



Land at Woodcroft Farm Phase 3

Statement of Community Involvement

March 2024

grainger

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1. Introduction

This Statement of Community Involvement has been prepared by SP Broadway to support Grainger plc (“the Applicant”)’s hybrid planning application for new homes and landscaping on land at Woodcroft Farm, which represents a third phase to the existing Catherington Park development. Planning consent is sought for the development of up to 190 dwellings, with associated vehicular access and landscaping (all matters reserved except access).

SP Broadway has undertaken consultation with residents and stakeholders via a dedicated consultation website, email contact with key political stakeholders, an in-person public exhibition and a presentation to Horndean Parish Council. Following this engagement process, Grainger plc have been able to understand key topics of interest and address them via amendments to the masterplan and in supporting technical reports and drawings.

This report outlines the consultation process and should be read in conjunction with the other documents submitted in support of this planning application.

2. Context to the consultation

National planning policy

Paragraph 39 of the National Planning Policy Framework (2023) states that:

‘Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.’

Section 122 of the Localism Act (2011) states that:

‘Where (a) a person proposes to make an application for planning permission for the development of any land in England, and (b) the proposed development is of a description specified in a development order, the person must carry out consultation on the proposed application’.

Local planning policy

Paragraph 6.4 of the East Hampshire District Council Statement of Community Involvement (2021) states that:

The Council considers it very important that the local community is involved in the development management process as early as possible. The Council therefore encourages applicants of major, significant, or sensitive sites to engage with the local community before a planning application is submitted to ensure that issues are identified and that applicants have the opportunity to make appropriate amendments to their scheme.

3. The consultation and engagement process

3.1. Consultation methods

With the support of SP Broadway, Grainger plc undertook the following community consultation and engagement for the Woodcroft Farm Phase 3 proposals:

- Letters to local residents and community stakeholders
- A dedicated consultation website, www.graingerwoodcroftfarm.co.uk
- Circulation of paper copies of the exhibition material upon request
- A public exhibition on 5 December 2023
- A presentation of the proposals to Horndean Parish Council on 11 December 2023

Letters to local residents and community stakeholders

On 14 November 2023 SP Broadway issued letters to all 808 residential addresses within a specified radius of the land at Woodcroft Farm (see Appendix 1), with the letter inviting residents how to view the proposals either online or at the public exhibition and provide feedback (see Appendix 2). A copy of the invitation letter was also sent to the following:

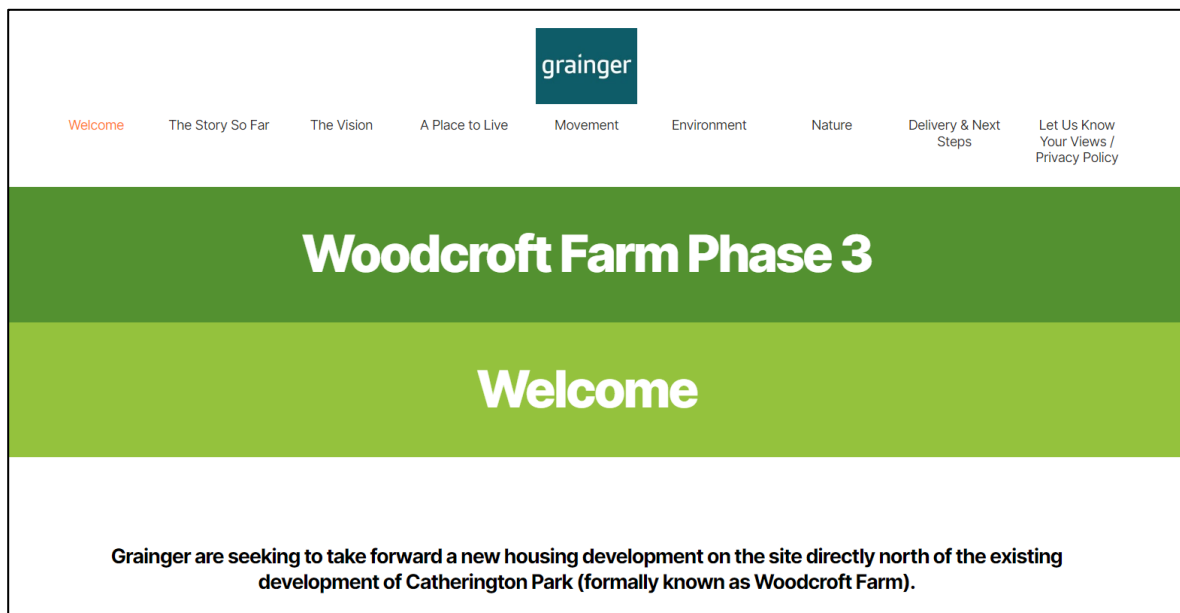
- Horndean Parish Council
- Cllr Sara Schillemore (East Hampshire District Council Ward Member for Horndean Catherington)
- Cllr James Blades (Neighbouring Ward Member: Havant Borough Council Ward Member for Hart Plain)
- Cllr Carly Scannell (Neighbouring Ward member: Havant Borough Council Ward Member for Hart Plain)
- Cllr Elaine Shimbart (Neighbouring Ward Member: Havant Borough Council Ward Member for Hart Plain)
- Cllr Richard Millard (Leader of East Hampshire District Council)
- Cllr Angela Glass (East Hampshire District Council Cabinet Member for Regulation and Enforcement)
- Cllr Marge Harvey (Hampshire County Council Division Member for Catherington)
- Cllr Prad Bains (Neighbouring Division Member: Hampshire County Council Division Member for Cowplain and Hart Plain)
- Catherington Village Residents Association
- Rachel Madocks School
- Woodcroft Pre-School Wrap Around Care

