



Produced by



Applegarth Farm
Planning Statement, including
Statement of Community
Involvement
February 2021

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1. Introduction

- 1.1 Henry Adams Planning has been instructed to prepare a detailed planning application for the redevelopment of Applegarth Farm to form new high-quality accommodation at the site and overall enhancement of its current offer. The application proposes the replacement and expansion of the existing farm shop, cookery school restaurant and rural enterprise centre, introduction of an Aeroponic Greenhouse and market gardens. The proposed development is described as follows:

“Expansion to the existing restaurant (E(b) Use Class) and farm shop (E(a) Use Class) with the addition of a rural enterprise centre (Use Class E) cookery school (F1(a) Use Class) and growing areas with car parking and landscaping improvements”

- 1.2 The proposed application follows an outline planning approval, which has now lapsed, for the overall redevelopment of the site. In approving the scheme, which was of a similar scale, planning officers confirmed:

The principle of the expansion of this existing rural enterprise and the creation of commercial floorspace to provide local employment and tourism opportunities accords with the aims of Policies CP6, CP9 and CP19 of the JCS

- 1.3 The above policies continue to comprise the Development Plan for the area and it is felt that the policy support for the scheme remains.
- 1.4 The proposals provide a unique opportunity to expand and enhance the existing offer of Applegarth Farm. The heart of Applegarth is its community and has been ever since the Benson family started growing, farming, producing and selling food from their farmland on the Surrey Hampshire borders of Grayshott 45 years ago. With a few upgrades & enhancements along the way – enabling Applegarth to maintain its firm foothold within the community – the business has stayed true to its roots and today operates a vibrant, popular business employing over 20 people.
- 1.5 Maintaining the business as part of the community is critical to the Benson family, with high quality design and space being the main driver for this development.
- 1.6 Together with this Planning Statement, the application is supported by the following documents:

- Design & Access Statement
- Ecological Assessments
- Sustainability Assessment
- Landscape Visual Impact Assessment
- Retail Impact Assessment
- Flood Risk Assessment and Drainage Strategy
- Transport Statement

- Tree Survey, Schedule and AIA
- Noise Assessment
- Heritage Statement
- Associated drawings, including an indicative site layout plan

1.7 Accordingly, this Statement and the associated documents seek permission to bring forward a detailed scheme, which would result in significant economic, social and environmental benefits.

2 Site Description

2.1 Applegarth Farm is located off Headley Road between the settlements of Grayshott and Headley Down. The site, which is broadly square, occupies an area of 1.96 hectares or 4.84 acres, with existing vehicular access taken off Tennyson Way which forms the primary access of the recently completed Applegarth Vale residential development. The site currently offers a small farm shop, delicatessen and restaurant within an assemblage of timber agricultural style buildings. A small number of external cabins provide additional retail outlets for small independent businesses.

2.2 The site also includes a large unused barn, car parking, a small area of horse paddock and growing space with one polytunnel to the west of the site.

2.3 The site is surrounded by dense vegetation to the west and south. Headley Road forms the south western boundary and is flanked by mature/veteran tree planting along the entirety of both the farm site and neighbouring Applegarth Vale extents. A run of alder makes up the western boundary between the site and the former golf driving range. To the north and east of the site, the Applegarth Vale residential units abut the site, with housing backing on to the site in the north-east and currently bound by closed board fencing. Tennyson Way forms the boundary further south with a substantial grass verge, chestnut post and rail fencing and new tree planting forming the site boundary.

3 Proposal

3.1 The proposal seeks detailed permission for the redevelopment of the Applegarth Farm restaurant, shop and rural enterprise centre. The proposal will also introduce an Aeroponic Greenhouse which will serve the restaurant, farm shop and cookery school.

