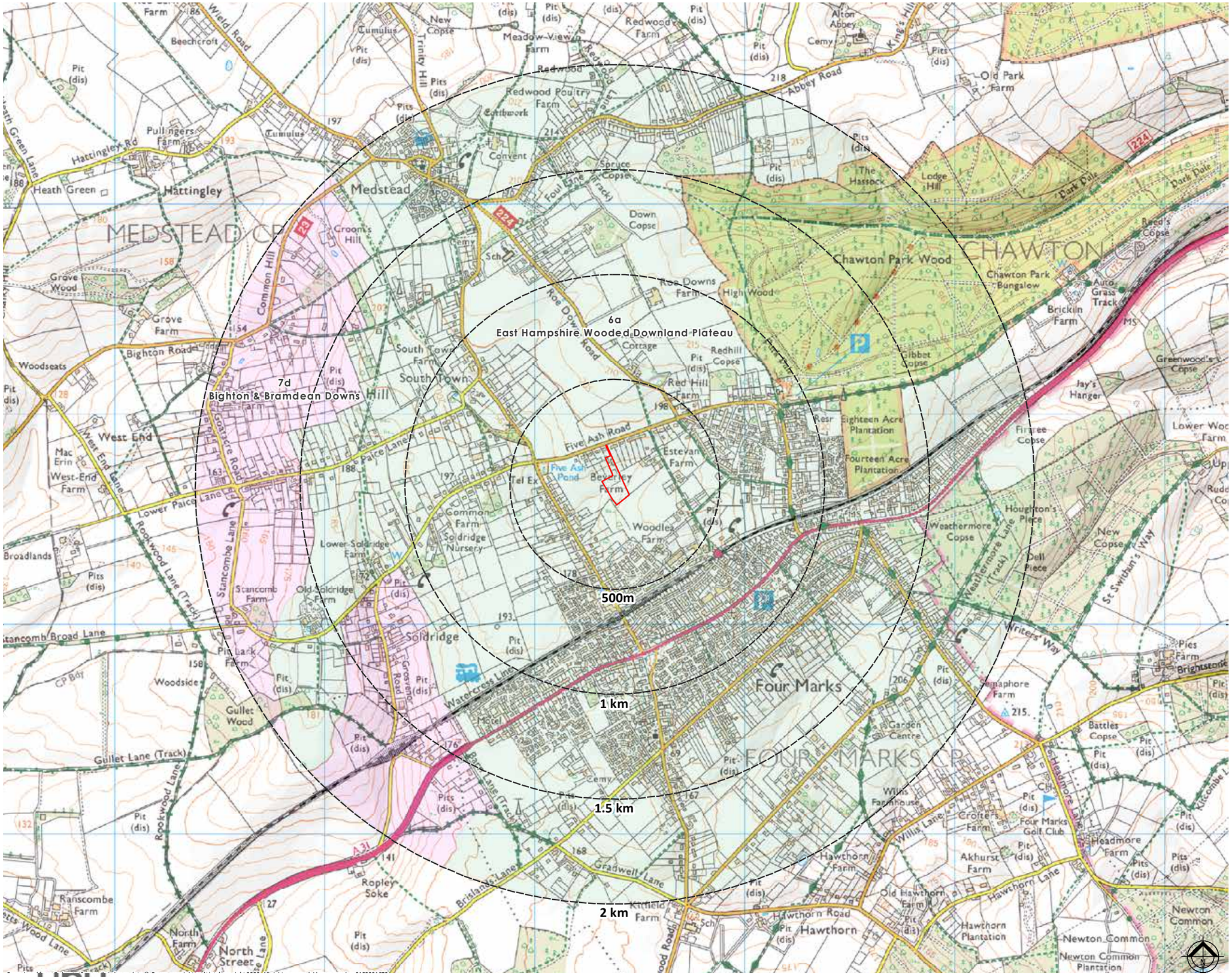
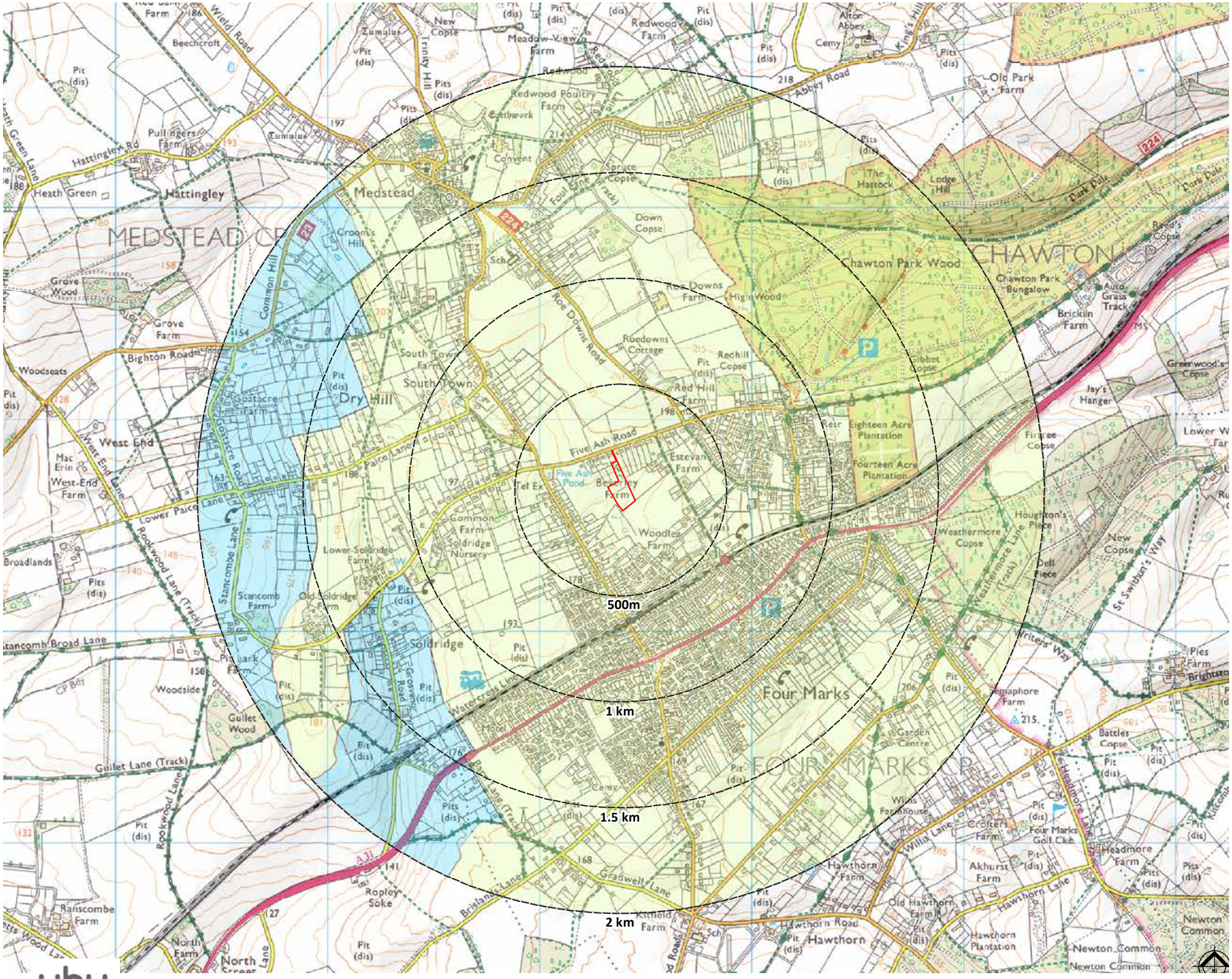


Figure 4: Local Landscape Character

Scale 1:25,000



Site Boundary

Study Area (from site centre)

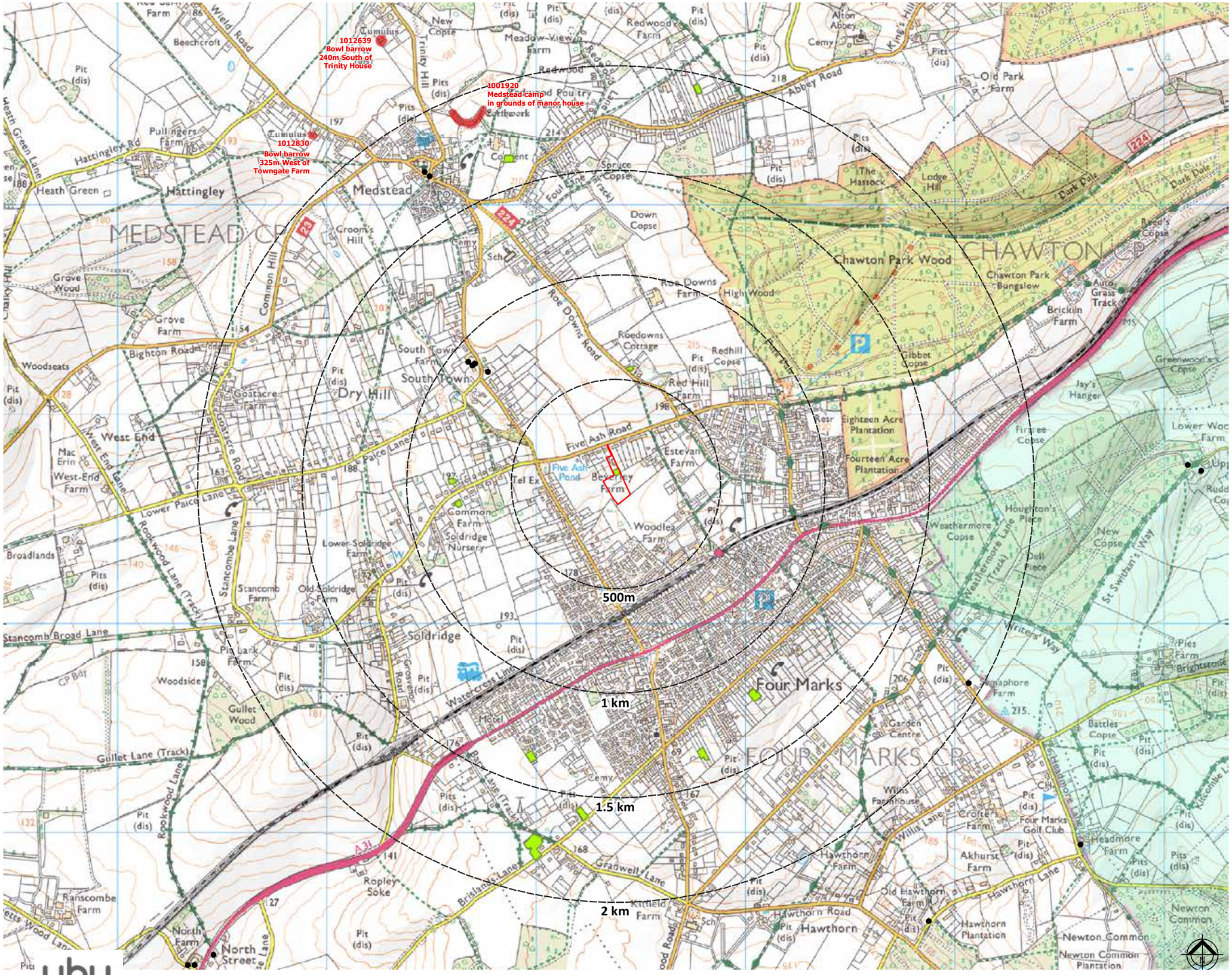
Local Landscape Character Type

Downland Mosaic Large Scale

Wooded Downland Plateau

Figure 5: Landscape Designations

Scale 1:25,000



- Site Boundary
- Study Area (from site centre)

Listed Building

- Grade II
- Scheduled Monument
- Traditional Orchard
- South Downs National Park

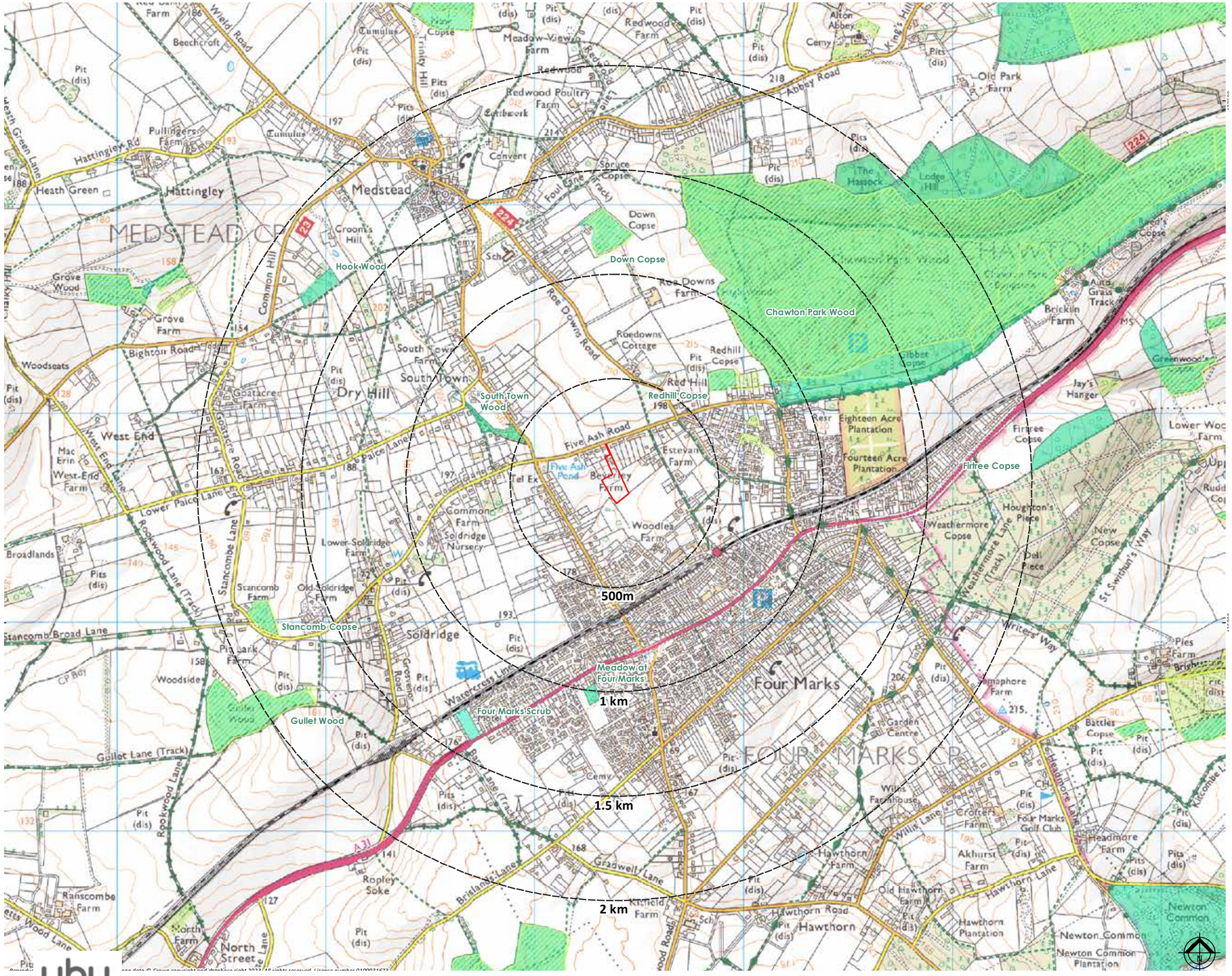
The following datasets have been included for consideration on this map. If a dataset does not appear on the map or in the legend, it is not located within the study area.

DATASET	SOURCE
Ancient Woodland	Natural England
Areas of Outstanding Natural Beauty	Natural England
Battlefield Inventory	Historic England
Biosphere Reserves	Natural England
Conservation Areas	Historic England
Country Parks	Natural England
Green Belt	MHCLG
Historic Parks and Gardens	Historic England
Important Bird Areas	RSPB
Limestone Pavement Orders	Natural England
Listed Buildings	Historic England
Local Nature Reserves	Natural England
National Nature Reserves	Natural England
National Parks	Natural England
Ramsar sites	Natural England
RSPB Reserves	RSPB
Scheduled Ancient Monuments	Historic England
Sites of Importance for Nature Conservation	EHDC
Sites of Special Scientific Interest	Natural England
Special Protection Areas	Natural England
Special Areas of Conservation	Natural England
Traditional Orchards	Natural England
World Heritage Sites	Historic England
Woodpasture & Parkland	Natural England

* EHDC East Hampshire District Council
MHCLG Ministry of Housing, Communities and Local Government

Figure 6: Environmental Designations

Scale 1:25,000



- Site Boundary
- Study Area (from site centre)
- Ancient Woodland Inventory
- Site of Importance for Nature Conservation

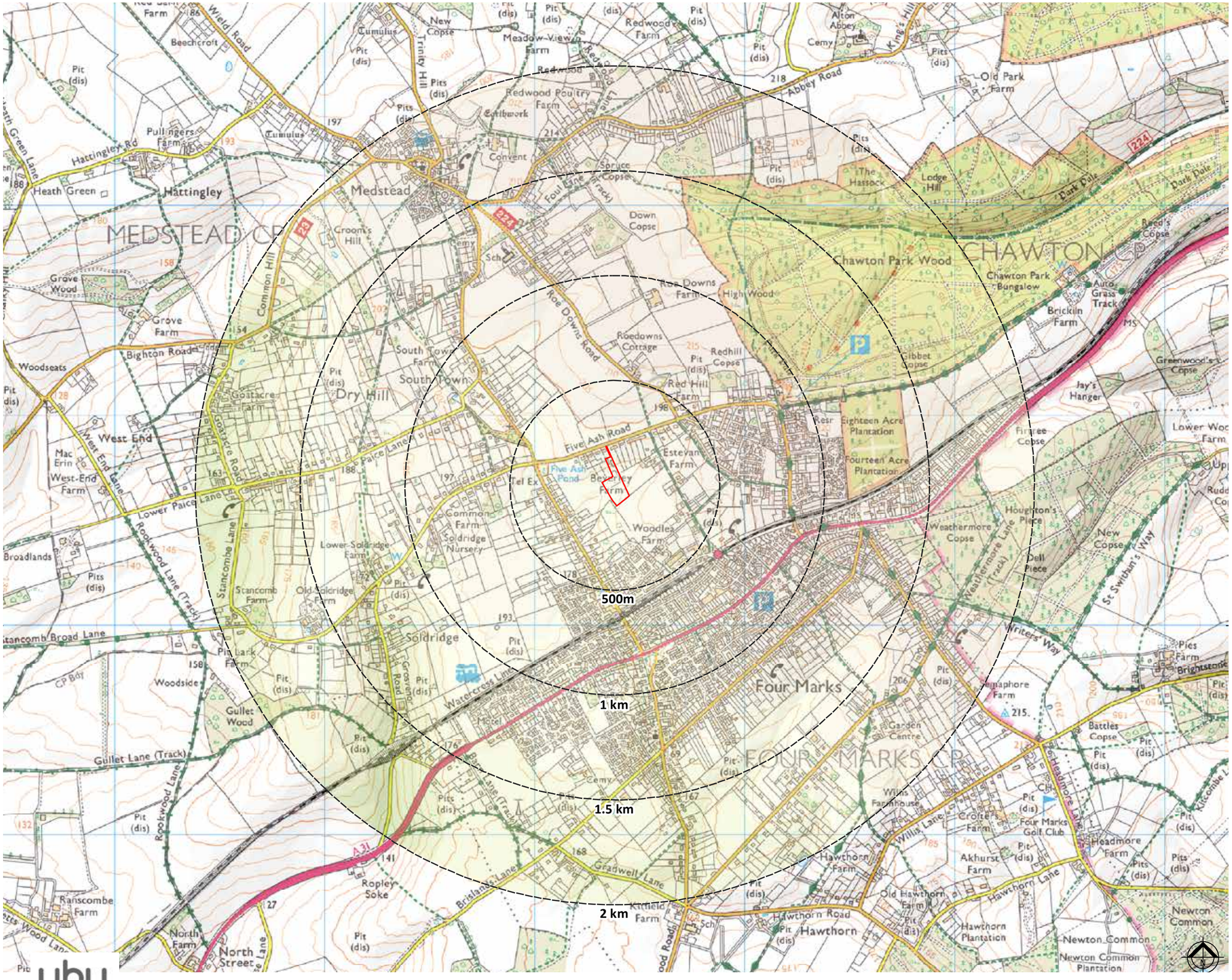
The following datasets have been included for consideration on this map.
If a dataset does not appear on the map or in the legend, it is not located within the study area.