Both letters outlined the various methods in which residents and stakeholders could engage with the consultation either through viewing the consultation website or attending the in-person public exhibition. Contact information was provided for residents who did not have ready access to a computer and were unable to attend the public exhibition.

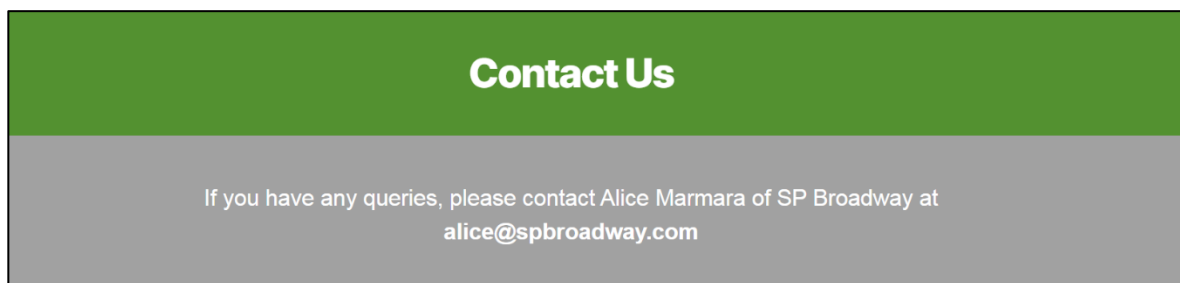
Community consultation website

At midday on 5 December 2023, a dedicated community consultation website, www.graingerwoodcroftfarm.co.uk, went 'live'. The website contains information and imagery about the proposals as well as a virtual feedback form to leave any questions or comments about the proposals. Information was provided across nine pages (see Appendix 3):

1. Welcome
2. The Story So Far
3. The Vision
4. A Place to Live
5. Movement
6. Environment
7. Nature
8. Delivery & Next Steps
9. Let Us Know Your Views / Privacy Policy



A screenshot of the consultation website's homepage



Contact information was provided at the bottom of every page

Circulation of paper copies of the exhibition material upon request

In total six requests were made for paper copies of the exhibition material. This was posted to these residents along with a paper copy of the feedback form.

Public exhibition, 5 December 2023

A drop-in public exhibition took place on Tuesday 5 December 2023 from 2pm to 7pm at the Acorn Community Centre.

The purpose of the drop-in public exhibition was twofold: 1) for Grainger plc and their project team to consult with members of the public in-person and gain their views in-person and via a feedback form (see Appendix 4) to help inform the final proposals; and 2) to offer members of the public the opportunity to view, comment and discuss the proposals with Grainger plc and their project team directly to inform their feedback.

Exhibition boards (see Appendix 5) displayed information about the proposals and a copy of the masterplan was provided on the table for people to leave post-it notes with their ideas / feedback. Copies of the feedback forms were provided which residents could complete and return at the exhibition complete online, or complete and post back to SP Broadway via Freepost.