3.2 The proposal is designed to incorporate the proposed mix of uses, so they complement one another within a high-quality bespoke building and associated landscaped curtilage. The proposed uses would comprise the following floor areas:

Use Class	Proposed Floor Area
Green House (horticultural)	487sqm
Restaurant (Use Class E)	400sqm
Retail (Use Class E)	620sqm
Cookery School (Use Class F1a)	65sqm
Growing School (Use Class F1a)	65sqm
Artisan Cabins (Use Class E)	65sqm
Staff Areas	184sqm
Ancillary	117sqm
Back of house	584sqm
Plant room	227sq.m
Total:	2,814 sq.m

- 3.3 The proposed building would contain 5 key elements of the farm shop, restaurant, cookery / growing school, back of house (kitchen and servicing) and aeroponic greenhouse. This would result in the creation of 40 full time, 32 part time staff. Currently circa 20 people are employed at Applegarth Farm.
- 3.4 Access would be taken from Tennyson Way, via an enhanced bell mouth junction. The proposed access would be subject to an increased width and visibility splays provided to allow a suitable access to be created. Pedestrian access would be available on to the dedicated footpath Tennyson Way and beyond on to the Headley Road. Means of access would also be retained through the site in to the wider Applegarth Farm holding. The current access to the Plymouth Brethren site would be extinguished as a result of the construction of their standalone consented access from Headley Road (currently under construction).
- 3.5 The proposal introduces the additional parking requirements around the building, which are to be set in soft landscaping and informed by the existing mature trees within the site. The proposal will provide for 146 car parking spaces, including 7 disabled spaces. Electric Vehicle Charging points will be provided and 32 cycle parking spaces are also provided.
- 3.6 The mature tree belts to the site boundaries are to retained and where required, enhanced, whilst a landscape bund is proposed to the south-west. The main access route would be impermeable, but the parking areas would comprise a permeable surface.

4 Background and Relevant Planning History

- 4.1 Applegarth Farm was a soft fruit farm which fell out of that use in the 1980s and was then used for grazing, car boot sales and retail use. The former farm buildings have

found new uses including the farm shop and café. The most recent planning application history is as follows:

Application Reference	Proposal	Decision
27202/1	Additional use of farm shop for imported produce	Permission 1983
27202/004	Change of use of farmland to weekend car boot sales	Permission 1998
27202/007	Change of use of agricultural land to car boot sales	Permission 2001
27202/009	Change of use of agricultural land to car boot sales (all year)	Permission 2004
27202/13	Extensions to provide kitchen / restaurant	Permission 2005
27202/14	External retail sales	Permission 2005
27202/020	Change of use of part of farm shop to cafe, single-storey pitch-roofed extension to side and porch to front	Permission 2007
27202/022	Change in opening times of farm shop and cafe to be open from 8.30am to 10.00pm Monday to Saturday (variation of condition 3 to planning permission 27202/020)	Approved 2009
27202/025	Change of use of agricultural barn to provide children's soft play facility, associated facility, associated cafeteria and educational facilities	Approved 4 April 2012
27202/030	Outline - Expansion to the existing restaurant and farm shop with the addition of three new facilities including rural enterprise centre, cookery school, soft play facility and outdoor play space with car parking and landscaping improvements	Approved April 2015

- 4.2 Of note is the outline planning permission secured in 2015 under 27202/030. This was approved under the same Development which exists for the area and it is considered that subject to relevant technical considerations, the principle remains supported by planning policy. It is therefore considered material to the determination of this application, which although now detailed in its form, comprises a similar form of development to that previously approved.

5 Planning Policy background

- 5.1 Following paragraph 39 (6) of the Planning and Compulsory Purchase Act 2004, there is a duty to take decisions in accordance with the Development Plan unless material considerations indicate otherwise.
- 5.2 The Statutory Development Plan comprises the National Planning Policy Framework (2019), the National Design Guide (2020) and The South Downs Local Plan (2019).

National Planning Policy Framework (NPPF)

- 5.3 In terms of decision-making, paragraph 7 explains that Local Planning Authorities should approach decisions on proposed development in a positive and creative way. Decision-makers at every level should seek to approve applications for sustainable development where possible.
- 5.4 The purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 8 of the NPPF outlines the three dimensions to sustainable development by which the planning system needs to perform; economic role, social role and environmental role. These roles involve contributing to building a strong, responsive and competitive economy, supporting strong, vibrant and healthy communities, and protecting and enhancing the natural, built and historic environment.
- 5.5 Paragraph 84 sets out that planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.
- 5.6 Paragraph 117 seeks to 'promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.'
- 5.7 Section 12 stresses the importance of creating well-designed places, as good design is a key aspect of sustainable development. Proposals should therefore function well and add to the overall quality of the area, be visually attractive as a result of good architecture and landscaping, be sympathetic to local character and history, establish a strong sense of place and optimise the potential of the site.

