

# Statement of Community Involvement

## The Dairy, Catherington Lane, Catherington

Good to see that they are genuine about not cramming in hundreds of houses and just building as much as possible. very supportive of the scouts having a new home.

Good to see that they are genuine about not cramming in hundreds of houses and just building as much as possible. very supportive of the scouts having a new home.

Good use of a local eyesore!

The Development Looks Lovely!

It is time the site was better used and well done to EHDG for making sure there is some space for local activities

Brownfield site needs devolving and something easier on the eye put in its place

Brownfield site always first and this needs development

I agree this corner needs tidying up as it has always been an eyesore for the 20 years I have lived near it.

Good for the developer for giving something back to the community! Maybe a youth club / scout hut, not a village hall?

Always good to promote local employment

Good to reflect the traditional design of the area

As local scout leaders there is small and insufficient provision for Scouting. I would want the community building to be developed by scouts for scouts

The current site is an eyesore and it would be better for the area to tidy it up

The last proposal didn't offer any community aspect so this is a great opportunity

Prepared by Cornerstone Hampshire, November 2020



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## 1.0 Introduction

1.1 The land known as 'The Dairy' on Catherington Lane in the distant past was a Dairy Farm when Catherington had a more rural identity. In the last 4 decades the land has had multiple uses including a Tractor Distribution business and more recently a site supporting various small businesses and equestrian interests. About 0.65ha (1.5 acres) of the land is hardstanding with multiple buildings and structures and nearly a half century of surplus equipment, materials and waste accumulating.

1.2 The site is not within the South Downs National Park and lies outside but close to a Conservation Area and is adjacent to a Settlement Policy Boundary.

1.3 There is a strong belief that:

- The local community would like to see this land put to better use
- If Catherington or Lovedean must take any new development then this is 'the least worst place' of all of the sites to develop.
- There is a strong view that Brownfield Land must be built on before any Greenfield Land.
- There is an urgent and unmet need for a shared youth organisation building in Horndean which Bloor Homes are not interested in supporting at Land East of Horndean with their 1,000 home development, but we would be proud to support this on our nine home development.

1.4 Pre-Application advice from EHDC Planning commented that development outside a settlement policy boundary might be accepted if it had clear community support demonstrated through community consultation. This statement explains how that has been undertaken to see if there was local support for re-use of the site.

1.5 As Horndean Parish Council has not embraced any form of Neighbourhood Plan there has been no real consultation of the local community on how any land locally should be used other than the sites put forward by land owners in 'call for sites' or by EHDC in the emerging local plan – which include the adjacent land known as Parsonage Farm. This local consultation is therefore the first time the immediate community have been asked to participate in any form of consultation for the use of the land in general and the specific piece of brownfield land.

1.6 The potential development of the site has been worked up in conjunction with the following:

- |  |                              |
|--|------------------------------|
| • Stephen Prescott                       | Representing the land owners |
| • Cornerstone Hampshire                  | Developer                    |
| • Southern Planning Practice             | Planning Consultants         |
| • Aquila Architecture                    | Project Architect            |
| • Topographical, Arboricultural, Ecology | Reports For Planning         |
| • Flood Risk Assessment                  | HRP Architects               |

1.7 This statement is one of a series of documents that support an outline planning application for redevelopment of the site with nine dwellings. It deals with Community Involvement issues.





1.8 The Site



The Dairy, Catherington Lane, Catherington. Cornerstone Hampshire Ltd.

## 2.0 Background

2.1 As part of our consultation we needed a starting point for discussion. The obvious start point being should all or part of the land be developed and what types of use should any development include.

2.2 There are existing business and equestrian uses on the land should they be included in any development? Were there any local community needs to consider?

2.3 In terms of the housing numbers there is extensive and documented preapplication advice for the land associated with the 2015 application. This included possible layouts for 11 then 13 then 9 dwellings. The application failed on policy rather than design issues and we considered that if the local community were to favour redevelopment of The Dairy site then the concept of 9 dwellings would be about right without being overdeveloped. That was our suggestion for The Dairy along with a business unit.

2.4 We had taken note of EHDC's concern about the loss of employment use in the 2015 proposals and we looked to not only retain this but to increase it. The concept masterplan showed two small commercial units, each capable of employing two people and maintaining and improving an employment use of the land by making better use of it.

## 3.0 Extent Of Consultation

3.1 Due to COVID it was not possible to present our initial suggestions to Horndean Parish Council in person, or to secure public hall space for an exhibition – we were however able to prepare and deliver a consultation leaflet and feedback form to 140 local homes. This invited people to attend our 'pop up shop' COVID safe outdoor consultation at The Farmer Inn on Saturday 31<sup>st</sup> October which was held from 10:00 to 14:00. 40 local residents attended.

3.2 Please see Statement of Community Consultation – Appendix A The Dairy Catherington Consultation Leaflet and Statement of Community Consultation – Appendix B Dairy Survey Feedback Form.

3.3 The extent of the coverage was as follows:

- We emailed the consultation form to Horndean Parish Council on the 9<sup>th</sup> October and asked if they would allow us to present to them by 'Teams' or some other online format at their council meeting, wishing in particular to have some dialogue about their thoughts on the community uses. HPC in subsequent emails decided not to follow up on our 'Teams' request, and no one from The Parish Council attended the pop up consultation. In subsequent dialogue when asked for their views on the possible community uses for the land we were advised that they would comment when a formal application was submitted and not before.



- The consultation leaflets and survey feedback forms with the invitation to our pop up consultation were delivered on the 17<sup>th</sup> October, giving everyone 2 weeks notice of the event. We also 'opened' our SurveyMonkey website on the same day. 140 homes received the leaflet in the following areas:
  - Catherington Lane from Stonechat to Lovedean Lane
  - Top half of White Dirt Lane
  - Five Heads Road from Catherington Lane to Horndean Football Club
  - Roads Hill (All)
  - Old Lane (The Creek)
  - Bridle Path Five Heads Road to Catherington Lane
  - Lychgate Drive first 80%
  - Chalk Hill Road
  - Catherington Equestrian Centre
  - MW Motors
  - Lucky Lite Storage
  - The Farmer Inn
  - Kynches Farm
- Local Youth Groups were contacted and invited to express an interest and these include:
  - Catherington 1<sup>st</sup> Scouts
  - Horndean ATC
  - 2<sup>nd</sup> Horndean Brownies
  - ACF based at Merchistoun Hall
  - Horndean Scouts
- Local community groups and other organisations consulted include:
  - Catherington Village Residents Association
  - Lovedean Village Residents Association
  - MW Motors who have been invited to discuss if they wish to have one of the new commercial units and the invitation remains open with them to discuss this and their specific needs.
  - EHDC where The Communities team have been invited to participate in the discussions.







Printed out consultation information, feedback forms and COVID measures in place.



Our 'Pop Up Gazebo Consultation' at The Farmer Inn 31 October 2020.