The following members of the project team attended the public exhibition:

- Mohan Sidhu (Grainger plc – Applicant)
- Sarah Beuden (Savills – Planning Consultant)
- Peter Frankum (Savills – Urban Design Team)
- Athina Ioannidou-Lemonidou (Savills – Urban Design Team)
- Jeff Picksley (Artemis Ecological Consulting – Ecological Consulting)
- Kim Hammonds (Paul Basham Associates – Transport Consultant)
- Caroline Duff (Paul Basham Associates – Transport Consultant)
- James Newhall (SP Broadway – Communications Consultant)
- Alice Marmara (SP Broadway – Communications Consultant)



Set-up of Public Exhibition venue, 5 December 2023

Presentation to Horndean Parish Council, 11 December 2023

On Monday 11 December 2023, representatives from the project team attended a meeting of Horndean Parish Council, which was attended by local councillors and four members of the public. An overview of the proposals was given, followed by a Q&A session. Topics of discussion included the consultation process, the proposed access, and local infrastructure capacity. The following project team members were present:

- Sarah Beuden (Savills – Planning Consultant)
- Kim Hammonds ((Paul Basham Associates – Transport Consultant)
- James Newhall (SP Broadway – Communications Consultant)

3.2. Participation

In total, across the public exhibition, consultation website and feedback submitted by post, 28 feedback forms were completed by residents, which equates to approximately 3% of the total number of addresses sent a notification letter (808 addresses). Below is a breakdown of engagement across the public exhibition and consultation website.

Attendance at public exhibition

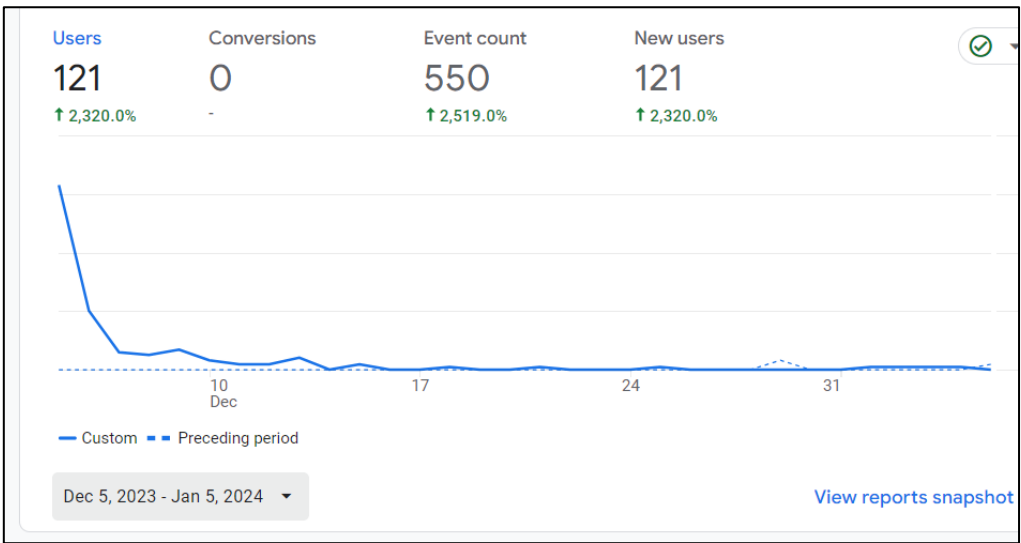
46 residents attended the public exhibition. Of the 46 residents, 5 completed feedback forms on the day. The below figures show the percentage who 1) attended the exhibition and 2) left feedback at the public exhibition, expressed as a percentage of the total number of addresses that were sent a notification letter.

- Total number of addresses notified: 808
- Total number of attendees: 46 (6% of the number of addresses notified. Please note this percentage is based on the number of addresses notified, not the number of individuals invited as it is impossible to know how exactly how many individuals were living in the addresses notified)
- Completed feedback forms at the exhibition: 5 (11% of the number of attendees).

Engagement via consultation website

Between 5 December 2023 and 5 January 2024, www.graingerwoodcroftfarm.co.uk had 121 unique visitors, which is approximately 15% of the number of addresses notified. Of the 121 unique visitors, 23 completed a feedback form. The below figures show the percentage of residents who left feedback via the consultation website, expressed as a percentage of the total number of visitors who viewed the consultation website.

- Total number of visits to the consultation website: 121
- Completed feedback forms: 23 (19% of those who visited the website)



Google Analytics of consultation website for consultation period (5 Dec 2023 – 5 Jan 2024)

3.3. Feedback

Feedback provided via the feedback form

Across the consultation website and in-person public exhibition, the consultation received 28 feedback forms. The feedback form asked one question: 'Please let us know your comments on the proposed plans'.

The comments on the feedback forms allowed the project team to gain an understanding of the key areas of interest, and raised a number of key issues:

- **Proposed road access & capacity of local road infrastructure**

Nineteen feedback forms (68%) asked questions / raised concerns about the proposed road access from Eagle Avenue through the existing Catherington Park development. Concerns centred around the safety of this arrangement and the increase in traffic the proposed development would create through the Catherington Park development.