National Design Guide

- 5.8 In October 2019, the Government published the National Design Guide (NDG) to illustrate how well-designed places that are beautiful, enduring and successful can be achieved in practice. It forms part of the Government's suite of planning practice guidance. In addition to informing development proposals and their assessment by Local Planning Authorities, it supports paragraph 13 of the NPPF which states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

East Hampshire District Local Plan: Joint Core Strategy (2014)

- 5.9 The Development Plans for East Hampshire comprise:

East Hampshire District Local Plan: Joint Core Strategy (2014)

- CP1 - Presumption in favour of sustainable development
- CP2 - Spatial Strategy
- CP5 - Employment and workforce skills
- CP6 - Rural economy and enterprise
- CP7 - New retail provision
- CP9 - Tourism
- CP19 - Development in the countryside
- CP20 - Landscape
- CP21 - Biodiversity
- CP22 - Internationally designated sites
- CP23 - Gaps between settlements
- CP25 - Flood Risk
- CP27 - Pollution
- CP28 - Green Infrastructure
- CP29 - Design
- CP30 - Historic Environment
- CP31 - Transport
- CP32 - Infrastructure

East Hampshire District Local Plan: Second Review (2006)

- C6 - Tree Preservation
- T2 - Public Transport Provision and Improvement
- T3 - Pedestrians and Cyclists
- P7 - Contaminated Land
- S6 - The Control of Shops on Farms

Vehicle Parking Standards SPD July 2018

6 Planning Considerations

- 6.1 This section sets out the merits of the proposal and its compliance with national and local planning policy.

Principle of Development

- 6.2 The site is located outside the identified Settlement Policy Boundary (SPB) for Grayshott in the JCS and thus is in a location where the countryside policies of the development plan apply.
- 6.3 Policy CP19 (Development in the Countryside) operates a policy of general restraint to protect the countryside for its own sake. It states; *“The only development allowed in the countryside will be that with a genuine need and proven need for a countryside location, such as that necessary for farming, forestry, or other rural enterprises (see Policy CP6)”*
- 6.4 Policy CP6 (Rural economy and enterprise) supports farm diversification projects including; local food processing, farm shops selling local produce and tourism facilities / visitor attractions. The policy also supports the reasonable extension of existing firms in the countryside and the conversion of rural buildings to appropriate uses.
- 6.5 Policy CP9 (Tourism) allows for *“new tourism facilities in the countryside through the re-use of suitable rural buildings and as part of farm or rural business diversification”*. The application proposes to expand the existing restaurant and farm shop at Applegarth Farm.
- 6.6 The proposed aeroponic greenhouse in affect replaces the floor space proposed for the children’s play area and offers the opportunity to incorporate the increased production of fresh produce on site. This comprises an agricultural use, with the processing taking place in the wider restaurant, farm shop and service areas. The proposal also results in a large market garden and outdoor space for people to visit and understand how food at Applegarth Farm is produced.
- 6.7 The principle of the expansion of this existing rural enterprise is considered to accord with the aims of Policies CP6 and CP19 of the JCS, subject to considerations of matters of detail.
- 6.8 The proposal would comprise an expansion of existing ‘town-centre use’ and therefore consideration must be given to the impact upon the existing village centre.
- 6.9 The application is accompanied by an economic impact study which gives consideration to the impact on the local retail facilities offered by Grayshott village centre. The assessment shows that the proposed facility would provide an

opportunity for local business to produce and market a range of artisan products. As previously considered under the 2015 application, the proposal continues to be niche market for local customers as well as an attraction for visitors to the area. As such it is considered that the facility would not offer a range of comparison and convenience goods and service to compete with the services offered in Grayshott.

- 6.10 It is therefore considered that the proposal would not impact upon the vitality and viability of Grayshott village centre. It is therefore proposed that the principle of development continues to accord with policies CP6, CP9 and CP19 of the JCS.

