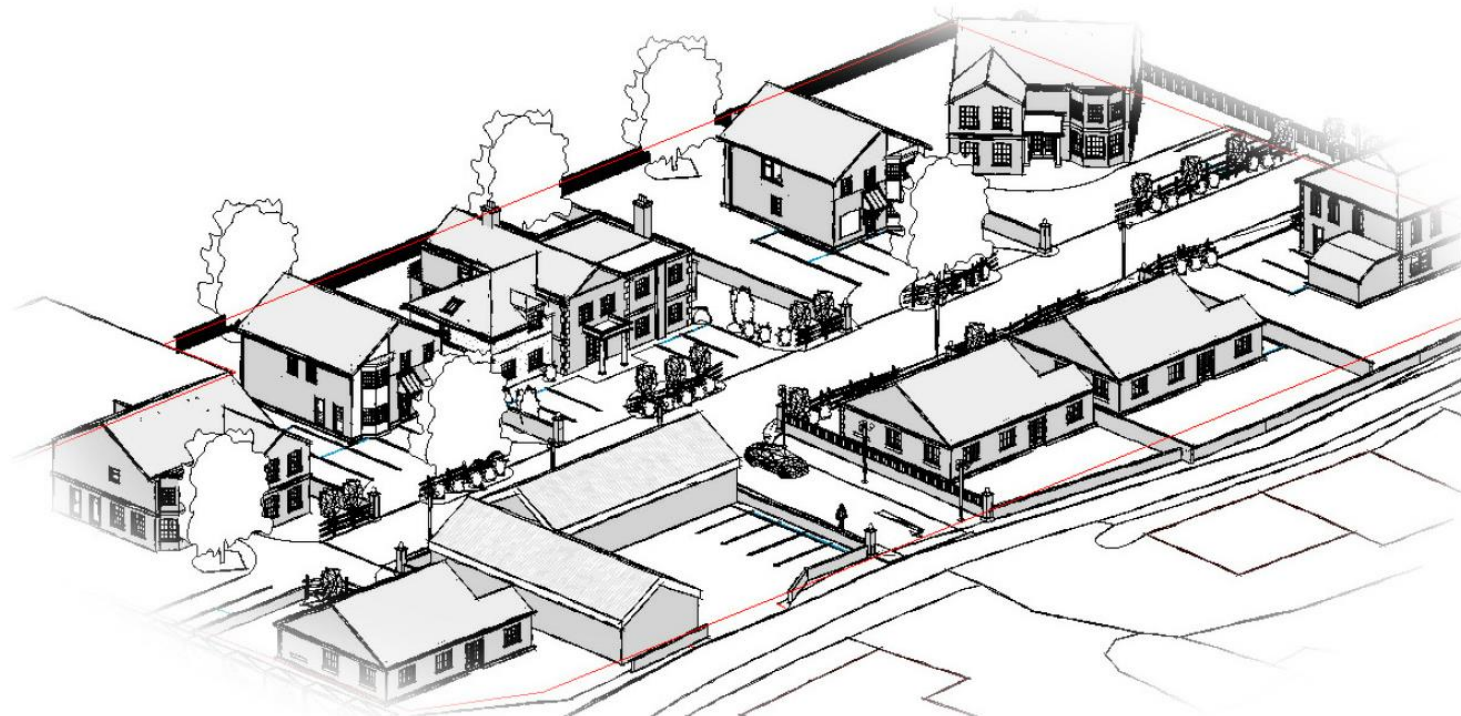




# Design and Access Statement

The Dairy, Roads Hill, Catherington  
Waterlooville, Hampshire, PO8 0TG  
Outline Planning Application





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# Introduction

This application is for the re-development of some underused brownfield land into 9 homes, 2 business units and a Scout hut with a legacy to protect the equestrian land as protected green field land to maintain the gap between Catherington and Horndean.

The Dairy is the best location in Catherington to provide any local housing and we have broken down the benefits this development will bring to the local community. In all we believe that this application has at least TEN very strong points that all improve the sustainability of the village and when all of these are combined into one application that they make a very strong case for granting permission.

1. Development here makes the best use of **Brownfield Land** over Greenfield Land in line with Government and EHDC policy,
2. The site is currently **underused** with just 1 employee on 0.59 Ha of messy industrial land,
3. Provision of **land for the Scouts** to have a new badly needed facility with secure outdoor space,
4. The current views are an **eyesore** and development will improve this including from the local listed buildings and footpath,
5. There is clear **community support** for re-use of the land and this has been convincingly evidenced in a local consultation,
6. Retain and **increase the employment** element of the land which helps to keep local people employed improving sustainability,
7. Provide 3 number increased mobility 3 bed bungalows **exclusively for Catherington residents** to release equity and downsize into,
8. Covenants on the equestrian portion of the land safeguarded by CVRA, HPC, EHDC to secure and **protect the gap** for the future,
9. Contribute £77,000 to off **site affordable housing contributions**,
10. Offers several opportunities to **improve road safety** and the local public footpath.

The application is also backed up with reports covering Heritage, Archaeology, Contamination, Arboricultural, traffic, Highways, Landscape and Flood Risk which all support the application with conclusions that redevelopment would improve the setting of the existing listed buildings and local area.



### **Brownfield Land 0.59 Ha:**

Central Government, EHDC, HPC and the community at large firmly believe that making the best use of brownfield land is of paramount importance in any community. We should not consider building on any greenfield land outside of the SPB (Settlement Policy Boundary) before making the best use of Brownfield sites such as “The Dairy” in Catherington. In doing so other Green Field locations like Chalk Hill Road, White Dirt Lane and sites along Lovedean Lane that have been proposed in the past can be protected for as long as possible.

Indeed, we firmly believe that if the SPB is to be extended in any area in Catherington then “The Dairy”, as already heavily used brownfield land, is ‘The Least Worst Place’ to allow development. Aside from the community benefits we can genuinely bring by making better use of the space, there is overwhelming community support for this site to tidy it up and put the land to better use.

### **Underused Land:**

Currently, the land has just one employee working on it and it is also used as occasional storage and logistics for two businesses. Our proposal is to build 3 x 3 bed, 3 x 4 bed, 3 x 5 bed homes and two new light industrial business units while linking the equestrian land with some of the homes so that the residents of these homes with equestrian pursuits can keep their horse or pony where they live, thus securing this green space for the future. This proposal has a sensible number of homes with a very low level of density and different sizes carefully selected to match the profile of Catherington that also sticks to the footprint of the brownfield land.

### **Land For The Scouts 0.14 Ha:**

On the advice of EHDC Planning, we conducted a consultation to establish how some community land might be best used. Following a clear response, at the request of the community, a portion of the land has been made available to the Scouts, one of the countries most respected youth organisations. This will allow them to build a desperately needed new facility that offers more than their current ones for enrichment of local residents’ children – and make this available for other youth groups such as The Guides to share the space. This bespoke youth building is designed with ‘safeguarding’ in mind and provides a secure outdoor space for camping and other outdoor activities.

### **Tidy up A Local Eyesore:**

The community consultation was very clear that local residents view the land as an untidy mess and an eyesore. It has been heavily used and years of materials have built up. There is clear support for a new development that has some architectural themes that compliment the style, and character of the buildings in the village.



### **Community Consultation:**

In October and November 2020 we conducted a thorough community consultation with 140 homes, all local businesses, local residents associations, Parish, District and County Councillors.

The local community view is overwhelmingly supportive in its response to our consultation (please see the statement of community consultation) with 51% of the households contacted responding and 88% of the returns supporting development of the site. The consultation also gives very supportive views on incorporating community use into the land, protecting the equestrian land as a gap, retaining employment use and developing a style that compliments the village.

### **Increase local Employment:**

We will not only maintain but increase the employment element of the land with 2 business units each about 120 Sq. This is ideal for small businesses and just below the business rates threshold and will give the existing business the opportunity to move into a new building. It will also increase the employment element on the land from 1 person to 4 people. This has the opportunity to create new jobs in Catherington making the village a little more sustainable.

### **Exclusively for Catherington Residents:**

Catherington is a village with long standing tradition and residents who have lived there for decades, and in many cases, their whole lives. We will provide 3 bungalows that allow a number of residents in Catherington who are elderly to downsize into a more manageable property with some assisted living design features and release some equity from their current home. These three bungalows will be exclusively available for households within 0.5 miles of the centre of the village for a 12 month period prior to making them more widely available. This will allow these local residents to remain in the community they love and know rather than move out of the village like so many of their predecessors.