Visitors braved the miserable weather to discuss and comment.

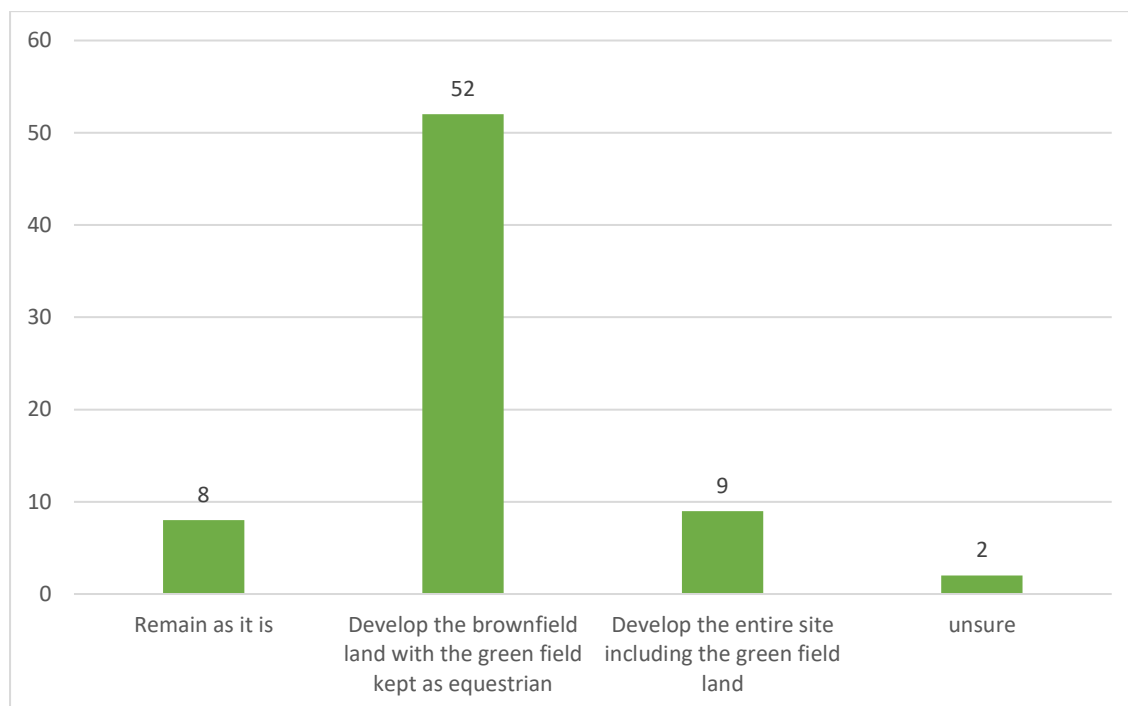
## 4.0 Outcome Of The Consultation

- 4.1 Approximately 40 people attended the 'Pop Up Consultation' despite the wind and the rain!
- 4.2 38 survey results were returned by Surveymonkey during the subsequent 4 weeks.
- 4.3 33 written forms were completed and returned to either Southern Planning Practice, or left at the Pop Up Consultation
- 4.4 In total we have 71 completed returns or online survey entries out of 140 leaflets delivered which we feel is a very strong return and in excess of 50%.
- 4.5 The Scouts, in a meeting at the consultation, subsequent site visit, and meeting at their Horndean Hall, have confirmed in writing their desire and ability to take on the land and fund a building to go on it which confirms this proposal is deliverable.
- 4.6 Detailed results start on the next page:





## Question 1 How should the site be used?



**Analysis: 61 responses (52 for the Brownfield plus 9 for the entire site) stated that the land should be developed with 8 opposed to any development showing 88% support for developing The Dairy. Interestingly as many people wished to see the entire site developed as none at all. Conclusion – there is very high support for developing the site and we would develop the Brownfield Element ONLY.**

### SurveyMonkey Comments:

- The whole site should be developed with no more than the proposed 9 houses around a central open green space. There is plenty of land in the area devoted to horses. **SUPPORTIVE**
- It would be nice to see the existing site developed as it is a bit of an eye sore but we don't want to lose green space **SUPPORTIVE**
- Definitely NOT develop the entire site **SUPPORTIVE**
- More house needed in this area **SUPPORTIVE**
- Add more low cost housing for the locals **SUPPORTIVE**
- A small development would be best and would improve the view around their **SUPPORTIVE**
- Brownfield site needs devolving and something easier on the eye put in its place **SUPPORTIVE**
- The site remains outside of the built up area nor is allocated for development. **AGAINST**
- Can a change of use be looked at rather than equestrian. The paddock sizes for each plot are too small and horsey people are messy and untidy. **NEUTRAL**
- Essential housing is limited to 9 units **SUPPORTIVE**
- brown field should be developed **SUPPORTIVE**
- Good to keep Country in the area **SUPPORTIVE**
- Unless you can ensure planning permission will not be ignored in future years, we need to see a full proposal and promise the non developed land will not be used for future housing. I simply do not trust planners council or private. **NEUTRAL**
- Strongly support redevelopment of brownfield, but would also strongly object to building on greenfield. **SUPPORTIVE**



- I agree this corner needs tidying up as it has always been an eyesore for the 20 years I have lived near it. **SUPPORTIVE**
- We need houses and its location is good being that is located next to the main road without being on five heads road **SUPPORTIVE**
- The current site is an eyesore and it would be better for the area to tidy it up **SUPPORTIVE**

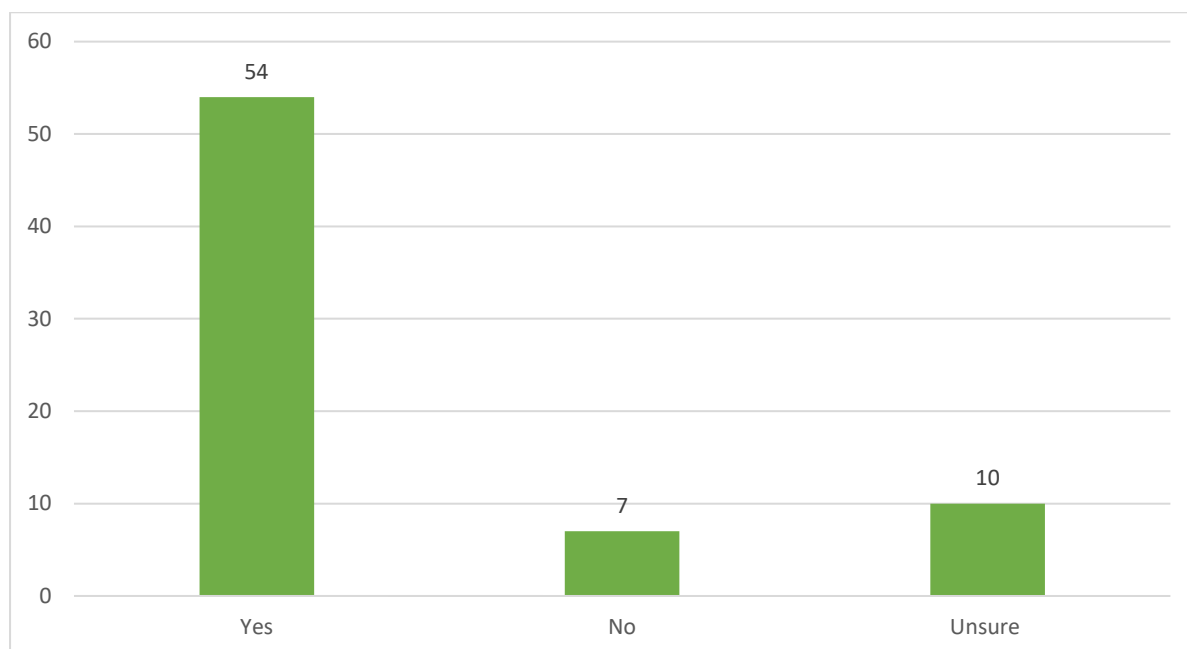
Feedback Form Comments:

- Plenty of Horse Fields – Prefer Public Open Space (Parks) **NEUTRAL**
- There are other spaces for equestrian nearby and sufficient for public open space **NEUTRAL**
- Brownfield site always first and this needs development **SUPPORTIVE**
- Brownfields should always be developed first **SUPPORTIVE**
- We need to retain as much of the green space as possible, Catherington Lane has more than enough traffic at present **SUPPORTIVE**
- I don't feel that housing would benefit the community – however a scouts building or youth club would enhance the area more than houses **AGAINST**
- The last proposal didn't offer any community aspect so this is a great opportunity **SUPPORTIVE**
- Good for the developer for giving something back to the community! **SUPPORTIVE**
- I have put remain as it is, this is because unless they are quality high-spec houses it will affect the house prices of Catherington

Responses to specific comments:	
Unless you can ensure planning permission will not be ignored in future years, we need to see a full proposal and promise the non developed land will not be used for future housing. I simply do not trust planners council or private.	We are going to break up and sell the equestrian land in separate plots which will also have covenants on them stating that they can ONLY be developed if the local Residents Association, Parish AND District Councils agree it is appropriate.
Strongly support redevelopment of brownfield, but would also strongly object to building on greenfield.	It is essential to us as well that the Greenfield element is protected too – see above.
Brownfield site always first and this needs development	We fully agree.
Plenty of Horse Fields – Prefer Public Open Space (Parks)	We have tried to approach Horndean Parish Council to get their views on the possible use of Public Open Space, but they have declined to take part in the consultation, and wish to comment only on the final application. There have been many views that, with Jubilee Hall, Catherington Down, The Lith, The Recreation Fields etc there are already plenty of areas of Public Open Space.
Good for the developer for giving something back to the community!	Thank you!
I have put remain as it is, this is because unless they are quality high-spec houses it will affect the house prices of Catherington	We are very much looking to deliver high quality homes that compliment the village character and agree this is essential for the location



## Question 2 Should the opportunity be taken to incorporate Community uses on part of the open land



**Analysis: 54 responses felt that there should be some community use and 7 were against showing 89% supporting some form of Community Use. Conclusion – The next steps will include community use.**

### Survey Monkey Comments:

- Yes, but care must be taken to ensure that community use is properly managed, to minimise noise litter etc.
- There are already too well used halls in Catherington village. The church and the village hall.
- Important
- Opportunity for additional community space always welcome especially buildings
- Lack of youth buildings
- Insufficient demand /alternative provision or park/play area etc. A youth club would be too far away from people to use...making car borne trips
- Especially where there is current local need.
- As long as an organisation are prepared to manage / fund and maintain it. They also should be represented on local committees to advise the locals of their plans etc
- I don't think it should be developed but if it is then it MUST incorporate a community use such as a hall for cubs, dance groups etc.
- It may be useful to have a hall for teenagers, scouts or similar but in the corner of Roads Hill could cause problems as it is out of sight.
- Not needed, Clanfield new hall shut!
- good opportunity to enhance the local area
- Boy Scouts. We must have facilities for our local young.
- Definitely!
- Refer to question 1
- Don't need more community use as two halls in Catherington already
- Millennium hall and playing fields and the Catherington Downs are both very close by - don't see the need. Also the proposed you club building access is in a very dangerous position.
- The site is not large enough to include other uses apart from housing, and the community has had a boost recently with the expansion of the facilities at nearby Jubilee field.
- if its possible as would be great for the local community as LEOH seems to be forever on hold



- Absolutely yes
- The last proposal didn't offer any community aspect so this is a great opportunity

Feedback Form Comments:

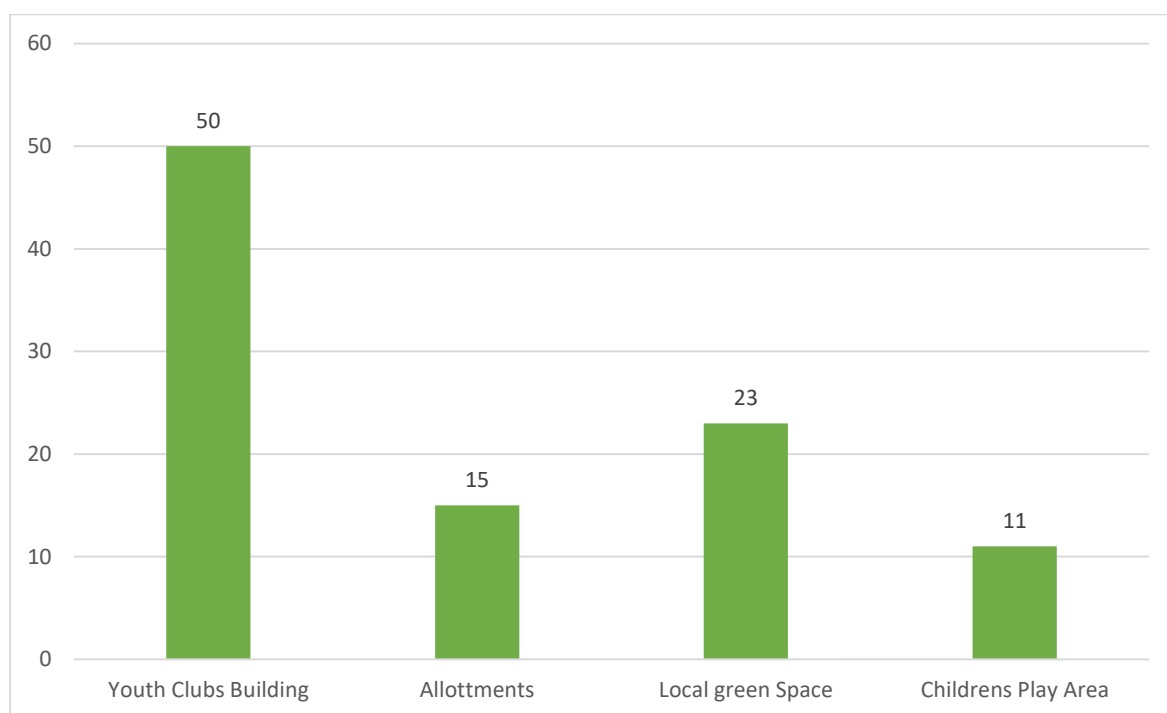
- Maybe a youth club / scout hut, not a village hall?
- As local scout leaders there is small and insufficient provision for Scouting. I would want the community building to be developed by scouts for scouts
- Ideally a scout headquarters
- Ideally for the youth of the area as a hut for all to use
- Plenty of community use already in Horndean
- There is good opportunity to help community needs
- Good for the developer for giving something back to the community!
- Tennis Courts? Cricket?
- Not as shown – Access of Catherington Lane, not Roads Hill
- There are enough community sites in the area. Jubilee Hall causes chaos, especially on the weekends with drivers abandoning their cars. The village needs sporting facilities – tennis courts, cricket nets, cricket ground
- Sport facilities like tennis courts and / or cricket nets should be included. A deli / tea room would be a great addition to the village – especially for parents whose children are using the youth facility
- Yes, a park or picnic area
- All current provision for Scouting and Guides is NOT fit for purpose or cost limiting. COVID has meant that groups as Catherington are unable to meet in the church hall but if they had their own they would be able to meet
- Strongly feel negative as to including community use here, especially if this was nightclubs! We are a quiet village and do not need nightclubs / youth clubs. A local green space would be nice though