Economic & Social benefits

- 6.11 The positive economic benefits of this proposal will be far-reaching in several areas. These include:

- Considerable localised job creation with the wider implications on the local economy.
- Attracting the need for a wide variety of skill sets.
- An increase in employee training and vocational assistance and the active recruitment of employees on apprenticeship courses.
- A considerable increase in monies spent with local suppliers, both in a food service, wholesale capacity and within the farm shop retail environment.
- The provision of a nurturing embryonic environment for small artisan producers. A cost-effective way for small businesses to both make and retail their products and services as well as providing the infrastructure generally only afforded to a much larger company.
- Helping small businesses grow to the point where they will be able to expand their operations and later potentially take space on the ever threatened high street.
- The ability for customers to be in direct contact with small artisan producers allowing for a greater level of accessibility and bespoke ordering.
- Providing a location which promotes exercise and healthy balanced eating which is as dedicated to the adult as much as the child.
- The provision of two educational facilities which actively promote areas that have been greatly reduced in mainstream education. These areas also tackle the growing obesity problem in the UK with robust nationally recognised qualifications.
- The increase of tourism to the local area and the subsequent knock-on effects to other localised businesses. We will be increasing our reciprocal partnerships with local businesses to provide a much desired location to visit and subsequently live in.
- It is considered that the economic downturn associated with the global pandemic in the hospitality industry provides very special circumstances for allowing development to come forward early.

Landscape considerations

- 6.12 The submitted Landscape and Visual Impact Appraisal (LVIA) examines the nature and extent of the development and the magnitude and significance of the proposal on the landscape. This document has been updated since earlier proposals on the site to take account of the significant change in context following the construction the adjacent residential estate.
- 6.13 The site comprises an existing group of former agricultural buildings which have been adapted and extended to accommodate the current uses at Applegarth Farm. The site is also well defined with mature trees along the roadside frontage (subject to TPO's).
- 6.14 Opposite the site, on the south west of Headley Road is Grayshott Spa (now closed), a large site which includes a substantial number of buildings. To the north west of the site is a golf driving range (now closed). The settlement boundary of Grayshott lies a short distance to the south east.
- 6.15 The Landscape and Visual Impact Appraisal confirms that the sites visual enclosure affords the site a high level of landscape separation from the significant landscape designations in the area. Listed properties and scheduled monuments are either sufficiently distant and/or totally screened by the well-established mature woodland which occludes any potential long-distance views out from the site.
- 6.16 The local tree cover also screens the Surrey Hills AONB to the north and Bramshott and Ludshott Commons SSSI to the south from the site. Of the local landscape receptors, it is considered that only the designations associated with Whitmoor Hanger (SINC and Ancient Woodland) will be affected by the development. However, as the anticipated effect is only *slight adverse* and considering the maturing planting proposals within the scheme, it is considered that there will be no long term affects on these designations and therefore no mitigation is required. The remaining landscape receptors are considered to be unaffected by the proposed commercial development at the farm.
- 6.17 The proposal does include the removal of a number of trees to accommodate the development. None of those trees are the subject of a Tree Preservation Order. Whilst a number of trees are to be removed, the proposal introduces extensive replacement tree planting to mitigate the loss. The comprehensive approach to landscaping the site will mitigate the loss of the tree in that every effort was made to incorporate the retention of the tree and at the same time provide an attractive setting for the development that, in years to come, will contribute to the character of the district's landscape.
- 6.18 The appraisal concludes that the character, scale and quality of the proposals are sensitive to the local environment and in tune with local planning policy. As a result, it

is anticipated that the development will make a positive contribution to local landscape character, built form and the cultural heritage of the wider Grayshott community.

Local Gap

- 6.19 In terms of Local Gap Policy C11, it is worded that development would not be permitted in the open or largely undeveloped areas of land which provide gaps between settlements if it would lead to coalescence or the loss of separate identity of settlements. The gap between Grayshott and Headley Down is of local importance and the extent and boundaries were identified on the proposal and inset maps of the plan. However, paragraph 3.61 of the EHDLP: SR stated that:

“The Council will strictly control development in these gaps during the Plan period.”

- 6.20 The recognition of a ‘gap’ between settlements is not a matter of countryside protection or a landscape designation. As both the EHDLP: SR and JCS make clear local gaps are a device to regulate or shape the pattern of towns and villages and to maintain a sense of place. The approach being taken to design, layout, setting and landscaping of the proposals is consistent with the aim and intention of local gap policy.
- 6.21 The landscape appraisal also considers the impact of the development on the Local Plan. It confirms that the site is not physically connected to the existing urban area or the settlement boundary and as such lies within the gap between the settlements of Grayshott and Headley Down.
- 6.22 The development of Applegarth Vale residential area has created a substantial shift in the local landscape character and already made a significant change to the landscape within the gap. It is considered that the commercial development (redevelopment of previously development land) on Applegarth Farm would tie into this change and complement the new residential surroundings. The new building and associated upgrades to the external environment at Applegarth Farm will further change the existing character to a more organised, commercial and carefully managed series of spaces. It is anticipated that these upgrades, with the area of woodland and hedge screening extended along Headley Road, will have a positive effect on local landscape character, improving the landscape amenity around the new Vale housing and enhancing the sense of separation between Grayshott and Headley Down.