### **Protect The Gap:**

Following consultation with CVRA (Catherington Village Residents Association) by email there is a strong acceptance that the land needs to be tidied and re-used but a concern that the existing equestrian land could in the future be at risk of development. This was also a strong concern in the wider consultation. We have had much dialogue with CVRA and prepared a separate drawing showing the covenants that would be applied to the equestrian land when sold with the homes that prevent the change from equestrian use, or development of the land in the



future unless CVRA, HPC and EHDC all support this change in use. We believe this will help to secure this land as a solid gap for the future in a way no other developer has in the past.

In addition the proposals include thickening out of the treeline along Catherington Lane and the planting of a new copse on the land as well as native species boundary hedging to increase the screening and biodiversity of the land.

**Affordable Housing Contributions:**

Our proposals do not exceed the 9 units that trigger the need for affordable housing as this is, we feel, the right number of units for the land to create a balanced development but we do exceed the 1,000 SqM threshold. Accordingly we will make a contribution of £77,000 for off site affordable housing.

**Improve Road Safety and the Footpath:**

There have long been concerns about the speed of traffic along Catherington Lane and the desire for some traffic calming to be installed. CVRA have identified this as a major concern and are looking to consult with their members to get their views. We would be very pleased to fund the installation of a 'priority island' at each end of the village to help reduce the speed of the traffic and improve road safety. We are also offering two portions of land to HCC on Roads Hill so that the two sharp bends can be widened and better visibility be provided with passing spaces.

We will also be improving the public footpath and installing a new path to the Scout Hut to ensure that there is minimal vehicle access to the Scout Hut via Roads Hill. This management plan includes the provision of a lit bound gravel, fenced path to the hut from Catherington Lane and secure vehicle access gates at the Roads Hill entrance to prevent pedestrian access at this point.

**Finally,**

In developing this messy industrial site, the village of Catherington would be positively contributing to the overall EHDC housing need and contributing its share with a development that has listened to the 'wants' of the community and carefully selected the design attributes they would like to see incorporated.

The site has been marked at Pearsons and also Kent and Fry sine January 2020 and a report from both agents is available for review.



# Site and Surrounding Area

The site has an overall area of 1.77 Hectares (4.37 Acres). This is made up of 0.59 Hectares of brown field and 1.18 Hectares of green field land. It is on the junction of Catherington Lane and Roads Hill and has the postcode PO8 0TG. The whole site is shown below:

The Tricketts and The Burnettes occupy land to the West of the site with fair ground vehicles, accommodation and business activities.

Veiola and Pete's Airlink are established businesses to the South of the site.

Lucky Lites Caravan Storage and Business Park is further to the South of the site.

Kynches Farm to the north of the site on the opposite side of Roads Hill is now a residential and business mixed use site.

To the North West of the site, approximately 30m away, some new properties have been built.

Kings Court private school is to the South East of the Equestrian Land.





The Brownfield element of the land is approximately 0.59 Ha and the Brownfield element is shown below:







### The Site:

The site has been used for light industrial purposes for the last 40 years. It is filled with old farm buildings, smaller structures and decades of rubbish have built up whether from groundworks or industrial activity. There is no historic use of any activity that may have led to contamination or pollutants.

The entire site is well planted around the perimeter and screened with mature trees generally of native species. On the most important Eastern Boundary the planting is well established and gives a very effective screen to the adjacent Grade 2 listed properties and helps to reinforce the presence of the gap between Horndean and the start of the conservation zone in Catherington Village.

The Northern boundary of the site is screened by an earth bund that is perhaps 2.0m high with some planting providing a very effective visual screen from the site to the road.

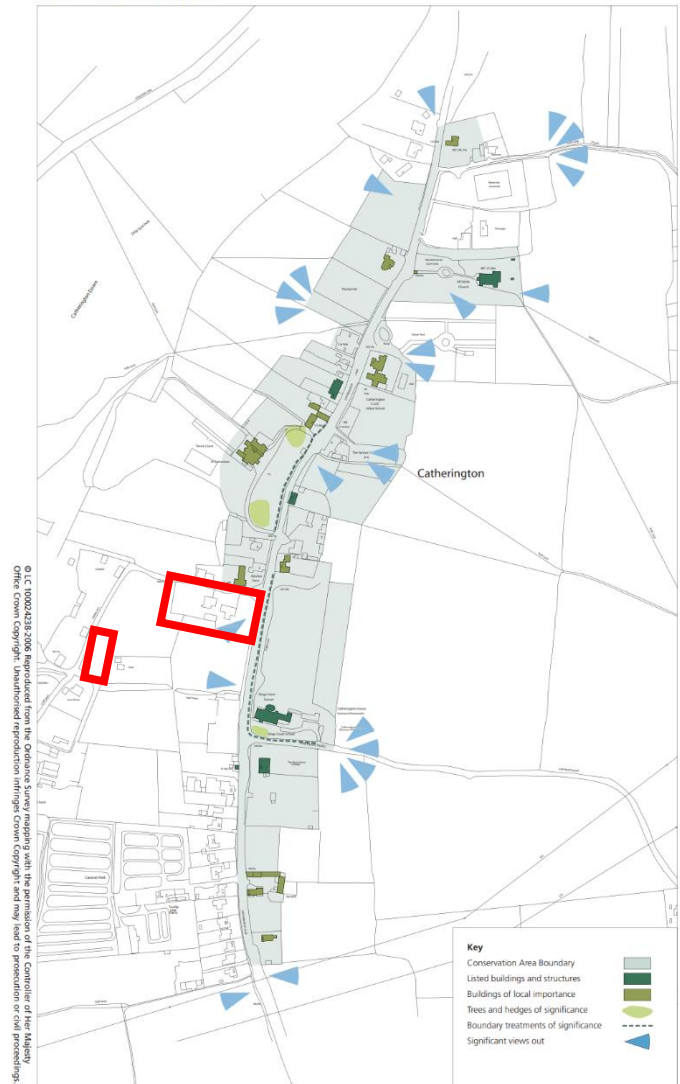
The Southern and Western boundaries are both well planted with native species hedging.

### Conservation Area:

The site is outside but adjacent to the Conservation Area. The Catherington Conservation Area Study 2006 prepared by EHDC has been particularly useful in developing our initial proposals and will be a key document for us in preparing our documentation for the reserved matters application.

The excerpt to the right shows the extent of the Conservation Area and the two sites outlined in red (Brownfield and Scout Hut).

Map 2 – Character Appraisal





### **Current Use:**

The land known locally as 'the Dairy' has been in The Prescott household for some 400 years. Up until perhaps 40 years ago it was a dairy farm. The two main structures are the only remaining legacy of its historic use. As structures they are simple brick buildings with asbestos cement sheeting roof cladding with no heritage value.

Since 1980 the land has been used for the following activities:

- Tractor sales and distribution yard
- Groundworks and materials handling
- Vehicle workshop
- Equestrian use
- Light industrial for small businesses and other activities

Currently the land is used for Equestrian, Light Industrial and storage of vehicles and waste from decades of industrial activity.

Other than the preservation of the equestrian use to protect the green field land and the preservation of some employment use, the 0.59 Ha of brownfield land contribute nothing of any significance locally and is grossly underused.

### **Local Context:**

The village is very linear in form and has been built over perhaps 150 years. The properties have unique character styles including brick, flint, tile, stone, render and timber. The area is residential with farming now being limited to small plots. The village is characterised by small front gardens and substantial properties.



Kings Court School, a grade 2 Listed Georgian building (formerly Catherington House) is to the South East of the site.



The Farmhouse, the second Grade 2 listed building nearby is also to the South East of the site.



New property to the North East of the site built in traditional brick.



White Painted Brick is a regular feature in the village as is minimal, if any, front garden space.



Properties are at times very close. Note the original brick and flint structure with brick extension.



Red brick and dark tiled roof is a common feature as is tile hanging.



# Contaminated Ground Assessment

The contaminated land survey included a desktop study and also an extensive site visit.

The study identifies the two following areas:

- 1 – The historic farming use of the land, and
- 2 – the light industrial use of the land over the last 40 years for which the land owner has been in control of the land for the full duration and has first hand detail of the activities that have taken place.