Responses to specific comments:	
There are already too well used halls in Catherington village. The church and the village hall.	As the comment states, the halls locally, and wider in Horndean, are all well used and there is little capacity for other organisations to book them.
Lack of youth buildings	This is a known gap in Community facility locally and local Councillors have historically tried to get land for this secured on other developments.
Not needed, Clanfield new hall shut!	Clanfields new hall has suffered with Covid. Hopefully this hall will re-open in the new year. Our proposal for a Youth Building is a much more sustainable proposal focussed on one sector user rather than a multi user building that does not meet all aspirations.
Boy Scouts. We must have facilities for our local young	There are a dozen or more similar comments supporting this.
The site is not large enough to include other uses apart from housing, and the community has had a boost recently with the expansion of the facilities at nearby Jubilee field	Jubilee Hall is not suitable for The Scouts – please see next question.
There are enough community sites in the area. Jubilee Hall causes chaos, especially on the weekends with drivers abandoning their cars. The village needs sporting facilities – tennis courts, cricket nets, cricket ground	There should not be a problem with cars being left abandoned as the users are below driving age – Land East Of Horndean (LEOH) tried to incorporate a cricket pitch and pavilion but Horndean Parish Council are clear that there is no interest in forming a cricket club with facilities provided free to the community.





### Question 3 What Community Uses would you like to see on the land?



**Analysis:** With 50 votes for Youth Club Building and 23 for Local Green space, supporting the young people in our community with a bespoke building seems to be a clear outcome

### Question 4 Should we consider any other Community Uses?

**Analysis:** Following discussions with the Scouts and a site visit to their Horndean Site the following feedback has been obtained from The Scouts which addresses some views that there are enough existing community buildings that can accommodate these clubs.

1 – The window height in Scout Buildings is about 1.8m above ground level. This provides a safe environment to stop the Cubs, Scouts and Beavers etc being observed (Safeguarding) and also prevents damage to the glass during indoor games. Jubilee Hall is like a ‘goldfish bowl’ with no privacy for the users due to all of the windows.

2 – The Scouts need storage space. An astonishing amount of it. Indeed at their Horndean facility, the storage space floor area exceeds the main hall area. With tents, camping gear, outward bound activity equipment, games equipment and more the local Parish and Church halls are just not suitable for established Scout clubs as they can not store their equipment there.

3 – Young people are energetic and the Horndean Scout Hall, while built to a robust standard still takes a battering and need regular maintenance. The parish halls are well maintained to a high standard and from past experience with the Scouts this is not a compatible use.

**Conclusion:** we will develop our plans with the Community space being identified as land to gift to the Scouts.



#### Surveymonkey comments:

- Insufficient availability for sights to allow scouting to provide stable input and growth
- Scouting
- This should be kept as green space, allotments would be OK but youth club buildings bring the wrong class of people which can damage the village feel
- General community use. A hall would be useful. It would be an excellent space for Scouting
- Possibly youth club if there is no provision in the two existing halls This would need a provision for parking as the road is very narrow in this area.
- Club building
- Currently I believe no dedicated youth facility in the village
- Anything that gives the youth a voice to grow the community for their future
- Allotments and scout hut is a great idea
- Scouts
- there is more than enough public open space so help the scouts get their new home
- Tennis courts?
- The Waterlooville Gospel Hall Trust is currently seeking a site for a small chapel for its congregation within the Catherington Area. This is an existing currently pressing Community need & has been approved on many edge of Urban Area Sites throughout the UK.
- A space to be hired out for dance, clubs, etc.
- Leave it as open green space for the community to enjoy
- The infants school
- depends on community needs
- Consult community.
- Need to have more info
- No as it always leads to parking issues for which there is not the facility.
- A no dogs park area
- Open parkland with trees / ponds / walk ways, nature parks, wild flowers, encouraging wildlife etc
- Youth clubs sound like a good idea, there is so little for them to do locally

#### Feedback Form Comments:

- Scouts Building
- Scout hut for youths
- Young adults and disabilities
- Scouting
- Scouting, Guiding
- Could be any of the above, or others. It will depend on demand, the ability to blend in and deliver
- If local community has a need then yes!
- Remain as natural as possible.
- Sports Facilities
- Picnic area

The Scouts havd also confirmed in writing their ability to take this project forward and deliver a new facility (Overleaf)





## Waterlooville Scout District

Re The Dairy, Catherington

5<sup>th</sup> November 2020

Dear Guy,

|

Thank you for your letter and time you spent with us explaining everything last weekend.

I am pleased to say that the Scouts are happy with the proposal and would be very happy to take up the offer of the land for a scout headquarters subject to planning.

As an organisation we are very confident that we can secure the required funding to build a suitable Scout Hut, I already have the support of the two local scout groups that this proposal would benefit most in 1<sup>st</sup> Catherington Scout Group and 1<sup>st</sup> Horndean Scout Group, added to this it is being support by Waterlooville Scout District.