Residential Amenity

- 6.23 The sites context has changed significantly since the approval of the outline scheme in 2015. The sites northern boundary is now joined by the rear gardens of a number

of the residential properties beyond. Consideration therefore needs to be given to the impact of the development on these properties.

- 6.24 As a starting point, the site is already occupied by the uses proposed under the current application, albeit of a lesser scale. The proposed uses also largely comprise either agricultural or town centre uses, which are considered appropriate uses alongside residential development.
- 6.25 The likely considerations of the development upon residential amenity are likely to relate to noise, scale / form of the building and lighting. The building is set well away from the boundary and both hard and soft landscaping features are proposed on the sites northern boundary, where it adjoins residential properties. Whilst the proposed building maybe visible, in will be seen at some distance from the properties and would not appear dominant or overpowering.
- 6.26 The building design is of a high quality and the intervening soft landscaping will reduce the visual significance of the building when viewed from the surrounding area. The additional landscaping is likely to result in an improvement given the current boundary form.
- 6.27 A lighting strategy has been produced which seeks to minimise light spill and positioned to ensure any lighting is directed respectfully. Alongside the lighting assessment, a Noise Assessment has been completed which considers both vehicle and plant emissions.
- 6.28 The Noise Assessment prepared by auricl acoustic consulting confirms that the following noise mitigation will be employed for plant for the building:
- Sensible location of air intake and air discharge louvres, so as to maximise distance and screening from noise sensitive façades;
 - Use of appropriate atmospheric duct-mounted attenuators on any fans and air handling units, with attenuators located close to external louvres so as to attenuate noise from any plantrooms breaking into the duct;
 - Use of acoustic louvres, if necessary;
 - Consideration of air velocities, to avoid air-regenerated noise at external louvres;
 - Selection of low-noise plant, including night set-back modes;
 - Appropriate casings on external fans and air handling units, so as to limit noise break-out; and
 - Suitably-specified vibration isolators fitted to all plant items and associated ductwork/pipework, to control vibration transmission through the building structure.
- 6.29 In terms of noise impacts from vehicle movements, the assessment models likely scenarios from a range of vehicles types, informed by the Transport Statement. From

review, the change in noise levels will not alter from the current or future operations of the site.

- 6.30 Given the appropriate design of plant and consideration of noise generation, together with the proximity of proposed buildings from nearby residential dwellings, the proposal is not considered to result in harm to the amenity of nearby residential properties.

Transport & Access

- 6.31 The application is supported by a detailed Transport Statement prepared Bryan G Hall. The proposed development includes the widening of the existing Applegarth Farm access from 5.3 metres to 6.5 metres and an increase in the kerb radius on the south-western side of the junction to 10 metres, in order to improve vehicular access and egress. The 2 metre wide footway on the south-western side of the junction will be extended into the site, and a proposed pedestrian dropped crossing point with tactile paving will be provided along with give way markings at the junction.
- 6.32 Swept path analysis has been undertaken which demonstrates that with the proposed access improvements in place, suitable access to the site for cars and delivery vehicles will be provided.
- 6.33 The additional trip generation as a result of the proposed re-development has been determined based on a combination of uplifts in GFA, anticipated staff numbers or trip rates from the Transport Statement attached to the 2015 submission. It is anticipated that the proposed re-development will generate around an additional 97 two-way trips during the morning peak hour and 149 two-way trips during the evening peak hour.
- 6.34 An assessment of the Tennyson Way/B3002 Headley Road/Grayshott Spa junction has been undertaken, based on data presented in a Transport Statement by Peter Brett Associates for the re-development of the site which was previously approved in June 2015. This concludes that the additional trips will not have a significant impact on the operation of the Tennyson Way/B3003 Headley Road/Grayshott Spa junction.
- 6.35 It is therefore concluded that there are no highways or transport related reasons why the proposed re-development of the Applegarth Farm site should not be granted planning permission nor any mitigation required in terms of off-site highway works.