Comments included:

- *"Another main road access is essential – way too busy as it is, let alone with another 200-400 cars".*
- *"This planned estate needs more road access before it should be approved".*
- *"There is currently one 1 road in and out of the Catherington Park development, which is the entrance from Eagle Avenue. If any accidents occurred on this road, it would potentially block the entire development up. With an additional 200 houses, this is likely to be at least 300 cars or more leaving and entering the development. Having only 1 road in and out opens up huge risk".*

- **Parking**

Thirteen feedback forms (46%) asked questions / raised concerns about the level of parking proposed. A number of forms suggested more parking would be required, in light of the current parking situation for residents in Phase 1 and Phase 2.

Comments included:

- *"There is limited parking on this estate as it is, more works traffic and builders parking on this estate is going to be intolerable and put young children at risk, trying to access the play area".*
- *"More parking needed for each property. Not enough visitors parking".*
- *"Moreover, the limited parking available within Catherington Park will be further constrained by contractors working on the new site, creating additional challenges for residents".*

- **Road conditions on the existing Catherington Park development**

Eight feedback forms (29%) asked questions / raised concerns about the current road conditions on the Catherington Park estate noting a lack of double yellow lines and the presence of potholes.

Comments included:

- *"The roads need surfacing and yellow lines added to junctions to stop parking opposite turnings. The roads also need to be cleaned more regularly as they are always covered in stones and huge mud clumps which have caused damage to my cars in the past".*
- *Speed limits, road marking etc are desperately needed with the existing traffic, let alone it almost doubling".*
- *Before this development goes ahead, it would be good for the existing roads to be surfaced and consideration for yellow lines and speed bumps a long Merritt way to ensure safe leaving and entering of the estate".*

- **Impact on wildlife**

Six feedback forms (21%) made reference to particular wildlife that is currently found on-site, with several asking how they would be protected.

Comments included:

- *"Space needs to be made for the deer & foxes that live and feed in the area".*
- *"Secondly, what is being done to protect local wildlife in the woodland area adjacent to the new homes? Every day there are deer, birds, bats, and squirrels – will all the animals be forced into leaving the area as a result of the larger amounts of noise being produced?"*

- **Impact on local infrastructure (doctors' surgeries, dentists, schools)**

Five feedback forms (18%) asked questions/raised concerns about the development's impact on local infrastructure, notably doctors' surgeries, dentists and schools. A number of forms suggested there is currently little-to-no capacity for new residents:

Comments included:

- *"The local doctors and dental surgeries are already at, or close to, capacity. What is the plan to address this issue before a further 200 families require their services".*
- *"There are no community facilities, impact on Drs surgery, no NHS dentists, schools were downsized years ago".*
- *"There will the (presumed) children from the new development go to school? I don't believe that Woodcroft Primary School has enough space for many more pupils".*

- **Management of construction traffic**

Five feedback forms (18%) asked questions/raised concerns about how construction traffic will be managed. A number of forms mentioned how construction traffic was poorly managed during Phase 1 and Phase 2.

Comments included:

- *"Construction traffic may disturb current housing with noise, impacting current homeowners".*
- *"The construction traffic causes issues currently with the road system from building on our own estate so I fear the construction access through our estate onto this new development would create unnecessary disruption unless the roads and parking situations are improved. I've been blocked in and out of my road numerous times with construction traffic unable to get round corners or parked cars".*
- *"Construction traffic may disturb current housing with noise, impacting current homeowners. Will the construction traffic go through another route?"*

- **Sustainability credentials of the proposed new homes**

Two feedback forms (7%) asked questions about the efficiency of the proposed new homes, in particular if they would include solar panels and ground source heat pumps.

Comments included:

- *'Surely new houses should have solar panels installed'.*
- *"I presume that new builds will be super-insulated, for efficiency. Are there any plans to install solar panels and/or heat pumps to further reduce our reliability on fossil fuels?"*

- **Use of the eastern field by dog walkers**

Two feedback forms (10%) made reference to the smaller eastern field of the proposed development being used by dog walkers, indicating a preference this was maintained.

Comments included:

- *"The smaller field to the right of the plan is widely used by dog walkers so easy connections to alternative spaces is needed".*
- *"Dog walking: a lot of dog walkers use the field to enter the woods, allowing dogs time off lead without children's play areas to be concerned with. Similar to the Clanfield estate, could a small secure field for exercising dogs be considered. This will reduce an increase of dogs on the existing Wecock recreation ground where children play. Also, additional dog poo bins would be an advantage".*

In-person feedback at the public exhibition



These methods flagged up a number of additional issues:

4. Response to feedback

A number of changes have been made to the scheme as a result of consultation feedback.

