

# WELCOME

## THANK YOU FOR VISITING THIS PUBLIC EXHIBITION

Thank you for taking the time to visit our public exhibition and view our emerging proposals for a development of 12no. dwellings and open space on land west of Somerset Fields, Bentley.

Representatives from the Manor Oak Homes project team are here to listen to your views and answer your questions. We value local knowledge and welcome your input. The comments received will be carefully considered so please help us shape the proposal by leaving your feedback on the comment sheets. Alternatively you can e-mail comments to [info@arplanning.co.uk](mailto:info@arplanning.co.uk). Comments should be made by: **19 November 2021**

All of the exhibition boards are available to view online via the Manor Oak Homes website:

[WWW.MANOROAKHOMES.CO.UK/PROJECT/BEN-067/](http://WWW.MANOROAKHOMES.CO.UK/PROJECT/BEN-067/)

## BACKGROUND & CONTEXT

This consultation has been organised to inform local residents of the emerging proposals and to give you the opportunity to ask questions and make comments. We expect to submit a planning application at the end of this year/early 2022.

### MANOR OAK HOMES

MANOR OAK HOMES IS A PROMOTER OF STRATEGIC DEVELOPMENT LAND ACROSS THE EAST MIDLANDS AND SOUTHEAST. THE COMPANY'S APPROACH TO THE PLANNING OF ITS SITES IS ONE THAT SEEKS TO LEAVE NO STONE UNTURNED.

A SIGNIFICANT LEVEL OF UP-FRONT WORK IS UNDERTAKEN BY ITS SPECIALIST TEAM OF TECHNICAL AND ENVIRONMENTAL CONSULTANTS BEFORE AN APPLICATION IS SUBMITTED TO ENSURE THAT THE EVENTUAL DEVELOPMENT SITS COMFORTABLY WITHIN ITS ENVIRONMENT. THIS WORK IS ALWAYS INFORMED BY DISCUSSIONS WITH THE LOCAL PLANNING AUTHORITY.



SITE LOCATION PLAN

### THE TEAM

manor  
oak  
HOMES

thrive.

arp  
armstrong rigg  
planning

MAC

CSA  
environmental

ASSET HERITAGE  
CONSULTING

WHARTON

## ABOUT THE SITE

The site comprises an undeveloped area of grassland to the west of Somerset Fields which extends to approximately 1ha. The site which will be accessed from Hole Lane to the east via Somerset Fields, the Linden Homes scheme comprising 37no. dwellings, which was granted outline planning permission in December 2014.

The site adjoins but lies immediately beyond the northern edge of the Bentley Settlement Boundary as defined by the Bentley Neighbourhood Development Plan (BNDP). Further residential development lies immediately to the south of the site which lies within the Bentley Conservation Area. A number of dwellings to the south of the site are statutorily listed (Grade II).

The site itself is not the subject of any landscape, ecological or heritage designation, neither does it contain any protected trees.

The site is in Flood Zone 1, at least risk and suitable for development in flooding terms.

# PLANNING BACKGROUND

The site lies beyond but closely related to the settlement boundary of Bentley as defined by the Bentley Neighbourhood Plan (2016). In relation to current policy the land falls to be considered as within the countryside (policies CP10 & CP19 of the East Hampshire Local Plan and policy 1 of the Bentley Neighbourhood Plan).

However these proposals are being brought forward as a rural exception site as supported by the National Planning Policy Framework (NPPF), paragraph 78 and policy CP14 of the adopted Local Plan.

The proposals have been prepared to accord with policy CP14 whereby the majority of the homes proposed (75%), equating to 9no. dwellings will be affordable tenure and in doing so respond positively to housing officer comments on the level of need for this type of housing which exists in Bentley.

The remaining 25%, equating to 3no. dwellings will be for open market sale as permitted under the terms of policy CP14 and consistent with the NPPF to help facilitate the delivery of the affordable homes.