Farming use:

The land was used, until approximately 40 years ago, as a dairy and as such very low in pollutants. There are buildings that have come and gone over the years and with historic farm building practice the construction works would need to be vigilant to buried waste material

Light industrial use:

Over the last 40 years the land has had the following uses:

- Vehicle workshop (still in place),
- Storage for local businesses (still in use),
- Equestrian activities (still in use),
- Farm equipment sales and distribution,

There are no above ground or below ground fuel tanks on site and never have been. There is a modern bunded waste oil tank on site. There is no evidence of spilled petrochemicals.

The most significant possible contaminants are as follows:

- Asbestos cement sheet roof to the two large buildings on the site
- A mixed soil and rubble bund to the northern boundary of the site which creates a visible screen between the site and Roads Hill. This was originally a hardcore ramp used by the current land owner for loading tractors onto articulated lorries and when this activity ceased it was moved and shaped into the existing bund. Our initial thoughts are to retain this as it is an effective visual and acoustic screen, and to add further topsoil and planting to



it so that the back gardens along this boundary retain the benefit of the effective shielding to the road. We would first carry out some investigation into the material to ensure it was inert and suitable to retain.

- A bund of mixed materials to the South East corner of the site. We would carry out some sampling of this material to confirm it is inert and then dispose of it to landfill.

The entire brownfield area is covered in hardcore. While this is very adequate for temporary hardstanding for the construction activities, ultimately 100% of this hardstanding will need to be disposed of off site as it will either be under the footprint of a building, replaced with better graded materials for the site road and hard landscaping, or with freshly imported topsoil for the gardens.

Our strategy for the construction phase would be:

- 1 – To carry out sufficient representative sampling and testing of the banded materials and hardstanding to confirm if it is inert,
- 2 – To dispose of any arisings to the correct category of landfill,
- 3 – To remain vigilant for any unexpected underground deposits of historic use or spilled petrochemicals which would be followed by a regime of testing prior to any re-use or disposal off site.

In summary the redevelopment of this land will also provide an opportunity to clear the site of decades worth of accumulated waste materials which can either be recycled or sent to the correct disposal facility.

Photo right – The bund to the South East corner of the brownfield land.





# Archaeology

Ecus Ltd were appointed to carry out an archaeological desktop assessment which also included a site visit and a review of the geotechnical investigations conducted in 2015. This is one of the supporting documents with this application.

In their executive summary, the potential for archaeological remains on Site is considered to be as follows:

- The Site is located outside of the defined Area of High Archaeological Potential associated with the historic settlement at Catherington;
- Low potential for prehistoric and Romano-British remains, most likely comprising stray artefacts of low heritage significance. Whilst the potential for Roman remains is considered to be low, it cannot be fully ruled out given the presence of cut features and artefact assemblages recorded along Catherington Lane;
- Very low potential for early medieval remains; and
- Background level of medieval and post-medieval remains of potential agricultural activity and artefact assemblages which would be of low to negligible heritage significance.

No known heritage assets of any archaeological significance have been identified within the Site as part of this assessment.

Whilst this assessment suggests limited archaeological potential within the Site, with previous disturbance in The Dairy likely to have truncated any buried remains, it is recommended that consultation with the archaeological advisor to the Local Planning Authority be undertaken to determine the need for any further archaeological investigation on Site. If confirmed, archaeological monitoring / a watching brief undertaken during the groundworks is considered to be appropriate.

It is considered that the archaeological potential does not represent a constraint to development and the proposed scheme would be in keeping with both national and local planning policy.



# Heritage

The Site currently comprises two areas of land situated on the periphery of Catherington Conservation Area. Although the proposed scheme would introduce a change within the Site, it provides an opportunity to enhance, benefit and positively contribute to the Conservation Area.

The majority of development within the Site would be limited to an area which is currently considered to be of negative value and, as such, the proposals will not only have a beneficial impact on the landscape in terms of amenity value but also improve both the contribution the Site has to this area and streetscape of Catherington Lane.

There will be alterations to a significant viewpoint identified by the Catherington Conservation Area Appraisal as a result of the proposals. This assessment has concluded that the contribution of such viewpoint is low and any views from Catherington Lane to the north east currently encompass elements within the Site which negatively detract from the surrounding environment. As such, the changes posed to this viewpoint need to be considered in light of its current contribution and the positive benefits the introduction of planting along the Site boundaries will have, improving the streetscape and thus the experience along Catherington Lane.

This assessment has concluded that whilst there will be a loss of undeveloped land for the development of the community plot, such loss would be limited and localised and this area has the capacity to accommodate such change without impacting upon the surrounding environment. Given its location and the addition of proposed landscaping and planting, it would be screened from view.

The change posed in the Site would not result in harm to designated heritage assets or buildings of local importance located within Catherington Conservation Area. The heritage interests would continue to be experienced and appreciated and the introduction of new development, which utilises a palette respectful and complimentary to the area, would not affect the overall character and appearance of the Conservation Area.

Consequently, the proposal would not lead to either substantial or less than substantial harm to designated heritage assets, as specified in the National Planning Policy Framework, and would be consistent with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990 and local planning policies relating to the protection of the historic environment.



Key buildings identified in the Heritage Assessment include the following:

**Catherington House**

NHLE: 1179074

Grade 2 Listed



**The Farmhouse**

NHLE: 1179073

Grade 2 Listed



**The Granary**

NHLE: 1351109;

Grade 2 Listed







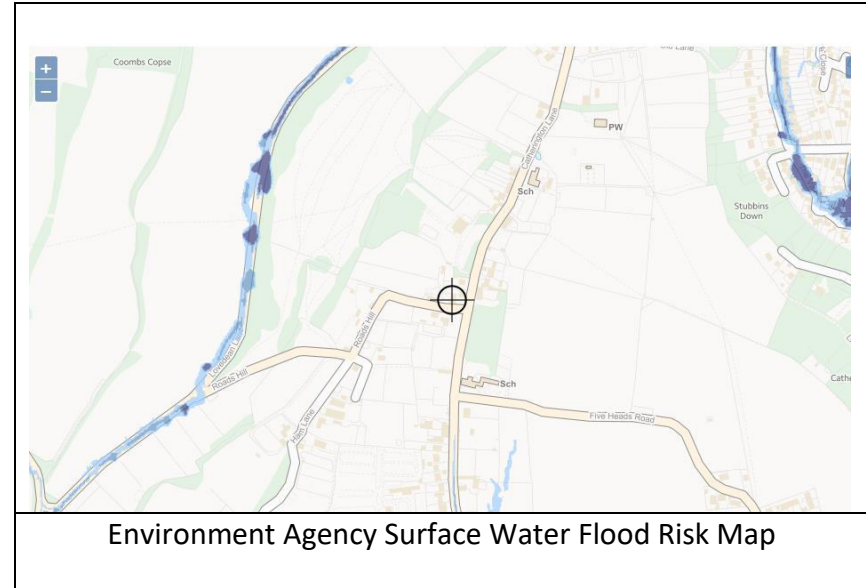
# Flood Risk and Drainage

According to the Environment Agency Website (Flood Map for Planning (Rivers and Sea)), this site is within Flood Zone 1 and is therefore outside predicted flooding area. Also, as the site is smaller than the 1ha. threshold, a specific Flood Risk Assessment is not required. We have, however, prepared one.

The site at the corner of Roads Hill & Catherington Lane falls under the UK definition of a brownfield site in that it is 'previously developed land' that has the potential for being redeveloped.

Any proposed development will be categorised as 'low' throughout the whole site.

According to the information available from the SFRA and the Environment Agency, the site has no history of flooding.



Environment Agency Surface Water Flood Risk Map

The Environment Agency's flood risk map indicates that the risk of flooding to the site is 'low'.

The flood risk from other sources including underground water, sewer and reservoir is 'low'.

In order to minimise the damage and to enable quick recovery and clean up after any flooding event, it is proposed that flood resilient measures could be implemented if required by the planning authority or a condition added to any permission if deemed necessary.

The Flood Risk Assessment report demonstrates that any development will be safe, in terms of flood risk, for its design life and will not increase the flood risk elsewhere.