The following image shows the illustrative masterplan of the scheme that was on display at the public exhibition in December 2023:



By contrast, the following image shows the illustrative masterplan that will be submitted with the outline planning application in March 2024:



The principal changes that have been made to the proposals are as follows:

- **The total number of homes proposed has been reduced, from up to 200 homes to a maximum of 190 homes.**
- **Housing has been removed from the high ground in the north-west corner of the site, with an area of public open space re-located to this part of the site.**
- **The access road to the western development parcel has been adjusted and moved further south to reduce the impact on known badger setts.**
- **Additional green space has been created around the edge of the development, to allow further setback of housing from the existing trees.**
- **On the illustrative masterplan (showing an indicative layout only), an apartment building next to the eastern site entrance has been removed and replaced with housing, to reduce the impact on neighbouring homes on Merritt Way.**
- **On the illustrative masterplan (showing an indicative layout only), an apartment building has been re-located away from the northern boundary**
- **The application red line has been amended to exclude the Byway Open to All Traffic (BOAT) on the northern boundary of the site.**
- **The application red line has been taken to the public highway at Eagle Avenue.**

In addition, the project team has sought to respond to the issues of concern raised by residents during the community consultation process in the section below:

- **Impact of the proposals on views from existing properties in Catherington Park**

The following amendments have been made to reduce the visual impact of the proposed new homes from existing properties in the Catherington Park development:

- The development parcels have been amended to avoid any perceived overlooking of neighbouring homes outside the proposed development. This includes the removal of an apartment building from the eastern development parcel near the proposed site entrance.
- The housing previously proposed on the highest point of the site in the north-west corner has been removed. This part of the site is now proposed for open space and not housing, reducing the visual impact from existing homes.

- **The condition of the Byway Open to All Traffic (BOAT) on the northern boundary**

The application has clarified that the BOAT lies outside the site boundary; therefore, the condition of the BOAT is a matter for the appropriate authority with responsibility for its maintenance. There is the potential for additional surveillance along the BOAT to discourage anti-social behaviour, and the Applicant intends to discuss this issue in more detail with Hampshire County Council once the application has been submitted.

- **The positioning / orientation of proposed apartment buildings**

Although the illustrative masterplan provides an indicative layout only, and the precise layout of the development would be confirmed at the reserved matters stage, the masterplan nonetheless proposed four apartment buildings: two in the eastern development parcel and two in the western development parcel.

In response to concerns that one of the proposed apartment buildings in the eastern parcel would have an undesirable visual impact on adjacent homes on Merritt Way, this building has been removed from the illustrative masterplan.

In response to concerns that one of the proposed apartment buildings in the western parcel was located too close to the northern boundary, this apartment building has been re-located to the southern part of the development parcel, away from the site boundary.

- **The desirability of a direct road connection between the eastern and western development parcels, open to all vehicles**

Following a roundtable with the project team, concerns were raised by various consultants about the impact of any direct road connection between the two development parcels upon ecology, through traffic, and cohesion of green space. In particular, it was advised that a road through the northern part of the central open space would be detrimental to foraging routes for badgers and bats.

It has therefore been decided to keep the route through this open space limited to pedestrians, cyclists and emergency vehicles only.

- **Proposed access to the road network & the capacity of local road infrastructure**

The Transport Assessment submitted with the planning application includes appropriate junction modelling for the Powell Drive / Eagle Avenue junction, as well as junctions on the wider road network to confirm there is sufficient capacity both now and for future scenarios, in line with NPPF Paragraph 115.

Only the Milton Road / Lovedean Lane junction was found to have some capacity concerns; however, as part of application APP/13/00804 a mini-roundabout was proposed and accepted by Hampshire County Council as a mitigation measure and this is anticipated to resolve capacity issues at this junction.

- **The number of parking spaces proposed on-site**

The number of parking spaces is dependent upon the final housing mix and would therefore be determined at the reserved matters stage if the planning application is approved. Parking would be in accordance with current parking standards, namely the East Hampshire District Council Vehicle Parking Standards SPD 2018.

- **Road conditions on the existing Catherington Park development**

The condition of the roads on the existing Catherington Park development is beyond the control of the Applicant. It is the project team's understanding that those roads will be completed and adopted upon completion of that development.

- **Impact on wildlife**

The following amendments have been made to reduce the impact on wildlife:

- The eastern development parcel has been pulled northwards, to minimise impact upon the established treeline along the southern boundary.
- The access road to the western development parcel has been adjusted and moved further south to reduce the impact on known badger setts.

- **Impact on local infrastructure (doctors' surgeries, dentists, schools)**

If approved, the proposed development would make significant financial contributions for improvements to local services and infrastructure, in the form of Section 106 (S106) payments and Community Infrastructure Levy (CIL) payments. S106 money is used to fund improvements that are directly required in order to facilitate the proposed development, while CIL provides additional funding for the District Council to spend on infrastructure improvements across the district as it sees fit.