Bentley is identified as a level 4 village in the Local Plan which provides a range of local services and facilities, a mainline train station and is located equidistant between the larger settlements of Farnham and Alton. The village is considered suitable for modest scale development, which the Bentley Neighbourhood Plan expresses as developments of 8-12 dwellings.

The scheme proposes predominantly 2 bed dwellings with some 3 and 4 bed dwellings which reflects the latest evidence of needs. It maximises delivery of affordable housing and discussions are ongoing with the Council's housing officer to tailor the scheme to best meet local needs.

## COMMUNITY INFRASTRUCTURE

The Community Infrastructure Levy (CIL) is a charge upon new residential development which East Hampshire Council collect when planning permission is granted. This charge is used to off set the impact of additional homes on local infrastructure. In Bentley a charge of £221.85 per square metre of floor area is imposed on market housing.

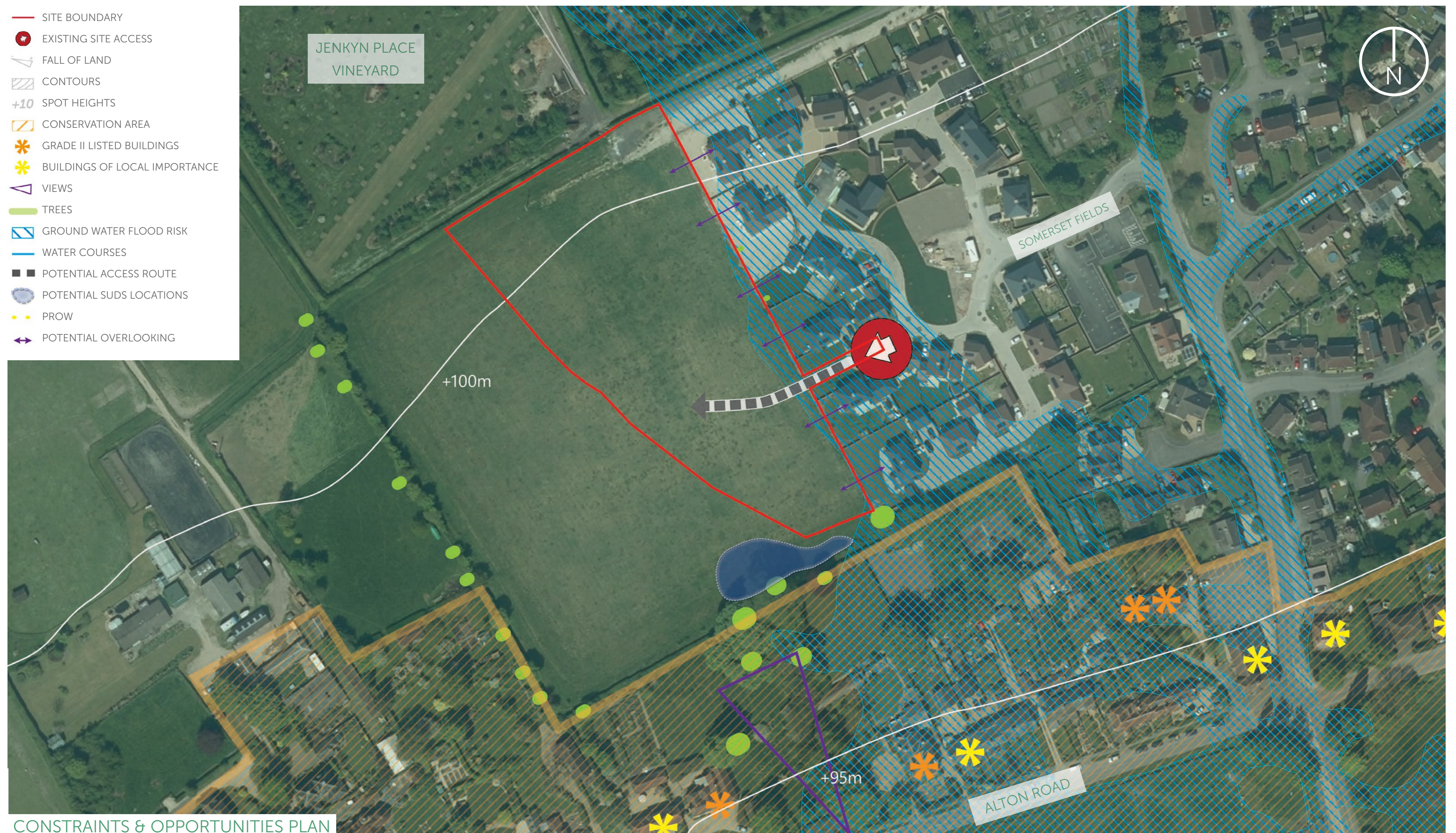
## SITE ANALYSIS

Our multidisciplinary project team has undertaken a number of technical assessments of potential constraints and opportunities on the site.

Key considerations in the design are heritage, access, drainage, landscape, ecology and arboriculture.

### THE OPPORTUNITIES AND CONSTRAINTS CAN BE SUMMARISED AS FOLLOWS:

1. Vehicular access will be from the east through a recently built development which would link the site to Hole Lane
2. The topography of the site defines a gentle slope southwards with higher ground level at circa +100m AOD and lower ground level at circa +96m AOD
3. Sustainable Drainage Systems (SuDS) could be located within the lower area of the site to the south
4. The site lies in close proximity to Bentley Conservation Area which includes a number of Grade II Listed Buildings and a glimpsed view through the site towards a ridgeline to the north
5. A view towards the site has been identified within the Bentley Conservation Area Appraisal and development will need to consider the visual impact on this view
6. An area of open space could play a key role in respecting the setting of the listed buildings to the south
7. Hedgerows and a small number of trees are located along the southern, western and northern boundaries
8. Sensitive edge to the east due to potential overlooking by existing properties



# SITE PROPOSALS



PROPOSED LAYOUT

## PROPOSED SITE LAYOUT

The layout has been sensitively designed to respect the setting of the adjacent Conservation Area and the amenity of the neighbouring residents.