DATASET	SOURCE
Ancient Woodland	Natural England
Areas of Outstanding Natural Beauty	Natural England
Battlefield Inventory	Historic England
Biosphere Reserves	Natural England
Conservation Areas	Historic England
Country Parks	Natural England
Green Belt	MHCLG
Historic Parks and Gardens	Historic England
Important Bird Areas	RSPB
Limestone Pavement Orders	Natural England
Listed Buildings	Historic England
Local Nature Reserves	Natural England
National Nature Reserves	Natural England
National Parks	Natural England
Ramsar sites	Natural England
RSPB Reserves	RSPB
Scheduled Ancient Monuments	Historic England
Sites of Importance for Nature Conservation	EHDC
Sites of Special Scientific Interest	Natural England
Special Protection Areas	Natural England
Special Areas of Conservation	Natural England
Traditional Orchards	Natural England
World Heritage Sites	Historic England
Woodpasture & Parkland	Natural England

* EHDC East Hampshire District Council
MHCLG Ministry of Housing, Communities and Local Government

Figure 7: Topography

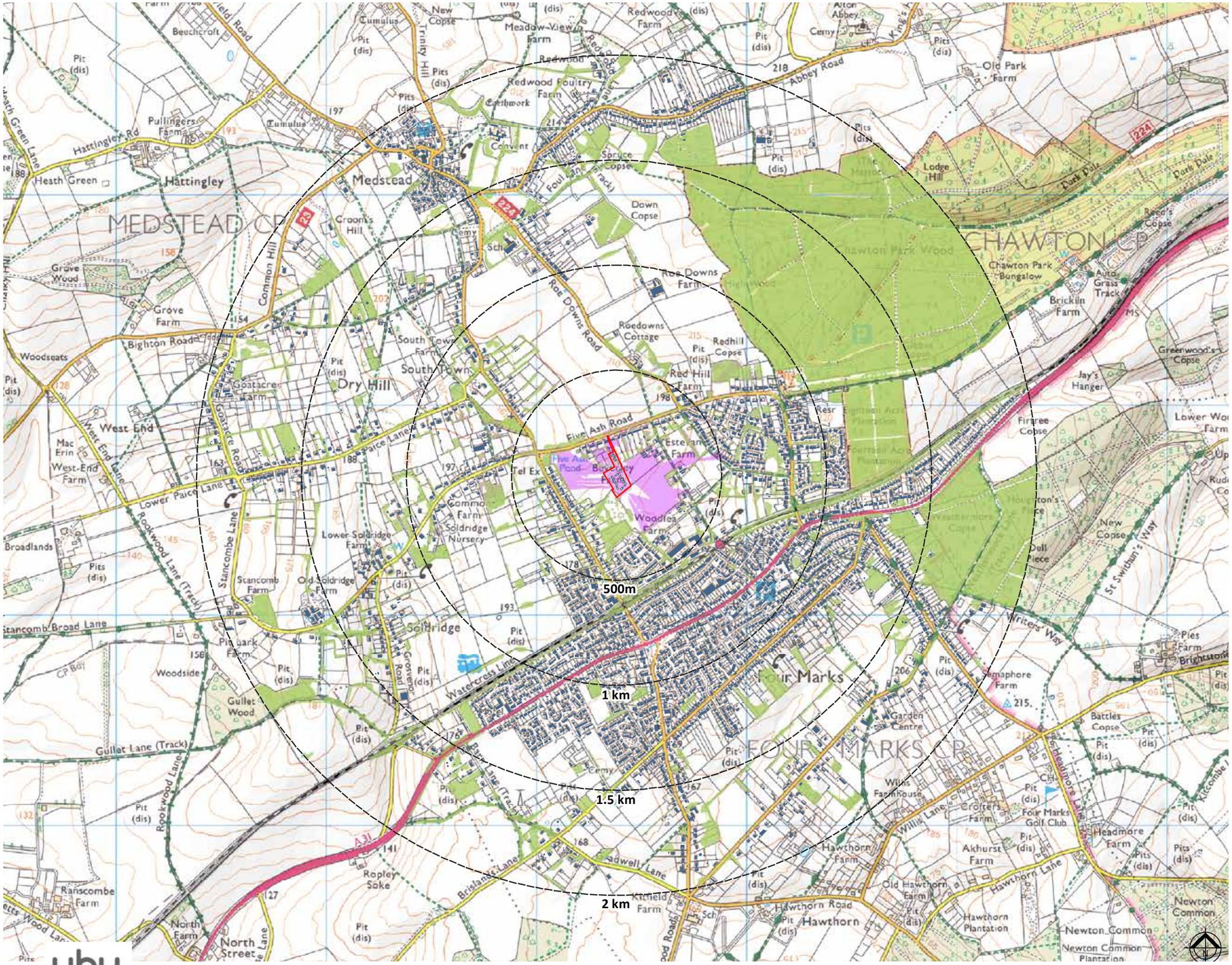
Scale 1:25,000



Topography is calculated using an Ordnance Survey Terrain 5 digital terrain mod

Figure 8: Zone of Theoretical Visibility

Scale 1:25,000



- Site Boundary
- Study Area (from site centre)
- Proposed Development
- Building
- Woodland

Zone of Theoretical Visibility

- Area where Development may be visible

The Zone of Theoretical Visibility is calculated using an Ordnance Survey Terrain 5 digital terrain model (DTM).

The development height is a maximum of 10m from ground level, and observer height assumed to be 1.8 m. Visibility is calculated from the building outlines.

OS Terrain 5 is a 'bare-earth' terrain dataset, and therefore does not account for the screening effect of any surrounding buildings or vegetation.

Buildings and woodland areas from the OS OpenMap Local™ dataset have been added to the DTM to indicate the potential screening effect of buildings and vegetation. Indicative heights used are 9m (approximately 2 storeys) for buildings, 6m for glasshouses and 15m for woodland.

On-site View A - From the south-eastern corner of the site looking west towards the western field boundary, with dwellings on Lymington Bottom Road glimpsed beyond

On-site View B - Eastern field boundary at close range with dwellings on Lymington Bottom Road glimpsed through the denuded hedgerow, beyond the adjoining field

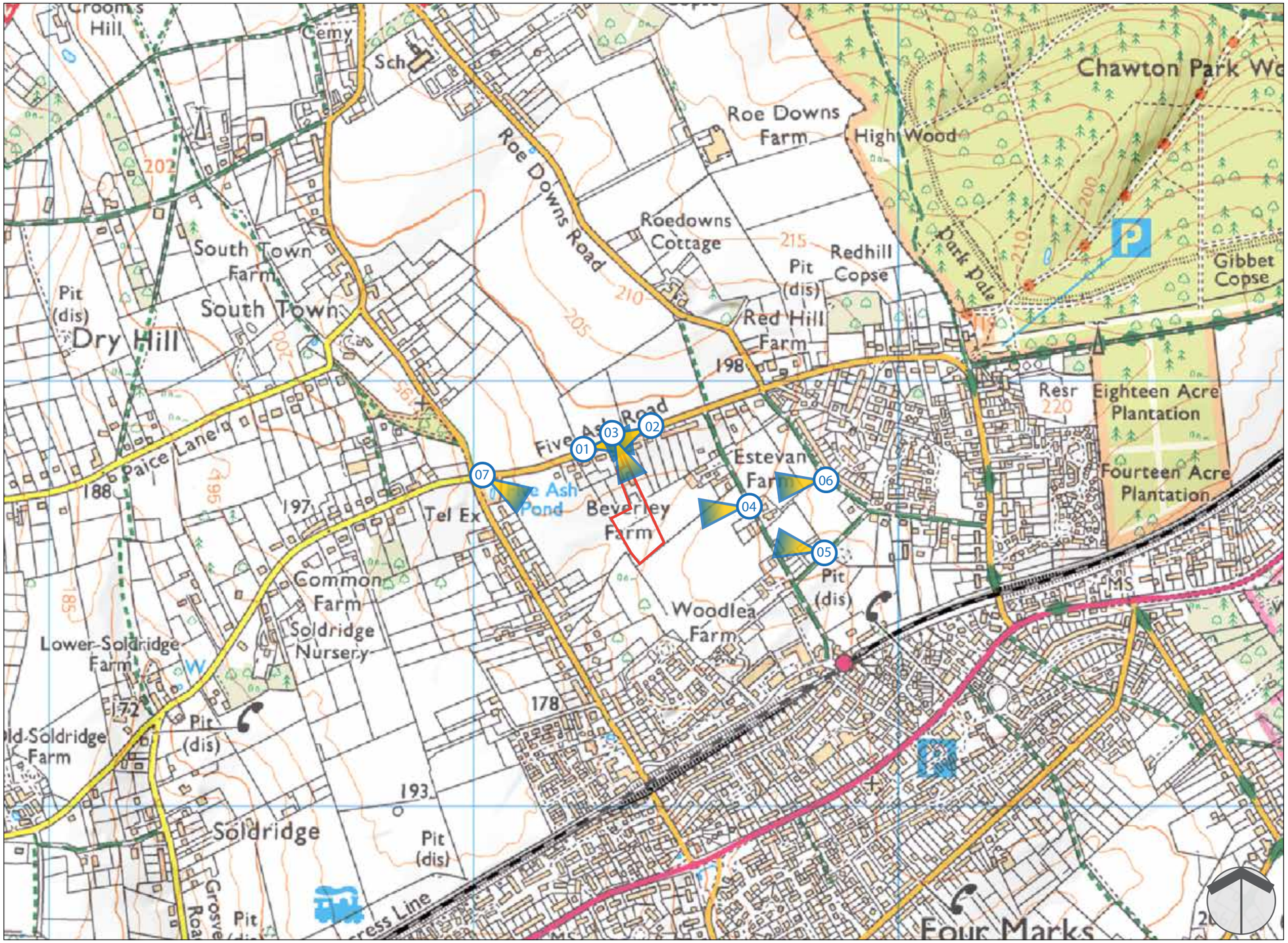
On-site View C - Looking north towards northern boundary and orchard area

On-site View D - Looking north-east towards the eastern field boundary

On-site View E - Looking south-west towards orchard area, within Prunus laurocerasus hedges

Figure 9: Viewpoint Location Plan

Scale: NTS



KEY

Site boundary

01 Viewpoint location number and indication of direction of view

Viewpoint 01

View 01 is taken from Five Ash Road to the immediate north-west of the site. The view looks east along the road past the site entrance.

The view shows the site entrance onto Five Ash Road. The site access road is predominantly screened by neighbouring boundary hedges and dwellings. The site itself is screened by neighbouring dwellings, hedges and trees.

Viewpoint 01 Location

Five Ash Road Site entrance

Viewpoint 02

View 02 is taken from Five Ash Road to the immediate north-east of the site. The view looks west along the road and across the site entrance.

The view shows the site entrance onto Five Ash Road. The site access road is predominantly screened by neighbouring boundary hedges and dwellings. The site itself is screened by neighbouring dwellings, hedges and trees.

Viewpoint 02 Location

Site entrance

Viewpoint 03

View 03 is taken from Five Ash Road directly to the north of the site. The view looks south along the access road into the site.

The view shows the eastern end of the single storey buildings on the northern part of the site partially visible near the end of the access road. The higher ground of the southern field and southern boundary hedgerow is partially visible, seen above the roofs of the single storey buildings. Tree vegetation on the eastern boundary and Beverley Farm house in the foreground limit wider views of the southern field.

Viewpoint 03 Location

Viewpoint 04

View 04 is taken from bridleway M31 on Stoney Lane to the east of the site. The view looks west towards the site.

The hedgerow boundaries surrounding the southern field are predominantly visible in the view, with glimpses of motorhomes within the field possible through the denuded vegetation.

The northern part of the site is more fully screened by intervening vegetation and buildings.

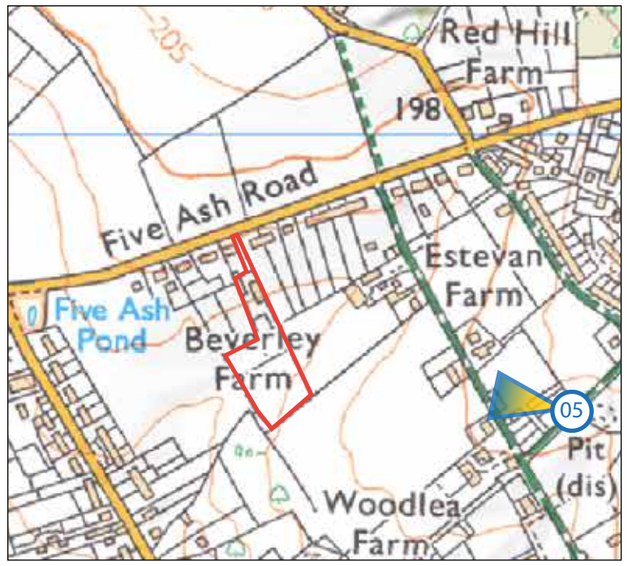
Viewpoint 04 Location

Viewpoint 05

View 05 is taken from bridleway M33 on Boyneswood Lane to the east of the site. The bridleway is lined with hedgerow to the east, although this view was possible through a gap in the hedgerow, and looks west towards the site.

The site is completely screened in this view by intervening buildings and vegetation to either side of Stoney Lane. This view was therefore scoped out of the assessment.

Viewpoint 05 Location



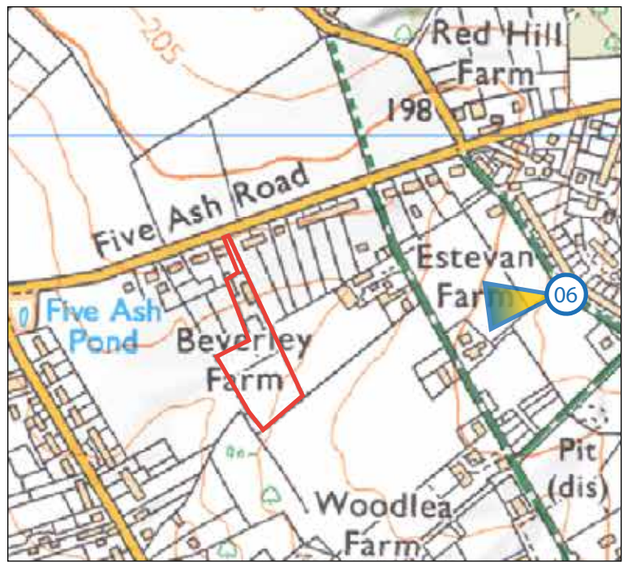
Dwelling on Stoney Lane

Viewpoint 06

View 06 is taken from Beechlands Road to the east of the site, through a gate opposite Beechlands Road cul-de-sac. This is the only point along the road that offers a view towards the site, with the remainder of the road being lined with dense hedgerows.

The view shows a gap in foreground tree and hedgerow vegetation, allowing a glimpse towards the southern part of the site, partially screened by intervening vegetation and the hedgerow surrounding the southern part of the site. Roofs of dwellings on Lymington Bottom Road, at a slightly higher level than the site, are partially glimpsed in the distance.

Viewpoint 06 Location



Viewpoint 07

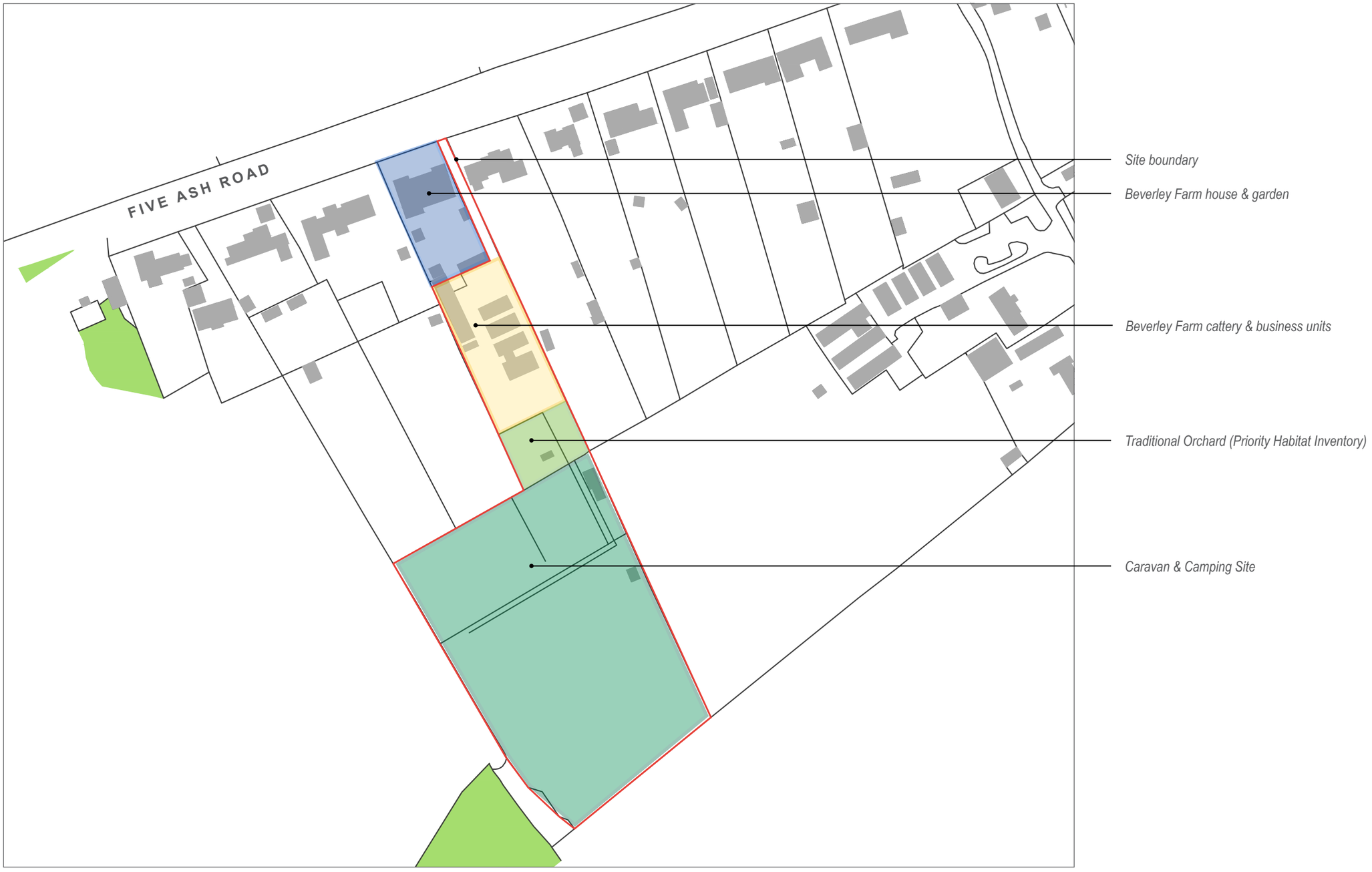
View 07 is taken from Five Ash Road close to the junction with Lymington Bottom Road. The view looks south-east towards the site.

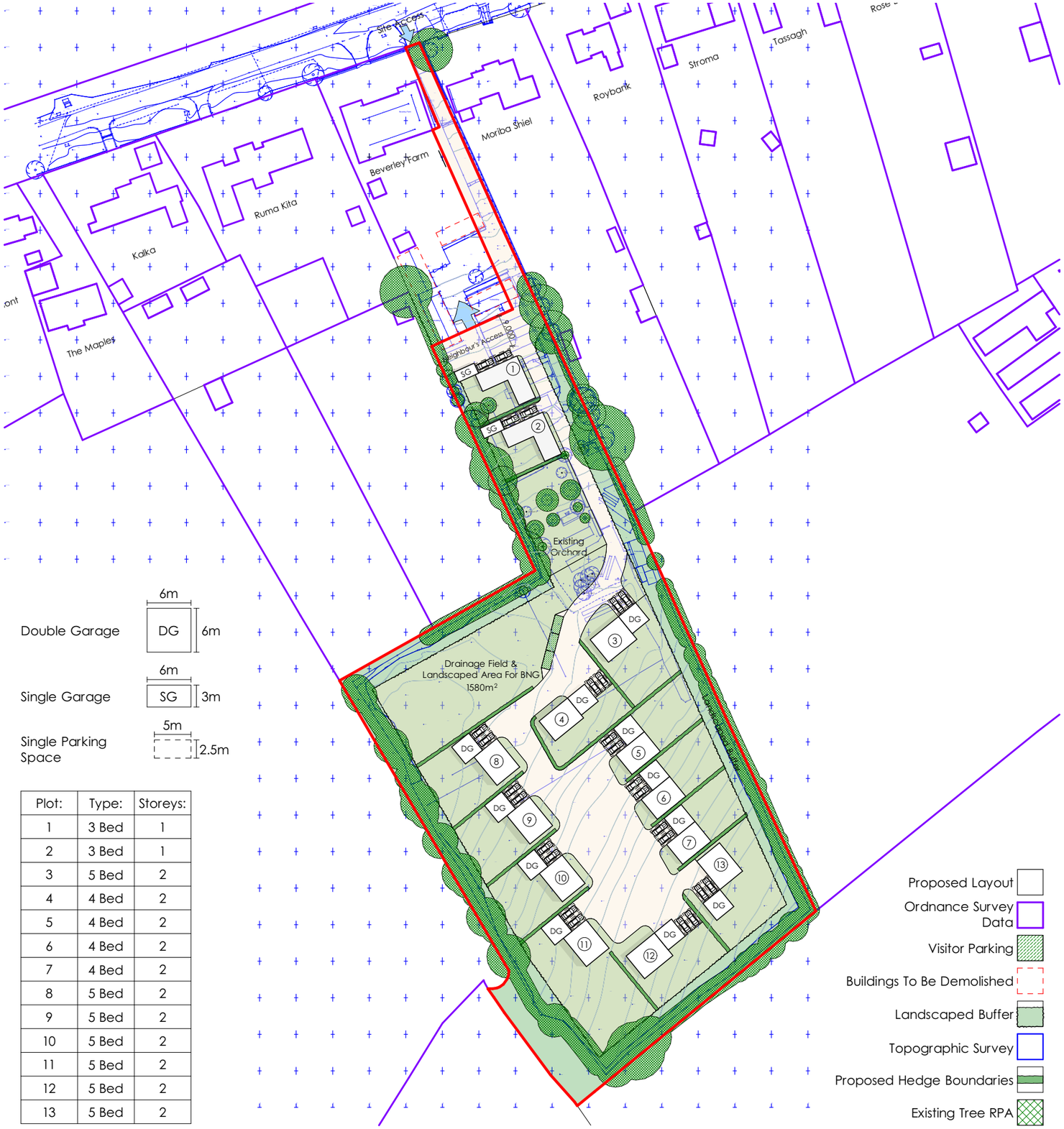
The top of the western boundary hedgerow of the site field is partially visible, with the lower levels of the site obscured by the landform. The northern part of the site is screened by intervening vegetation and landform.

Viewpoint 07 Location

Appendix 1:
Existing Site Uses Plan

Scale: NTS





Plot:	Type:	Storeys:
1	3 Bed	1
2	3 Bed	1
3	5 Bed	2
4	4 Bed	2
5	4 Bed	2
6	4 Bed	2
7	4 Bed	2
8	5 Bed	2
9	5 Bed	2
10	5 Bed	2
11	5 Bed	2
12	5 Bed	2
13	5 Bed	2

Cowan Consultancy
STRUCTURAL, CIVIL AND BUILDING CONSULTANTS

PROPOSED DEVELOPEMENT AT
Beverley Farm, Five Ash Road, Medstead

DRAINAGE ASSESSMENT/FLOOD RISK REPORT

On Behalf of: **Hazeley Group**

Cowan Consultancy Ltd
3 Turnberry House
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EG/456319/EG **12 February 2024**

Table of Contents

1. Introduction

Instructions were received in Jan 2024 to carry out a Flood Risk and Drainage Assessment on the site and proposed development.

We understand that a planning application is to be issued and this report has been produced to accompany this.

The reasons for the report are also to ensure a satisfactory provision to alleviate any residual flood risk and propose foul and surface water drainage to prevent increase in flood risk, maintain a sustainable drainage scheme and to maintain discharge water quality. A Flood Risk and Drainage Assessment in accordance with the current recommendations given in the National Planning Policy Framework, which has now superseded PPS25, has been produced in relation to the requirements of the code for sustainable homes.

Following a desk study and research with local authorities and the Environment Agency, this report has been prepared to determine the risk of flooding on the site for the proposed development and to put forward recommendations to protect the development, its users and surrounding properties from any increase in potential flood risk and measures to improve water quality.

2. The Existing Site

Appendix A contains a location plan for the site showing existing site details including existing building and surfaces on the site. The site can be found at grid reference SU 66384 35661.

