

THE DAIRY, CATHERINGTON

Local Community Consultation Information



OCTOBER 2020

PREPARED IN ASSOCIATION WITH SOUTHERN PLANNING PRACTICE

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www.thedairycatherington.co.uk

This Consultation:

The future of the site at the junction of Roads Hill and Catherington Lane, known as “The Dairy” is under consideration. This comprises of a yard area in use for vehicle repairs, storage of materials and builders’ materials as well as some equestrian buildings and structures with the open land used as paddocks and a lunge circle. At the moment the site is unsightly and a mess and we believe something needs to be done with it.

This consultation is about seeking the community’s views on what approach could be taken with a view to a planning application being prepared and submitted for its future development.

So far, we have given some thought as to what could happen at the site ranging from developing all the land or part of it. We think that there is development potential for “The Dairy” yard site itself and also an opportunity to include community uses on the open land. These options are outlined in this consultation. The concept drawings shown in this consultation pack are very much at the ‘IDEAS’ stage. No planning application has been prepared or submitted and this is a genuine opportunity for feedback that we can take on board in preparing any planning application.

You can give us feedback with the form at the back of this document by post, or online with the link we have provided at the end. The feedback form tells you more and gives all of the details.

During October and November 2020 we will be consulting with the following groups and people:

- o Horndean Parish Council
- o Catherington Village Residents Association
- o Lovedean Village Residents Association
- o Local Youth Clubs and Organisations
- o EHDC Planning
- o EHDC Communities Team
- o Local Residents

In these COVID times public meetings are difficult - but if you would like to see the land and talk to us we are holding a ‘pop up Gazebo’ event at The Farmer Inn on Saturday 31st October at 10am - 2pm where you can ask us any questions and fill in a feedback form there if you like. In addition we are making the consultation document available as a PDF so it can be circulated easily and there will be a print run of 250 copies for local distribution.

It is our intention to use the feedback to set the site plan and uses for the land and then to submit an outline planning application early in 2021.

Our aim is to present this booklet to Horndean Parish Council at their October meeting and then to give feedback at their December meeting. If you would like to be sent update emails when we have

- 1) Complied the consultation information,
- 2) A finalised master plan and
- 3) Have made an application

Please add your contact details when you respond to the feedback form or in the online survey.

The Site:

We need a starting point so below is an aerial photograph of the land and we have identified two distinct areas:

- 1 - Developed area (brownfield land) - shaded in brown below
- 2 - Open land in equestrian use - shaded in green below



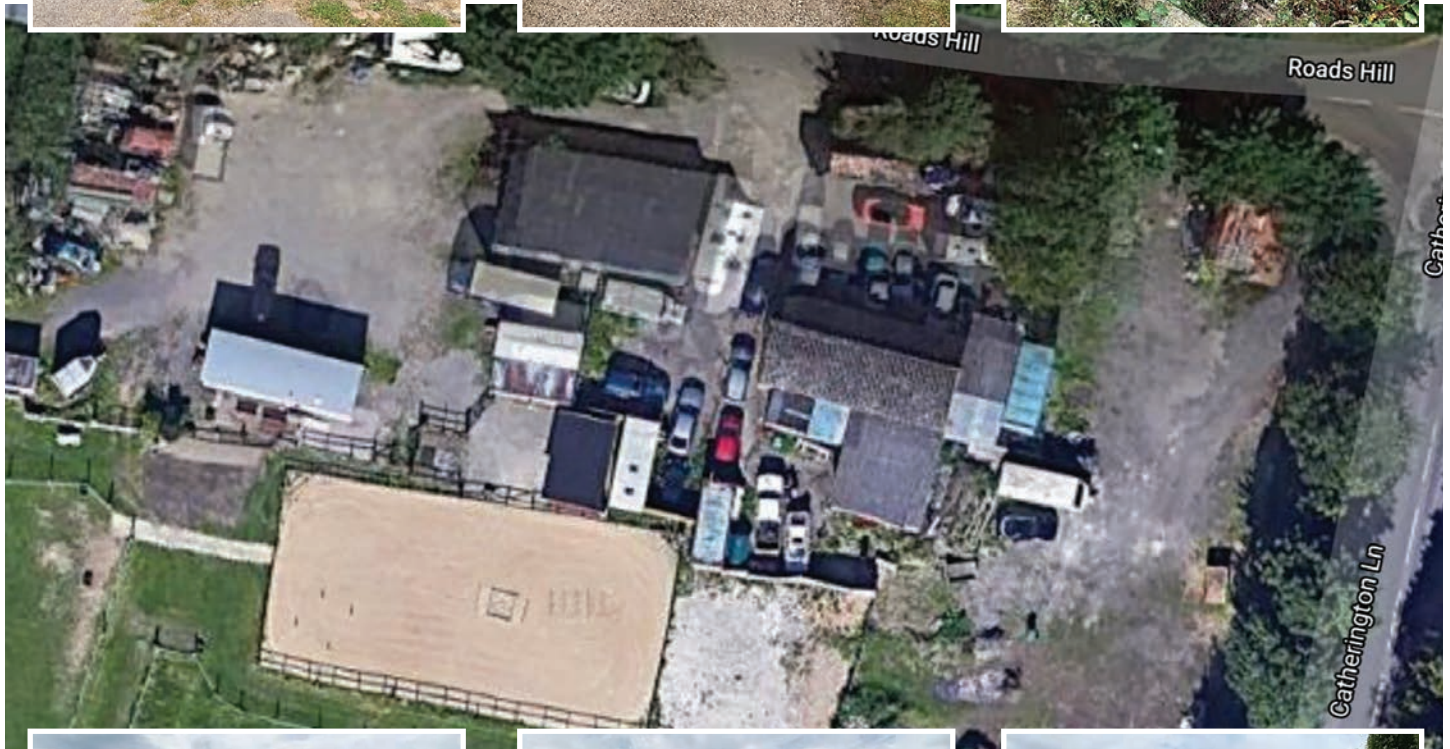
We are aware that the site is not within a settlement policy boundary, that the designated Catherington Conservation Area lies to the north and east of the site, there are nearby listed and locally listed buildings and the site is included in the Catherington - Horndean local gap.