- **Management of construction traffic**

A Construction Management Plan would be a condition of any approval and formulated at the reserved matters stage. This would need to be approved before construction works could begin.

- **Sustainability credentials of the proposed new homes**

Detail on the specific design of the proposed homes would be dealt with at the reserved matters stage should the planning application be approved. At a minimum the development will need to be in accordance with Part L of the Building Regulations regarding the conservation of fuel and power.

- **Use of the eastern field by dog walkers**

Though part of the eastern field is proposed for development, the development would provide a walking route through the eastern field connecting the existing parts of the Catherington Park development with the Byway Open to All Traffic (BOAT) to the north.

In addition, the development would provide substantial areas of open space within both the eastern and the western fields open to and suitable for dog walkers.

5. Conclusion

SP Broadway has overseen an appropriate programme of consultation on behalf of Grainger plc regarding the proposals for the land at Woodcroft Farm.

Consultation with local stakeholders and residents has helped inform a hybrid planning application submission for up to 190 new homes. The combination of a consultation website, engagement with local representatives and an in-person public exhibition has enabled the Applicant to present draft proposals for discussion and input, understand community and stakeholder concerns and interest, and develop final plans and reports for submission. In total, 808 residential addresses were sent details by post about the public exhibition and the consultation website, to enable residents to view the draft proposals and provide feedback.

The key areas of interest identified as a result of the consultation programme have been reviewed by Grainger plc and the project team, and a number of changes have been made to the proposals, including some rearrangement of the proposed development parcels, access roads and areas of open space, as well as a reduction in the total number of homes proposed. Though the project team remains confident that the proposed development could be successfully accommodated on this site, this assessment will of course be scrutinised by East Hampshire District Council, Havant Borough Council, Hampshire County Council and other statutory consultees once the planning applications have been submitted.

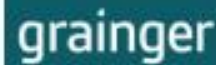
In summary, the engagement process has been productive and insightful to help inform the preparation of the planning application, and once submitted Grainger plc and SP Broadway will continue to liaise with local residents and key stakeholders as appropriate. Grainger plc and the project team would like to place on record their thanks to all those who have taken part in the consultation process to date.

6. Appendices

6.1. Appendix 1: Radius of invitees for consultation mailout



6.2. Appendix 2: Consultation notification letter

The logo for Grainger, consisting of the word "grainger" in a white, lowercase, sans-serif font, set against a dark teal square background.

14 November 2023

Hello,

Invitation to view proposals for up to 200 new homes and public open space at Woodcroft Farm.

We are undertaking community consultation for Grainger' proposals for up to 200 new homes, including new affordable homes, as well as open space, play space, footpaths and new access roads.

Ahead of submitting a planning application to East Hampshire District Council, we are keen for local residents and key stakeholders to view the proposals, make comments, and ask any questions to help inform the final scheme.

I am writing to invite you to a public exhibition to view the proposals and meet the project team, which will be taking place on:

Tuesday 5th December 2023 from 2pm - 7pm

at

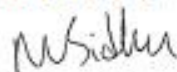
Acorn Community Centre, Wecock Community, The Kestrels, Waterloooville PO8 9UX

If you are unable to attend, the plans on display at the exhibition will also be available to view on our dedicated consultation website, www.graingerwoodcroftfarm.co.uk from 12pm on Tuesday 5th December. If you do not have access to a computer, please contact Edward Poynton of SP Broadway on 07377 659928 who will arrange for a paper copy of the exhibition material to be posted to you. SP Broadway has been appointed by Grainger to assist with the consultation for these proposals.

If you would like to provide written feedback on the exhibition material, there are four ways you can do this: 1) by filling in a feedback form at the exhibition; 2) by filling in the feedback form on our consultation website, www.graingerwoodcroftfarm.co.uk ; 3) by emailing your feedback to edward@spbroadway.com; or 4) by posting your feedback in an envelope marked 'Freepost SP BROADWAY' (you do not need to provide a stamp or an address). **I would be grateful to receive your feedback by 12pm on Friday 5th January 2024 at the latest.**

We very much hope you will visit the consultation website and take a look at the proposals. If you have any queries about the consultation, please do not hesitate to contact us via the consultation website or at edward@spbroadway.com.

Yours faithfully,

A handwritten signature in black ink, appearing to read "M. Sidhu".

Mohan Sidhu
Senior Land Manager
Grainger PLC

Citygate | St James' Boulevard | Newcastle upon Tyne | NE1 4JE | <https://www.graingerplc.co.uk> | Grainger plc | Registered in England |
Registered No. 125575

6.3. Appendix 3: Community consultation website material

Woodcroft Farm Phase 3

Welcome

Grainger are seeking to take forward a new housing development on the site directly north of the existing development of Catherington Park (formally known as Woodcroft Farm).