The site currently contains various small buildings and is used for caravan storage. The majority of the site is soft landscaped and of mostly permeable surfaces such as grass or scrub areas.

The proposed re-development involves the construction of 13 new dwellings and associated access road, parking areas and softlandscaped areas.

Appendix B contains the existing site topographical plan. Appendix C provides proposed plans for the new development as well.

The site is to be found to the Southern side of Five Ash Road. The site is generally flat with a slight slope. There are some trees on the site, mainly around the perimeter of the site. The existing storm water on site we understand drains straight into the ground as the majority of the site is undeveloped.

The local sewerage network was consulted and it shows no foul sewerage network near the site. Therefore the best solution for the site would be a sewerage treatment plant and drainage field.

3. Geology

Reference to the British Geological Survey (BGS) Map extracts indicate the site to directly overlie bedrock geology of the Seaford Chalk Formation. The superficial deposit over this bedrock is Head, which can be made up of Clay, silt or gravel or a mixture.

Percolation testing and ground water monitoring has not been carried out on the site as yet, however this will be required and confirmed as soon as is practicable. An estimate soil infiltration

rate of 5.5x10-05 m/s (Vp of 60) has been used to represent the likely Chalk to be found on the site for the preliminary soakaway designs undertaken within this report.

4. Policy Background

The Government's sustainable development strategy (SDS) makes it a requirement to assess appropriate procedures for developments in areas at risk of flooding. This is to avoid any unnecessary increase in requirements for flood defences.

The NPPF requires that developers making planning applications on sites that are potentially at risk from flooding should consult with the EA, and where appropriate produce a flood risk assessment (FRA). The aim is to assess the potential risk for the development, demonstrating how flood risk will be managed onsite ensuring that flood risk is not increased elsewhere. The EA flood matrix was consulted and showed that a flood risk assessment is appropriate for this site.

5. Flood Risk Maps and Available Information

Appendix D contains a copy of the EA Flood Map for this area. This shows that the renovation site is within flood Zone 1, classed as Land having a less than 1 in 1,000 annual probability of river or sea flooding.

The available flood mapping also shows that the site has an area of medium risk from surface water flooding, the mapping available suggests that this flooding would be less than 300mm in depth. We would therefore propose that FFLs for the proposed dwellings in this area are set a minimum of 300mm above existing ground level to ensure no flooding of the proposed dwellings occur.

6. Risk Assessment

Consultations have been held with the EA and the available flood data. The information from the EA depicts that the proposed development site lies partially within Flood Zone 1 - an area where the chance of flooding from the sea has been assessed as less than 0.1% in any year (1 chance in 1000 in any year).

Therefore the site is not as risk of flooding from Rivers or the sea. There is also no risk from surface water flooding identified by the flood mapping. This shows that the storm water runoff from the site should be controlled as is required as part of a new development.

7. Proposed Drainage Strategy

New developments and renovations must ensure that their drainage strategy does not increase flood risk onsite or elsewhere, and must account for flows from roads and overland as possible source for onsite flood, in order to manage, prevent and control runoff flow patterns. The NPPF guidance's advises that 'both the rates and volumes of runoff from new developments should be no greater than the rates prior to the proposed development'.

Currently, the proposed development site is within a rural setting with the majority of the area proposed for the development / redevelopment currently areas. Currently there is no run off from the site as it drains all of the storm water on the site itself.

Therefore the new development will ensure that the above storm water regime is not changed. All new roads will be of permeable construction with a voided subbase beneath for water storage. All new hardstanding areas such as house roofs and paths will drain to soakaways. Calculations have been carried out for these elements and are included within Appendix E. Ground water levels will need to be confirmed so that soakaway can be designed to provide a freeboard of at least 1.0m between base of soakaway and highest recorded ground water levels. A proposed drainage scheme drawing can be found in Appendix F.

The new development will drain its foul water into a drainage field in the ground via a sewerage treatment plant. The drainage field has been sized using the estimated soil infiltration rates as noted earlier. The calculations in **Appendix E** and it has been found that suitable space is available on site to allow the drainage field to be a satisfactory solution. A proposed drainage scheme drawing can be found in Appendix F.

8. SUDS maintenance requirements

A SUDS and drainage maintenance requirement document has been included within Appendix H.

9. Water quality assessment from SUDS to CIRIA C753

A water quality assessment has been carried out for the residential new roofs and the road/driveways to CIRIA C753. The site has been confirmed as overlying a non-aquifer and is not in a ground water protection zone and the assessment has been carried out accordingly. The level of treatment provided by the proposed SUDS features have been found to be adequate.

10. Sequential and Exception Test

Sequential and exception tests are required to prove that developments provide wider sustainability benefits to the community that outweigh flood risk. The NPPF classifies ‘areas at risk of flooding’ as land within Flood Zones 2 and 3, or land within Flood Zone 1 which have critical drainage problems and which have been notified as so to the local planning authority by the EA.

The aim of the sequential test is to steer developments towards flood zone 1 and avoid areas at risk. The information obtained from the EA states that our development site is within a flood zone 1, therefore the development is suitable.

11. Conclusion and Recommendation

Investigation results have shown that according to the EA flood mapping and data part of the site of the proposed development is within a flood zone 1 with associated flood risk. There is a small strip of the site where some surface water flooding is possible. It is proposed that in this area of the site the FFLs of the effected proposed dwellings are set a minimum of 300mm above existing ground level to ensure any flooding will not affect the properties.

Storm water drainage discharge from the site will increase due to the development but the storm water will be stored for the required storm durations and dealt with on site and not allowed to flow off site. Calculations to prove this can be found appended to this report based on the assumed soil infiltration rate as noted previously which will need to be confirmed via on site testing and monitoring in due course.

The new dwellings will drain their storm water into soakaways, which have been designed within this report to ensure that no storm water runs off of the site and all is dealt with within the site boundary. The details of these soakaways can be seen on the proposed drainage drawing in Appendix G, along with the calculations for sizing the soakaway within Appendix E. The calculations have shown that in order to deal with the proposed 1in100 year storm event with a 40% allowance for climate change.

The arrangement of the new areas on site mean that the following soakaways are appropriate – Each dwelling will have access to a new soakaway with a voided subbase type soakaway blanket will be provided for the new driveways and car parking, this will work in tandem with the permeable surfacing to these hardstanding areas. The water quality assessment has shown that the proposed storm water drainage treatment levels are adequate.

Foul water from the redeveloped site will be directed to a new sewerage treatment plant and subsequent drainage field. Again this has been sized from the site specific soil infiltration rates and found to be suitable. The proposed drainage plan within Appendix G shows the proposed new sewerage treatment plant and drainage field location.

Therefore we believe that this report should address the flooding and drainage issues that could be associated with the site and shows that the redevelopment of the site is feasible from a drainage / flood water perspective.

ELVIN GOMERY
B.Eng (Hons.)

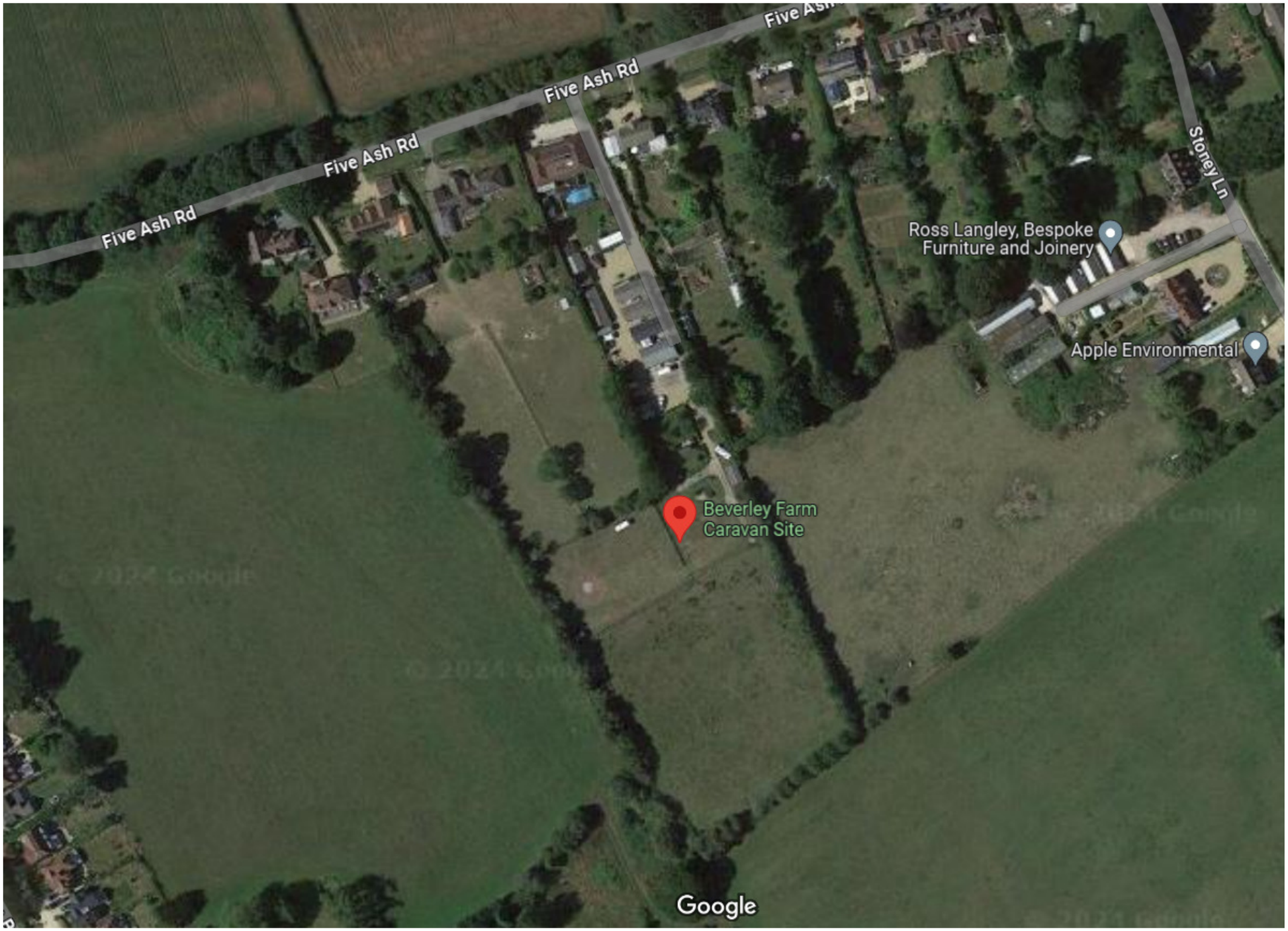
DAVID BUTTON
B.Sc. (Hons), C.Eng.,
M.I.C.E.

APPENDIX

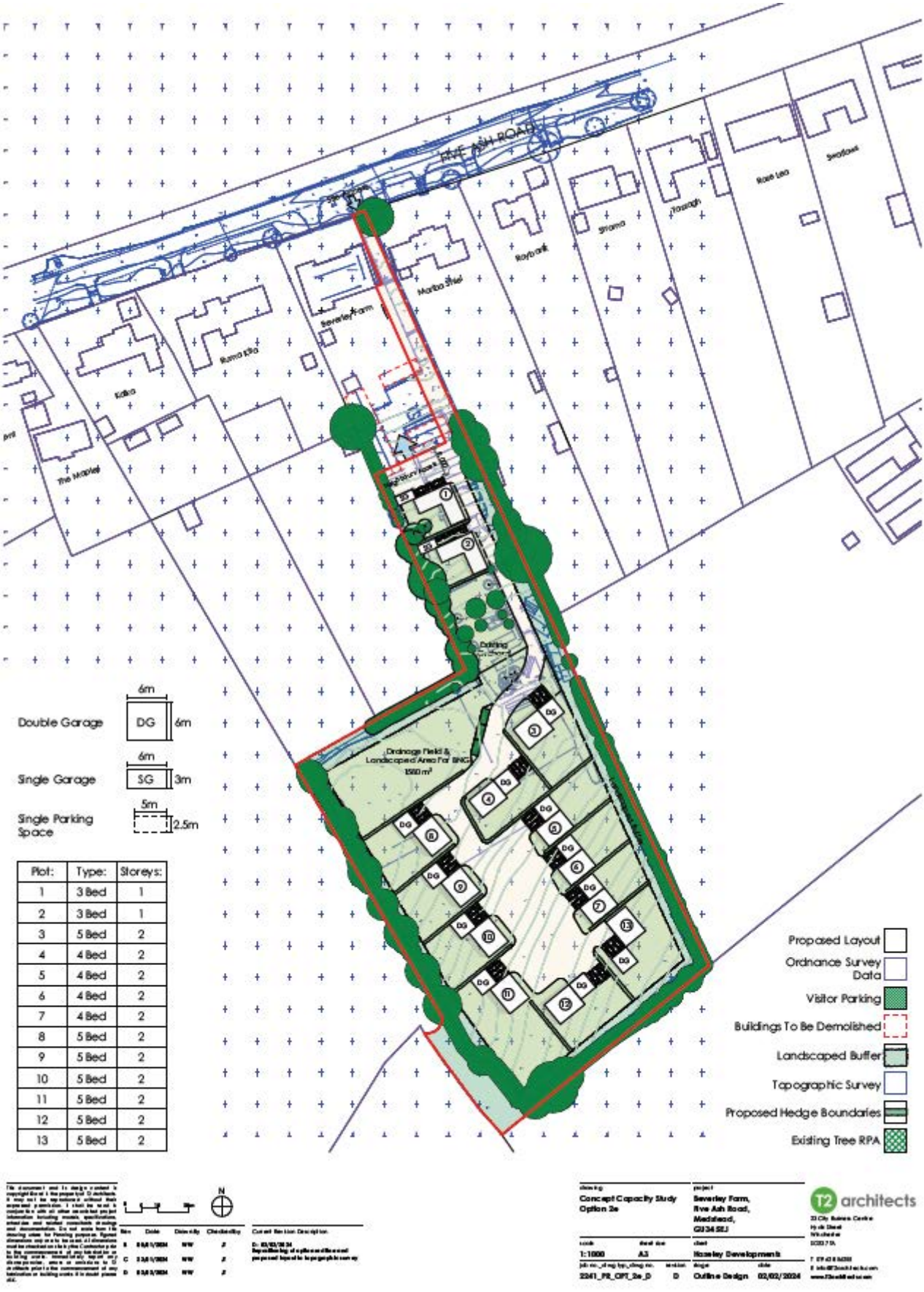
A. Site Location Plan

Plot:	Type:	Storeys:
1	3 Bed	1
2	3 Bed	1
3	5 Bed	2
4	4 Bed	2
5	4 Bed	2
6	4 Bed	2
7	4 Bed	2
8	5 Bed	2
9	5 Bed	2
10	5 Bed	2
11	5 Bed	2
12	5 Bed	2
13	5 Bed	2

B. Existing site plan



C. Proposed Development Plans



Plot:	Type:	Storeys:
1	3 Bed	1
2	3 Bed	1
3	5 Bed	2
4	4 Bed	2
5	4 Bed	2
6	4 Bed	2
7	4 Bed	2
8	5 Bed	2
9	5 Bed	2
10	5 Bed	2
11	5 Bed	2
12	5 Bed	2
13	5 Bed	2

Concept Capacity Study Option 2e

Severley Farm, Rive Ash Road, Medstead, GU34 5EJ

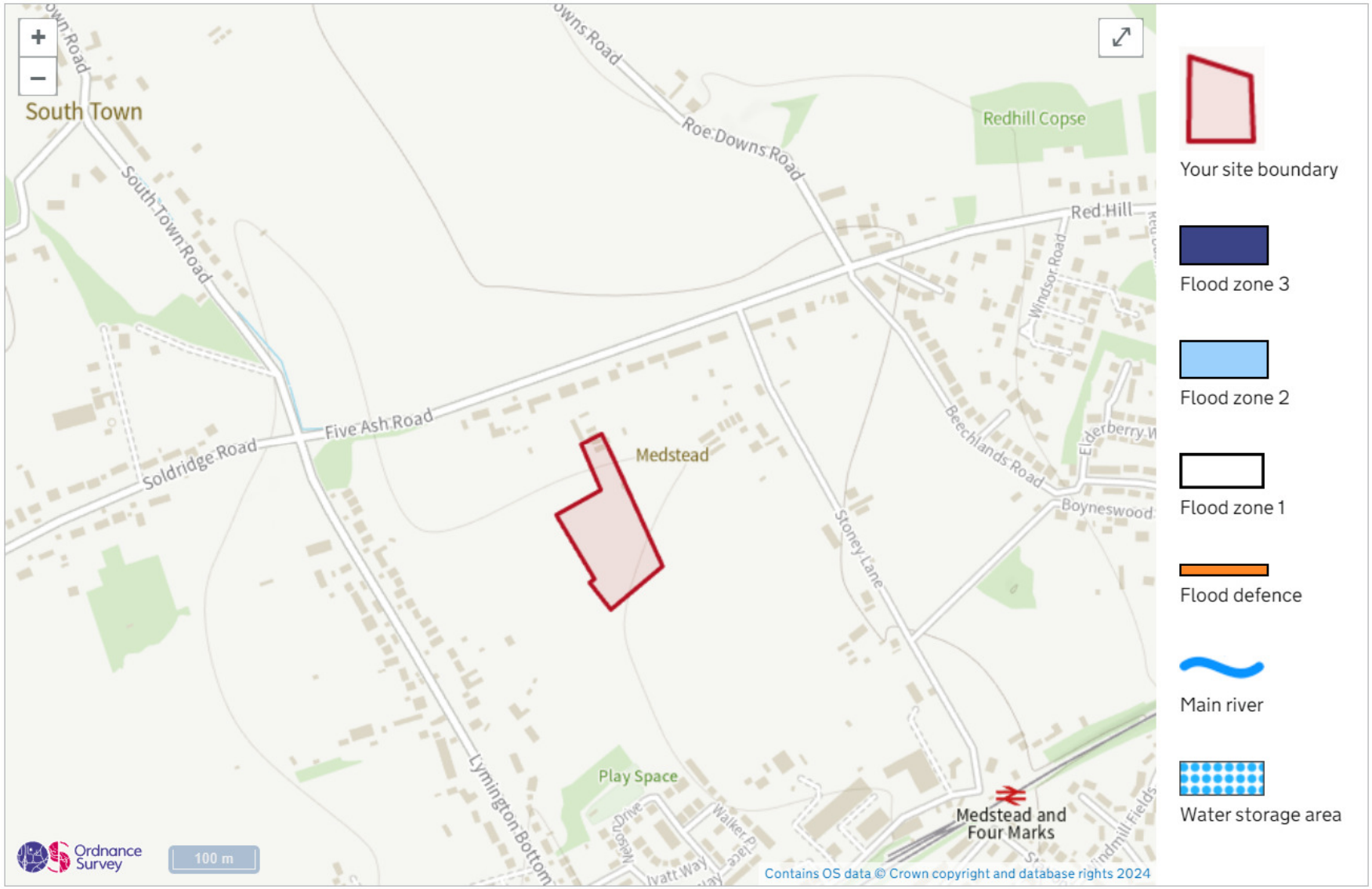
1:1000 A3

Hazeley Developments

2241_PR_CPT_2e_D D Outline Design 02/02/2024

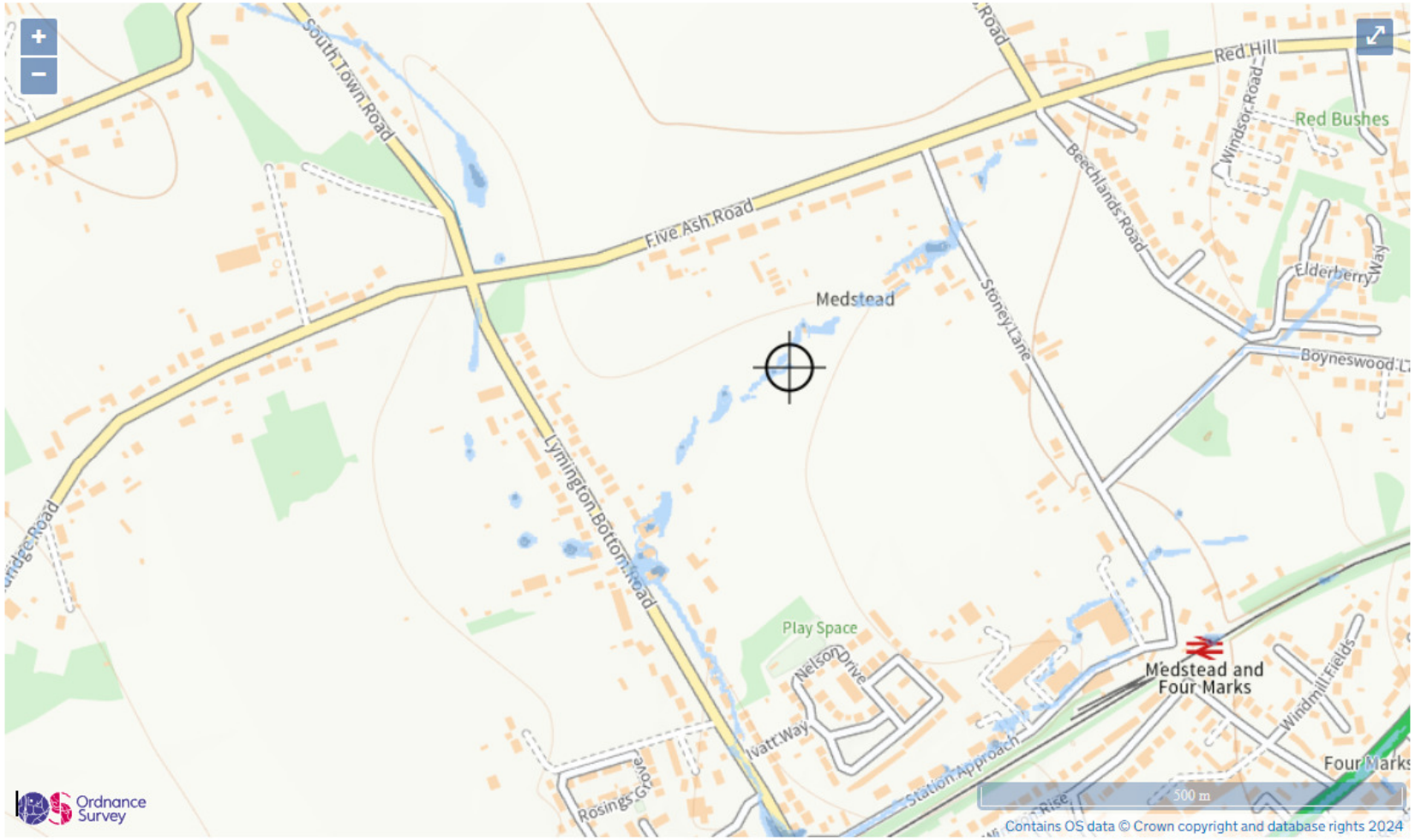
T2 architects

D. Flood Risk Mapping



Medium risk: depth

GU34 5EJ



Surface water flood risk: water depth in a medium risk scenario

Flood depth (millimetres)