# Pre-App Dialogue

COVID has been a significant limiting factor in pre-app dialogue but we have been able to hold some for which we are grateful to East Hants District Council Planning Department, CVRA, The Scouts and The Community. Importantly we also have the benefit of the views of EHDC in the pre-app discussions published in the 2015 Design and Access Statement which have been carefully considered by us in our initial review as our starting point which we have developed.

## **Pre-App key issues:**

The key issue is to address the reasons why the application was refused in 2015.

1 – **The site is outside of the settlement Policy Boundary** and this remains the case. EHDC Planning agreed that while the site is clearly brownfield land, there would need to be some strong community support for re-developing the land and advised that some consultation should take place. As Horndean Parish Council are not preparing any neighbourhood plans for the Parish, the community view on whether individual plots of land should be built on has never been tested in the village (or indeed wider afield).

We prepared and held a 6 week consultation which is covered in a later section of this Design and Access Statement and is also supported by our 'Statement Of Community Involvement'. Of 140 survey packs issued, we received 71 returns of which 88% of respondents felt that it was time to redevelop either the brownfield land, or the entire site. We feel that 51% response is exceptional and a very clear sign of the support for the principal of development.

In addition, to help to offset the harm of building outside of the SPB, we are offering an area of land for The Scouts to build their own facility on. This has also been tested in our consultation and again received very clear support (further details below).

We feel that the provision of this urgently needed community land, that the land is brownfield, and that the clear community support for the redevelopment of the land are a balanced argument to the fact that the site is currently outside of the SPB (albeit immediate adjoining it).

We are also aware that EHDC is looking to review additional sites to allocate in the emerging local plan and feel that there is strong evidence for this site to be included now.



We are also interested to see how the government white paper and emerging planning legislation on the assignment of land into three classifications and feel that, while this is not yet in place, the emerging legislation is worth considering as the land following consultation would fall into the category of “Renew” with the principal of development already accepted.

**Extract from Government White Paper ‘Planning For The Future – August 2020:** *Simplifying the role of Local Plans, to focus on identifying land under three categories – **Growth** areas suitable for substantial development, and where outline approval for development would be automatically secured for forms and types of development specified in the Plan; **Renewal** areas suitable for some development, such as gentle densification; and **Protected** areas where – as the name suggests – development is restricted. This could halve the time it takes to secure planning permission on larger sites identified in plans. We also want to allow local planning authorities to identify sub-areas in their Growth areas for self- and custom-build homes, so that more people can build their own homes.*

2 – **It is a loss of an employment site.** At the time of the 2015 application, the light industrial element of the site employed two people and this would have been lost. This is the established use for the land from a planning context. At this time there is now only one employee on the site. Our proposal is to provide 2 light industrial buildings, both approximately 120 SqM which are each able to employ 2 people.

We will therefore be making a worthwhile increase in the local employment opportunity by providing two units that are just below the business rate threshold and ideal for small local firms to operate at a low cost increasing the local sustainability.

While design is considered in more detail later in this document, and a subject for Reserved Matters, we anticipate that one of these buildings will be brick and flint in structure with a grey slate roof, and the other a red brick with a concrete tile roof. Both will have wooden vehicle and pedestrian access doors and the style will be to match a farm yard setting. We believe that this more than adequately addresses this reason for refusal in 2015.

It is also worth noting that the land has been marketed since the start of 2020 with both Fry & Kent in Portsmouth, and Pearsons in Clanfield. At the time of preparation of this document there has been no interest in purchasing the land for continued business use. Early in 2021 a route to permission following a ‘change of use’ application becomes credible we would rather retain the business use on the site.

3 – **There is no social housing provision.** This would we assume be an observation that as the site is outside of the SPB it would be able to be considered if it were made available for 100% affordable housing as a ‘rural exception’ site. If the principals noted in (1) above are accepted then this also addresses this reason for refusal.

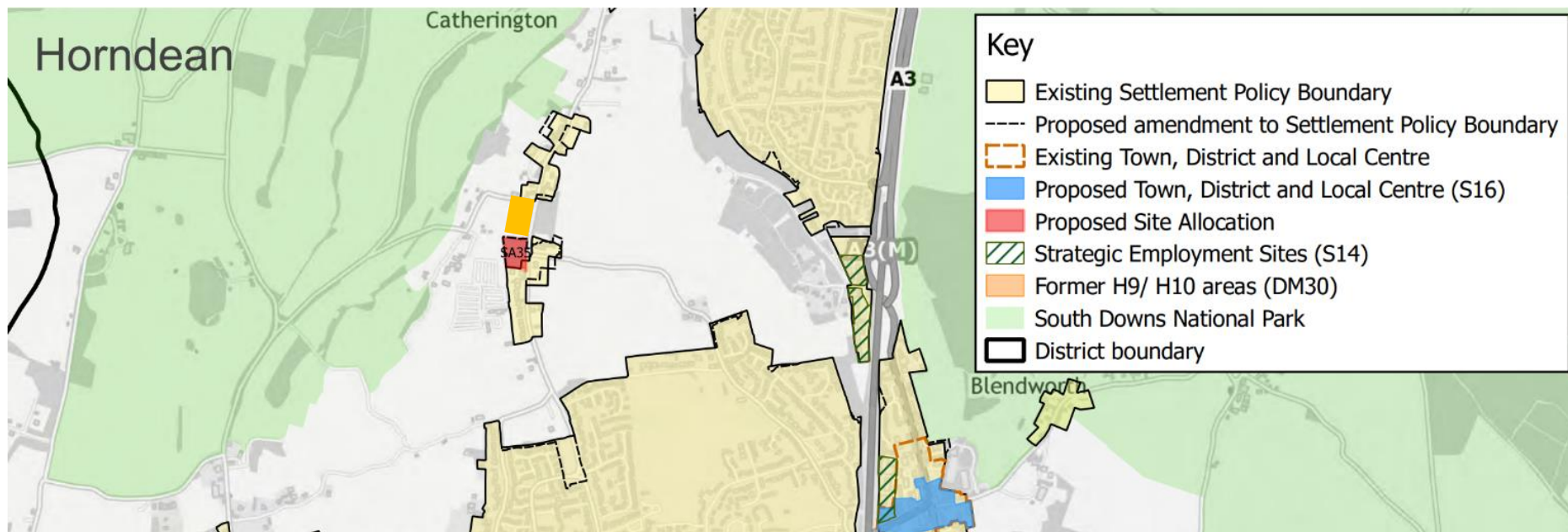
It is also worth noting that the last application was for 9 units and a total development of 997 SqM so below the threshold for affordable housing. We are looking to make better use of the land and provide a greater range of property sizes and exceed the 1,000 SqM threshold for affordable housing and will make a contribution for off site provision of housing which the last application would not.



It is also worth noting that the Government White Paper is looking to increase the threshold for affordable housing and this would most likely remove the 1,000 SqM threshold so with the 'Growth, Renewal, Protected' approach and the increased trigger level for affordable housing, it is very likely that a 15 home development with no affordable element and no donation of community land could be deemed to be 'approved in principal' without obstacle or the need for affordable contributions in the very near future. We feel this is a great opportunity for EHDC to secure a well-balanced scheme now before our land option we have expires and another developer takes a different approach.

4 – **It is not a sustainable location.** The planning inspector when carrying out the review into the appeal tested the principal of sustainable development and concluded that the site was not sustainable.

Since the preparation of the JCS the pressure on EHDC to allocate further land has increased and every year it becomes harder to identify obvious sites. Since the 2015 application, the site immediately next door to this proposal has been put into the EHDC emerging local plan. The excerpt below is from the EHDC Draft Local Plan 2017 – 2036 Policies Maps and shows SA35 in red. The Dairy is the land marked in orange.



If the site next door (SA35) is viewed as being a sustainable site, it is difficult to structure an argument that this one is not, especially when it would deliver not only space for community use by the Scouts and make contributions to affordable housing off site.



**Our starting point:**

The 2015 design by the previous applicant was subject to a number of pre-app meetings where the site layout developed and this included changing the unit numbers from 11 to 13 to a final quantity of 9 which we are also running with. This gives a well spread out development.