Drainage and Flood Risk

- 6.36 The application is supported by a Flood Risk Assessment (FRA) and Drainage Strategy prepared by Motion. This confirms that the site The EA Flood Map shows that the site is located wholly within Flood Zone 1 (less than 1 in 1000 annual probability of flooding from rivers or the sea). The Strategy incorporates SuDS features to manage

surface water on site and minimise flood risk both on site and in the surrounding areas. The proposed SuDS features are incorporated in to the overall design of the scheme and landscaping scheme.

- 6.37 This report demonstrates that the drainage scheme will not result in an increased risk of flooding on site or to neighbouring areas. Therefore, it can be concluded that the flood risk from the proposed development can be managed on site without increasing the risk to any neighbouring developments or downstream areas, and therefore fulfils the requirements of the existing planning permission and the PPG and NPPF.

Arboriculture

- 6.38 The application is supported by Tree Report prepared by Martin Dobson Associates. As noted above, the proposal results in the removal of a number of trees from the site. These total 16 trees for removal, 4 of which are Category B trees, 9 Category C and 2 Category U trees. The remaining 31 mature trees (which include those subject to preservation orders) on site and 3 groups will be retained and protected. To compensate for the loss of trees, 80 news species are to be planted.
- 6.39 Overall, the proposal will result in an uplift in tree cover and the Tree Report confirmed that the retention and replanting will ensure that the rural and leafy character of the area will be preserved.

Heritage

- 6.40 The application is supported by a Heritage Assessment prepared by Orion. There are no above ground heritage features in close proximity to the site and the assessment notes the site has a low potential to contain archaeological finds or features from any period. It therefore concludes that the proposed development will have no archaeological or heritage impacts and further investigations are not considered to be required.

Ecology

- 6.41 The application is supported by an ecological assessment prepared by Hampshire Ecological Services Ltd. This highlights the requirement for a number of enhancements across the site and reptile translocation. The relocation is proposed on land within the applicants control and will be undertaken by the project ecologist. Subject to the recommendations of the ecological assessment, the proposal will not result in harm or loss of any protected species within or around the site.

7 Sustainability

- 7.1 In terms of the proposed building, Policy CP24 within the East Hampshire District Local Plan sets out advice on sustainable construction and expectations for new building development. The Policy sets out three (a-c) key criteria to consider.
- 7.2 Criterion a) takes quite a broad-brush requirement for non-residential development to meet BREEAM 'excellent' standards. In reviewing of the BREEAM standards, this is not directly applicable to the proposed mix use development sought, which comprises a mix of uses within Classes E and F of the Use Class Order and horticultural growing space.
- 7.3 A bespoke approach has therefore been taken to the overall sustainability of the building, both during construction and once operational. The purpose of this report is to demonstrate that the development is either equivalent to the BREEAM standards, and in a number of places, significantly exceeds its requirements. Whilst this does deviate from the policy requirements, it ensures that a highly sustainable form of development is proposed.
- 7.4 In terms of criteria b), this requires at least 10% of energy demand to be from decentralised and renewable or low carbon energy sources. As set in this report, at least 50% of the buildings energy demands will be provided from such sources. Criteria c) refers to major areas of development so not directly applicable to this scheme. However, the proposal does also incorporate re-use of waste produced from the site and extensive rainwater storage, so it also adheres to this requirement.
- 7.5 In terms of comparison of the proposed sustainability credentials of the building, if you were undertaking a BREEAM assessment, the credit that would be assessed for Reduction of Energy Use & carbon emissions is ENE 01. As this development would be required to achieve BREEAM Excellent rating to meet Policy CP24 a), this credit would normally be required to achieve 4 credits as a minimum standard. Using a typical BREEAM assessment the Sustainability Assessment and proposed design would ensure that the development would achieve 5 credits under this criterion. It would therefore exceed the minimum standard for the BREEAM Excellent requirement.
- 7.6 The provision of such a high performing building reflects the objectives of the Applegarth Farm business. However, this does not stop at just the fabric and form of the building. The proposed expansion of on-site growing and significant investment in an aeroponic greenhouse will significantly reduce both the resources taken to grow produce, as well as significant reduced transportation mileage and results in an efficient use of land for food production. In terms of the growing of produce, the businesses sustainability commitment is below:

Applegarth, in partnership with Tower Garden, uses the powerful growing technology of aeroponics to offer a more sustainable way to grow fresh, healthy food. By tapping into the same technology NASA uses, Applegarth are able to grow robust, nutrient-rich plants the cleaner, simpler, more efficient way; with just water and minerals, no dirt.