This will be referred to as Phase 3 of Woodcroft Farm and we would like your opinions and input into helping to finalise the emerging proposals.

Please feel free to take a look around the website and please do let us know your feedback via the '[Let Us Know Your Views](#)' tab. We will review all feedback received and consider revisions to the proposals before an application is submitted to East Hampshire District Council.



The Story So Far

Woodcroft Farm Phase 3 measures approximately 8.24ha and lies directly to the north of the site now known as Catherington Park (288 homes) which was formally known as Woodcroft Farm Phases 1 & 2 and is in the final stages of construction.

The site is bounded to the west by Clarendon Farm (Winchester District) and to the east by existing residential development. A Byway Open to All Traffic (BOAT) runs along the site's northern boundary, which is a public highway for pedestrian, cycle and equestrian access.

Grainger have been actively promoting the site over a number of years through the Local Plan process, which provides the spatial plan for the area and identifies where new homes will go within the District alongside other development and infrastructure.

Grainger plc are now seeking to submit an outline planning application for up to 200 new homes, including affordable, as well as open space, play space, footpaths, and new access roads.



Catherington Park development – houses overlooking green space



Photograph of the site looking south



View looking south towards Catherington Park

The Vision

Grainger Plc is now working on a new planning application for a development of up to 200 homes, which will be integrated into established communities. The team is committed to achieving the highest quality of urban design in order to create a sustainable welcoming place.

Environmentally Responsive

The key principles include the creation of a welcoming and long-lasting place that responds to the natural qualities of the site, including the topography, trees, adjoining woodland, hedges, and wildlife.

Welcoming Place

The development will be designed to be as connected and 'pedestrian friendly' as possible, with good access to nearby local facilities, jobs, and bus routes.

Access to recreation

It will provide good access to new play spaces, community orchards, and green space, as well as the countryside beyond by connecting onto adjoining footpaths and Public Right of Ways. New and existing nearby homes will have access to new open space, footpath, and cycle links, play space and fitness trails.



A Place to Live

Providing a choice of homes in terms of sizes and tenure is important creating sustainable and balanced communities where people want to live and have the opportunity to thrive.



Homes to meet Local Needs

The current demand in the District is for a range of 2-3 bedroom homes, but we are also aware that a full range of housing still needs to be provided to cater for local needs and families of all sizes.

The masterplan for Woodcroft Farm Phase 3 incorporates:

A range of housing sizes including 1, 2, 3 and 4 bed homes to cater for all

A variety of house types including houses and flats

Careful location of buildings and heights to help integrate into adjoining housing areas and to be considerate of key views, with predominantly two storey housing and up to three storey apartments.

Up to 40% affordable to the same quality as the private housing.

A mix of households that incorporate measures to reduce energy consumption.



Illustrative masterplan showing new homes set within landscaped areas

Movement

The masterplan seeks to encourage sustainable means of transport and encourage movement by foot and cycle. The masterplan has therefore been designed as a series of walkable housing clusters, with dedicated footpath and cycle links connecting across the site into the adjoining street and footpath network. This will allow people to access local facilities and the existing bus network within a 10-minute walk.



Ideas for the emerging illustrative masterplan:

Sustainable movement and transport is an integral part of the vision:

- A pedestrian and cycle friendly development.
 - Cycle storage within plots and garages.
 - Provision of electric vehicle charging points.
- Traffic calming measures to keep vehicle speeds low and make a more attractive environment for walking and cycling.
- Dedicated footpaths and cycleways across the site providing good access to local services and bus routes.
- Links to the adjoining Public Rights of Way and wider leisure footpath network



New cycle and pedestrian routes, providing access to nearby facilities.



The new development will provide good footpath links to existing bus services, including the Number 39 (Eagle Avenue bus stop shown).

Environment

Where we live, work and play – the places around us – affect our daily lives. Pleasant environments are enjoyable, inspiring places. They add economic value too, and should, if designed properly, contribute to the natural and physical quality of places, and help people's health and wellbeing. Great environments also contribute to far wider factors, such as tackling the cause and effects of climate change and energy and resource demand.



What are we doing

Streets have been generally set out to encourage south facing homes to make the most out of the energy from the sun and help reduce energy bills.

Homes will be designed to be comfortable and energy efficient in terms of making the most of natural light, heat and ventilation.

We are creating new Sustainable Drainage Systems which include pond features and rain gardens.

Two play spaces will be created, one of which will be equipped.

A fitness trail area will be included to encourage healthy lifestyles. The opportunity for a community orchard or edible landscapes to enable residents to interact socially.

Informal meanwhile spaces to help with mental health and general wellbeing.