<p>Our first views were that the light industrial should be as separate as possible from the residential with the existing junction on the corner of Roads Hill and Catherington Lane being used for access.</p> <p>We were also drawn to consider the three bungalows being semi-detached and in a row as plots 6,7,8.</p> <p>The starting point is very 'blocky' to position the site layout.</p>	<p>We quickly decided that it was important to loose the access on the junction and have this on Roads Hill instead to improve road safety.</p> <p>Some of the properties have moved to 45 degrees to bring in a slightly more organic and less regimented feel. Parking spaces are identified unless in under croft parking for plots 7,8.</p> <p>Some of the properties are taking shape with more detail now.</p>	<p>The final layout changes plot 9 to a single storey bungalow so that the corner plot is less prominent and the street scene to Roads Hill single storey except for the Westernmost house.</p> <p>The plot of land not currently under the control of the land owners is properly surveyed and positioned.</p> <p>For outline this establishes that there is a good amount of amenity space for each of the properties and further detail will be provided during reserved matters.</p>



# Community Consultation

On the advice of the planning officers at East Hampshire District Council we carried out a community consultation to gauge the communities opinion about potential development of The Dairy, and how the land might be used.

This commenced on the 9<sup>th</sup> October 2020 with PDF copies of the consultation issued to Horndean Parish Council, local community associations and then on the 17<sup>th</sup> October with 140 local properties being hand delivered our consultation document and feedback form. We also contacted several local youth organisations of which there is a full list in our Statement Of Community Involvement.

Due to COVID restrictions we were unable to book any hall space for a public consultation so instead held an ‘Outdoor Drop-in Pop-Up-Gazebo consultation at the Farmer Inn on Saturday 31<sup>st</sup> October from 10:00 to 14:00. The invitation to this event was also included in the consultation booklet.

Despite the wind and rain, we had some 40 visitors attend which we felt was a very strong turnout. Over the 4 weeks we held the consultation we received 33 feedback forms and 38 online ‘SurveyMonkey’ responses making a return of 71 in total which is over 50% of the number of consultation forms issued. We feel this is an excellent sample of the community and a clear sign the community has in the outcome of the use of this land.

With this planning application we have included a ‘Statement of Community Consultation’ with appendices for the consultation booklet, feedback form and the results as supporting statements so these can be reviewed in detail. The written comments are very supportive of development and there have also been several excellent ideas that we are committed to incorporating into the final plans.

## Summary of the results:

- **Question 1 How should the site be used?** 52 respondents were in support of developing the brownfield element of the site. A further 9 were in support of not just the brownfield element, but the whole site. In total 61 respondents were in support with just 8 against the principal of development which is 88% support.
- **Question 2 Should the opportunity be taken to incorporate Community uses on part of the open land?** 54 respondents were in support of some community use with just 7 against giving 89% support for some community use on the land



- When analysing the types of community use that were supported, 50 respondents supported a Youth Organisation facility (Not a Youth Club) with 23 Public open space, 15 allotments and 11 a children's play space. Dedicated space for a youth organisation exceeds the other uses combined together.
- The 2015 planning application was refused as it was a loss of an employment site so it is important for us to positively address this. We propose to increase the capacity for jobs from 1 to 4 employees in 2 small business units which are below the business rates threshold. 42 respondents supported the retention of employment use with 16 opposing it. Showing 72% support for retaining business use. There was clear support for 1-2 units as a maximum number.
- We are particularly concerned about making the style of the properties fit in with the different styles of Catherington and not just one homogenous scheme to which 50 respondents said yes and 6 said no – 89% supporting the proposal to draw in the varying themes of the village.
- One particularly important aspect for us is the long term protection of the greenfield land and 63 respondents supported the plan to protect the land with covenants and just 3 feeling this was unnecessary. This was also the key concern for CVRA.

#### **The Scouts – Consultation:**

As part of the survey, we also met with youth groups – specifically The Scouts – who are looking for a new home and have been for over a decade. We have been able to allocate sufficient land and outdoor space for a purpose-built facility to be erected with secure outdoor space to allow these groups to safely carry out activities in a new bespoke building. Given their specific needs this is the ONLY location in Horndean that can offer this facility.

The Scouts have confirmed in writing at District Commissioner level that they would like to be the beneficiary of this land, and that they can fund the building cost to erect their own facility. Following a number of meetings and a review of their Horndean building it was clear they need a bespoke building which is totally different in design to a general purpose community building. Their needs are covered further in the 'Community Use' section below and the attached document 'Scout Hut Needs Assessment'



### **Other Feedback:**

The survey also generated several other invaluable points which we will be incorporating into the reserved matters submissions (if we are successful at outline) and these are as follows:

- Strong support for our view that the 4 and 5 bed homes should include a study or home office to cater for the ‘new way of working from home’ following COVID,
- Installation of adequate ductwork for high speed broadband / fibre to be installed to the properties, an issue raised by CVRA members in particular,
- Electric vehicle charging points to be installed to all properties, again a clear point from CVRA members,
- Ensure we not only meet but exceed the parking requirements,
- Give some thought to road safety improvements – and to this end we would be happy to gift some land to HCC to widen the road on the two-sharp bends on Roads Hill to allow better visibility and a passing point and also to fund ‘priority islands’ on both ends of the village if HCC feel this would be a benefit. CVRA are currently canvassing their membership on this subject and we would be pleased to support them,
- The importance to develop the design to fit in well with Catherington’s existing built form was also very clear – but also caveated with the need to not create a ‘mishmash’ so we feel that the three bungalows can be a matching style, the 4 beds another style and the 5 beds having some bespoke element to them. This is very much a matter for reserved matters but a key point.
- Very supportive reaction to our proposal to dedicate the three bungalows to existing Catherington residents so they can downsize and release equity while remaining in the community.





# COVID 19

Covid has had a major impact on our lives for most of 2020 and this will also run into 2021. The imminent prospects of a vaccination are a source of great hope for the nation but there are going to be long lasting effects as a result of COVID and it is clear that some of the legacy of COVID will remain.

First and foremost, workplaces are clearly going to change as businesses reflect on the lower cost of operation by reducing office space, business rates and travel costs while improving the quality of life and job satisfaction. This is going to result in a massive increase in the number of 'work from home' employees. When full time and part time employees are considered, this will run into the millions.

Secondly, for the self employed who have had to cut costs, those furloughed who have started their own small businesses, there is a further need for work from home space.

Finally, in the past when people were suffering from colds and flu the 'Keep Calm And Carry On' attitude is to simply carry on. In the future, coming to work with a cold or flu is going to be viewed as antisocial by a growing number of people so the need to work from home when 'mildly unwell' is going also to increase.

Working from home is clearly going to be the biggest change in behaviour from COVID and for this reason we are designing in a study / home office in the 4 and 5 bed homes to reflect our new future.

These rooms will have hard-wired data cabling to wall points in the study and lounge for computers, printer networking, wall mounted screen and local Wi-Fi routers. The door to the study, regardless of other needs, will be a fire door so that noise can be shut out of the room creating a quiet space. South facing windows for natural light is essential as is a layout that can accommodate a desk and bookcases.

We will also provide the below ground infrastructure for ductwork on site to accommodate Fibre Optic to the home as well as a small server cabinet and hard wiring of Cat 6 cabling.



# Design Concept

This is largely an area for Reserved Matters but it is important to set out our design philosophy in this section as it has been a key area in our consultation and also sets the scene for our Heritage Assessment.