- The proposed development site is shown edged red.
- This is a Rural Exception site because the bulk of the proposed houses (9) will be affordable which will help meet the needs of the village.
- The needs of the village currently are 20 households with a local connection to Bentley.
- A low-density scheme at approximately 12 dwellings per hectare, suited to the village edge location.
- A layout which will include generous landscaping and open space throughout the development and at the western edge.
- New vehicular access drawn from the adjacent housing development at Somerset Fields.
- An integrated SUDS drainage system.
- The dwellings shall only be either 1.5 or 2 storey

## MASSING MODELS

In order to assess the impact of the development on the view from the south towards a ridgeline to the north, a series of photomontage exercises have been undertaken. Using existing buildings, trees and wall features as reference, views of the massing model have been overlaid on a photo of the view. This process helped define the extent of the gap needed to preserve existing views and the setting of the Conservation Area.



STOREY HEIGHTS PLAN



MASSING MODEL OF PROPOSED DEVELOPMENT LOOKING NORTH

# HERITAGE & APPEARANCE

The site adjoins the Bentley Conservation Area. A heritage appraisal was undertaken in order to assess how development on this site could be designed to respect the settings and significance of both the conservation area and the nearby listed buildings on Main Road.

The heritage appraisal, alongside pre-application comments from the Council, has informed the design of the current scheme, which ensures that the new buildings do not intrude into the sightline from Main Road past the Grade II listed Ganwells through to the ridgeline beyond that is identified as a significant view in the Council's Conservation Area Character Appraisal & Management Plan, or the similar views from the public right of way across Bentley Green identified in the heritage appraisal.

The preservation of the views through to the ridge, the location and layout of the proposed development, the retention of open green space extending northwards from the site's southern boundary, and the informal curving edge of development,

will all contribute to ensuring that the historically linear form of development along the north side of Main Road remains distinctive and appreciable, thus preserving this aspect of the setting of the listed buildings and character of the conservation area.