Ian Rowney

District Commissioner Waterlooville Scout District

DC@waterloovilledistrictscouts.org.uk

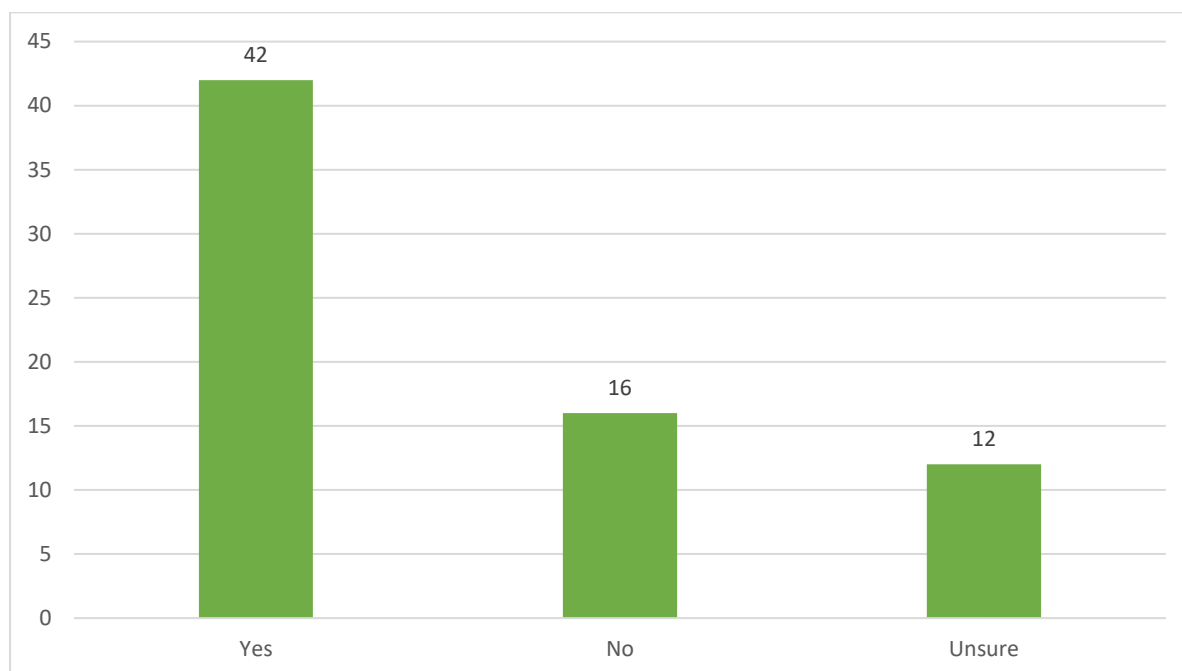


**LIFE CHANGING ADVENTURE**



The Dairy, Catherington Lane, Catherington. Cornerstone Hampshire Ltd.

## Question 5 Should we retain some employment use on the land similar to the current business?



**Analysis: 42 people support the continuing employment use with just 16 opposing it which is 72% support for retaining some business use. Given that it was also one of the reasons for the last Planning Permission refusal it is an important part of a sustainable development. Conclusion – we will retain employment use at the site in the form of 2 small light industrial buildings of circa 120 SqM (below the business rates threshold) to provide the opportunity for the current and one other business to be based on the land.**

SurveyMonkey comments:

- Light industry or storage, but the site must be tidy, well managed & not impact on the community.
- Yes some local employment should definitely be provided for. On the site at the moment there is a popular car repair garage. It would be sad to see this facility no longer there.
- Depending on what they do
- Would reduce housing
- Depends on use
- Local employment needed
- I don't think so
- Is this really essential. If current tenant goes is anyone likely to take this on.
- As it currently is
- Light industry only
- Small workshops?
- The employment use needs to be consistent with the dwellings
- Local employment for local people.
- Someone more cheerful than the current business?
- Small workshops.
- This site does not need employment use as it would detract from the quality dwellings that are proposed for this site if they had to live along side a vehicle workshop which by its very nature usually have unsightly partly dismantled vehicles being worked on. There is always vacancies at the nearby lucky lite farm small industrial units if employment is needed in the area.





- I don't think we should mix employment with housing like this - its a tin shed with one person in it!!
- Possibly but this should not be heavy engineering.

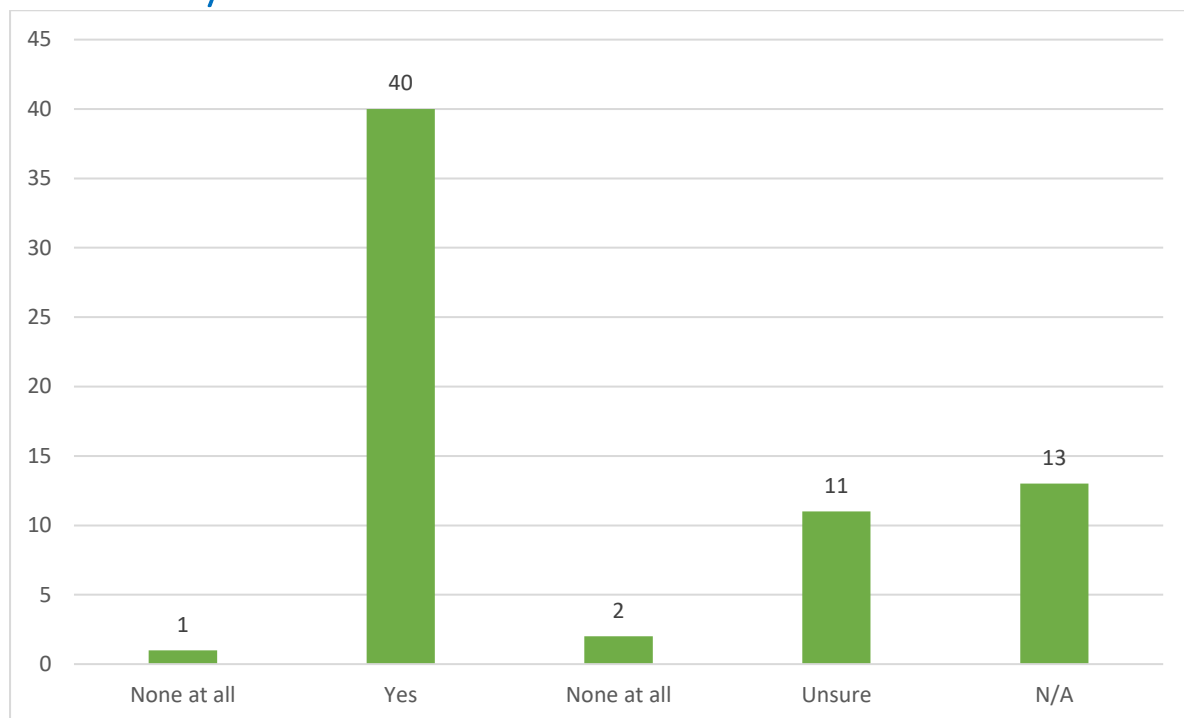
Feedback Form Comments:

- Small local
- Only green space or very high quality detached homes
- A courtyard business, small unit
- Yes, that would benefit local people, craft or similar
- Mixed use will cause conflict on such a small space
- The employment must not adversely affect the adjacent residential area
- Always good to promote local employment
- Yes, A small viable business

Responses to specific comments:	
Yes some local employment should definitely be provided for. On the site at the moment there is a popular car repair garage. It would be sad to see this facility no longer there	The land owner and a representative of Cornerstone have stated to the current business that if they wish to have a discussion about their needs for a new building and what this might look like then we will be pleased to meet and ensure they can take on a new unit.
Depending on what they do	This would need to be a light industrial activity like vehicle maintenance. We would not wish to see a noisy activity in the buildings.
This site does not need employment use as it would detract from the quality dwellings that are proposed for this site if they had to live along side a vehicle workshop which by its very nature usually have unsightly partly dismantled vehicles being worked on. There is always vacancies at the nearby lucky lite farm small industrial units if employment is needed in the area.	As the last application failed on the loss of an employment site we feel we have little choice but to design this in. The intent is that there is a separate access to the residential and business areas. The business buildings face away from the development so the homes are shielded from the business activity as best we can.
A courtyard business, small unit	We envisage two small units of about 120 SqM each. One brick and flint and the other brick. Shallow pitched roofs. The style would seek to have a 'farm building' type look in a nod to the lands past use.
Always good to promote local employment	We agree.



## Question 6 If you answered YES to Q5 then should the provision of units be limited to say 1- 2 small units?



**Analysis: 40 of the responses support limiting the business element to 1-2 small units. Conclusion – we agree and will stick to this.**

SurveyMonkey comments:

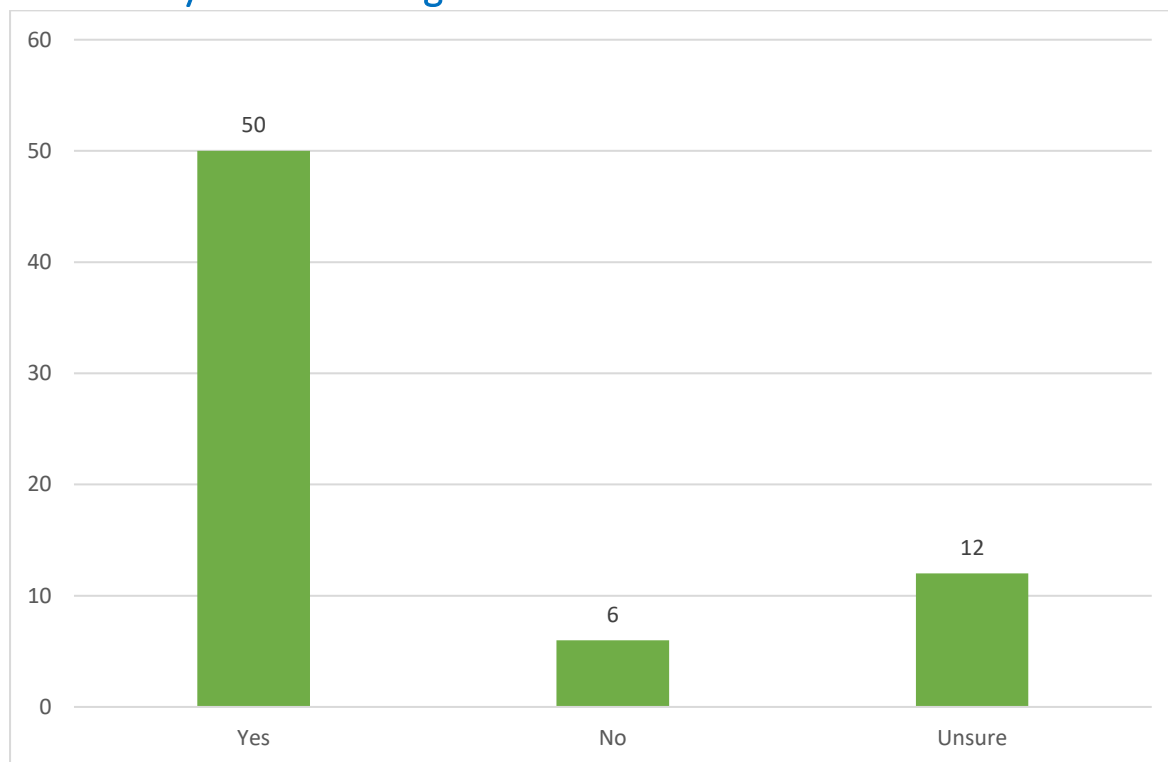
- Two small units would be ideal.
- Perhaps even a pop-up cafe for the village
- Very selective activities to avoid nuisance to residents
- Enough to keep things ticking over.
- 2 units maximum
- Smaller workshops to support local artisans, at a lower rent. Scrap the idea of community unit and put the money towards affordable rent.

Feedback Form Comments:

- Maybe 3 – 4 units?
- 4 to 6 units
- To feel part of the community
- And also appropriate for the residential area
- Smaller use = tidier sites
- Professionals need to consider the position of units as work and homes do not always mix
- Small viable business unit
- Design as per local houses



**Question 7 Do you agree that if the dairy were to be developed it should be to a bespoke design with every property different in style to match the different styles in Catherington?**



**Analysis: 50 people responded stating that the buildings should have a variety of styles that match the styles in the village with 6 disagreeing. 89% feel it is important to have this bespoke style – but there are also very strong comments about being careful not to have a mish mash of styles and the need to link the themes together which are very good points. Conclusion: Of the bungalows two may have been built at the same time so can appear like ‘twins’. We would look to have 3 ‘twins’ and the point about making sure they have some themes to draw them together is definitely a key point we take on board.**

**SurveyMonkey comments:**

- The development needs to be in keeping with the village landscape. Construction must be to a high standard, and I would suggest a minimum of 2 garages & two parking spaces per unit
- On your design it’s got eight dwellings which means probably 16 cars all going onto this very narrow road with no pavements would not be very safe. Any housing designs must be in keeping with the local properties in the area .
- As Long as they are affordable
- As long they look like they belong
- As long as in keeping with village ethos
- Definitely
- A mish mash would look terrible
- Ideally a low-key development scheme
- As long as there is an aspect linking them all together. Windows / doors / fencing etc
- It is outside the existing settlement policy agreement and therefore, just like other developments that have been rejected on this basis, it should also not be developed at all.
- Not necessarily all different but certainly several designs
- Good idea, but the styles need to be compatible.
- Good to reflect the traditional design of the area.
- As long as development is limited and promises no add ons in the future



- Don't care about the design
- To try to copy the various styles in such a small plot would look a bit patronizing to the area, there is nothing wrong with one or two Catherington sympathetic styles for such a small number of dwellings
- Catherington is an old village and has some lovely unique design aspects - don't make them boxes please
- Rambling village character yes
- Definitely. Should only match Catherington character style