Our proposition is that the village of Catherington has been built pretty much one house at a time over a period of perhaps 150 or more years. This gives the village its unique character and style. Indeed, the EHDC publication in November 2006 “Catherington Conservation Area” states that:

*Catherington village has grown along Catherington Lane, with the properties and buildings spaced out along the Lane, some within their own grounds but all have views and gaps between them which should be maintained and not eroded through infill development. The design and style of extensions and any new building should continue the traditional character and proportions of the buildings in the village.*

And

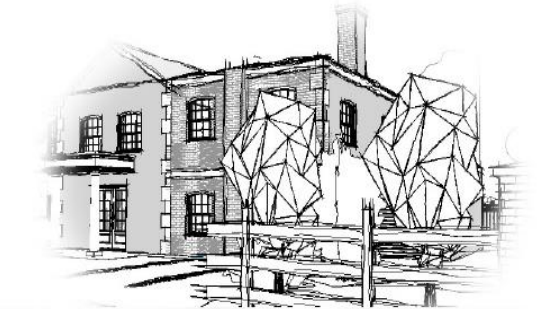
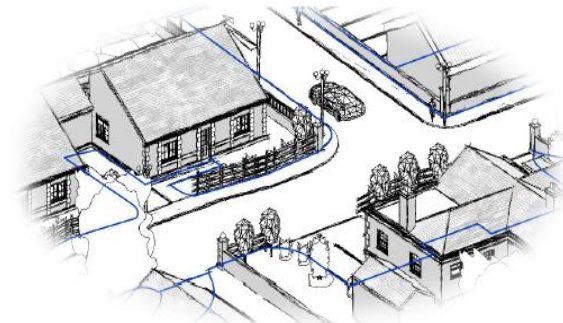
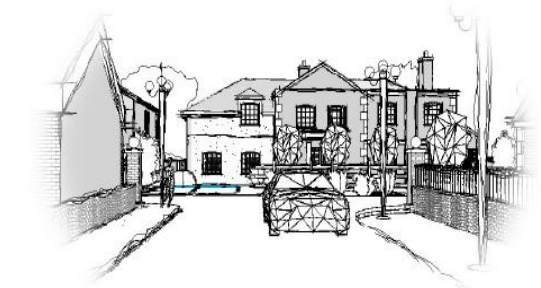
*The following factors should be considered when proposing any development within the Conservation Area:*

- *The scale, design and proportions are sympathetic to the characteristic form of the building, to the area and compatible with adjacent buildings and spaces;*
- *The use and application of building materials and finishes respects local traditional materials and building techniques*

We have also discussed the design concept with local neighbours, the Residents Association Committee and also in our local consultation where there was overwhelming support to create a development with a variety of styles of homes. The message at consultation was also clear that it should not be a complete ‘mish-mash’ of styles.

For these reasons we feel that the development should have 3 or 4 different styles of building which are drawn together with some consistent themes.

Sketch Right: Concept illustrations for our centrepiece home and a bungalow:





The two excerpts below are from i) the EHDC Catherington Conservation Area Nov 2006 publication and ii) our Community Consultation. Both of these (prepared independently) show very similar styles and themes of Catherington and the results from our community consultation firmly support the proposals to have a mixed style that matches the character of Catherington.

## 7 Design Palette

Key aspects to the local character of Catherington

### Building scale

Two storey detached and semi-detached buildings



### Roofing detail

Pitched and hipped roofs

Natural clay and slate roofing materials

Decorative painted bargeboards

Deep eaves

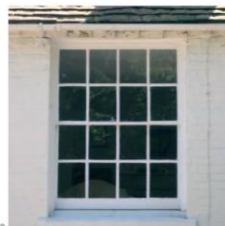
Chimneys

Small individual dormers, with pitched roof or lead roll



### Walls

First floor tile hanging  
Orange or cream yellow brick  
Flint with brick or stone dressings, some painted white  
Lime based mortars, renders and plasters



### Window details and doors

Timber sliding sash windows and timber side-hung casements  
Larger houses have projecting bay windows  
All window joinery painted white and single glazed panes  
Doors are timber and solid in design, painted a variety of colours

### Porches

Open hood porches, some flat lead roll, some with a tiled pitched roof



### Boundary treatments

Semi-coursed flint and brick walls with a variety of heights, depending on use  
Brick copings and piers  
Hedges and mature trees  
Low timber post-and-rail fencing with hedges separating fields



## 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?

## The Dairy, Catherington Design and Access Statement



We feel that one strong option is to have pairs of buildings that are the same style. One possible option is the following:

Centrepiece 5 bed and one bungalow	Brick and Flint with a dark flat tile roof
4 bed and bungalow	White Painted Brickwork
Twin 4 bed homes	Red brick ground with tile hung first floor and red tile roof
Twin 5 bed homes	Brown brick with stone cills
Twin 3 bed bungalows	Red brick with stone quoins

We also need to have common themes to the development to draw it together and these could include:

- Georgian style windows throughout which reflects much of Catherington
- Front doors of the same style
- Consistent post and rail fencing to the front garden boundaries
- Stone detailing from the same manufacturer, colour and texture

The sketches below show that the street-scene could look like.





One of the interesting aspects of Catherington is how the properties have been extended over the years with centuries old buildings being extended. There are some examples where a brick and flint building has been added to with brick or render extensions and we feel that there is an opportunity to design our centrepiece property along the same lines. 'Rex', our centrepiece property, could have started life as a traditional farm building with perhaps 3 bedrooms. Typically this would have been brick and flint with the flint being a waste product collected from the fields every year as they were ploughed. Over time, as family needs grew and building materials changed style, an extension was required but 50 years on it was more economical to build in brick than flint, so the extension would have been a different material – possibly a local red brick and first floor tile hanging.

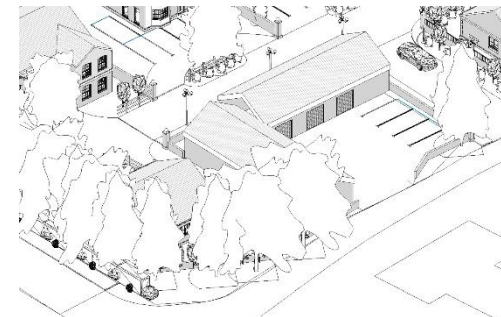
The illustrations below indicate how our centrepiece building may have evolved with time from a basic farmhouse to a comfortable 5 bed home.



Finally, our two small business units are prominent and important structures. They form part of the Roads Hill street scene and face the conservation zone, as the current units do. These would be a single storey, shallow pitch slate or tiles roof (no metal sheeting) and brick or flint external walls with timber barn style doors.

At this stage these are of course ideas which we welcome views on should we be successful at outline planning stage but we felt it was important to set out our commitment to a design of high quality and one that fully embraces the EHDC Conservation Area Appraisal, and the community views identified in the consultation.

We would as part of our reserved matters application work with The Scouts to prepare some plans for the Scout Hut to take this through reserved matters.





# Community Use

The site totals 1.77Ha (4.37 Acres) of land and much of this is green field or equestrian use and a key feature of the gap between Catherington and Horndean. Our interest is only in making better use of and re-developing the brownfield element so we are able to offer some land for community use totalling 0.14Ha to help balance the harm of development.

From past close involvement with the community, we know that a key reason why people choose to live in Horndean and Catherington is the availability of public open space and walks. We also know from the Parish Plan and other consultations that there is an urgent and unmet need for space for The Scouts to be able to build their own bespoke facility on so our community consultation gave options for the following:

- Public Open Space,
- Children's Play Area,
- Allotments,
- Land for a group of youth clubs to build their own building on.

The clear response from the consultation was to provide land for the Scouts and, indeed, this had more support than the other options combined.

In parallel we have explored with The Scouts what their needs are for a bespoke building and also carried out enough due diligence to ensure that this is also a viable project that can be delivered. That is is one organisation that makes it available to other groups makes this very deliverable.

Following a meeting at their Horndean facility it became clear that their needs are very specific to provide a suitable environment that considers all of the needs for safeguarding. The document "Scout Hut Needs Assessment" which accompanies this application goes into some detail, but some of the key points are covered below:

- Windows at a height of approximately 1.8m to prevent damage during ball games and also promote safeguarding
- Robust wall finishes that allow for wear and tear and easy maintenance
- Ceiling height approximately 300mm higher than most buildings for indoor activities
- Storage space nearly equal to the floor area required for the activity space
- Safe, secure outdoor space that is not accessible by the general public
- Wall space for Scouts Materials and displays
- Dedicated space allowing equipment and activities to be set up and left, not packed away at the end of every evening
- Being their own landlord so there is no conflict over building condition



It quickly became apparent that locations like Jubilee Hall and other community halls are just not suitable as they are likened to a 'goldfish bowl' when safeguarding is considered. The understandable requirement by Parish Councils for the community halls to be kept in good order is at odd with the robust nature of the activities and halls usage. The community halls must be returned to a clear, tidy empty space ready for the next user and there is no option for branding or personalisation of the space. Fundamentally though, there is NO safe external space for the Scouts in this, or nearby, communities to conduct outdoor activities. This development would provide sufficient space for camping, cooking and other outdoor skills on safe, secure private land that they own.



Our concept is a single storey building of approximately 300 SqM with a shallow pitch roof. Please see the Scout Hut Needs Assessment Document.