Over 900mm | 300 to 900mm | Below 300mm | Location you selected

E. Foul drainage field and Storm water soakaway calculations

Job No.: **456319**
Job Name: **Beverley Farm**

Foul Drainage

	Kdu
Dwelling, guesthouse, office	0.5
Hospital, school, restaurant, hotel	0.7
Toilets / shower open to public	1
Laboratory Buidlings	1.2

Kdu 0.5

Appliance

Washbasin, shower	0.6
Urinal	0.8
Bath, kitchen sink	1.3
Dishwasher	0.8
Household washing machine	0.8
Commercial washing machine	1.5
WCs	2.5
Floor drains	2

			Flow and Loads 4 Bed	P
Total Foul Draniage Discharges				
Plot 1	2.01	L/s	4	6
Plot 2	2.22	L/s	3	5
Plot 3	2.22	L/s	4	6
Plot 4	2.22	L/s	3	5
Plot 5	2.01	L/s	4	6
Plot 6	1.962	L/s	3	5
Plot 7	1.962	L/s	3	5
Plot 8	2.043	L/s	4	6
Plot 9	2.006	L/s	4	6
Plot 10,11,12, 13	6.130	L/s	5	28
Total	**24.79**	L/s		**78.00**
			Reduction 0.8	78

All - Area drainage field for Septic Tank		
p	78.00	No. people British water sizing guide (with 0.8 factor)
f		
Vp	60.00	Percolation Value (Vp should be between 11 and 100)
Area	936.00	m2 (From Bregs Part E and PPG4 for sewerage treatment plant)

Soakaway Design

Job No.: **456319**
Job Name: **Beverley Farm**
Typical house

Area	125	m2					
Run off Coeff	1	m2					
	125	m2					
100 year return period + 40% climate change			Storm duration (Min.)		T	N	r
R5	0.03242	m	5	0.08 hrs	0.083333	0.1	0.023154
R10	0.04017	m	10	0.17 hrs	0.166667	0.1	0.028694
R15	0.04546	m	15	0.25 hrs	0.25	0.1	0.032473
R30	0.05603	m	30	0.50 hrs	0.5	0.1	0.040022
R60	0.06888	m	60	1.00 hrs	1	0.1	0.0492
R120	0.08450	m	120	2.00 hrs	2	0.1	0.060356
R240	0.10348	m	240	4.00 hrs	4	0.1	0.073917
R360	0.11643	m	360	6.00 hrs	6	0.1	0.083168
R600	0.13500	m	600	10.00 hrs	10	0.1	0.096432
R1440	0.17376	m	1440	24.00 hrs	24	0.1	0.124113

Inflow to attenuation system

I5	4.052	m3
I10	5.021	m3
I15	5.683	m3
I30	7.004	m3
I60	8.610	m3
I120	10.562	m3
I240	12.935	m3
I360	14.554	m3
I600	16.876	m3
I1440	21.720	m3

Outflow from Tank

f 5.50E-05 **m3/s** (Estimated to be confirmed on site in due course)

Soakaway dims:

L	3	m
W	3	m
Depth	0.8	m (below invert depth of inlet pipe)

As50 13.8 (50% effective depth x base area as BRE365)
Void ratio 95 %

Outflow from Tank:

O5	0.23	m3
O10	0.46	m3
O15	0.68	m3
O30	1.37	m3
O60	2.73	m3
O120	5.46	m3
O240	10.93	m3
O360	16.39	m3
O600	27.32	m3
O1440	65.58	m3

Storage required:			Time to drain:	
S5	3.82	m3	ts50	0.70 hours
S10	4.57	m3	ts50	0.84 hours
S15	5.00	m3	ts50	0.91 hours
S30	5.64	m3	ts50	1.03 hours
S60	5.88	m3	ts50	1.08 hours
S120	5.10	m3	ts50	0.93 hours
S240	2.01	m3	ts50	0.37 hours
S360	-1.84	m3	ts50	-0.34 hours
S600	-10.45	m3	ts50	-1.91 hours
S1440	-43.86	m3	ts50	-8.03 hours

Storage provided **6.8** m3

Critical storm = **S60**
Storage required = **5.88**
Time to discharge= **1.08** Hours (Should be less than 24 hours)

Soakaway size proposed is satisfactory

Soakaway Design

Job No.: **456319**
Job Name: **Beverley Farm**
Road

Area	100	m2						
Run off Coeff	1	m2						
	100	m2						
100 year return period + 40% climate change			Storm duration (Min.)			T	N	r
R5	0.03242	m	5	0.08 hrs		0.083333	0.1	0.023154
R10	0.04017	m	10	0.17 hrs		0.166667	0.1	0.028694
R15	0.04546	m	15	0.25 hrs		0.25	0.1	0.032473
R30	0.05603	m	30	0.50 hrs		0.5	0.1	0.040022
R60	0.06888	m	60	1.00 hrs		1	0.1	0.0492
R120	0.08450	m	120	2.00 hrs		2	0.1	0.060356
R240	0.10348	m	240	4.00 hrs		4	0.1	0.073917
R360	0.11643	m	360	6.00 hrs		6	0.1	0.083168
R600	0.13500	m	600	10.00 hrs		10	0.1	0.096432
R1440	0.17376	m	1440	24.00 hrs		24	0.1	0.124113

Inflow to attenuation system

I5	3.242	m3
I10	4.017	m3
I15	4.545	m3
I30	5.603	m3
I60	6.888	m3
I120	8.450	m3
I240	10.348	m3
I360	11.643	m3
I600	13.500	m3
I1440	17.376	m3

Outflow from Tank

f 5.50E-05 **m3/s** (Estimated to be confirmed on site in due course)

Soakaway dims:

Area 100 m2

Depth 0.15 m (below invert depth of inlet pipe)

As50 50 (Half base area as BRE365)
Void ratio 30 %

Outflow from Tank:

O5	0.83	m3
O10	1.65	m3
O15	2.48	m3
O30	4.95	m3
O60	9.90	m3
O120	19.80	m3
O240	39.60	m3
O360	59.40	m3
O600	99.00	m3
O1440	237.60	m3

Storage required:			Time to drain:	
S5	2.42	m3	ts50	0.12 hours
S10	2.37	m3	ts50	0.12 hours
S15	2.07	m3	ts50	0.10 hours
S30	0.65	m3	ts50	0.03 hours
S60	-3.01	m3	ts50	-0.15 hours
S120	-11.35	m3	ts50	-0.57 hours
S240	-29.25	m3	ts50	-1.48 hours
S360	-47.76	m3	ts50	-2.41 hours
S600	-85.50	m3	ts50	-4.32 hours
S1440	-220.22	m3	ts50	-11.12 hours

Storage provided **4.5** m3

Critical storm – **S5**
Storage required – **2.42**
Time to discharge– **0.12** Hours (Should be less than 24 hours)

Soakaway size proposed is satisfactory

F. Water quality assessment

SIMPLE INDEX APPROACH: TOOL

1. The steps set out in the tool should be applied for each inflow or 'runoff area' (ie each impermeable surface area separately discharging to a SuDS component).

2. The supporting 'Design Conditions' stated by the tool must be fully considered and implemented in all cases.

3. Relevant design examples are included in the SuDS Manual Appendix C.

4. Each of the steps below are part of the process set out in the flowchart on Sheet 3.

5. Sheet 4 summarises the selections made below and indicates the acceptability of the proposed SuDS components.

DROP DOWN LIST — RELEVANT INPUTS NEED TO BE SELECTED FROM THESE LISTS, FOR EACH STEP

USER ENTRY — USER ENTRY CELLS ARE ONLY REQUIRED WHERE INDICATED BY THE TOOL

STEP 1: Determine the Pollution Hazard Index for the runoff area discharging to the proposed SuDS scheme

This step requires the user to select the appropriate land use type for the area from which the runoff is occurring

If the land use varies across the 'runoff area', either:

- use the land use type with the highest Pollution Hazard Index

- apply the approach for each of the land use types to determine whether the proposed SuDS design is sufficient for all. If it is not, consider collecting more hazardous runoff separately and providing additional treatment.

If the generic land use types suggested are not applicable, select 'Other' and enter a description of the land use of the runoff area and agreed user defined indices in the row below the drop down lists.

	Runoff Area Land Use Description	*Hazard Level*	*Pollution Hazard Indices* Total Suspended Solids	Metals	Hydrocarbons
Select land use type from the drop down list (or 'Other' if none applicable): →	Low traffic roads (e.g. residential roads and general access roads, < 300 traffic movements/day)	Low	0.5	0.4	0.4
If the generic land use types in the drop down list above are not applicable, select 'Other' and enter a description of the land use of the runoff area and agreed user defined indices in this row:					
	Landuse Pollution Hazard Index	**Low**	**0.5**	**0.4**	**0.4**

DESIGN CONDITIONS: 1 | 2

STEP 2A: Determine the Pollution Mitigation Index for the proposed SuDS components

This step requires the user to select the proposed SuDS components that will be used to treat runoff - before it is discharged to a receiving surface waterbody or downstream infiltration component

If the runoff is discharged directly to an infiltration component, without upstream treatment, select 'None' for each of the 3 SuDS components and move to Step 2B

This step should be applied to evaluate the water quality protection provided by proposed SuDS components for discharges to receiving surface waters or downstream infiltration components (note: in England and Wales this will include components that allow any amount of infiltration, however small, even where infiltration is not specifically accounted for in the design).

If you have fewer than 3 components, select 'None' for the components that are not required

If the proposed component is bespoke and/or a proprietary treatment product and not generically described by the suggested components, then 'Proprietary treatment system' or 'User defined indices' should be selected and a description of the component and agreed user defined indices should be entered in the rows below the drop down lists

	SuDS Component Description	*Pollution Mitigation Indices* Total Suspended Solids	Metals	Hydrocarbons
Select SuDS Component 1 (i.e. the upstream SuDS component) from the drop down list: →	None			
Select SuDS Component 2 (i.e. the second SuDS component in a series) from the drop down list: →	None			
Select SuDS Component 3 (i.e. the third SuDS component in a series) from the drop down list: →	None			
If the proposed SuDS components are bespoke/proprietary and/or the generic indices above are not considered appropriate, select 'Proprietary treatment system' or 'User defined indices' and enter component descriptions and agreed user defined indices in these rows:				
	Aggregated Surface Water Pollution Mitigation Index	**0**	**0**	**0**

DESIGN CONDITIONS: 1 | 2 | 3

Note: If the total aggregated mitigation index is > 1 (which is not a realistic outcome), then the outcome is fixed at ">0.95". In this scenario, the proposed components are likely to have a very high mitigation potential for reducing pollutant levels in the runoff and should be sufficient for any proposed land use (note: where risk assessment is required, this outcome would need more detailed verification).

Is the runoff now discharged to an infiltration component?

Yes ? Go to Step 2B
No ? Go to Step 2C

STEP 2B: Determine the Pollution Mitigation Index for the proposed Groundwater Protection

This step requires the user to select the type of groundwater protection that is either part of the SuDS component or that lies between the component and the groundwater

This step should be applied where a SuDS component is specifically designed to infiltrate runoff (note: in England and Wales this will include components that allow any amount of infiltration, however small, even where infiltration is not specifically accounted for in the design).

'Groundwater protection' describes the proposed depth of soil or other material through which runoff will flow between the runoff surface and the underlying groundwater.

Where the discharge is to surface waters and risks to groundwater need not be considered, select 'None'

If the proposed groundwater protection is bespoke and/or a proprietary product and not generically described by the suggested measures, then a description of the protection and agreed user defined indices should be entered in the row below the drop down list

		Pollution Mitigation Indices Total Suspended Solids	Metals	Hydrocarbons
Select type of groundwater protection from the drop down list: →	Pervious pavement underlain by 300 mm minimum depth of soils with good contamination attenuation potential	0.7	0.6	0.7
If the proposed groundwater protection is bespoke/proprietary and/or the generic indices above are not considered appropriate, select 'Proprietary product' or 'User defined indices' and enter a description of the protection and agreed user defined indices in this row:				
	Groundwater Protection Pollution Mitigation Index	**0.7**	**0.6**	**0.7**

DESIGN CONDITIONS

1	2	3	4
All designs must include a minimum of 1 m unsaturated depth of subsoil or aquifer material between the infiltration surface and the maximum likely groundwater level. Infiltration components should always be preceded by upstream component(s) that trap(s) silt, or designed specifically to retain sediment in a separate lined zone, easily accessible for maintenance, such that the sediment will not be re-suspended in subsequent events	The permeable pavement must include a suitable filtration layer provides treatment and must include a geotextile at the base separating the foundation from the sub-grade. The underlying soils must provide good contaminant attenuation potential (eg as recommended in Sniffer 2008 (a) and (b) / Scott Wilson (2010) or other appropriate guidance). Alternative depth and soil combinations must provide equivalent protection to the underlying groundwater		

STEP 2C: Determine the Combined Pollution Mitigation Indices for the Runoff Area

This is an automatic step which combines the proposed SuDS Pollution Mitigation Indices with any Groundwater Protection Pollution Mitigation Indices

	Combined Pollution Mitigation Indices Total Suspended Solids	Metals	Hydrocarbons
Combined Pollution Mitigation Indices for the Runoff Area	**0.7**	**0.6**	**0.7**

Note: If the total aggregated mitigation index is > 1 (which is not a realistic outcome), then the outcome is fixed at ">0.95". In this scenario, the proposed components are likely to have a very high mitigation potential for reducing pollutant levels in the runoff and should be sufficient for any proposed land use (note: where risk assessment is required, this outcome would need more detailed verification).

STEP 2D: Determine Sufficiency of Pollution Mitigation Indices for Selected SuDS Components

This is an automatic step which compares the Combined Pollution Mitigation Indices with the Land Use Hazard Indices, to determine whether the proposed components are sufficient to manage each pollutant category type

When the combined mitigation index exceeds the land use pollution hazard index, then the proposed components are considered sufficient in providing pollution risk mitigation.

In England and Wales, where the discharge is to protected surface waters or groundwater, an additional treatment component (ie over and above that required for standard discharges), or other equivalent protection, is required that provides environmental protection in the event of an unexpected pollution event or poor system performance. Protected surface waters are those designated for drinking water abstraction. In England and Wales, protected groundwater resources are defined as Source Protection Zone 1. In Northern Ireland, a more precautionary approach may be required and this should be checked with the environmental regulator on a site by site basis.

Sufficiency of Pollution Mitigation Indices Total Suspended Solids	Metals	Hydrocarbons
Sufficient	**Sufficient**	**Sufficient**

DESIGN CONDITIONS

1
Reference to local planning documents should also be made to identify any additional protection required for sites due to habitat conservation (see *Chapter 7 The SuDS design process*). The implications of developments on or within close proximity to an area with an environmental designation, such as a Site of Special Scientific Interest (SSSI), should be considered via consultation with relevant conservation bodies such as Natural England

SIMPLE INDEX APPROACH: TOOL

1. The steps set out in the tool should be applied for each inflow or 'runoff area' (ie each impermeable surface area separately discharging to a SuDS component).

2. The supporting 'Design Conditions' stated by the tool must be fully considered and implemented in all cases.

3. Relevant design examples are included in the SuDS Manual Appendix C.

4. Each of the steps below are part of the process set out in the flowchart on Sheet 3.

5. Sheet 4 summarises the selections made below and indicates the acceptability of the proposed SuDS components.

DROP DOWN LIST — RELEVANT INPUTS NEED TO BE SELECTED FROM THESE LISTS, FOR EACH STEP

USER ENTRY — USER ENTRY CELLS ARE ONLY REQUIRED WHERE INDICATED BY THE TOOL

STEP 1: Determine the Pollution Hazard Index for the runoff area discharging to the proposed SuDS scheme

This step requires the user to select the appropriate land use type for the area from which the runoff is occurring

If the land use varies across the 'runoff area', either:

- use the land use type with the highest Pollution Hazard Index

- apply the approach for each of the land use types to determine whether the proposed SuDS design is sufficient for all. If it is not, consider collecting more hazardous runoff separately and providing additional treatment.

If the generic land use types suggested are not applicable, select 'Other' and enter a description of the land use of the runoff area and agreed user defined indices in the row below the drop down lists.

	Runoff Area Land Use Description	*Hazard Level*	*Pollution Hazard Indices* Total Suspended Solids	Metals	Hydrocarbons
Select land use type from the drop down list (or 'Other' if none applicable): →	Residential roofing	Very low	0.2	0.2	0.05
If the generic land use types in the drop down list above are not applicable, select 'Other' and enter a description of the land use of the runoff area and agreed user defined indices in this row:					
	Landuse Pollution Hazard Index	**Very low**	**0.2**	**0.2**	**0.05**

DESIGN CONDITIONS

1	2

STEP 2A: Determine the Pollution Mitigation Index for the proposed SuDS components

This step requires the user to select the proposed SuDS components that will be used to treat runoff - before it is discharged to a receiving surface waterbody or downstream infiltration component

If the runoff is discharged directly to an infiltration component, without upstream treatment, select 'None' for each of the 3 SuDS components and move to Step 2B

This step should be applied to evaluate the water quality protection provided by proposed SuDS components for discharges to receiving surface waters or downstream infiltration components (note: in England and Wales this will include components that allow any amount of infiltration, however small, even where infiltration is not specifically accounted for in the design).

If you have fewer than 3 components, select 'None' for the components that are not required

If the proposed component is bespoke and/or a proprietary treatment product and not generically described by the suggested components, then 'Proprietary treatment system' or 'User defined indices' should be selected and a description of the component and agreed user defined indices should be entered in the rows below the drop down lists

	SuDS Component Description	*Pollution Mitigation Indices* Total Suspended Solids	Metals	Hydrocarbons
Select SuDS Component 1 (i.e. the upstream SuDS component) from the drop down list: →	None			
Select SuDS Component 2 (i.e. the second SuDS component in a series) from the drop down list: →	None			
Select SuDS Component 3 (i.e. the third SuDS component in a series) from the drop down list: →	None			
If the proposed SuDS components are bespoke/proprietary and/or the generic indices above are not considered appropriate, select 'Proprietary treatment system' or 'User defined indices' and enter component descriptions and agreed user defined indices in these rows:				
	Aggregated Surface Water Pollution Mitigation Index	**0**	**0**	**0**

DESIGN CONDITIONS

1	2	3

Note: If the total aggregated mitigation index is > 1 (which is not a realistic outcome), then the outcome is fixed at ">0.95". In this scenario, the proposed components are likely to have a very high mitigation potential for reducing pollutant levels in the runoff and should be sufficient for any proposed land use (note: where risk assessment is required, this outcome would need more detailed verification).

Is the runoff now discharged to an infiltration component?

Yes ? Go to Step 2B
No ? Go to Step 2C

STEP 2B: Determine the Pollution Mitigation Index for the proposed Groundwater Protection

This step requires the user to select the type of groundwater protection that is either part of the SuDS component or that lies between the component and the groundwater

This step should be applied where a SuDS component is specifically designed to infiltrate runoff (note: in England and Wales this will include components that allow any amount of infiltration, however small, even where infiltration is not specifically accounted for in the design).

'Groundwater protection' describes the proposed depth of soil or other material through which runoff will flow between the runoff surface and the underlying groundwater.

Where the discharge is to surface waters and risks to groundwater need not be considered, select 'None'

If the proposed groundwater protection is bespoke and/or a proprietary product and not generically described by the suggested measures, then a description of the protection and agreed user defined indices should be entered in the row below the drop down list

	Pollution Mitigation Indices Total Suspended Solids	Metals	Hydrocarbons
Select type of groundwater protection from the drop down list: → Infiltration trench with suitable depth of filtration material underlain by 300 mm minimum depth of soils with good contamination attenuation potential	0.4	0.4	0.4
If the proposed groundwater protection is bespoke/proprietary and/or the generic indices above are not considered appropriate, select 'Proprietary product' or 'User defined indices' and enter a description of the protection and agreed user defined indices in this row:			
Groundwater Protection Pollution Mitigation Index	**0.4**	**0.4**	**0.4**

DESIGN CONDITIONS

1	2	3	4
All designs must include a minimum of 1 m unsaturated depth of subsoil or aquifer material between the infiltration surface and the maximum likely groundwater level. Infiltration components should always be preceded by upstream component(s) that trap(s) silt, or designed specifically to retain sediment in a separate lined zone, easily accessible for maintenance, such that the sediment will not be re-suspended in subsequent events	The infiltration trench must include a suitable depth filtration layer that provides treatment (ie graded gravel with sufficient smaller particles but not single size coarse aggregate such as 20mm gravel). The underlying soils must provide good contaminant attenuation potential (eg as recommended in Sniffer 2008 (a) and (b) / Scott Wilson (2010) or other appropriate guidance). Alternative depth and soil combinations must provide equivalent protection to the underlying groundwater		

STEP 2C: Determine the Combined Pollution Mitigation Indices for the Runoff Area

This is an automatic step which combines the proposed SuDS Pollution Mitigation Indices with any Groundwater Protection Pollution Mitigation Indices

	Combined Pollution Mitigation Indices Total Suspended Solids	Metals	Hydrocarbons
Combined Pollution Mitigation Indices for the Runoff Area	**0.4**	**0.4**	**0.4**

Note: If the total aggregated mitigation index is > 1 (which is not a realistic outcome), then the outcome is fixed at ">0.95". In this scenario, the proposed components are likely to have a very high mitigation potential for reducing pollutant levels in the runoff and should be sufficient for any proposed land use (note: where risk assessment is required, this outcome would need more detailed verification).

STEP 2D: Determine Sufficiency of Pollution Mitigation Indices for Selected SuDS Components

This is an automatic step which compares the Combined Pollution Mitigation Indices with the Land Use Hazard Indices, to determine whether the proposed components are sufficient to manage each pollutant category type

When the combined mitigation index exceeds the land use pollution hazard index, then the proposed components are considered sufficient in providing pollution risk mitigation.

In England and Wales, where the discharge is to protected surface waters or groundwater, an additional treatment component (ie over and above that required for standard discharges), or other equivalent protection, is required that provides environmental protection in the event of an unexpected pollution event or poor system performance. Protected surface waters are those designated for drinking water abstraction. In England and Wales, protected groundwater resources are defined as Source Protection Zone 1. In Northern Ireland, a more precautionary approach may be required and this should be checked with the environmental regulator on a site by site basis.

