

Land East of Ecchinswell Road

Bishops Green

PROPOSED NEW HOMES & PUBLIC OPEN SPACE

Catesby Estates are preparing proposals for a development of up to 60 new homes and public open space at Land East of Ecchinswell Road, Bishops Green.

As part of designing a high-quality development we are seeking to capture the vision, values and ideas of the community. We want to work collaboratively and openly with local residents before working up final plans which will be submitted as part of an outline planning application to Basingstoke and Deane Borough Council (BDBC)

To assist this process, we have prepared a plan showing how the site could accommodate residential development, including vehicle and pedestrian access points and public open space.

www.catesby-bishopsgreen.co.uk

The Local Plan

Basingstoke and Deane's Local Plan sets out where new homes and facilities should go in the borough. The current plan runs from 2011 to 2029 and was adopted in 2016. Work is now underway to update it so that it reflects today's needs and priorities.

The council has already asked local people for their views as part of consultations in 2020 and early 2024, and another consultation will take place later this year.

However, there is already a shortage of housing locally, especially affordable homes. The council cannot currently show that enough new homes are being built in the next five years, which is required by national planning rules set out in the National Planning Policy Framework (2024).

This is why this proposal is coming forward now. The site at Bishops Green offers a suitable and sustainable location for new homes, helping to meet the urgent need for both market and affordable housing.



www.catesby-bishopsgreen.co.uk

Key Features Of Our Proposals Include:



Up to 60 new homes with a mix of house sizes and types, ranging from 1 to 4 bed houses to meet local policy requirements and identified need



Minimum of 40% affordable housing (i.e. 24 affordable homes). Affordable housing is a combination of discounted rent and shared ownership housing, provided to eligible households whose needs are not met by the market



Significant open space including walking routes and children's play areas



The site access will be positioned off Ecchinswell Road approximately 90m north of Ash Road, in the gap between existing trees. Footways will be provided on both sides of the road, connecting to the existing footway on Ecchinswell Road



All Electric, Low Carbon Energy Efficient Homes

Homes on the site would be net zero ready and would include:

- Photovoltaic (solar) panels
- Heat pumps
- Triple glazing
- Insulation standards for walls, floors and roofs that significantly limit any heat loss
- 'A' rated appliances
- Rainwater harvesting facilities
- Water efficiency measures and rainwater harvesting facilities
- Electric vehicle charging for each property



Indicative image

Further information and plans are available to download and view on the consultation website:

www.catesby-bishopsgreen.co.uk

View online



Illustrative Masterplan

- Site Boundary
- Site Access
- Agricultural Field Access
- Primary Street
- Side Street
- Shared Surface Lanes / Private Drives
- Existing Public Right of Way
- Dwelling
- Existing Retained Tree / Hedgerow
- Proposed Tree Planting
- Sustainable Drainage Feature
- Informal / Leisure Footpaths
- Potential Children's Play / Trim Trail Feature
- Meadow / Open Space
- SINC Ecology Enhancement Zone
- Community Orchard/ Allotment Planting





Planning Application

We are preparing an outline planning application.

An outline planning application seeks to establish whether the principle and size of a proposed development is acceptable before a second detailed Reserved Matters planning application is put forward.

A Reserved Matters application typically includes information on the layout, scale and appearance of the development. No development can take place on site until the Reserved Matters application has been consented.

Local residents and statutory consultees for example the Environment Agency and the Highways Authority will also have the opportunity to formally comment on the application once it is submitted and registered with Basingstoke and Deane Borough Council (BDBC).



Have Your Say

The website www.catesby-bishopsgreen.co.uk contains a range of information, plans, images and links to topics hosted on third party websites, which we hope you will find informative.

Your feedback will help shape our proposals before we submit our planning application to Basingstoke and Deane Borough Council (BDBC).

Any comments you make in response to these proposals will not affect your right to comment on the planning application submitted to the Local Authority at a later stage in the process.



Indicative image



How To Contact Us

PLEASE LET US HAVE YOUR FEEDBACK BY NO LATER THAN SUNDAY 19TH OCTOBER 2025

You Can Submit Your Feedback In A Number Of Ways:

- Online via www.catesby-bishopsgreen.co.uk
- By using the Have Your Say Form or the Survey Link
- Via email: consultation@catesbyestates.co.uk
- Or finally via post (no stamp required) simply using the address freepost: CATESBY ESTATES

View online



About Us

Catesby Estates established in 1996, works closely with housebuilders, Councils, local residents and other stakeholder groups to deliver new high-quality homes on developments that are seen as a positive part of the local community.

You can find out more about Catesby Estates at www.catesbyestates.co.uk

Catesby Estates



Indicative Artist Impression

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This is an opportunity for you to help shape our proposals. You are not obligated to comment on the proposals, and you are welcome to submit as much or as little information as you wish using any of the feedback methods.

All comments received will be reviewed by Catesby Estates. Your feedback may be compiled in Statement of Community Involvement Documents and submitted with our planning application.

Any comments you make in response to these proposals will not affect your right to comment on the planning application submitted to the Local Authority at a later stage in the process.

Your personal data will not be passed to any other parties. For more information on our policies visit www.catesbyestates.co.uk/catesby-policies or contact us at: info@catesbyestates.co.uk