## The Dairy, Catherington Design and Access Statement



Following a number of discussions, The Scouts have confirmed that they are very confident that they can secure the funding to erect their own building on the land and have confirmed this in writing (Copy of the letter, Right)



Above – concept image of the new path from Catherington Lane to the new Scout Hut.



### 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](mailto:DC@waterloovilledistrictscouts.org.uk)



**LIFE CHANGING ADVENTURE**

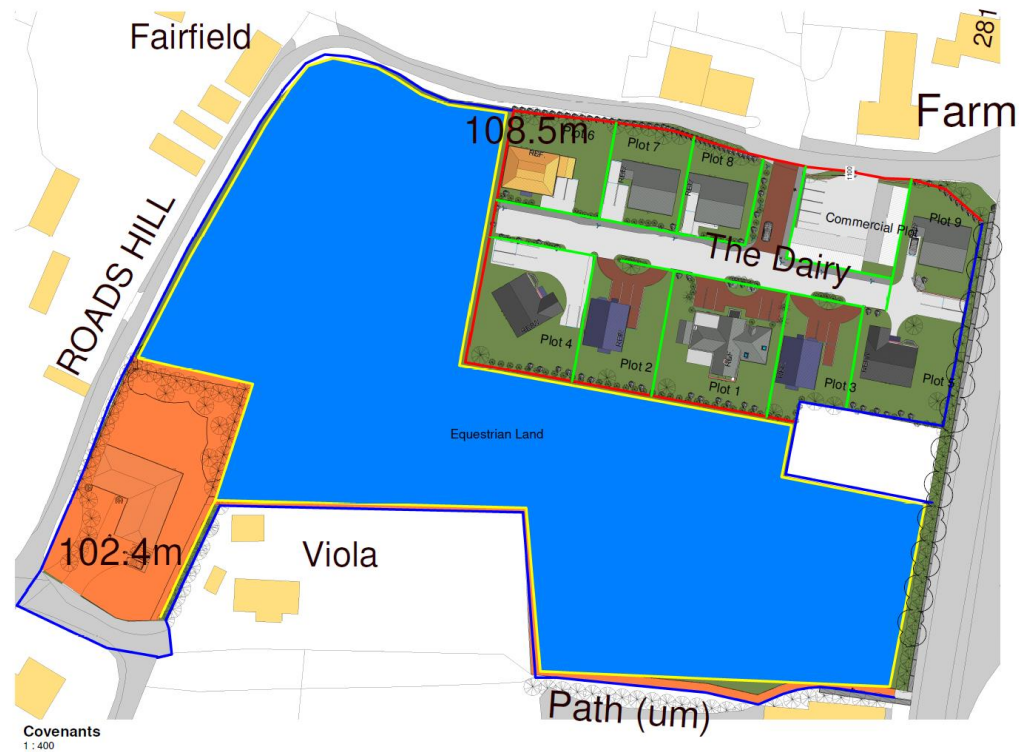




# Security Of Green Space

A very clear issue raised in the local consultations was the need to protect the identity of the village of Catherington and in particular the gap. This was a particular area of interest for CVRA who are of the opinion that the land needs to be better used and redeveloped, but it is essential to safeguard the equestrian land as a gap for the future. We fully agree with this and propose to place covenants on the land that make its subsequent development very difficult.

One of the supporting documents, “02.2 Covenants Plan”, identifies the community and equestrian land and proposes covenants that are controlled by HPC, EHDC and CVRA (or their successor organisations) as follows:





**The land shaded YELLOW around the perimeter of the site when sold with the properties is to be covenanted with the following wording entered into the deeds: “The yellow land can only be used for access to the green land for equestrian and non-commercial activities for 100 years and this remains in force unless the written agreement of CVRA (Catherington Village Residents Association), Horndean Parish Council and East Hampshire District Council is secured. In the event that any of these organisations ceases to exist then their successor organisation shall be consulted.**

**The land shaded BLUE and identified as ‘Equestrian Plots’ when sold with the properties is to be covenanted with the following wording entered into the deeds: “The blue land is only to be used for equestrian or non commercial activities. No structures are to be erected on the land other than stabling for equestrian and temporary structures, caravans, any other temporary or permanent habitable accommodation are strictly prohibited. This covenant is to remain in force for a period of 100 years unless the written agreement of CVRA (Catherington Village Residents Association), Horndean Parish Council and East Hampshire District Council is secured. In the event that any of these organisations ceases to exist then their successor organisation shall be consulted.**

**The Community land shaded TRUMP ORANGE is gifted to the Scouts so that they can erect their own building on it. The building is only to be used by Youth Groups such as, but not limited to, Scouts, Cubs, Beavers, Guides, Cadets. It is only to be used for scouting activities and not rented out for private parties and events. Access is by vehicle entry for the scout leaders only with secure gates being erected and maintained to the entrance to prevent pedestrian access. The members of the organisation will access the facility by a new bound gravel footpath with bollard lighting and fencing (installed by the developer) to the Southern boundary. The Scouts need to maintain this path so that it is clear, dry and lit so that vehicle access along Roads Hill is limited to the Scout Leaders and organisers. In the event that The Scouts no longer require the building it is to be offered for alternative community uses in consultation with the local residents association, parish and district councils.**



# Landscape

An Arboricultural Survey to BS 5839:2012 has been carried out by which identifies the existing planting to the residential and community use land.

## **Catherington Lane Elevation:**

This is the most important elevation and the length of the site is planted with reasonably well established mature, mixed species trees. These will be retained and the boundary planting thickened on land that we control to improve the visual screening.

We will install tree root protection fencing in line with the attached arboricultural report and best practice to protect this elevation during the construction work.

Photo right: Trees along Catherington Lane.



## **Roads Hill Elevation:**

Roads Hill has the longest elevation of the site but as the street scene is viewed from close up simple enhancements have a significant impact. The existing conifers will be pruned to a height of about 5m to encourage them to thicken out and additional native species planting added in to thicken this out. The existing access onto the Roads Hill, Catherington Lane junction will be removed and filled in with native species hedging.

Photo Right: Existing entrance to be omitted and infilled with native species hedging.

The frontage of the light industrial units is also the vision splay for the residential entrance so aside from the brick and flint wall will have little planting but will look like a traditional farm entrance.





Further along Roads Hill to the west of the entrance there is an existing 2.2m high soil and rubble bund. We have debated the merits of clearing this and planning with a new native species hedge but feel that the bund provides an effective visual screen between the properties and the road so propose to thicken the current planting with a fresh covering of topsoil and shrubbery.

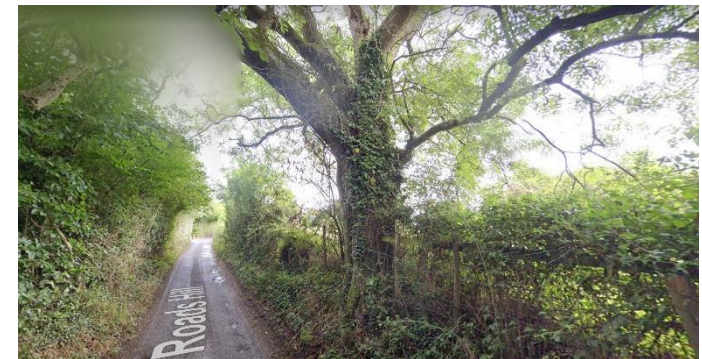
Photo Right: Earth bunding to Roads Hill boundary to be retained, and thickend.

**Community Land:**

There is an ash tree in very poor condition on the community land which will certainly need some emergency work and this will need to be carried out in consultation with the ecology team as due to the condition of the tree with deep cracks in multiple branches there is considered to be some potential for bat habitat.

The arboricultural report identifies this tree as category U

Photo Right: Ash in very poor condition.



**Additional biodiversity:**

Within the development the boundary treatment will generally be post and rail fencing with native species hedging. We will also be planting a new copse between the Community Land and the equestrian field in line with new emerging legislation to improve the biodiversity wherever possible.

Image Left: New Copse.



# Sustainable Construction

We have carried out a Sustainability Appraisal which is one of the documents submitted as part of this application. If our Outline planning application is successful, we will develop the design and carry out the construction in a manner that minimises its impact on Climate Change. Standards with regard to water efficiency and energy standards in particular will be met.