	Sufficiency of Pollution Mitigation Indices Total Suspended Solids	Metals	Hydrocarbons
	Sufficient	Sufficient	Sufficient

DESIGN CONDITIONS

1
Reference to local planning documents should also be made to identify any additional protection required for sites due to habitat conservation (see *Chapter 7 The SuDS design process*). The implications of developments on or within close proximity to an area with an environmental designation, such as a Site of Special Scientific Interest (SSSI), should be considered via consultation with relevant conservation bodies such as Natural England

G. Proposed drainage scheme drawing

NOTES

1. This drawing is to be read in conjunction with all relevant Engineers and Architects drawings, and the Specification. See drawing 456319–301 for relevant drawings details.

2. All dimensions are in millimetres unless noted otherwise. All levels are in Metres Above an arbitrary datum and not to Ordnance Datum.

3. In accordance with CDM 2015 the Contractor is to:
–Notify HSE of works.
–Comply with the requirements of Health and Safety Plan(if applicable)
–Provide risk accessments and method statements for all potential hazards relevant to this project.

4. The main contractor shall be responsible for the setting out and accuracy of all dimensions. He shall satisfy himself that the information given is correct and any discrepancies should be noted to the Engineer immediately.

5. DO NOT SCALE. If discrepancy or query arises on dimensions consult Engineer.

6. The Contractor is responsible for specifying product and codes and ordering of drainage materials.

7. All drainage to be installed to BS5955 Pt6 and in strict accordance with the manufacturers instructions.

8. All PVCu drainage products to conform to BS EN1401 & Kite mark certified in accordance with specification.

9. All drainage pipes on this drwg to be 100mmø unless shown otherwise. Min. falls 1/80 for foul and 1/100 for storm drainage.

10. Cover grades and gulley gratings are in accordance with BS497 Pt 1
Cover Grades :– D400 – carriageways.
B125 – carriageways for slow traffic.
A15 – inaccessible to vehicles

11. Sewer runs and manholes to be adopted are to be in accordance with Sewers for Adoption, 6th Edition.

12. Any drainage laid less than 600mm below FGL to be covered with minimum 150mm Gen 3 grade concrete to half diameter.

13. No foul drainage sewer connection works to be undertaken until correct licence has been granted by the Environment Agency.

14. Stormwater soakaways to be a minimum of 5.0m from new buildings. Treatment plant to be min. 15m from new and existing houses. New treatment plant drainage field to be min. 10m from existing or new houses.

15. Provide 100x100 PCC lintel max span 650mm where svp exit the building.

16. Soakaway and drainage field designs based on assumed soil infiltration rate to be confirmed via site testing before construction.

17. Treatment plant not to be installed until proper EA licence is in place.

KEY

	PROPOSED NEW FOUL SEWER
	PROPOSED STORM DRAINAGE
	Proposed permeable paving (See detail 1) Min.200mm voided subbase
R.E	RODDING EYE.
SVP or S	SOIL/VENT PIPE (WITH ABOVE GROUND ACCESS AT GROUND FLOOR LEVEL)
R.W.P or R	RAINWATER PIPE (All into roddable gullies or where internal with access at G Floor level)
G	GULLY (Trapped and roddable)
AAV	AIR ADMITTANCE VALVE
	450mmØ INSPECTION CHAMBER
	Brick built manhole
	Linear drainage channel ACO S100
+6.200	Proposed finished ground levels
(+5.870)	Proposed Permavoid base levell

Date	By	Revision	QA'D	Chk'd	Ref

Status PRELIMINARY

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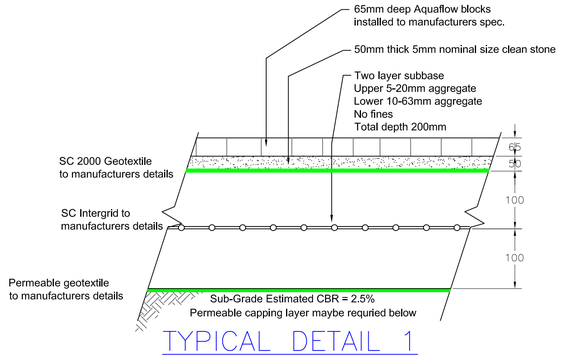
Client Hazeley Group

Project Beverley Farm, Five Ash Road
Medstead

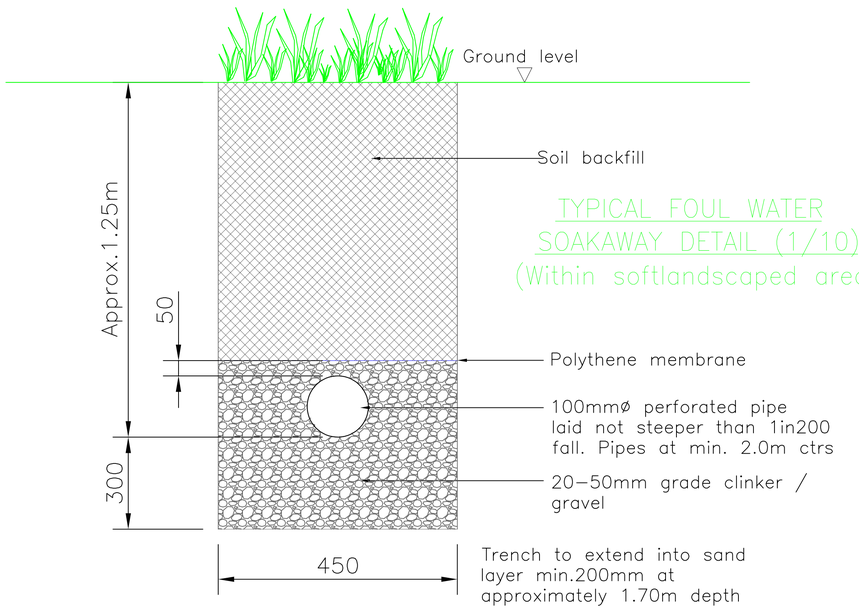
Title Drainage GA

Date	Feb 24	Scale	1/500	Drg. No.
Drawn	EG	Chk'd	QA'D	456319/300P1

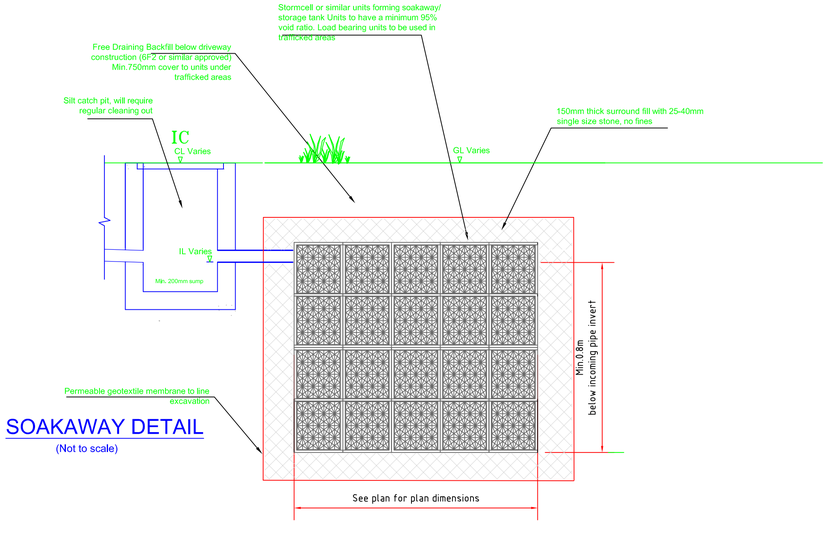
DO NOT SCALE THIS DRAWING



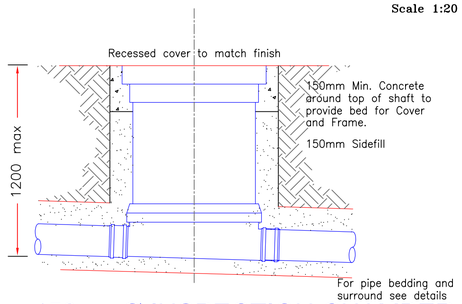
TYPICAL DETAIL 1
SHOWING DRIVEWAY/CAR PARK AREA CONSTRUCTION
SCALE 1: 20



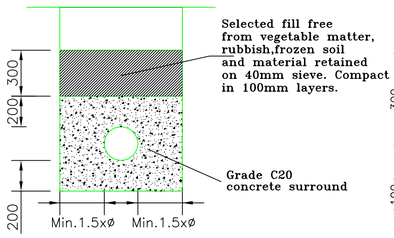
TYPICAL FOUL WATER SOAKAWAY DETAIL (1/10)
(Within softlandscaped area)



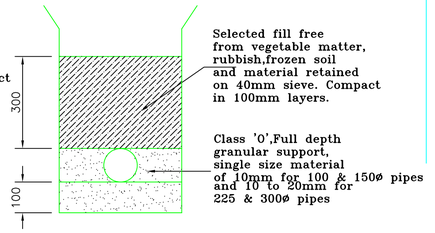
SOAKAWAY DETAIL
(Not to scale)



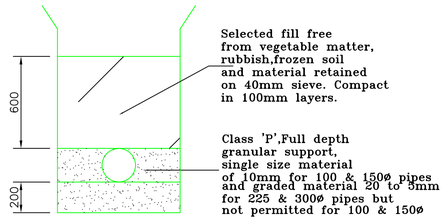
450mmØ INSPECTION CHAMBER TYPICAL INSTALLATION
(1:10)



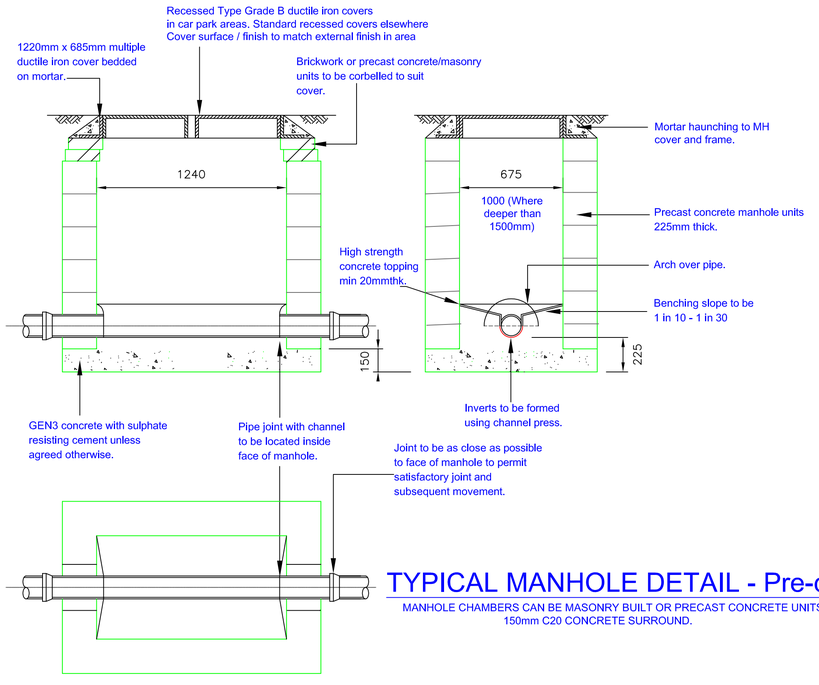
BEDDING FOR FLEXIBLE PIPES LESS THAN 900mm COVER UNDER ROADS
Scale 1:20



BEDDING FOR FLEXIBLE PIPES UNDER ROADS 900 to 1200mm DEEP
Scale 1:10



BEDDING FOR OTHER FLEXIBLE PIPES
Scale 1:10



TYPICAL MANHOLE DETAIL - Pre-cast units
MANHOLE CHAMBERS CAN BE MASONRY BUILT OR PRECAST CONCRETE UNITS WITH 150mm C20 CONCRETE SURROUND.

DO NOT SCALE THIS DRAWING

NOTES

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17. Treatment plant not to be installed until proper EA licence is in place.

KEY

- PROPOSED NEW FOUL SEWER
- PROPOSED STORM DRAINAGE
- Proposed permeable paving (See detail 1) Min.200mm voided subbase
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- AAV — AIR ADMITTANCE VALVE
- 450mmØ INSPECTION CHAMBER
- Brick built manhole
- Linear drainage channel ACO S100
- +6.200 — Proposed finished ground levels
- (+5.670) — Proposed Permavoid base level

Date	By	Revision	QA'D	Chk'd	Ref

Status: PRELIMINARY

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Client: Hazeley Group

Project: Beverley Farm, Five Ash Road
Medstead

Title: Drainage Details

Date	Feb 24	Scale	1/200	Drg. No.
Drawn	EG	Chk'd	QA'D	456319/301P1

H. SUDS Maintenance requirements

SUDS MAINTENANCE MANUAL FOR PROPOSED DEVELOPMENT AT BEVERLEY FARM, FIVE ASH ROAD, MEDSTEAD ALTON, GU34 5EJ

Table of Contents

1. Introduction

1.1. This document has been prepared by Cowan Consultancy Limited (CCL) on behalf of Hazeley Group for the proposed development to the land at Beverley Farm.

1.2. This document sets out the principles for the long term management and maintenance of the proposed surface water Sustainable Drainage Systems (SuDS) installed at the residential development.

1.3. The purpose of this document is to ensure that the site user entrusted with the inspection and maintenance of the SuDS will adopt the measures and programme set in this document to ensure the optimum operation of the surface water drainage network. The SuDS are to be continuously maintained over the lifetime of the development to prevent the increased risk of flooding both on and off site.

1.4. The guidance notes here provided have been comprised of and are directly referenced from the latest technical SuDS guidance within the CIRIA C753 Report *The SuDS Manual* (2015) and other applicable guidance. This document sets out specific sections applicable to the relevant SuDS type itemising:

1. A description of the SuDS component and its use;
2. The maintenance requirements and frequencies; and
3. The inspection requirements and frequencies.

1.5. The activities listed are generic to the relative SuDS types and represent the minimum maintenance and inspection requirements, however additional tasks or varied maintenance frequency may be instructed by the maintenance company as required. Rubbish and debris removal is also an integral part of SuDS maintenance, especially with regards to surface features and the reduction of the risks of inlet and outlet blockages.

1.6. Specific maintenance needs of the SuDS elements should be monitored and maintenance schedules adjusted to suit requirements.

1.7. All those responsible for maintenance should follow relevant health and safety legislation for all activities listed within this report (including lone working, if relevant) and risk assessments should always be undertaken.

1.8. This report is to read in conjunction with CCL drawing 456319-300 Drainage GA layout and details for the location of all SuDS on this site.

1.9. There are three categories of maintenance activities referred to in this report:

• ***Regular maintenance*** (including inspections and monitoring) – consisting of basic tasks done on a frequent and predictable schedule, including inspections and monitoring, silt or oil removal if required more frequently than once per year, vegetation management, rubbish and debris removal, and sweeping of surfaces. Regular maintenance/inspections of SuDS will help to:

- determine optimum future maintenance;
- establish ongoing hydraulic, water quality, amenity and biodiversity performance of the system; and
- allow for the identification of potential performance failures, such as blockage, reduced infiltration and poor water quality resulting from lack of maintenance.

• ***Occasional maintenance*** – comprising tasks that are likely to be required periodically, but on a much less frequent and predictable basis than the routine tasks such as sediment management/removal; and

• ***Remedial maintenance*** – comprising of intermittent tasks that may be required to rectify faults associated with the system, although the likelihood of faults can be minimised by regular and adequate maintenance activities. Remedial maintenance is likely to comprise of activities such as:

- erosion repairs which can include inlets and outlets;
- reinstatement or realignment of edgings, barriers, rip-rap or other erosion control;
- infiltration surface rehabilitation;
- replacement of blocked filter materials/fabrics;
- construction stage sediment removal (although this activity should have been undertaken before the start of the maintenance contract); and
- system rehabilitation (although unlikely) immediately following a pollution event.

Remedial activities are not expected to be required for all systems, however, for the purpose of estimating whole life maintenance costs, a contingency sum of 15–20% should be added to the annual regular and occasional maintenance costs to cover the risk of these activities being required. Where remedial work is found to be necessary, it is likely to be due to site-specific characteristics or unforeseen events, and as such timings are difficult to predict.

1.10. During the first year of operation inspections should usually be carried out at least monthly to all types of SuDS, and after significant storm events, to ensure that the system is functioning as designed and that no damage is evident.

2. SuDS Layout and Design

SuDS are an environmentally friendly approach to managing rainfall through the use of landscape features to conceal the surface water and its surroundings. The use of SuDS aims to: control the flow, volume and frequency of water leaving a development area; prevent pollution by intercepting silt and cleaning runoff from hard surfaces; provide attractive surroundings for the community, and; create, whenever possible, opportunities for wildlife.

The SuDS at Beverley Farm have been designed to prevent flooding of land on the site itself and adjacent areas and control discharge via underground drainage systems. There are two main SuDS components incorporated within the surface water drainage strategy:

1. Aquacell Stormwater units (Soakaways)
2. Permeable access roads and parking areas

2.1. The Wavin Aquacell Eco and Core-R soakaway crates or similar approved, positioned within the softlandscaped area will be used as the main SuDS system catering for the surface water of the building roof. Stormwater systems do not provide direct treatment of surface water runoff, therefore, the system will be combined in a Management Train with other methods to provide suitable treatment.

- Drainage will be carried via drain pipe connected to manholes and subsequently to the soakaways;
- Storage will be provided by Aquacell units (or similar approved)
- Surface water treatment will be carried out on the sump manhole preceding the soakaway;
- All manholes preceding the soakaway will incorporate a silt trap;
- The system has been designed for the 1 in 100 years, including extra 40% allowance for climate change, design storm as required by current regulations.

2.2. The permeable surfacing on the site will be constructed using a permeable block system incorporating permeable concrete Aquaflow blocks (or similar approved). These permeable areas will be utilised to drainage the access roads into the site and between the permeable gravel surfaced parking bays. The attenuation of this system including the calculated depth of voided storage will provide adequate surface water treatment levels as detailed within the drainage assessment report.

3. SuDS Maintenance and Management

3.1. SUDS items

3.1.1. Rubbish, debris and gravel removal should be undertaken as part of general pavement maintenance for the site.

3.1.2. Replacement of the aggregate or Aquacell units will be necessary if the system becomes blocked with silt, monitoring will give information on possible changes.

3.1.3. Table 3.2 provides guidance on the type of operational and maintenance requirements. The list of actions is not exhaustive and some actions may not always be required.

3.1.4. Specific maintenance needs of the SUDS should be monitored, and maintenance schedules adjusted to best suit site requirements.

3.1.5. Maintenance responsibility for systems should be placed with site developer, which in this case will be Hazeley Group.

Soakaway tanking operation and Maintenance Requirements

Maintenance Schedule	*Required action*	*Typical frequency*
Regular maintenance	Inspect for sediment and debris in pre-treatment components and floor of inspection tube, sump or chamber and inside of crate units	Annually
	Cleaning of gutters and any filters on downpipes	Annually or as required
	Trimming any roots that may be causing blockages	Annually or as required
Occasional maintenance	Remove sediment and debris from pre-treatment components and floor of inspection tube, sump or chamber and inside of crate units	As required, based on inspections
Remedial actions	Reconstruct attenuation unit / soakaway and/or replace or clean void fill, if performance deteriorates or failure occurs	As required
Monitoring	Inspect silt traps and note rate of sediment accumulation	Monthly in the first year and then annually
	Check Attenuation tank to ensure emptying is occurring	Annually
Replacement	Replacement of the soakaway crates must be carried out if after inspection shows defects	As required/approx. 10 years

Permeable Pavement operation and Maintenance Requirements

Maintenance Schedule	*Required action*	*Typical frequency*
Regular maintenance	Remove rubbish and debris	Monthly, or as required
	Remove any vegetation growth	Monthly (during growing season), or as required
	Manage other vegetation and remove nuisance plants	Monthly at start, then as required
	Inspect inlets, outlets and overflows for blockages, and clear if required	Monthly
	Inspect vegetation coverage	Monthly for 6 months, quarterly for 2 years, then half yearly
	Inspect inlets and facility surface for silt accumulation, establish appropriate silt removal frequencies	Biannual
Occasional maintenance	Removal of weeds or management using glyphospate applied directly into the weeds by an applicator rather than spraying	As required - once per year on less frequently used pavements
Remedial actions	Remediate any landscaping which, through vegetation maintenance or soil slip, has been raised to within 50 mm of the level of the paving	As required
	Remedial work to any depressions, rutting and cracked or broken blocks considered detrimental to the structural performance or a hazard to users, and replace lost jointing material	As required
	Rehabilitation of surface and upper substructure by remedial sweeping	As required
	Remove build-up of sediment on areas running off into permeable areas	As required
	Remove and dispose of oils or petrol residues using safe standard practices	As required
Replacement	Replacement of the paving system and subbase must be carried out if after inspection shows defects	As required/approx. 10 years

Approved by:

David Button BSc CEng MICE

Principal Engineer

Managing Director

Prepared by:

Elvin Gomery | BEng (Hons)

Senior Structural Engineer

Beverley Farm

Arboriculture Briefing Note

February 2024

Introduction

The purpose of these briefing note is to support a pre-application advice request for proposed residential development at Beverley Farm, Five Ash Road, Medstead, Alton, GU34 5EJ (OS grid reference SU66378, 35635).

Description of Trees

The majority of the trees are situation within tree belts around the boundaries. These are shown on the accompanying plan and are described in Table 1. They include broadleaved tree belts around the southern part of the site.

Individual trees include three mature trees (one category B oak and two category C hawthorns), 13 maturing trees, including apple, cherry, oak and sycamore (mostly category C but with a couple of category B trees and two that are category U so would be recommended for removal regardless of development. The remaining ten young trees include apple, birch, ash, hawthorn, willow and cherry, 7 of which are category C and 3 of which are category U so would be recommended for removal regardless of development.