Current Land Use:

The full site at The Dairy extends to approximately 1.6 hectares (3.9 acres) At the moment the brown shaded area is 0.5 ha (just over an acre) in extent and contains a multitude of buildings and structures. It would be regarded as previously developed land (commonly called 'brownfield' land by planners). It is used as a vehicle workshop, storage of old vehicles, builders yard storage, stockpiled rubbish, multiple shipping containers and equestrian activities. None of this makes a positive contribution to the visual qualities of the area.

The paddocks are used for the grazing and exercising of horses and contribute to the feeling of openness, especially from the public footpath than runs on the south side of the land.

Below - Aerial photo and various other photos taken on the land



Options and Ideas:

What might seem an obvious approach would be to develop the whole of the land for housing and employment units which could yield up to 100 dwellings plus employment units. We don't think that would be the right approach even though it could provide 40% of those dwellings as affordable homes. However, we would be interested in what the community thinks of that option. That option could be a starting point for the community to form a view on the future of this site.

Our preferred approach would be to make use of and redevelop The Dairy buildings site with nine dwellings and provision for an employment unit. Coupled with that we feel that community uses could be accommodated as well and the remainder of the land be retained for private equestrian use.

We have prepared a few illustrative drawings to show that potential concept which we feel would be the right balance of development to improve the environmental and visual quality of the locality. The next few pages describe a possible development concept for the site. We hope that there will be positive feedback on this idea to help to develop the concept and make sure it matches the community needs and wishes.

Housing

This would be market housing and while the 9 units are below the affordable housing threshold, the floor area of those dwellings would trigger provision for affordable housing need which we would deliver by making a payment for off-site provision for affordable housing to be built elsewhere at Catherington and/or Horndean. We fully intend to meet that community responsibility.

We love the character and style of Catherington and the surrounding lanes and the intention is that the buildings would be bespoke for the site in a variety of different styles that could have been built over a 100 year period – just like much of the village and comprise. We would not be looking for a 'jelly mould' mass build option::

- Single storey bungalows
- Two storey houses



Above - Photos of housing examples (from outside of the village)

Paddocks

There would be 3 paddocks of nearly an acre, each with a simple timber stable so that the home owners can buy land attached to their property to keep their horse or pony where they live. We think this would appeal to residents with their own horses who are looking to avoid having to travel some distance twice a day to look after their horse. It also provides better security and welfare.



Community

Whilst we feel that the re-development of brownfield land (The Dairy) is far preferable to building on open green we would like to make provision for community uses on the site to help balance the planning debate and accommodate community needs. This is a key area about the consultation and where we would appreciate your views.

This could be for:

Allotments - local provision for Catherington and north Horndean residents as an alternative to having to travel to any allotments that might eventually be provided at the Land East of Horndean development.



Local Green Space - such as a community picnic area, a dog walking field, children's play area or a general amenity space which is landscaped with a pond and planting.

Youth Club - we understand there is local demand for such a facility as requests for a mixed youth club to be provided on Land East of Horndean have been rebuffed. We have some ideas and suggestions on this further in the document.