The layout and form of the proposed scheme will also provide a natural extension of the recent Somerset Fields development to the east, providing a softer western edge to the farmland in place of the rather harsh urban edge currently presented by that development. The houses in the proposed development will engage with, rather than turn their backs on, the farmland to the west, and will be of high-quality traditional design and materials, having regard to the local architectural vernacular of the conservation area. The retained open green space west of the proposed development will comprise meadowland and a habitat area, retaining existing natural characteristics.

## THE ARCHITECTURAL APPEARANCE OF THE PROPOSED HOUSES WILL MAKE REFERENCE TO THE CHARACTER OF THE VILLAGE



GARAGING AND PARKING WILL TAKE THE TRADITIONAL FORM OF WINGS AND OUTBUILDINGS

# LANDSCAPE

The Site does not carry any statutory or non-statutory designations for landscape character or quality. It comprises part of a medium size, rectangular field, bordered by the new housing estate at Somerset Fields to the east, and by the rear of several properties located in Bentley Conservation Area a short distance south and south west. It is separated from the wider Northern Wey Valley character area, as described in the East Hampshire Landscape Character Assessment, by the vineyard to the north, and by the paddocks and livery structures at Bentley Gardens Livery to the west. There is no vegetation of particular note contained within the Site, and it is not publicly accessible.

The Site lies close to the centre of Bentley and is well related to the recent development at Somerset Fields, which overlooks the eastern Site boundary. There is some inter-visibility with the rear of a number of dwellings in Bentley Conservation Area to the south and west. There are also partial, winter views across the western part of the field in which the Site is located from Main Road. This view is identified as a key viewpoint in the Conservation Area Appraisal. In views from St. Swithun's Way to the north west, the Site is visible in the context of the recent development at Somerset Fields.

Similarly, in distant views from the South Downs National Park, the Site forms a small part of a wide panorama and is contained by existing development and vegetation at the edge of Bentley.

## LANDSCAPE OPPS AND CONS INCLUDE THE FOLLOWING:

1. New homes to be sited to avoid impacts on the identified key view from Main Road;
2. Wider field within which the Site is located to remain as active farmland;
3. New homes to positively address the adjacent farmland and be designed to have a rural vernacular;
4. Boundary with farmland to be defined by a native field hedgerow and post and rail fencing to provide an appropriate interface with the adjacent farmland;
5. New native and ornamental tree planting within the open space at the western boundary and incidental green spaces within the new housing area; and
6. New tree and shrub planting to be provided alongside the existing properties on Somerset Fields.