Table 1: Tree Groups	
Ref	**Note**
G01	Cherry laurel hedge 2-3m
G02	Hedge of holly, elder, bramble, cherry laurel, sycamore. Of low density with side trimmed but not top, approximately 3m high
G03	Unmanaged hedge dominated by elder with some hawthorn, sycamore, Leyland cypress, cherry laurel, garden privet and ash
G04	Maturing, unmanaged trees and shrub line including hawthorn, field maple, alder and spindle
G05	Smaller unmanaged hawthorn, field maple and elder
G06	Overgrown elder, hawthorn, and several dead stems
G07	Predominantly hawthorn (unmanaged)
G08	Mature elder and hazel
G09	Hawthorn and hazel trees, which have been unmanaged form some time but are likely from a former hedgerow. Fairly sparse understory mostly elder. Needs reinforcement planting

G10	Young overgrown hawthorn, and poor quality elder
G11	Unmanaged hawthorn with occasional Leyland cypress (young)
G12	Overgrown hawthorn, mature but dbh typically 20-25cm, ivy congested but screening value
G13	4 x young ornamental garden conifers approximately 2.5m high, poor condition with large dead patches (possibly cypress aphid), plus 1 x weeping willow, young dbh 7cm 3 m high
G14	Line of maturing trees including: sycamore, hawthorn, ash, oak, field maple, Norway maple, holly, and beech
G15	Overgrown cherry laurel, approximately 6m, appears to be on adjacent land
G16	Cherry laurel hedge stops 4m from western boundary fence, approximately 2m high
G17	Hedge of garden privet, ivy, cherry laurel, cotoneaster, holly, elder, sycamore-- approximately 3 m high, side trimmed, not top

Proposed Indicative layout Implications

The proposed indicative layout makes provision to retain the boundary tree belts, though where feasible it may be desirable through long-term management to thin the number of free-growing trees whilst converting the remainder to managed native hedgerow.

Tree removals would be limited to those recommended for removal in any case due to poor condition (category U trees) and potentially the removal of several category C trees where construction impacts cannot be avoided or there would be insufficient room for them to mature in relation to proposed dwellings. Two apple trees (T12 and T13) may also be transplanted to a proposed orchard area as an alternative to being retained within a proposed private garden.

Some pruning will be required to trees along the eastern boundary of the proposed access to allow clearance for bin lorries and to protect the roots of these trees and a tree in a neighbouring garden, a no-dig / reduced-dig compaction resistant design will be needed for a new access road surface, following careful removal of the existing one. This should conform to the principles set out in Arboricultural Association Guidance Note 12 (The Use of Cellular Confinement Systems Near Trees).

New tree planting will be undertaken as part of the biodiversity net gain plan for the site ensuring that any losses due to development are compensated for.

A full arboricultural impact assessment and tree protection plan will be prepared to support a full planning application.

Beverley Farm

Ecology Briefing Note

February 2024

Introduction

The purpose of these briefing note is to support a pre-application advice request for proposed residential development at Beverley Farm, Five Ash Road, Medstead, Alton, GU34 5EJ (OS grid reference SU66378, 35635).

Legislative and Policy Framework

Relevant legislation includes the Town and Country Planning Act 1990 as amended by The Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 and associated statutory instruments which introduced a mandatory requirement for most development projects to achieve a net gain in biodiversity units, as measured using a prescribed metric. This requirement came into force for major development on the 12 February 2024.

Under the Conservation of Habitats and Species Regulations 2017, local planning authorities are required to ensure that development will not adversely affect the integrity of a European nature conservation site (SAC, SPA or Ramsar site and must ensure that an appropriate assessment is undertaken where there is a likelihood of this occurring.

Certain species of animal and plant have specific legal protection, including European protected species, implemented in domestic law by the Conservation of Habitats and Species Regulations 2017. Of particular relevance to inland development, this includes all bat species, great crested newts and dormice as well as species unlikely to occur in this locality. Local planning authorities are required to have regard this legislation and where there will be impacts on a European protected species and a Natural England licence would be required to implement the development, a key requirement is that the LPA must be satisfied that, that there are no reasons for such a licence to be refused. Specific protection also applies to other animals and plants under the Wildlife and Countryside Act 1981 (as amended), including reptiles and birds and under the Protection of Badgers Act 1992.

Planning policies relevant to the proposed development include the National Planning Policy Framework NPPF Policy 180 and adopted East Hampshire District Local Plan: Joint Core Strategy Adopted June 2014 Policies CP21 and CP22 and the emerging draft local plan, policies NBE2.1 and NBE3.1. Collectively these policies require planning proposals to avoid, adequately mitigate or, as a last resort, compensate for, any significant negative impacts on biodiversity, having regard to designated nature conservation sites and lists of biodiversity action plan species and habitats published under Section 41 of the Natural Environment and Rural Communities Act (2006). The NPPF Policy 180 presents these requirements as a hierarchy, requiring proposals to first seek to avoid any significant impacts before relying on mitigation measures to reduce harm and only using compensation measures as a last resort. The policy also states that proposals that would involve the

loss or deterioration of irreplaceable habitat types should be refused unless there are wholly exceptional reasons.

Policy CP21 reflects the requirements of the NPPF Policy 180 and provides additional protection in respect of locally-designated Sites of Importance for Nature Conservation and local nature reserves and encourages enhancement of habitats and other features of biodiversity value, particularly in relation to improving district-wide networks.

CP22 sets out local provisions for achieving compliance with statutory requirements to protect European sites, requiring a project-specific Habitat Regulations Assessment (HRA) for any proposal within 400m of the Wealden Heaths Phase II SPA. It should be noted that indirect impacts such as recreational pressure from new development, air pollution from traffic generation and water pollution from wastewater discharges can also give rise to significant effects on European sites necessitating screening and, where likely significant impacts cannot be screened out, appropriate assessment. Guidance on zones in respect of the latter is published on the EHDC website (Nutrient neutrality - what developers need to know[1]).

The policies within the emerging local plan reflect the mandatory biodiversity net gain requirements now established within the Town and Country Planning Act as well as continuing to require avoidance, adequate mitigation or compensation, as a last resort, for any negative impacts on existing biodiversity.

Designated sites

There are no statutory or non-statutory designated sites of nature conservation value within or adjacent to the site. The nearest sites of each designation type are shown in Table 1 below. At these distances, no significant impacts, direct or indirect, are considered likely from the proposed development and no risks from residential development at this location are identified by the Natural England risk mapping in respect of Natural England's SSSI Impact Risk Zones (England), which also covers European sites[2]. Review of the nutrient neutrality catchment zone for the River Itchen shows that the site is outside of the relevant area.

Table 1: Designated Sites

Site name	Designation	Distance from site
East Hampshire Hangers	SAC (European site)	> 6.5km
Wealden Heaths	SPA (European site)	> 10km
Selborne Common	SSSI (National site)	>6.5km
Ashford Hangers	NNR (National site)	> 9km
Wealdon Edge Hangers	LNR (Local site)	> 9km
Redhill Copse	SINC (Local site)	560m to the NE
South Town Wood	SINC (Local site)	360m to the NW

Habitats

The site contains existing built development within the northern half and grassland within the southern half. The northern half comprises a range of one-storey light industrial units with hard standing.

[1] https://www.easthants.gov.uk/planning-services/nutrient-neutrality-what-developers-need-know
[2] https://www.data.gov.uk/dataset/5ae2af0c-1363-4d40-9d1a-e5a1381449f8/sssi-impact-risk-zones-england

There is a small area of grassland with maturing fruit trees, which is included in the Natural England Traditional Orchards HAP (provisional) inventory[3]. However, the provisional nature of this inventory must be borne in mind and a review of past aerial imagery indicates that the area is a remanent of domestic garden with the trees being young / recently-planted circa 1999 (source Google Earth Pro). There are no old or veteran fruit trees present and there is no evidence in historic OS mapping that this is a former traditional orchard site. See for example, extract of 1939 mapping in Fig 1, which pre-dating the post-war period of modern intensive agriculture would be expected to show traditional orchards. As such the area has been mapped for the purposes of a baseline biodiversity net gain metric as vegetated garden with the fruit trees mapped as individual trees.

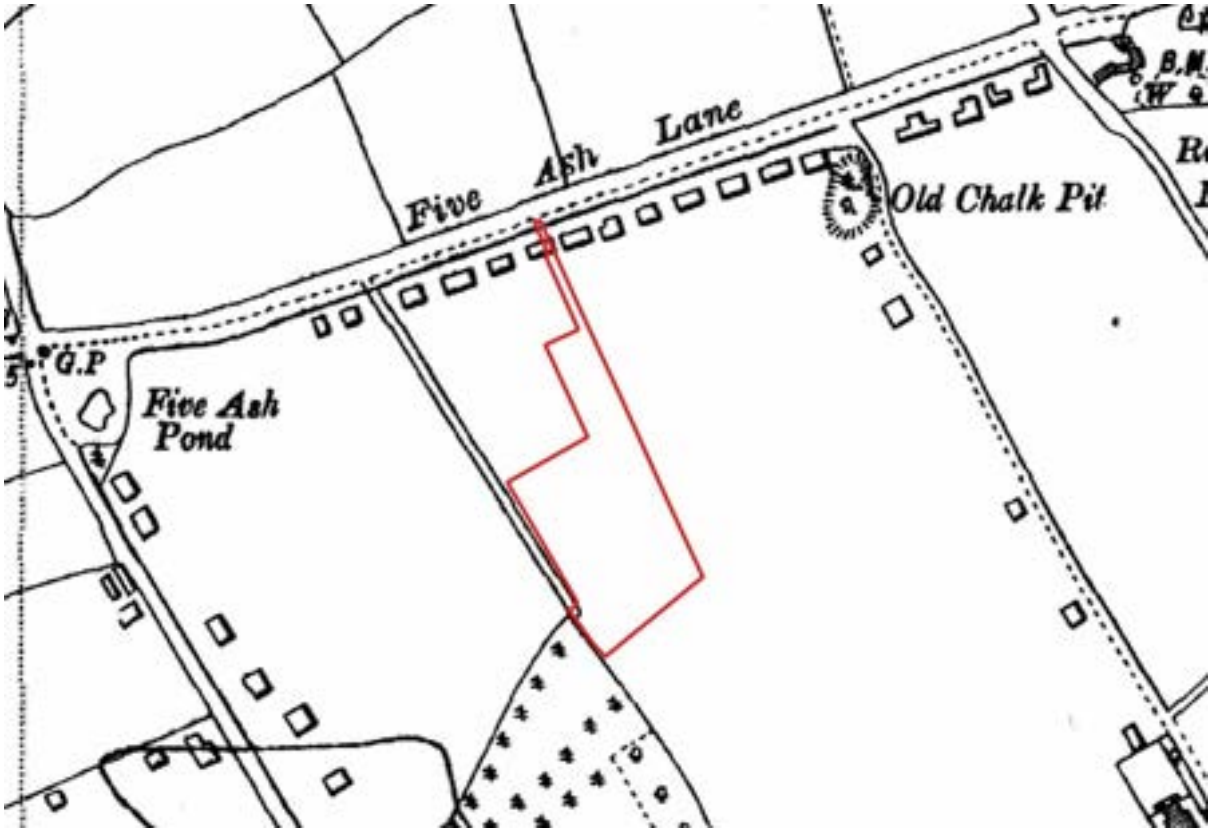


Fig 1: 1939 Ordnance survey with red site boundary overlay

The northern section of the site is bounded by a young tree belt and overgrown cherry laurel hedge along part of the western boundary and along part of the eastern boundary there is a mixed low-density hedge of holly, elder, bramble, cherry laurel, and sycamore with a few individually mapped boundary trees.

The majority of the southern section grassland is assessed to be modified grassland. It appears to be regularly mown and is currently used as a caravan site, with consequent impacts on its conservation value. As such it is assessed to be in moderate condition in accordance with the statutory Biodiversity Net Gain condition assessments criteria. There is an area within the northeast of this part of the site where there is hard standing for caravan access and some small areas mapped as vegetated garden, based on current site use and past aerial imagery that indicates historic use as garden.

3

The boundaries of the southern part of the site are bounded by maturing tree belts, which were presumably planted as hedges but have not been managed by regular trimming with gaps that are filled mostly with bramble.

To the southwest there is a small area of sparse scrub with bramble and a few shrubs / small trees including elder and limited hazel. This is assessed to be in poor condition using the statutory Biodiversity Net Gain condition assessments criteria.

Protected / Notable Species Potential

Bats

The existing buildings within the site were subject to a preliminary bat roost survey and assessment on 22 August 2023. Based on this, some of the buildings were assessed to have low potential for bat roosting with scope to support single or low numbers of crevice-dwelling bats such as pipistrelle species. A single dusk emergence survey of the buildings was undertaken on 1 September 2023 with an emergence of a common pipistrelle observed from one of the buildings. Avoidance of an impact on roosting will not be feasible as demolition of existing buildings will be require to facilitate the development. In order to better characterise bat use and inform adequate mitigation to prevent harm to individual bats and provide appropriate compensation measures, a further two dawn/dusk surveys will need to be conducted between May and August. However, given the initial findings and limited potential of the buildings, it is not anticipated that roosts of high conservation value will be identified and mitigation and compensation will be readily achievable, with temporary bat boxes erected prior to demolition until the development is complete and bat bricks etc incorporated into a number of the new dwellings. These can be placed into new houses backing onto the tree belts, providing direct flight routes to suitable foraging habitat and commuting corridors. Therefore, there is no reason to consider that a licence wouldn't be granted by NE and development can be achieved in accordance with the mitigation hierarchy set out in the planning policy framework.

None of the trees were assessed as having potential to support roosting bats and therefore no further surveys of these are considered necessary.

It is likely that the site is utilised by relatively common bat species, particularly making use of the boundary tree belts for foraging and commuting from buildings out into the countryside beyond. As these features will be retained and enhanced, no significant impacts are anticipated and it is not considered necessary to undertake bat activity surveys, subject to appropriate lighting design to prevent light spill and increased illumination of these features. Lighting design will also be needed to avoid illumination of proposed new habitats within the development, following best practice set out in the Institution of Lighting Professionals Guidance note GN08/23[4].

Dormouse

Potential dormouse habitat is limited to boundary tree belts along the southern, eastern and western edges of the main part of the site. Connectivity within the wider landscape is somewhat fragmented, but some links are present and presence is considered possible. The tree belts will be

[4] Institution of Lighting Professionals (2023) Guidance Note GN08/23, Bats and Artificial Lighting at Night. Available at: https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/

retained with a buffer outside of private gardens and enhanced and/or converted to native hedgerows and trees where feasible, to create a more dense lower level bushy boundary, that will provide better habitat for this species. Proposed enhancement of an area of scrub to the southwest of the site will also enhance habitat for this species. As such it is considered that significant negative impacts can be avoided in accordance with the mitigation hierarchy and no further surveys are considered necessary. The boundary features will need to be protected with appropriate levels of temporary fencing during construction work, in accordance with BS5837.

Great Crested Newts

The site contains no suitable water bodies for breeding of this species. The tree belts around the southern part of the site and area of scrub to the southwest represent habitat types that could be used by the species in its terrestrial phase, but the nearest suitable waterbody identified is a pond 270m to the northwest and these boundary habitats will be retained and enhanced. Research[5] indicates that the maximum distance from breeding ponds that significant numbers of great crested newts are found is 250m and therefore, if present in this waterbody, no significant impacts from development of the proposed site are considered likely and no further surveys are considered necessary.

Badgers

No evidence of badger setts or regular badger activity, such as paths, dung, and foraging excavations were observed within the site. Based on the nature of surrounding land, lacking suitable features such as scrub or woodland cover or banks, it is considered unlikely that badger setts are present on adjacent land that would be close enough to be impacted.

Reptiles

The majority of the site comprises hard standing and regularly mown modified grassland, providing negligible potential for widespread reptile species (slow worms, viviparous lizards and grass snakes) and the area is disturbed by regular human activity, further making presence unlikely. Boundaries of the site along existing tree belts might potentially be used as movement corridors, but will be retained and enhanced as part of the proposals. As such, specific surveys are not considered necessary. Avoidance measures would include continued regular mowing of grassland to prevent it becoming suitable and adequate protection of the boundary vegetation. Proposed biodiversity net gain enhancements including establishment of species rich grassland and native scrub would provide an enhancement for any reptiles which are using the boundary features. Presence of rarer reptile species can be discounted on the basis of geographic location and habitat.

Birds

The current use of the site for camping and caravans precludes suitability of the grassland for ground nesting birds. A range of passerine species would be expected to make use of the surrounding tree belts, hedges. BNG proposals will ensure that these features are retained for the most part and that any individual tree and ornamental hedge losses are outweighed by new planting.

[5] Cresswell, W. and Whitworth, C. (2004) *An assessment of the efficiency of capture techniques and the value of different habitats for the great crested newt Triturus cristatus*. English Nature Research Report Number 576. English Nature, Peterborough.

Invertebrates

It is likely that the site supports a range of relatively common insect and other invertebrate species, particularly using boundary habitats. However, the site lacks any complex historically continuous habitats such as unimproved grassland, ancient hedges, woodland, water courses / bodies or ancient / veteran trees that would indicate possible presence of rare or threatened species. Biodiversity net gain proposals will significantly enhance the sites value for invertebrates.

Biodiversity Net Gain Feasibility

Working with the design team, an indicative layout plan has been developed which makes provision for achieving the minimum 10% gain in biodiversity units now required for development. This will include an area of species-rich grassland meadow within the northwest part of the main site, classified as 'other neutral' grassland within the biodiversity metric tool with the aim of achieving good condition. The remnant garden with maturing fruit trees will be retained and enhanced to replicate a traditional type orchard, with supplementary planting / transplanting of fruit trees, enrichment of grassland species diversity and, as part of a long-term management plan, veteranisation of trees to increase habitat value.

The existing tree belts will be retained and/or converted to native hedgerow with trees where feasible and compatible with screening. A buffer of communal open space will be created between these features and private gardens with this space being used to create a mix of tussocky species-rich grassland (mapped as 'other neutral' grassland) and mixed native scrub to create a biodiverse edge habitat whilst providing access to the tree belts / hedges for management. There will be new garden hedges established around proposed gardens that will offset any losses of existing ornamental hedges and create a net gain in excess of the required 10% increase in units.

The area of poor-quality scrub to the southwest of the site will be enhanced by establishing new shrubs to create a more diverse high quality native scrub habitat, which will benefit from connectivity to the tree belts/hedgerows.

Garages of the new dwellings will be provided with green roofs and a small amount of new native tree planting will be undertaken within the meadow area and other areas of communal open space to compensate for any unavoidable tree losses within the developed areas. Two maturing apple trees that would fall within proposed private gardens will either be transplanted into the orchard area or compensated for by additional tree planting.

Key

BaselineHabitats

- Grassland - Modified grassland
- Bare ground (under tree tree lines & hedges)
- Urban - Developed land; sealed surface
- Urban - Vegetated garden
- Heathland and shrub - Mixed scrub

Existing hedges and tree lines

- Line of trees
- Native hedgerow (defunct)
- Non-native and ornamental hedgerow

CALYX Environmental Ltd

Beverley Farm		
Biodiversity Net Gain Baseline Habitats		
Scale: 1:500 at A2	Date: Feb 2024	Prepared by: MB
Drawing ref: CLX-HD23001-BNG1	Rev:	Status: pre-application

Key

Proposed Area Habitats

- Grassland - Other neutral grassland
- Grassland - Traditional orchards
- Urban - Bare ground
- Urban - Developed land; sealed surface
- Urban - Intensive green roof
- Urban - Vegetated garden
- Mixed scrub

Retained & Proposed Hedges / Tree Lines

- Line of trees
- Native hedgerow
- Non-native and ornamental hedgerow

CALYX Environmental Ltd

Beverley Farm		
BNG Proposed (indicative)		
Scale: 1:500 at A2	Date: Feb 2024	Prepared by: MB
Drawing ref: CLX-HD23001-BNG2	Rev:	Status: pre-application

5.62
T07-Cat U
T06-Cat C
T05-Cat C
G15
T04-Cat U
T09-Cat U
T08-Cat U
T10-Cat C
T11-Cat C
T13-Cat C
G17
T03-Cat C
T12-Cat C
T02-Cat B
G02
T01-Cat B
T25-Cat C
T24-Cat C
T14-Cat C
G16
T22-Cat C
G03
G14
T18-Cat C
G01
T15-Cat U
T19-Cat C
T20-Cat C
T16-Cat C
T17-Cat C
G13
G12
T26-Cat C
G11
G10
G04
G09
G05
G06
G08
G07

Key

Single Trees with BS5837 cateogory

- A
- B
- C
- U

Tree Groups

Root Protection Areas

CALYX Environmental Ltd

Beverley Farm

Tree Constraints Plan With Indicative Layout

Scale: 1:500 at A2	Date: Feb 2024	Prepared by: MB
Drawing ref: CLX-HD23001-TCP	Rev:	Status: pre-application

Bellamy Roberts
Clover House
Western Lane
Odiham
Hampshire
RG29 1TU
Tel: 01256 703355

TECHNICAL NOTE

SITE:	**Proposed Residential Development to Rear of Beverley Farm, Five Ash Road, Medstead**
SUBJECT:	**Highway Considerations**
REF:	**GDB/5855/TN.2**
DATE:	**12th February 2024**

Site Access

1. This Technical Note has been prepared in relation to the potential access for proposed residential development on a site to the rear (south) of Beverley Farm. That access will be from Five Ash Road, Medstead.

2. The proposed development site is currently occupied by a number of uses, including a cattery. The existing access runs between the Beverley Farm building itself and the timber panel fence which forms the eastern boundary against the property known as Monba Shiel. The Beverley Farm building is not quite parallel with its boundary fences on either side. The available access width between the front corner of the building (i.e. the north-eastern corner) and the neighbouring fence is 4.5m and 5.5m at the rear corner of the building. The length of the access from the property boundary with Five Ash Road to where the proposed development site opens out to the rear of Beverley Farm is approximately 80m.

3. It is envisaged that the proposed residential development will contain 13 dwellings. As such, a two-way vehicular access would normally be required. As shown on the concept layout plan, the length of access road south of the rear corner of the Beverley Farm building can incorporate a 5.5m wide access width. That will allow half metre margins each side against the boundary fences, and the 5.5m carriageway width will be sufficient to allow two HGVs to pass.

4. Because the north-east corner of the Beverley Farm building restricts the access width to 4.5m between the building and the neighbouring fence line, the 5.5m width cannot be achieved at that point. However, it is feasible to narrow the access road in that immediate location to provide a

3.7m wide road, with a build-out adjacent to the corners of the Beverley Farm building. This satisfies the appropriate fire and refuse collection requirements. North of the building, the access could then be widened out to 4.8m to provide two-way movement up to the T-junction with Five Ash Road.

5. The distance between the Beverley Farm building and the edge of the carriageway on Five Ash Road is approximately 15m and the layout described above would provide ample opportunity for incoming traffic to pass any vehicle waiting to emerge.

6. There is a 7m wide highway verge between the property boundary and the carriageway edge on Five Ash Road, which is broadly straight throughout the section where this development access is proposed. Given the 30mph speed limit appropriate sight lines of 2.4m x 56m are therefore readily available.

Internal Layout

7. Beyond the initial access length, described above, and where the development site initially opens out, the layout plan shows a 120m length of 4.2m wide carriageway. This is sufficient for two cars to pass, and allows for retention of the existing orchard, and the provision of a landscaped buffer to the eastern boundary.