Aquilla Architecture have carried out a sustainability appraisal which focuses on the areas identified as key policies in the Joint Core Strategy (JCS) and the emerging Local Plan 2017 to 2036. This identifies the following key features:

## Demolition Measures:

- Recovery of the asbestos cement roof sheeting and disposal with a licenced carrier.
- Demolition of the existing structures with the waste streams being segregated and the hardcore being sent away for crushing.
- Careful recovery of the decades of waste on site and sorting into different waste streams for recycling minimising landfill as much as possible.

## Design Measures:

- Minimising Solar Gains.
- U-Values and G-Values on Glazing.
- Make the use of Thermal Mass to help stabilise indoor building temperatures.
- Maximise the available window space for natural lighting.
- Natural ventilation and the design of cross ventilation where possible.
- Light pollution to be minimised to protect the nearby observatory with no rooflights and directional external lighting
- Ground or Air source heat pumps.
- We are designing in a small copse and thickening the planting to the Catherington Lane boundary to increase the site ecology and improve wildlife corridors and habitat.
- SUDS for stormwater drainage.
- Shared surface carriageway and footpath to minimise hard landscaping.



#### Material Selection:

- FSC or PEFC timber whenever available.
- Use of recycled materials wherever possible including, but not limited to, crushed concrete for road makeup, reclaimed bricks for the white painted building, grey slate tiles to be 'Eco-slate' – a look alike product made from recycled car tyres.

#### Construction Phase:

- Site Waste Management Plan (SWMP) to be in place.
- Separate waste streams for metals, hardcore, timber and other recyclable waste. Separate recovery for chemical waste such as mastic tubes and paint tins. Selection of packaging and temporary protection that minimises non-recyclable waste.
- Method statement for the construction works detailing how we minimise noise, light and dust pollution.
- Best practice with general construction activities such as fuel bund, COSHH store, capturing waste concrete, monitoring and control of site water and electricity consumption, recording of data on waste disposal and recycling and more.

#### Water Consumption:

- Dual flush cisterns.
- Aerated basin taps 5L/Minute.
- Showers 8L/Minute.
- Kitchen Taps 6L/Minute.
- Baths 170L Capacity.



# Access

The development currently has several existing entrances and these are covered below:

## **Entrance on the Roads Hill / Catherington lane Junction.**

We would have liked to retain this entrance to keep the light industrial units separated from the residential portion of the site but feel that it is of a significantly greater good to remove this entrance to the site to improve the safety of this junction.

We will remove this access point and close it off with a brick and flint wall with native species hedging being planted to improve the safety of this junction.

Photo Right: Junction on the entrance to be removed.



## **Entrance for Business and Residential Access:**

There are a number of access points on Roads Hill. The proposed business access point will be re-opened and the existing site access re-used for the residential part of the site.

We feel that it is important to retain two separate access points so that the business traffic and residential traffic do not mix.

Photo Right: Existing access to the site.





**Access to the South West corner of the site.**

This access will be retained as a joint Equestrian and Scout Hut access and requires no modification or improvement.

Photo Right: Existing access to the site.



**Highways Statement:**

We have prepared and submitted a transport study which assesses the vehicle movements, current road safety, parking provision and visibility splays for the site accesses. This identifies no concerns and that the plans are in accordance with highways standards and the EHDC JCS and emerging local plan.

Image Right: Extract from transport study.







# Road Safety

During the consultation Road Safety was raised as a topic and we would cover this in three different areas:

1. Scout Hut Access
2. Roads Hill
3. Catherington Lane

## **1 – Scout Hut Access:**

We are conscious that Roads Hill is a narrow country lane which is a local cut-through between Catherington and Lovedean. It is well used with locals travelling between Horndean and Lovedean. The businesses in the farmland to the South West of this site including Pete’s Airlink and others generate significant vehicle movements which are often at peak hours. The addition of a number of vehicle movements in the evenings for the Scouts is something we can mitigate and avoid with the path from Catherington Lane

The Scouts, Guides, Cadets and other organisations are all outward bound groups. At the Queens Road facility the overwhelming majority of the members walk there from home. Our proposal is to provide sufficient ‘on site’ parking for the leaders and organisers of the group as well as any DDA requirements but to also provide a footpath from Catherington Lane to the Scout Hut. This will be formed with a bound gravel path, post and rail fencing and low level LED lighting so that it is a level, dry, safe pathway to the Hut. If the members are not walking there from home then parents can drop them off in the layby on Catherington Lane where children from the school are also picked up and dropped off.

We would install the path and then hand it over to the Scouts to maintain.

## **2 – Roads Hill:**

The perception about road safety is always difficult. There are polar opposites between the community view and HCC view on Road Safety to the local roads. Roads Hill is a largely single track lane with few passing points. We are very happy to gift some land to HCC on the two sharp bends on Roads Hill so that the visibility at these bends is improved and there is more space for passing vehicles. If Hampshire County Council would like to discuss this further then we are very happy to gift this land for free.



### **3 – Catherington Lane:**

Catherington Lane in front of the site is a very long, straight road. While the accident statistics might not support it, there are regular road users who drive at excessive speeds as demonstrated by the Horndean Parish Council SID (Speed Indicator Display) unit and personal experiences.

The village have long campaigned for road safety improvements and we are very happy to be part of a meeting with HCC, EHDC, CVRA (Catherington village Residents Association) and ourselves to discuss what could be done on Catherington Lane. This might be priority islands (such as installed on White Dirt Lane) or another measure.

We would be very happy to fund the cost of a pair of priority islands at each end of the village if this would be of benefit.



# Conclusion

## Starting Point:

Clearly the starting point for this application is to review the reasons the 2015 application was refused and to seek to address these as best we can in this application.

For this reason, we are focusing our efforts on an outline application that covers the principal of development. If we are successful, we will of course follow up with a series of further meetings with EHDC that then cover the reserved matters items prior to submittal – hopefully in a COVID free environment!

We believe that the fact that the site is outside of the SPB is addressed by:

1. The outcome of our local consultation that showed 88% of the respondents support the redevelopment of this messy brownfield land – the first time that this land has been tested in a public forum as there is no neighbourhood plan;
2. We are able to provide sufficient space for The Scouts to build a new facility and have some safe external space that allows external activities to be carried out with safeguarding firmly in mind and is the only opportunity in Horndean for this to take place;
3. The site is brownfield and before any greenfield land is used outside of the SPB we should make use of this land first. Indeed, the community consultation was clear that we should use Brownfield land before any Greenfield land in our community and
4. The need to review the allocated sites based on challenges to other sites in the North of the District and a possible increased burden with government dictated figures means that there is a need to identify additional sites to those in the emerging local plan. Based on our community consultation we feel that EHDC or the inspector assessing the emerging local plan could consider the community consultation we have carried out and support the inclusion of this site in the final plan.

We believe that the 2015 application was refused in part due to the loss of an employment site is being more than addressed by our inclusion of two small light industrial units on the development to not only retain, but to significantly increase the employment opportunity in the future.

We believe that the inspectors review at the appeal to assess if the site is ‘sustainable’ is now a very moot point considering that the land immediately adjacent to The Dairy is SA35, an allocated site in the 2017 – 2036 emerging local plan. The reality is that at the time that decision was made to refuse the 2015 application that there were other ‘least worse’ places to select for development and the decision was right at the time. Since then, the community has grown and the local needs with it. We acknowledge the selection of SA35 and propose that this site is equally as sustainable in location and that our offer of affordable contributions and land for a Scout Hut makes this site a more sustainable proposition.



**General:**

We have worked hard to prepare an outline application that also addresses issues including ecology, sustainability, heritage, landscape, transport and several other areas with supporting reports. We believe these are faithful in their compliance with EHDC policies and if successful at outline application look forward to having further discussions with EHDC on how we further develop these principals.

We feel that 'The Dairy' with our current proposals is a very credible application for EHDC to consider. A future application may be able to rely on the 'Renewal' route in the emerging Government white paper for a clear route to permission and an increased threshold of affordable housing which would result in a loss of affordable housing contributions. There would probably be a probably a greater housing density and the employment element would be lost as the land is currently being marketed. The greenfield element would be withdrawn from a subsequent development and the land always under threat of infill in the gap. If Renewal is a clear option for this messy brownfield land then a future developer would make no provision for community space for The Scouts to 'balance the harm of development'. We truly believe that our proposals reflect the community desire to tidy this messy plot of land and make a genuine commitment to give some additional benefit to the community and protect the gap for the future.