- *Applegarth will be able to grow 950% more fresh produce in the same space as a conventional farm. The produce grows 30% larger & 3 times faster than conventional farming and travels 0 Carbon miles*
- *Recycled waste heat from the Food Hall will be used for sustaining the correct temperature*
- *The towers use only 5% of the water that large scale agriculture would use plus Applegarth's will be filtered rainwater. The liquid nutrient constantly circulates, rather than dissipating into the soil*
- *No pesticides, herbicides or other nasties will be used in production. The liquid nutrient used is simply diluted rock salts, as you would find in any garden nutrient product. It runs over the roots of the plants for 15 minutes every hour- therefore getting the optimum feed every time*
- *Solar PV and a micro wind turbine will power 42% of production. The businesses remaining power requirements will be provided by companies generating from sustainable sources*
- *Produce will be harvested and sold with roots on, keeping them alive until eaten. By comparison, most supermarket produce will have lost 50% of its nutritional value by the time you eat it*

7.7 The Rural Enterprise Centre also provides an opportunity for local business to set out an outlet from an established enterprise and addresses a clear gap in the market as a site for local businesses.

8 Statement of Community Involvement

8.1 The NPPF encourages stakeholder involvement and early engagement with the local community. The East Hampshire Statement of Community Involvement (SCI) 2018 states that prior to submitting a planning application, developers are encouraged to undertake at least one of a number of forms of consultation methods identified. Due to the Coronavirus pandemic, an update was provided to this, advising best endeavours will be used by the Council through any consultation exercise. This advice has been followed in the case of the proposed development.

8.2 For that reason a public consultation could not be held, accordingly the following consultation was undertaken:

- Presentation to Grayshott Parish Council

- Publication of consultation website <https://www.applegarthspotential.biz/> which invited feedback and comments on the proposed development
- Consultation via residents group for Vale development site
- Publication of consultation website 'Next Door' forum, which is a local community virtual notice board and events page.
- Zoom meeting dates offered for those wanting to discuss the detail of the proposal with the Applicant

8.3 A very limited response has been received, with those made being positive and supporting of the proposal. No negative comments have been received following the consultation exercise. The limited response is likely due to the general local support for the existing business at the site and their overall philosophy.

8.4 It is felt that there will be significant public support for this scheme, by those living locally and of course the rural business and communities associated with the Applegarth Farm.

9 Conclusion

9.1 The application seeks permission for the redevelopment of Applegarth Farm to form new high-quality accommodation at the site and overall enhancement of its current offer. The application proposes the replacement and expansion of the existing farm shop, cookery school restaurant and rural enterprise centre, introduction of an Aeroponic Greenhouse and market gardens.

9.2 As set out above, the principle of development is supported by policies CP6, CP9 and CP19 of the Joint Core Strategy. The scheme results in significant social, economic and environmental benefits.

9.3 The extension of the existing buildings at Applegarth Farm would comprise an appropriate expansion of a cluster of rural buildings. The proposals meet both local and national design requirement to create high quality inclusive developments and are considered to enhance the area.

9.4 The proposed buildings and the retention of Applegarth Farm will be an asset for the local community, both a social venue and economic benefit to provide 40 jobs on site and associated support for rural businesses. Given the niche nature of Applegarth Farm, it would not affect the vitality and viability of the village centre. The proposals would therefore accord with paragraph 89 of the NPPF (albeit the proposed town centre uses don't meet this threshold) and Policy CP6 and CP9 of the Joint Core Strategy.

9.5 The proposal seeks the redevelopment of an existing brownfield site and although the building is larger than existing, it would be of a greater quality and incorporate

extensive landscape enhancements. It is therefore considered to have an acceptable visual impact on the rural character and appearance of the area and would not affect the function of the Gap between Grayshott and Headley.

- 9.6 As set out above, the development is also considered to be acceptable with regard to impacts on ecological interests, trees, drainage, highways, cultural heritage, contamination and pollution.
- 9.7 Subject to appropriate conditions, it is felt that any reasonable balanced judgement of the substantial economic, social and environmental benefits would be to support this proposal.