8. Where the site opens out to its full width, the access becomes 5.8m wide, and then opens out into a mews-type square. The TRACK diagrams attached at **Appendix 1** demonstrate that the refuse collection vehicle is able to access the site and turn within the square, subject only to minor improvements to the drive radii onto Five Ash Road, as shown on the plans.

9. All of the access road and the internal layout will be constructed as shared surfaces, in keeping with the small scale of the development.

Traffic Generation

10. Using typical TRICS data, the 13 houses proposed would be expected to generate approximately 4.5 traffic movements per day per dwelling. That equates to 410 movements per week (13x4.5x7).

11. Detailed figures provided by the landowner demonstrate that the various activities currently on the site generate some 796 vehicle movements per week during the summer months, and 247

movements per week during the winter. Those figures average 522 movements per week over a year.

12. Two key points arise from these figures. Firstly, that the existing access can accommodate almost twice as many traffic movements per day as will be generated by the proposed houses, and secondly, that the proposed development will generate less traffic onto the local highway network than do the various existing uses on the site.

13. The proposed development will not, therefore, have any adverse traffic impact locally.

Other Modes

14. The site is approximately 1km from the shops and other services, including a doctors surgery, situated on Lymington Bottom Road, just north of the railway line. Other than the 320m length along Five Ash Road, there is a continuous footway.

15. There are bus stops on A31 Winchester Road giving access to the service 64 which operates on a ½ hourly frequency between Alton and Winchester.

16. Further access between the site and the A31 is available via Stoney Lane, a public bridleway which connects via the station, to give access to additional shops and bus stops, a distance of some 1.2km.

17. Both of these routes provide a reasonable walking distance between the site and the local shops & services, plus the bus services. Both routes are comfortable cycling distances.

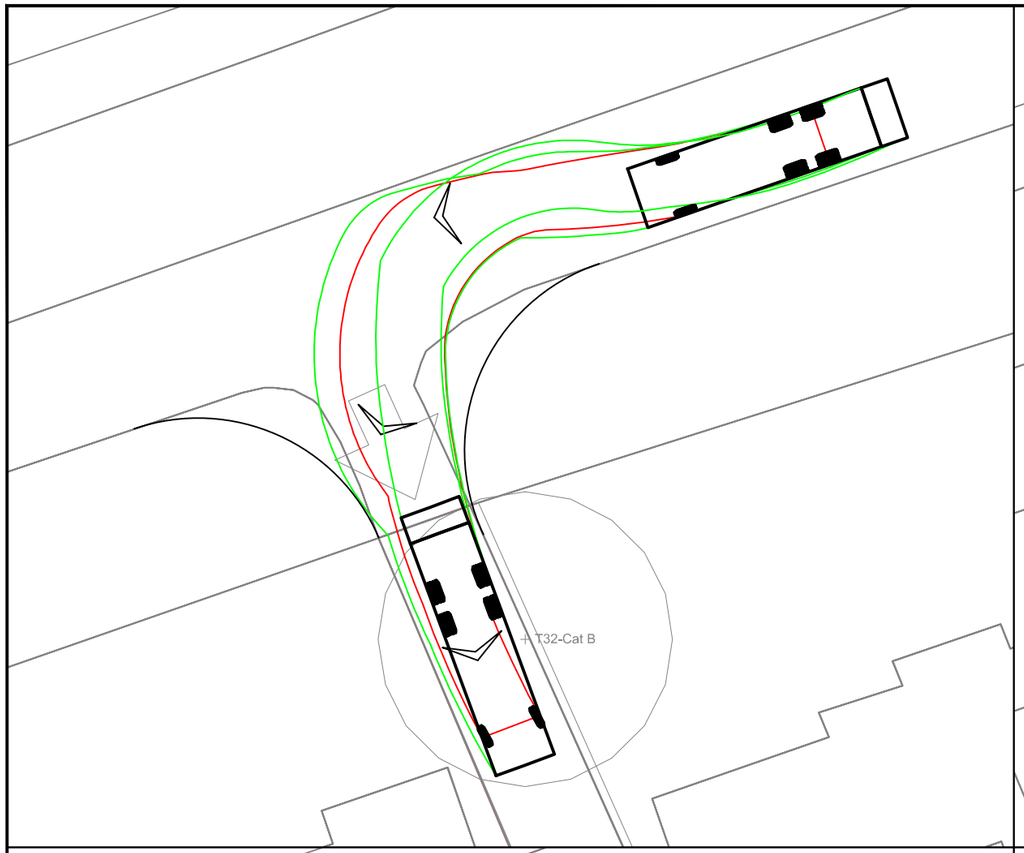
Conclusions

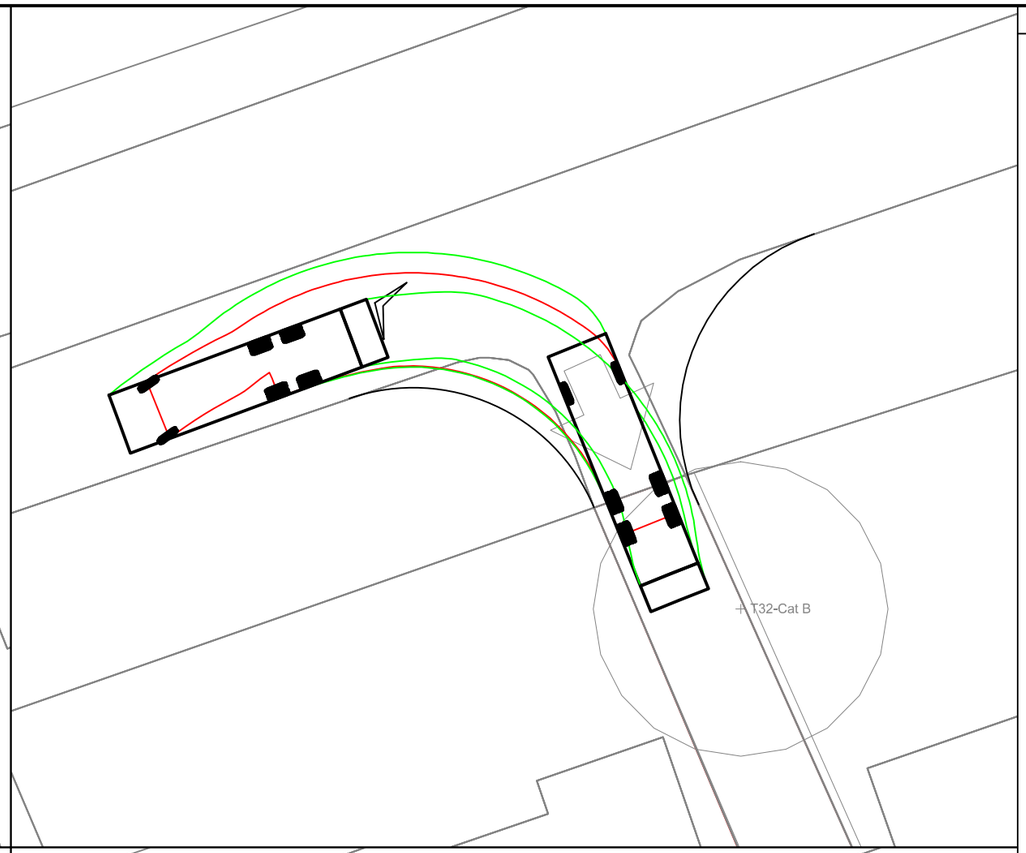
18. Overall, therefore, satisfactory access can be provided for the development which will have no adverse impact on the local highway network. Local shops, services and bus routes are located between 1.0km and 1.4km from the site, which is a reasonable walking distance and a comfortable cycling distance. The development will be provided with car and cycle parking in accordance with the LPA standards.

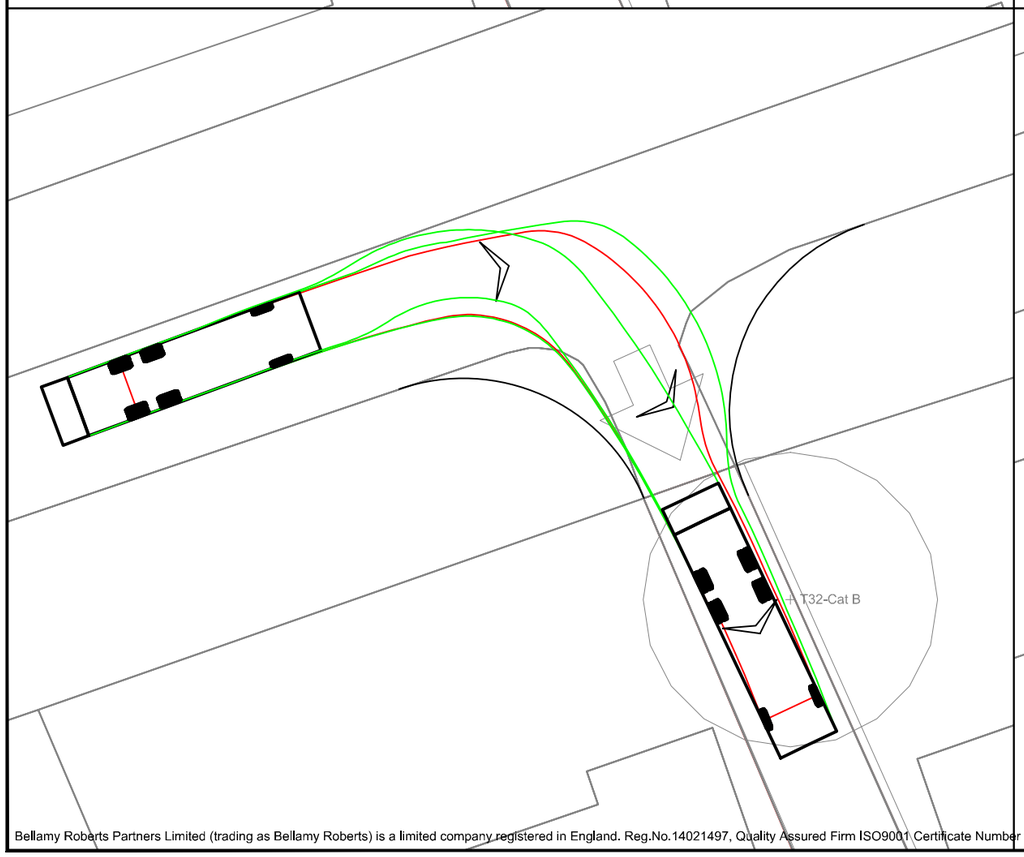
APPENDICES

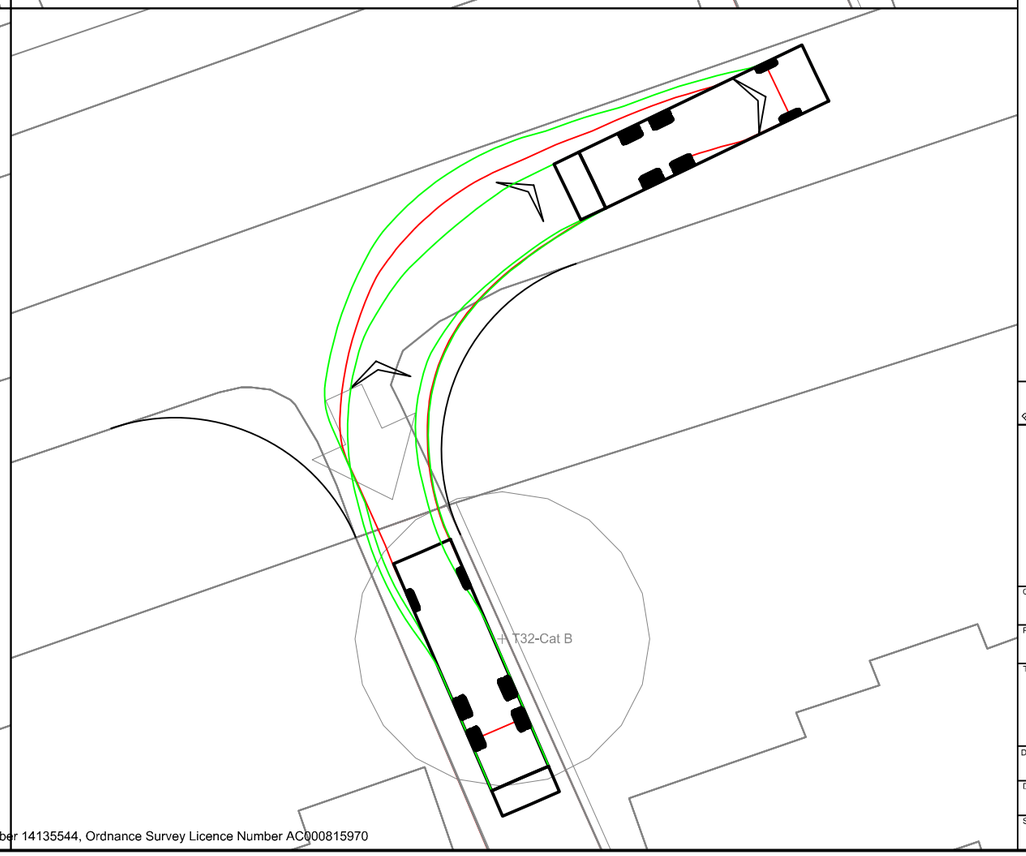
APPENDIX 1

TRACK Diagrams









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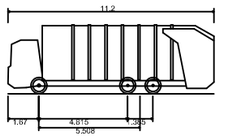


Phoenix 2 Duo (P2-15W with Elite 6x4 chassis)

Overall Length	11.200m
Overall Width	2.530m
Overall Body Height	3.751m
Min Body Ground Clearance	0.304m
Track Width	2.500m
Lock to lock time	4.00s
Kerb to Kerb Turning Radius	9.500m

REVISION	AMENDMENT	DRN	DATE	CHK
A	Site and tracking updated	MB	24/01/24	GB

Bellamy Roberts
Clover House
Western Lane
Odiham
Hampshire, RG29 1TU
Tel: 01256 703355
Email: info@bellamyroberts.co.uk

CLIENT: Hazeley Developments

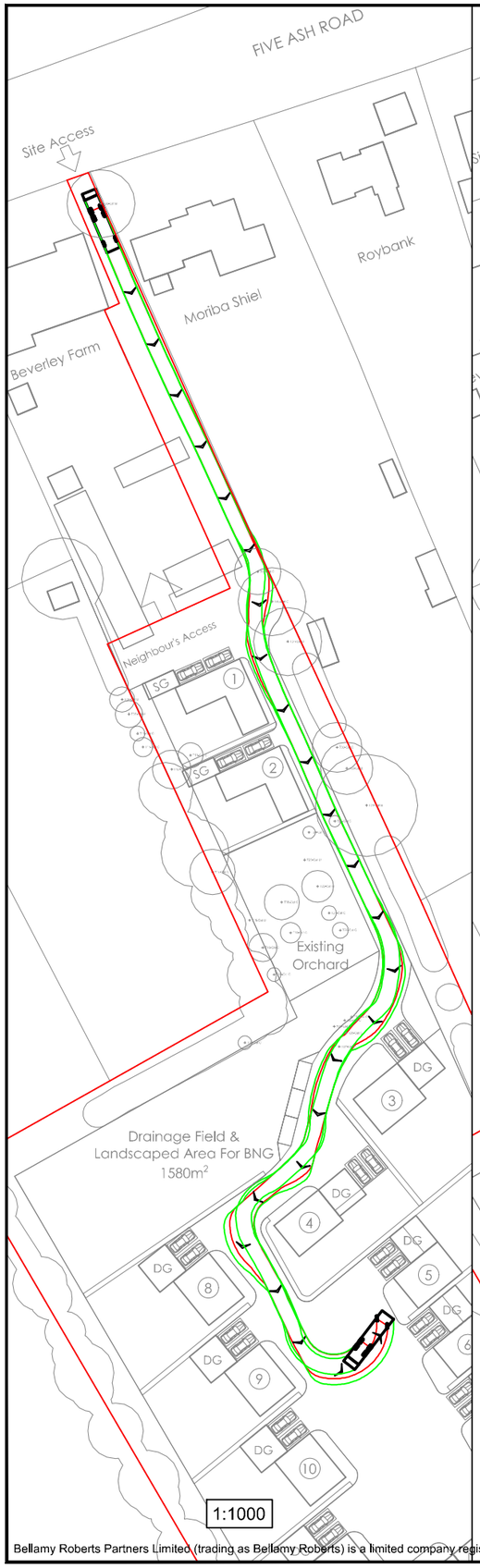
PROJECT: Beverley Farm, Medstead

TITLE: Refuse Access Tracking

DRAWN BY	DESIGN BY	CHK BY
MB	-	GB

DATE	DRAWING No.	REV No.
17/01/24	5855 / 201	A

SCALE: 1:250 @ A3



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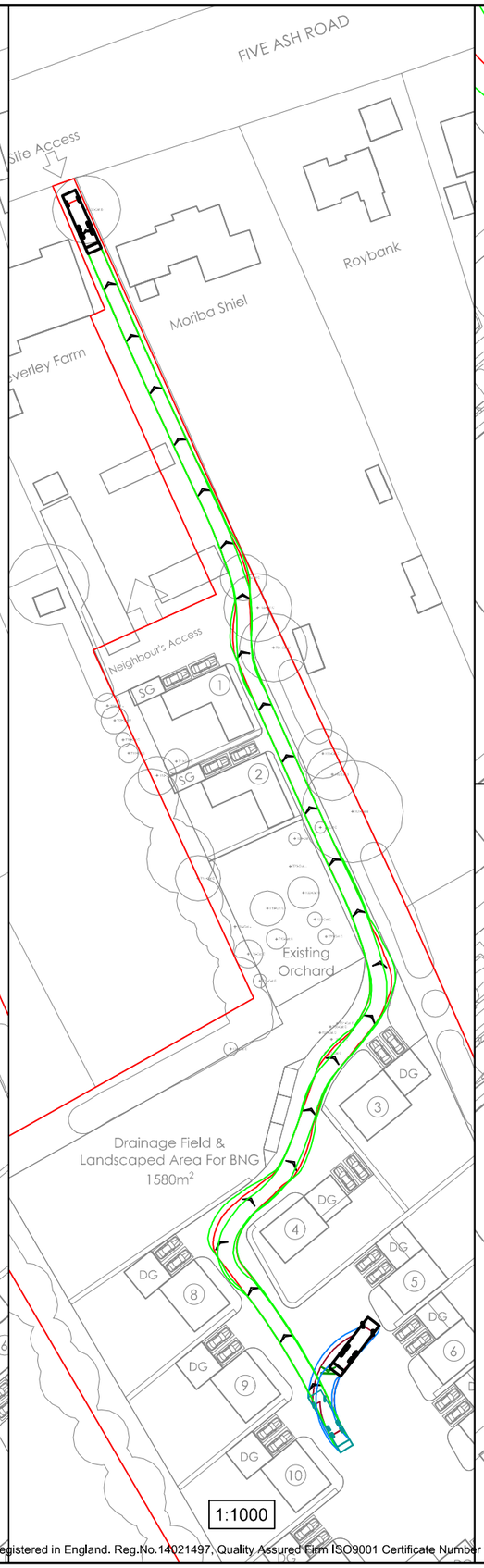

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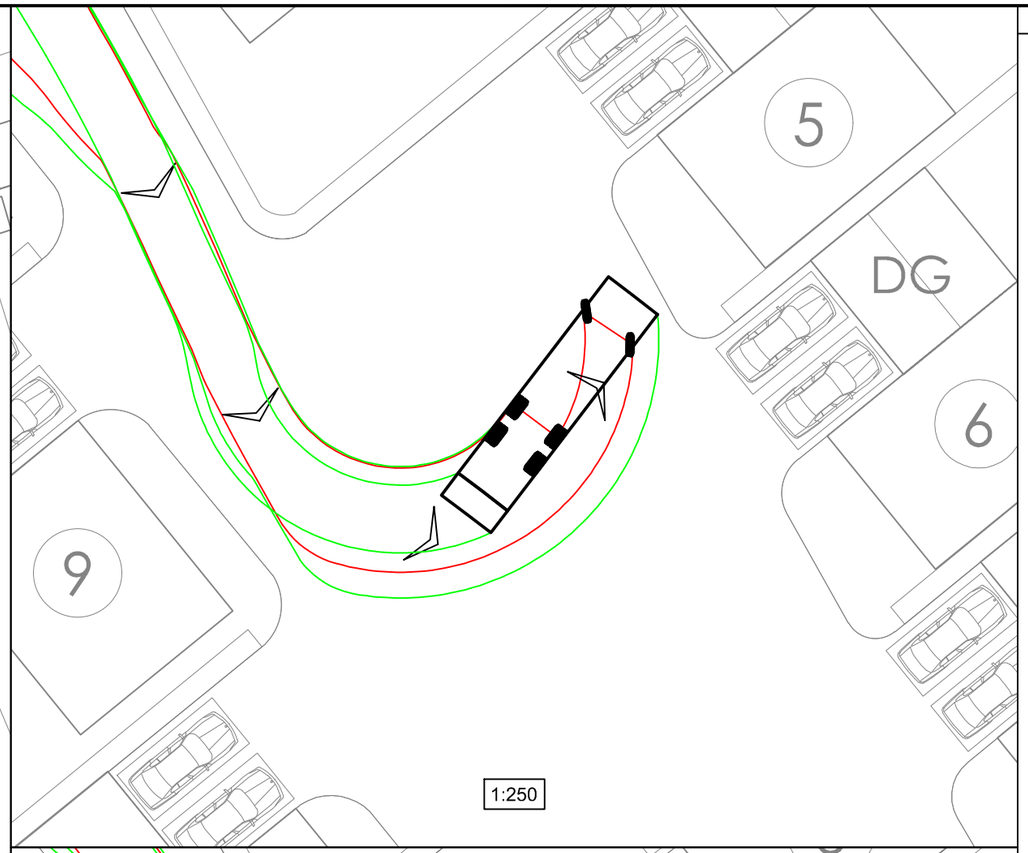

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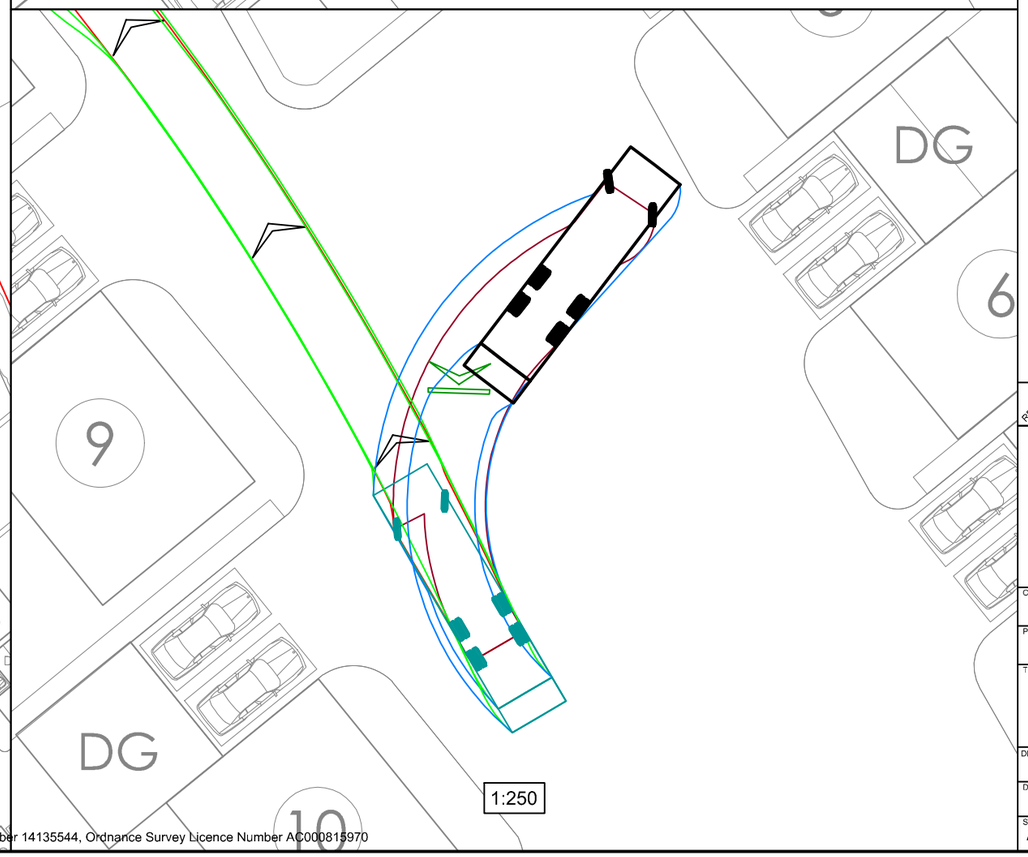

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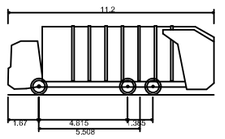

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REVISION	AMENDMENT	DRN	DATE	CHK
A	Site and tracking updated	MB	24/01/24	GB

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Clover House
Western Lane
Odiham
Hampshire, RG29 1TU
Tel: 01256 703355
Email: info@bellamyroberts.co.uk

CLIENT: Hazeley Developments

PROJECT: Beverley Farm, Medstead

TITLE: Refuse Internal Tracking

DRAWN BY	DESIGN BY	CHK BY
MB	-	GB

DATE	DRAWING No.	REV No.
17/01/24	5855 / 202	A

SCALE: As Shown @ A3

Beverley Farm, Five Ash Road, Medstead, GU34 5EJ

Proposed Residential Development

Draft Design & Access Statement

February 2024

Ref: 2241

T2 architects

Contents

1.0 Introduction

1.1 Introduction

This draft Design & Access statement accompanies a pre-application enquiry to East Hampshire District Council.