**Feedback Form Comments:**

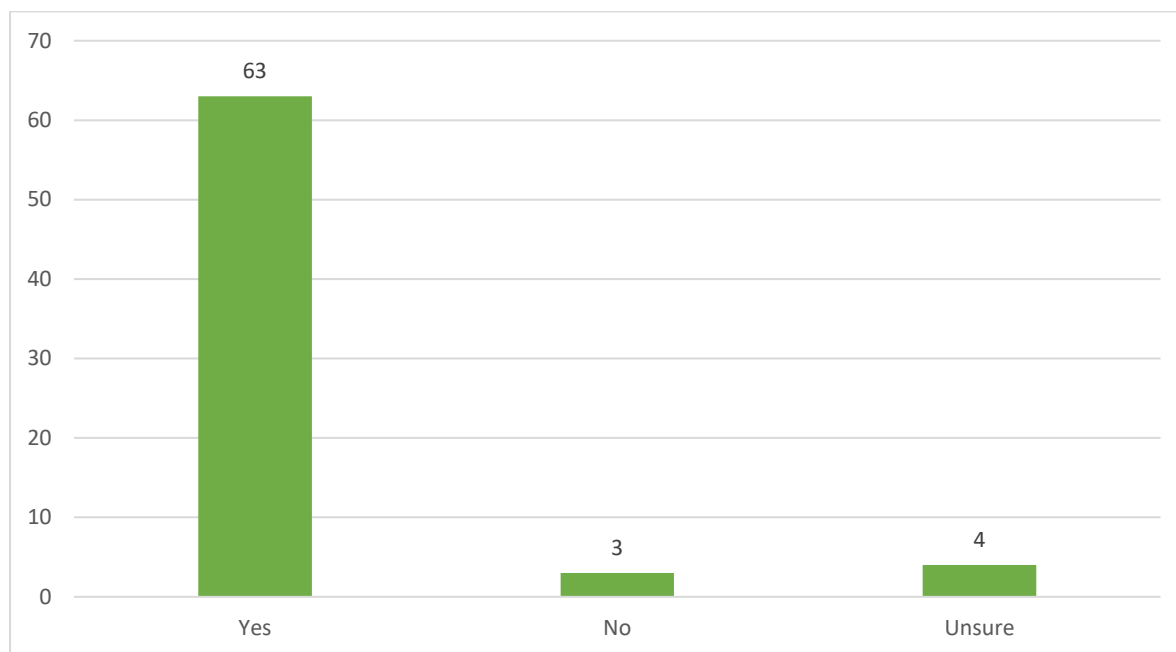
- YES! In summary it would ruin the area to have an affordable housing development there. Most of us in our household are against a development altogether, however if this is MAX 9 houses and they match the lovely village style of Catherington houses this would be okay because it wouldn't affect the house prices in the area
- I would love to see a new built thatch!
- Agree with suggested styles, in keeping
- Please keep to the suggested styles as they are in keeping with the village
- Good quality building
- But a running theme that compliments each other
- To retain the village identity
- No need to try to match diverse designs in the area – build modern style – but not too small homes. Affordable homes are required – keep them affordable by covenant
- The styles need to blend together
- Yes. Will help to integrate residents into the local community
- Maybe 2 different designs but not all
- Brash, ill thought out designs would detract from the community
- Not necessarily all different but a selection of flint, brick and tile hung Hampshire properties
- I disagree with any more houses but feel that the young people would benefit from having a youth club / play / picnic areas

Responses to specific comments:	
On your design it's got eight dwellings which means probably 16 cars all going onto this very narrow road with no pavements would not be very safe. Any housing designs must be in keeping with the local properties in the area	Roads Hill and Road Safety is a key issue for us – we have some ideas about road safety improvements which we wish to put forward including gifting some land from the Western end of the land to help HCC widen the bends on Roads Hill to improve safety with better visibility and passing points. We would also be happy to fund a 'priority island' on Catherington Lane outside the land. We could also provide a footpath from the site directly to Catherington Lane heading due East between the to end plots.
As long as there is an aspect linking them all together. Windows / doors / fencing etc	Excellent point and yes we take this onboard fully.
Please keep to the suggested styles as they are in keeping with the village	We hope so – maybe one good option is for us to hold a further consultation on the final design to get local views?
I would love to see a new built thatch	We would love to but sadly don't have the expertise. They are also difficult to insure.
Not necessarily all different but a selection of flint, brick and tile hung Hampshire properties	Brick, Flint, tile Hanging are all building materials we strongly associate with Catherington.





Question 8 We feel it is important to make good use of Brownfield land but also to protect the equestrian land with covenants and ransom strips to ensure these areas remain open land for the future. Would you agree?



**Analysis: 63 of the responses were to protect the rest of the green field land with covenants etc with just 3 against. Conclusion we will be breaking up the rest of the green field land and when selling the fields off for equestrian use will be placing covenants on the land that can only be broken with the agreement of the local Residents Association, Parish AND District Councils.**

- Open space must be protected from further development.
- We do not want this area to be turned into a massive building site in the future so a safeguard must be applied
- ransom strips would just line your own pockets, any future planning applications should be assessed on their own merits
- We must keep the green bit
- There should always be clear open green land to differentiate Catherington from Horndean thus retaining the village status. It should remain as is, and if that requires a covenants then so be it.
- This is essential to prevent further development, even by the residents backing onto the equestrian land
- For a reasonable timeframe
- Will give ongoing confidence of care for the Country in our area.
- If the covenants aren't overridden by councils
- If the land currently used for equestrian use were built upon, then there is nothing to stop the development spreading south to the unused land adjacent to Lucky Lite Farm resulting in a mini housing estate bridging the gap between Horndean and Catherington main village.
- Definitely to protect them for the future

Feedback Form Comments:

- Yes, protect the equestrian land
- No need for horses
- Must protect the gap / fields



The Dairy, Catherington Lane, Catherington. Cornerstone Hampshire Ltd.

- Homes are required
- This should be at least for the immediate future
- Absolutely appropriate!
- All too often pony paddocks become very unsightly as per the one south of this site. Be aware.
- We are loosing green spaces at an alarming rate with no thought to the lasting impact

Responses to specific comments:	
We do not want this area to be turned into a massive building site in the future so a safeguard must be applied	Agreed
ransom strips would just line your own pockets, any future planning applications should be assessed on their own merits	We see these being under the control of the local Residents Association or Parish Council, not ourselves.
There should always be clear open green land to differentiate Catherington from Horndean thus retaining the village status. It should remain as is, and if that requires a covenants then so be it	We fully agree.
For a reasonable timeframe	We fully agree. Perhaps for 50 to 100 years? But by making the local Residents Association the keeper of this then if the housing need changes in the long term future and they feel the land is then the next 'least worst place' to build on then they can allow it.
All too often pony paddocks become very unsightly as per the one south of this site. Be aware	Very good point – we envisage a covenant on the land banning containers, horse boxes, temporary structures other than the one we build at the time of development.
We are loosing green spaces at an alarming rate with no thought to the lasting impact	Agreed – which is why we only wish to build on the Brown Field Land.