## FEATURE TREE PLANTING



## ORNAMENTAL SHRUB & GRASS PLANTING



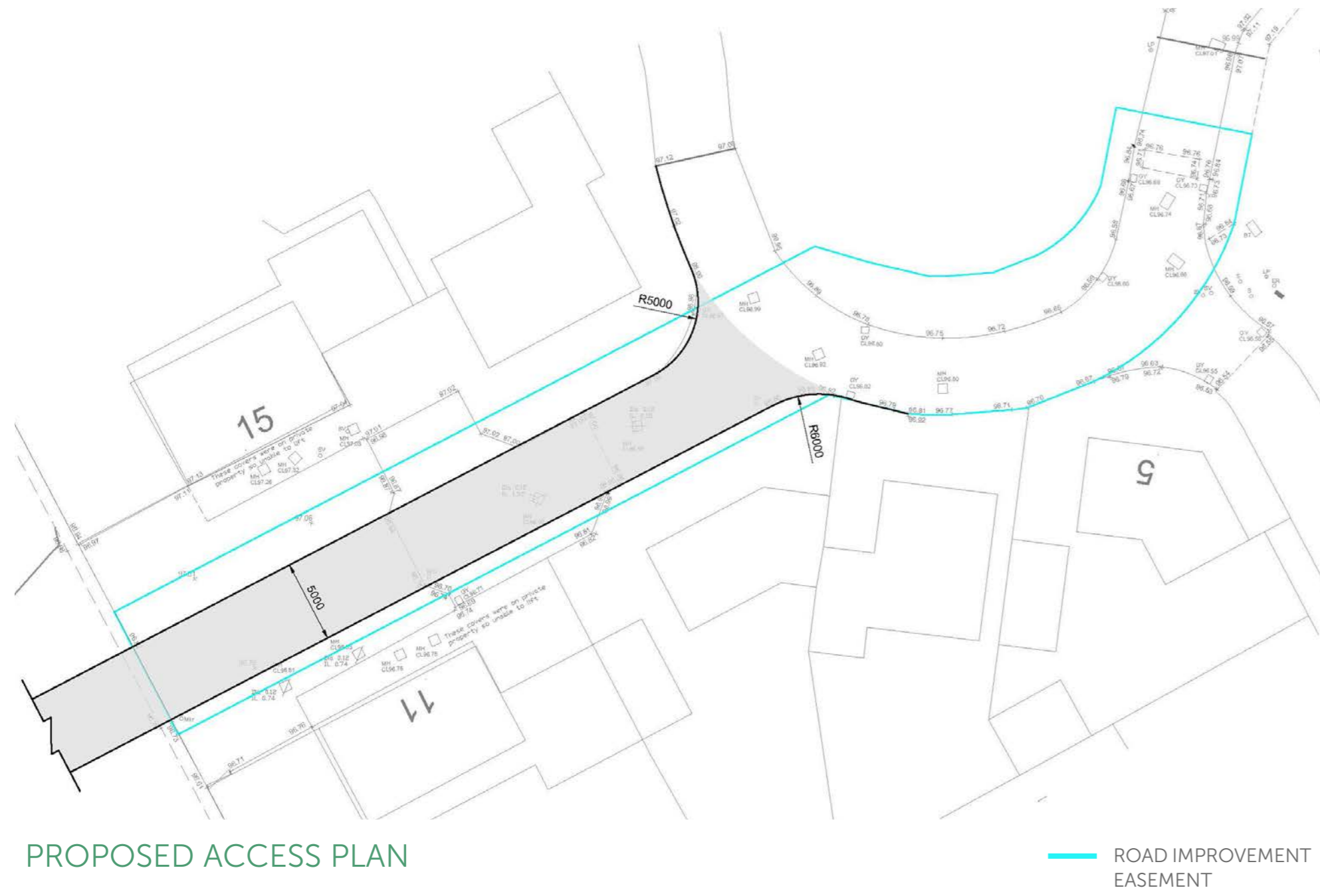
LANDSCAPE PLAN

# HIGHWAYS & DRAINAGE

## HIGHWAYS

The existing shared surface will be extended into the development site. The new carriageway will be predominantly located within the existing carriageway width except where this is extended into the site between nos. 11 and 15 Somerset Fields.

Parking will be provided in line with current requirements.



## FLOOD RISK & DRAINAGE

The site is at a low risk of flooding from all sources.

Surface water will be attenuated to greenfield equivalent rates and discharge into the ditch located adjacent to the site's southern boundary. Surface water will be attenuated within an online detention basin to accommodate storms up to and including the 1 in 100 year plus climate change event.



# FEEDBACK

## WHAT HAPPENS NEXT?

We value your feedback. Thank you for taking the time to look at our proposals. If you have any questions, please ask a member of our team.

Your views on the proposed development are important to us and we will consider them as we finalise our proposals for the submission of the planning application.



THANK YOU FOR TAKING THE TIME TO ATTEND THIS EXHIBITION. DO LET US KNOW WHAT YOU THINK BY PROVIDING YOUR COMMENTS.

BY COMPLETING THE  
FEEDBACK FORM TODAY



BY E-MAIL AT  
INFO@ARPLANNING.CO.UK



ON OUR PROJECT WEBSITE:  
WWW.MANOROAKHOMES.CO.UK/  
PROJECT/BEN-067/

**WWW.**

WE WOULD APPRECIATE RECEIPT OF YOUR COMMENTS BY NO LATER THAN  
19TH NOVEMBER 2021

manor  
oak   
HOMES