The description of development is as follows:

Residential development of 13 dwellings, with associated landscaping.

1.2 Consultant Team

Planning Consultant
Scott Planning

Transport and Highways Consultant
Bellamy Roberts

Landscape Architect
UBU Design

Ecology and Arboriculture
Calyx

Drainage and Civil Engineering
Cowan Consultancy

1.3 The Client

HAZELEY DEVELOPMENTS

Hazeley Developments are a well-established and very experienced housing developer, based in Twyford, Hampshire.

The projects below are a sample from Hazeley Development's portfolio, in Hampshire and the surrounding counties, including a previous project in Medstead Village (top right).








2.0 Site & Context Study

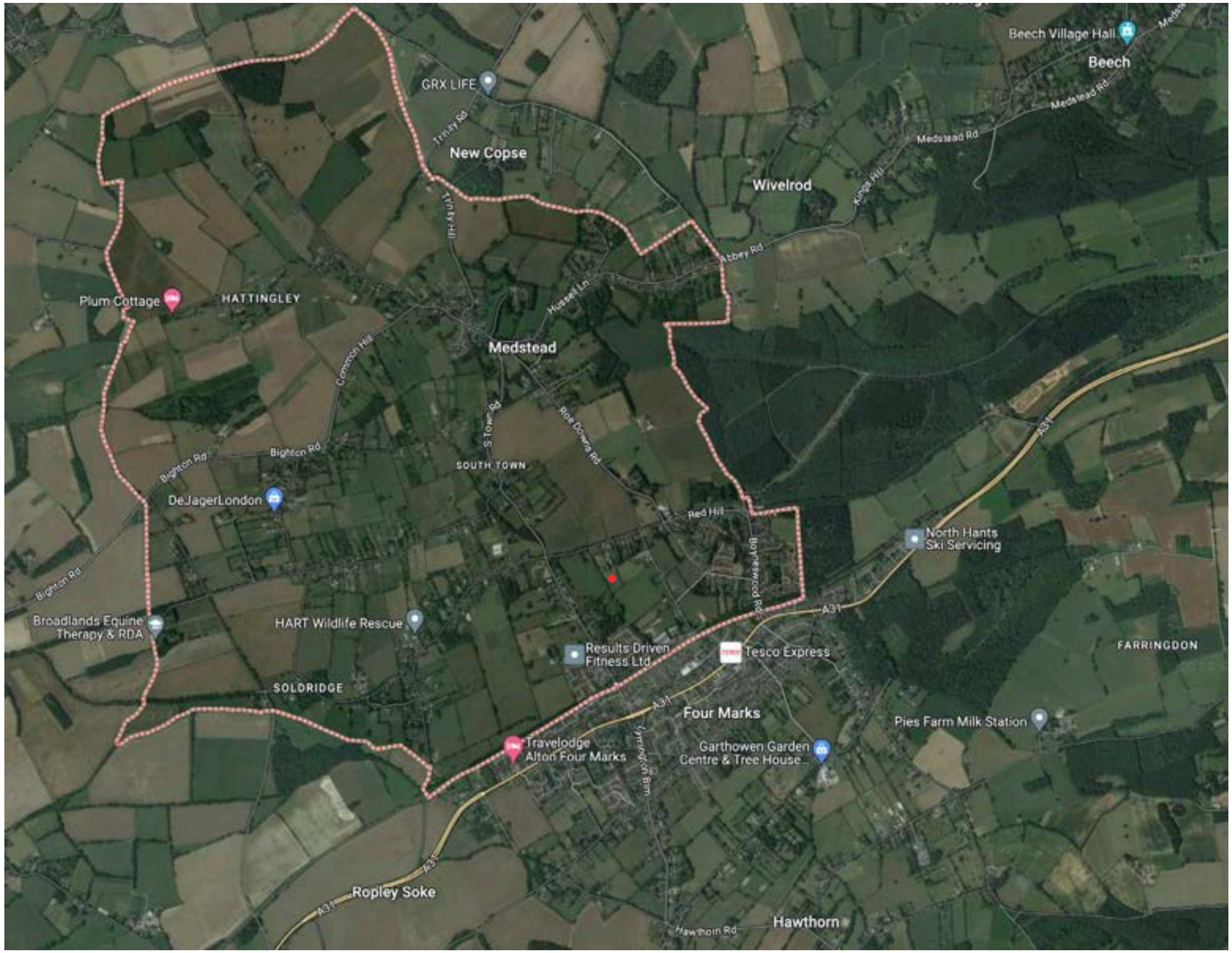
2.1 Aerial Photograph

This section looks at the position, context, and character of the site and its immediate surroundings. This combines with the planning context set out within the following section to provide the baseline conditions for the current proposal. Key aspects of this section include:

- Site Location and Aerial Photographs
- Photographic Survey of Site and Surroundings

The village of Medstead is located in Eastern Hampshire. The local authority is East Hampshire District Council. It's nearest town is Alton, which lies 4.3 miles North-East of the village.

- Application Site



Source : © Google Earth

2.0 Site & Context Study

2.1 Aerial Photo Medium Range

Source : © Google Earth

2.0 Site & Context Study

2.1 - Aerial Photo Close Range

Source : © Google Earth

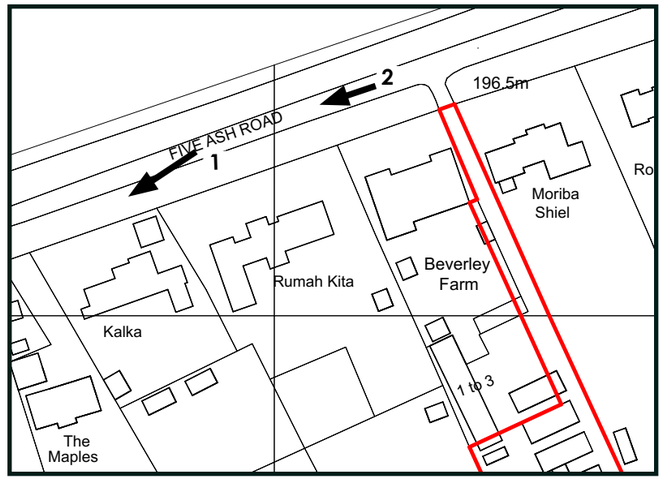
2.0 Site & Context Study

2.2 Location & Brief Description

The site is located along Five Ash Road, set behind a number of other dwellings. The proposed area for development is situated on an existing caravan site, with some small commercial/business units to the North, in the Beverley Court area. Access to the site is found adjacent to the existing Beverley Farm House for which it also serves as a driveway.

The proposal for the site includes 13 new homes, ranging from 3-5 bedrooms.

2.0 Site & Context Study



2.3 - Context Photographs
Views of site and surrounding context

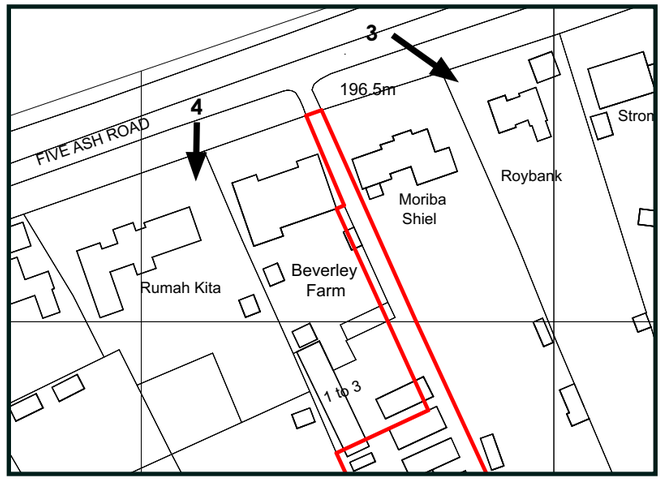
1

View of Kalka

2

View west along Five Ash Road

2.0 Site & Context Study



2.3 - Context Photographs
Views of site and surrounding context

3

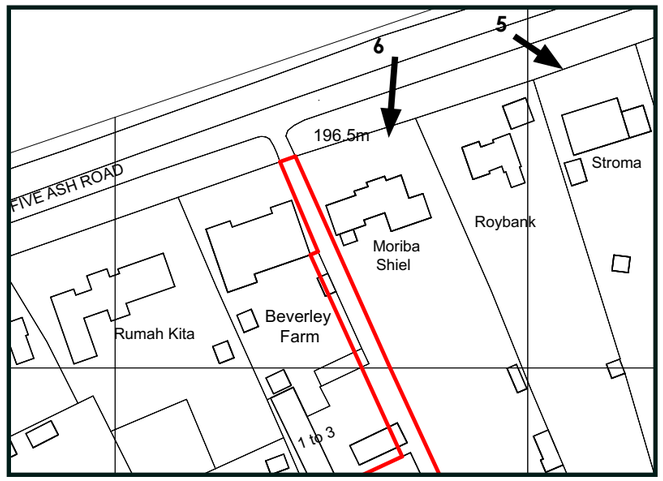
View of Roybank

4

View of Rumah Kita

2.0 Site & Context Study

2.3 - Context Photographs
Views of site and surrounding context



5

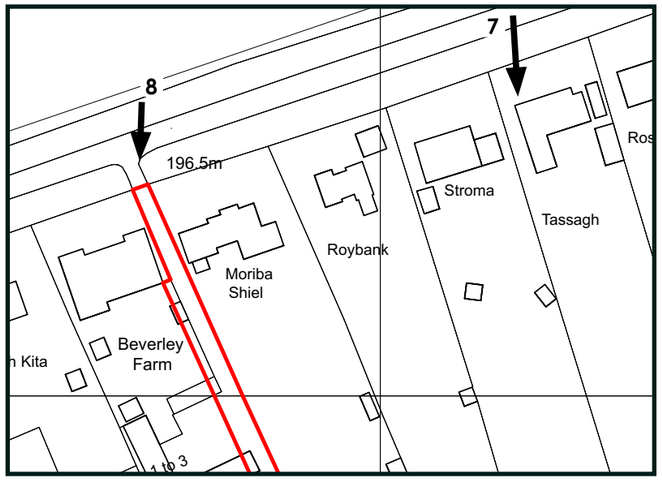
View of Stroma

6

View of Moriba Shiel

2.0 Site & Context Study

2.3 - Context Photographs
Views of site and surrounding context



7

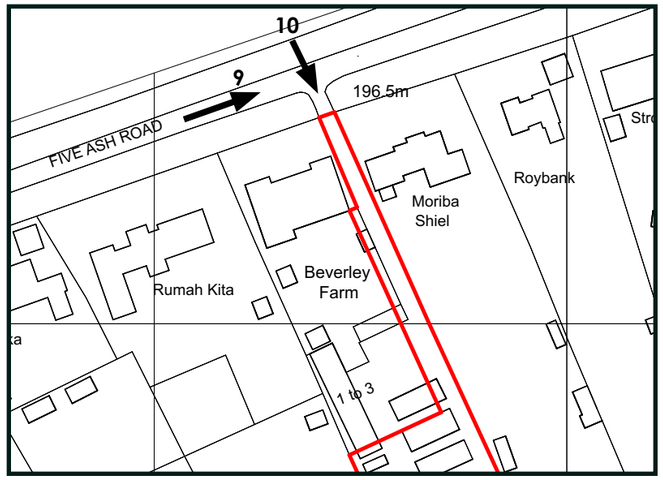
View of Tassagh

8

View of Beverley Farm Site Entrance

2.0 Site & Context Study

2.3 - Context Photographs
Views of site and surrounding context



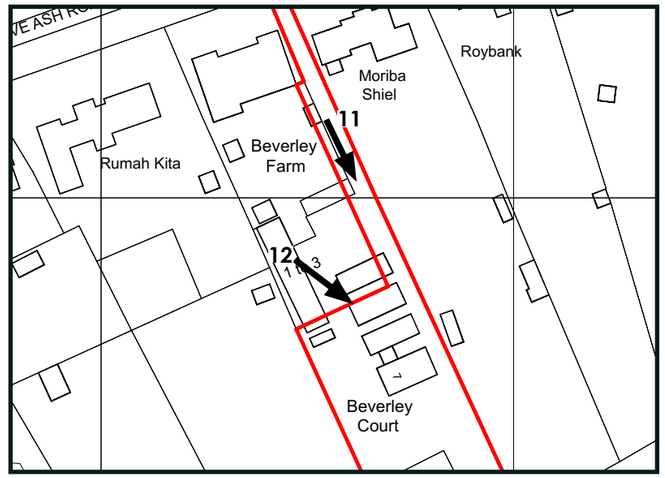
9

Arrival view from west along Five Ash Road

10

View of Beverley Farm Site Entrance

2.0 Site & Context Study



2.3 - Context Photographs
Views of site and surrounding context

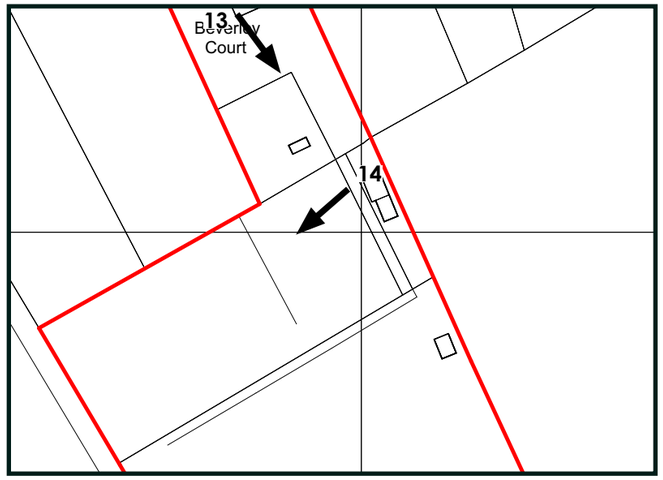
11

View of approach into site adjacent to existing houses

12

View of existing farm buildings north of open green space

2.0 Site & Context Study



2.3 - Context Photographs
Views of site and surrounding context

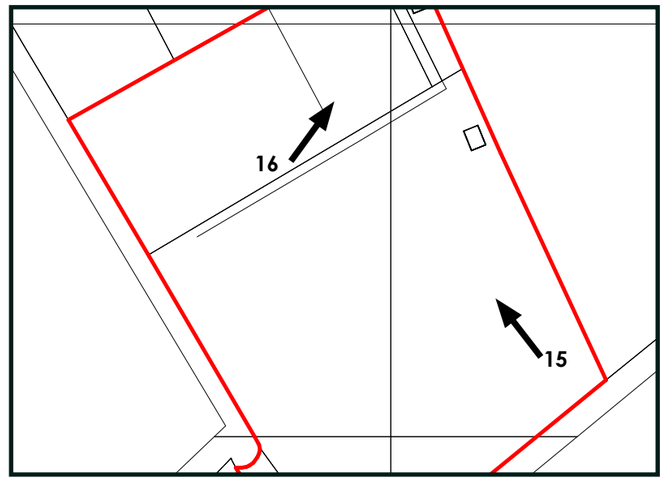
13

View of the existing orchard area south of Beverley Court farm buildings

14

East-West view of existing green space towards proposed BNG zone

2.0 Site & Context Study



2.3 - Context Photographs
Views of site and surrounding context

15

View looking towards the North of the site

16

View looking towards the North-East of the site

2.0 Site & Context Study

This diagram illustrates the existing opportunities and constraints on and around the site.

2.4 - Site Analysis

Key:

Site Boundary
Site boundary indicating the new extent of site for development.

Orientation
The sun path and its relation to the site.

Topography (slope)
The site slopes from the North West to the South East.

Frontages
Frontages of the nearby buildings in the surrounding area.

Green Infrastructure
Rough indication of trees that are surrounding the site based off satellite imagery.

Existing Access
The width of the existing access is constrained but sufficient for two vehicles to pass.

Long Views
The site enjoys views over the open space to the East, South, and West. Equally, the site is visible from the public realm.

Sensitive Boundaries
Adjacencies to neighbouring private gardens.

Buildings & Structures To Be Demolished
Existing structures to be demolished.

Depression
As there is no available connection to mains foul sewer, a drainage field will be required. This low spot on the site may be able to accommodate this.

Neighbour's Access
A right of access is to be retained to the rear of the existing dwelling.

Neighbour's Access
Beverley Farm House is to retain a right of access, including the access road.

Views Within Site
Views across the site.

Undeveloped Countryside
Apart from the ribbon development along the south side of Five Ash Road, the site is surrounded by fields.

Retained Traditional Orchard

3.0 Summary of Proposals

3.1 Use & Amount

Use

The proposals are the construction of 13 new dwellings, for sale on the open market.

Demolition Works:

- Minor demolition works to some small farm buildings to the North of the properties.

Construction Works:

- Construction of 13 new dwellings between 3-5 bedrooms with a variety of building heights as to not disturb surrounding properties.
- Construction of bungalows towards the North end of the site, and a variety of 1.5 to 2 storey dwellings throughout the main central space.
- It is proposed to include a double garage for each 4 & 5 bed property, and a single garage for 3 bed properties.

Amount

The Gross Internal Areas (GIA) of the proposed dwellings are:

3 Bed - 102sq.m.
4 Bed - 140sq.m.
5 Bed - 162sq.m.

Single Garages - 18sq.m.
Double Garages - 36sq.m.

The total G.I.A of the proposed development (excluding garages) is 1,898sq.m.

Plot:	Type:	Storeys:
1	3 Bed	1
2	3 Bed	1
3	5 Bed	2
4	4 Bed	2
5	4 Bed	2
6	4 Bed	2
7	4 Bed	2
8	5 Bed	2
9	5 Bed	2
10	5 Bed	2
11	5 Bed	2
12	5 Bed	2
13	5 Bed	2

3.0 Summary of Proposals

3.2 Precedent - Fairbrook Grove

A rural Passivhaus scheme set in the countryside of Kent. Fairbrook Grove consists of 14 new build homes ranging from 3-5 bedrooms.

Over 50% of the site is designated to communal landscaped areas, with micro-woodlands, open green spaces, and play areas.

Instead of hard road surfaces, a grasscrete approach was used, blending the vehicle access and green spaces together.

3.0 Summary of Proposals

3.2 Precedent - Lovedon Fields

A development of 50 new dwellings in Kings Worthy, on the edge of the settlement, with views towards the South Downs National Park. The property types take clues from local rural buildings whilst following a contemporary design.

The development is designed to encourage interaction and community with shared meeting and play spaces, overlooking roof terraces, and doorstop benches.

3.0 Summary of Proposals

3.2 Precedents - 1.5 Storey Examples

A selection of 1.5 storey dwellings using contemporary and traditional roof forms along with dormers.

The context on Five Ash Road is a mix of single storey, 1.5 storey and two storey detached dwellings, generally wide fronted, set back from the road behind verdant frontages formed by hedging and generous grass verges.

3.0 Summary of Proposals

3.2 Precedents - 1.5 Storey Examples

A selection of 1.5 storey projects by, T2 Architects, making use of traditional and contemporary roof forms and materials, incorporating dormers.









3.0 Summary of Proposals

3.3 Scale, Appearance & Materials

Red/brown roof tiles

Red/brown multi facing bricks

Green flat roof on timber clad garage

4.0 Conclusion

4.0 Conclusion

The proposal seeks to construct 13 new homes on a former Caravan and commercial site, ranging between 3-5 bedrooms. The site will include open green spaces and communal areas.

The proposed layout has been designed to maintain a rural feel, with varied building heights to minimise its visual impact on the surrounding area.

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