## Question 9 Are there any other comments or ideas you would like to give?

### Surveymonket Comments:

- I support the proposed development, subject to the comments which I have made. Ducting should be provided to each unit to enable FFTP broadband. Each unit should have an adequate electricity supply to charge 2 electric vehicles, and wiring should be in place for 2 charging points to be installed in due course. Thank-you for consulting the community
- we are in desperate need of a new scout hut,with enough room for activities and camping 9n their grounds. Lets keep this going for the youngsters
- I think it would an excellent space for Scouts to be able to use. Excellent for youth.
- It's very difficult to trust plans like this when we have seen areas going against the local views.
- Anything that replacing current site is welcome
- Good idea to make use of this unused bit of land
- Good idea to use land that is currently a disgrace to the village
- Improve relation with youth groups and voices continuing into their young adult hood to grow a community for people to stay a part of
- Good to see that they are genuine about not cramming in hundreds of houses and just building as much as possible. very supportive of the scouts having a new home.
- Site is not allocated and outside the settlement boundary so would fail policy tests. should any application be promoted the Right of Way should be improved...ideally with a gate to replace the style at the catherington lane end. split entrance would add conflict, no way of enforcing right turn out of resi site.
- Current site is a eyesore so this would remove that
- Question 3 above is mandatory but fails to include the wider community needs - see notes added in respect of this.
- Good Luck
- Just to re-iterate that further development must be prevented.
- Leave it as it is
- It looks a right mess atm, this would enhance the village and make it nicer to live in.
- This looks a good proposal - get on with it!
- I think it's a great idea and super use of an ongoing eyesore it is now.
- It is time to do something useful with the land and clear the rubbish. Better build here than green field land.
- Will this make the Catherington lane, roads hill junction safer?
- Strongly support the proposal, with the possible exception of the community aspect.
- The only main road in and out of this area is Catherington lane which already gets huge tailbacks to the lights at London Road. Any more than a handful of dwellings on this site would only exacerbate the problem leading to rat runs through nearby small roads such as Five Heads Road, which is not acceptable.
- please get this done in a time efficient manner and don't let it drag on and on
- The land is an eyesore and needs tidying so this looks like a great opportunity to do this
- Please be sympathetic if you develop this land - don't just make as much money as you can!
- It is time the site was better used and well done to EHDC for making sure there is some space for local activities

### Feedback Form Comments:

- Bigger voice to youth and young adults to develop somewhere to stay and grow
- I can't stress enough how much we feel we don't want cheap attached houses which are affordable. If you go ahead with the development sell high quality detached houses. I would say minimum £800k each for market price I would support this, the site detracts from the area and this would improve the scene
- Land needs tidying, it would become more visually appealing if developed
- Looks nice and will eliminate an eyesore
- The development looks lovely



- Think of the children
- Love to see an addition to youth facilities
- There has always been plenty of talking – which this proposal considers – time to get on with it!
- Good use of a local eyesore!
- The idea of community use is great provided access is off Catherington lane not Roads Hill
- Any development should be minimal to preserve Catherington as an unspoilt hamlet

Responses to specific comments:	
It's very difficult to trust plans like this when we have seen areas going against the local views	If the plans we submit do not reflect the consultation feedback then we would expect significant local objection and refusal.
I think it would an excellent space for Scouts to be able to use. Excellent for youth	We fully agree – what we need to do though is to make sure that they can safely access the land from the Layby on Catherington Lane and a new footpath to the hut so we do not add traffic to Roads Hill.
Good to see that they are genuine about not cramming in hundreds of houses and just building as much as possible. very supportive of the scouts having a new home	Thank you 😊
Site is not allocated and outside the settlement boundary so would fail policy tests. should any application be promoted the Right of Way should be improved...ideally with a gate to replace the style at the catherington lane end. split entrance would add conflict, no way of enforcing right turn out of resi site	Agreed the site is outside of the SPB but with the adjacent site being allocated in the emerging plan, The Dairy being Brown Field, new housing figures for Hampshire, a likely re-start on the local plan and our proposals for community use, we feel we are putting forward a worthy sustainable proposal. As part of this we are planning to improve the footpath. The proposal would improve road safety by removing the gate access onto the main junction.
The idea of community use is great provided access is off Catherington lane not Roads Hill	We agree. The agreement with the Scouts is that there are only 2 to 4 parking spaces on the land for their scout leaders. The access gates on Roads hill are kept locked and there is no pedestrian access. We would install a new bound gravel, fenced and lit footpath from the layby on Catherington Lane to the hut so that there is clear, dry, lit safe access. Speaking to The Scouts, most of the young people arriving at the Horndean site walk there – they are an outdoors orientated club so we see no reason why this should not work.
I support the proposed development, subject to the comments which I have made. Ducting should be provided to each unit to enable FFTP broadband. Each unit should have an adequate electricity supply to charge 2 electric vehicles, and wiring should be in place for 2 charging points to be installed in due course. Thank-you for consulting the community	Excellent points about electric vehicle charging points and fully agree with the provision of ductwork for IT – the new 'work from home' business model needs homes that cater for this.





## 5.0 Conclusions

- 5.1 The Public Consultation identified that the Community are overwhelming in their support for the proposal to develop The Dairy site, as it is viewed as a local eyesore.
- 5.2 The need to restrict this to the Brown Field element of the land is clear. We will stick to 9 residential units and heavily covenant the equestrian land to ensure it remains as a gap in the future.
- 5.3 The support for incorporating appropriate business use is clear. We will design in 2 small, light industrial units that are below the business rates threshold for local employment.
- 5.4 Community support for The Scouts to have a new home is also very strong. We will gift land to The Scouts for them to build their own facility. This will fall under our own Outline Application.
- 5.5 The feedback on the design will be of immense value in the Reserved Matters Application and also helps us to set our concept masterplan for an outline application. The buildings will not follow the layout of a courtyard similar to the last application, but seek to fit in better with the styles of homes in the village.
- 5.6 This ringing endorsement should be carefully considered in the context of the Government's commitment in the National Planning Policy Framework, that planning should empower people to shape their surroundings.
- 5.7 The comments on the feedback forms have also been particularly helpful in helping to set the shape and form of an Outline Application to East Hampshire District Council.
- 5.8 Other areas we are taking forward from the consultation:
  - Installation of adequate ducts below ground to allow highspeed fibre into the homes;
  - Electric vehicle charging points to be installed;
  - Ensure we not only meet but exceed the parking requirements;
  - Offer to gift some land to Hampshire County Council on the two sharp bends on Roads Hill to help with some possible road safety improvements.