What do you think? Are these good or bad uses of the land or is there something else we have not thought of? Please let us know in the Feedback Section.

Character Styles of Catherington:

The village has a splendid heritage and some wonderful character buildings. Our thoughts are that any development should have a variety of styles to blend in with the rest of the village. Here are some of the character styles of the local homes and businesses that we feel could be incorporated and express the design and character of Catherington. We hope the home owners take the excerpts of the photographs below as a compliment!



Brick and Flint represents a significant portion of the village with Georgian windows



Generous sized timber planking gives a feel of quality, bespoke and traditional build.



The bungalows could match a mews type style?



White painted brickwork gives a feel of age - this could be applied to some feature walls?



Tile Hanging again gives a traditional feel to the building. These could be reclaimed tiles to add age?



Black slate is a good traditional building material and could be 50% of the roofs with red tiles on the rest?



Brick and Flint Walling to the main entrance?



Traditional Brick Chimneys for wood burning stoves?



Stone detailing to the windows?

Concept Drawing: Masterplan



Concept Drawing: Option for The Dairy Yard



Community Building Ideas:



Youth club building



1st Winchester Scout Group

If the preference is for a community building then this could be placed off Roads Hill in the south west corner of the site adjacent to the tree line. (The masterplan on Page 9 above).

Our ultimate vision would be a building shared by three or four local youth organisations so that they all benefit from a new building, quality space and jointly own it in a trust. Kitchen and toilet facilities could be shared and each organisation could have its own office and secure storage.

This could range from a very simple timber style structure like the 1st Winchester Scout Group (top right) or the slightly larger ambitious plans by Four Marks Scouts (top right) – but we feel a timber farm style building (to modern standards) could blend in very well.



So, we are after your views on what the land should be used for, and if it is youth clubs, any views on the style and size of the building.

Please remember that the final idea (if it is a youth club building) needs to be deliverable – We would gift the land and the club(s) would need to come together to form a trust to then build and operate it.

Previous Application and Emerging Legislation:

There was a previous application on part of this land in 2015 which was refused and then the refusal was upheld at a planning appeal. This was application number 21864/018 and if you search for it on the EHDC planning portal you can find the old scheme plans and decision notice. Since then a number of things have changed with the local plan, Land East Of Horndean, changes in planning legislation and we have also addresses most of the issues which were grounds for refusal.

Past application and refusal:

1 - “The land is outside the Settlement Policy Boundary” (SPB). That remains the case for the whole site but the brownfield land is adjacent to the SPB. Being outside the SPB remains a possible reason for rejection. But part of the site is brownfield land which we should be building on before building on any local green fields. The provision of an employment unit, the offer of the land for community use and securing a beneficial use of the paddock land were not part of the previous proposal and provide very good reasons to re-examine this site for development despite it being adjacent to an SPB this. It is open to EHDC to include the development of all or part of the land in its new Local Plan and to contribute to a healthy 5 year housing land supply.

2 - “The land is not in a sustainable location”. This was tested by the planning inspector at appeal and agreed. Since then, EHDC included the adjacent land at Parsonage Farm in their emerging local plan as a proposed allocated site so it is difficult to see now how this land is any different. They are both the same distance away from any local facilities and this development is offering a significant contribution to the local community.

3 - “There is no affordable housing provision”. We are conscious that developing The Dairy site at ‘normal’ density would create an intense form of development at odds with its edge of settlement location. Hence we consider 9 dwellings at a density of 15 dwellings per hectare (half the ‘normal’ density) is an appropriate number and a density. We are prepared to make a financial contribution towards off-site affordable housing. The previous application made no such contribution so we are trying to make a positive difference here.

4 - “It is a loss of an employment site”. Unlike the last application we are looking to not only retain, but to increase the employment element of the land so this addresses this issue.

Emerging Legislation:

The Government are consulting on changes to the planning system and the Government’s ‘Build, Build, Build’ stance may loosen the shackles to development. Possible changes include increasing the threshold of homes to 30 or 40 before affordable contributions are needed or a significant increase in the house numbers that EHDC will have to deliver in its new Local Plan.

Planning is set to change. It is too early to predict the scale of that change but a site such as The Dairy could be the sort of site any new planning system encourages be developed.

We, and the Land Owners would much rather work with the community and EHDC to deliver a sound scheme – a legacy – that does not pack in as many jelly mould homes as possible and in return safeguards the green field element while making a significant contribution to local affordable housing and community use in a development that respects the character of the village.

We hope you found this to be informative and a sincere attempt to consult at an early stage and give your thoughts in enough time for them to be considered and incorporated where possible. We very much welcome any feedback on the development and please can you let us know what you think using either the attached form or one of the other ways to contact us.