

Our ref: 50997/GJ

Basingstoke and Deane Borough Council
Civic Offices
Planning Department
London Road
Basingstoke
RG21 4AH

Submitted via Planning Portal

28th September 2023

Dear Sir/Madam

Rookery Farm, Monk Sherborne

On behalf of our client, The Manydown Company Limited, we hereby submit a full planning application for the re-development of the farmyard at the above address.

The description of the proposed development is:

'Development of the existing buildings and replacement with new residential dwellings, together with, parking, landscaping and any other associated works and infrastructure.'


In support of the enclosed application, the following documentation is submitted:

- Completed and signed application form and ownership certificates;
- Community Infrastructure Levy (CIL) Form 1;
- Site Location Plan (Ref: 50997-XX-P1-01 v3) prepared by Pro Vision;
- Existing Site Topographical Plan (Ref:9197/01) prepared by P Stubbington Land Surveys Ltd;
- Proposed Application Drawings prepared by Pro Vision:
 - Proposed Site Plan (Ref: 50997-XX-P1-01 v4)
 - Proposed Ground Floor Plan H1 (Ref: 50997-H1-P2-01 v2)
 - Proposed First Floor Plan H1 (Ref: 50997-H1-P2-02 v2)
 - Proposed Roof Plan H1 (Ref: 50997-H1-P2-03 v2)
 - Proposed Front Elevations H1 (Ref: 50997-H1-P3-01 v2)
 - Proposed Rear Elevations H1 (Ref: 50997-H1-P3-02 v2)
 - Proposed Visual H1 (Ref: 50997-H1-P7-01 v3)
 - Proposed Floor Plans H2 (Ref: 50997-H2-P2-01 v5) – *Handed for H3*
 - Proposed Elevations H2 (Ref: 50997-H2-P3-01 v6) – *Handed for H3*
 - Proposed Visual H2 and H3 (Ref: 50997-XX-P7-01 v4)
 - Proposed Site Sections (Ref: 50997-XX-P5-01 v1)

- Design and Access Statement prepared by Pro Vision;
- Planning Statement prepared by Pro Vision;
- Landscape and Visual Assessment prepared by Enderby Associates;
- Heritage Impact Assessment prepared by HCUK;
- Transport Statement prepared by i-transport;
- Drainage Statement prepared by SLR (Vectos);
- Preliminary Ecological Assessment (including Biodiversity Net Gain Assessment) prepared by Pro Vision Ecology; and
- Phase 1 Geo-Environmental Site Assessment prepared by Omnia.

We trust that the above and enclosed is sufficient to enable registration of the full planning application; though should you require any further clarification, please do not hesitate to contact me.

Yours faithfully


GARETH JOHNS BSc (Hons) MSc MRTPI
Associate Director