Comprehensive landscaping within and surrounding the site will provide shade and cooling for homes and publicly accessible areas, as well as providing a pleasant and healthy residential environment.



Landscape strategy diagram

Nature

The protection and potential to enhance the ecological environment within the site for the benefit of nature and future residents has been an integral part of the masterplanning process.

Our approach to protect and help nature:

We are responding to the setting of the existing woodland to the north and nearby Sites of Importance to Nature Conservation (SINC), James Copse and James Paddock.

We are working with the existing network of hedgerows wherever possible, and planting new hedgerows, vegetation, and trees, which are important for biodiversity.

We are protecting local wildlife habitats as part of the development, and creating new opportunities;

Deliver Biodiversity Net Gain (BNG) of at least 10% through providing on and off site improvements.



Drainage ponds can also be used to enhance biodiversity



Creative ways to encourage habitats at all levels within development.

Protecting Ecology

An ecological appraisal has been undertaken to establish an ecological baseline for the site and to determine potential Important Ecological Features (IEF) that could be impacted by future development. The site is mostly made up of poor semi improved grassland, so there are real opportunities to create new habitats and protect and enhance hedgerows and trees within and around the site.

The masterplan fully considers the presence of species identified on site, such as foraging badgers, bat species, breeding birds and reptiles and, where possible, looks to protect and enhance features to enable them to flourish. Overall the development will provide benefits and gains for biodiversity.



Enhancing existing on-site hedgerows and trees will be a key part of our landscape and biodiversity strategy.



Creating opportunities for habitats

Delivery & Next Steps

Our proposals will help deliver more than new homes, but also the delivery of new open space, new infrastructure, and contribute funding towards improving local community, education, transport, and health provision. This will be delivered through the Community Infrastructure Levy (CIL).

Delivering Community Benefits

Grainger will ensure that community benefits are delivered through financial contributions as part of the planning obligations. CIL is a key way in which local authorities help deliver much needed services linked to new home delivery for expanding communities. We will work with East Hampshire District Council and Hampshire County Council in delivering funding for these improvements as part of the outline planning application.

Planning Application

Grainger intends to submit an outline planning application in February 2024. An outline application established the general principle of development, in this case a residential development of up to 200 homes with landscaping is being applied for with details of how access will be provided.

Detailed planning permission for matters such as the detailed layout, scale and design of new homes will be sought at a later date along with details of landscaping and parking. This is an overall outline planning application for the whole of the development and a detailed element to show two access points into the site.

Joint Working

Grainger Plc will continue to engage with East Hampshire District Council and Hampshire County Council. This approach is ongoing as the masterplan evolves. After the public exhibition we will examine all of the comments received from members of the public and provide feedback. This includes comments made on the website.



Let Us Know Your Views

We would like to know what you think about our proposals for Woodcroft Farm, so please do fill in the feedback form below. We will carefully consider all of the feedback received before submitting our planning application to East Hampshire District Council.

We would be grateful if you could submit your comments by Friday 5th January at 12pm.

Name

Address

Email*

Phone

Please let us know your comments on the proposed plans.

Privacy Policy

This website is owned and managed by SP Broadway on behalf of Grainger. SP Broadway are assisting Grainger with public consultation and community engagement.

Our privacy policy explains what personal data or information we collect from you when you visit this website and / or provide your feedback, and how we use it.

Click [here](#) to view SP Broadway's privacy policy in full, or click [here](#) to view a shortened version focusing on the personal data and information we collect during public consultations on development proposals.

Contact Us

If you have any queries, please contact Edward Poynton of SP Broadway at edward@spbroadway.com

6.4. Appendix 4: Public exhibition feedback form



Invitation to view proposals for new homes alongside a new central green space at Woodcroft Farm.

Thank you for attending the public exhibition today. We would be grateful if you could provide some details and feedback about our proposals. You can also submit your responses on our website www.graingerwoodcroftfarm.co.uk. We would be grateful if you could provide your feedback by 12pm on 5th January 2024.

Name.....

Address.....

Email.....Phone.....

Please let us know your comments on the proposed plans.

You can return your comments later on by post to **Freepost SP BROADWAY**

SP Broadway is managing the public consultation on behalf of Grainger plc. You can choose whether to give feedback anonymously or to share your name and contact details with us. We only collect this personal data in order to follow-up on any queries you raise on the form, follow-up on specific points you make which we may wish to explore further with you, and to understand where you live in relation to the proposed development.

We will only share your personal data with Grainger plc in circumstances where it is necessary; for example, if you or they wish to explore the points you made in more depth directly with you. We will never use your information for marketing purposes. Further information about how we use your personal data is available in our privacy policy, which you can view online at www.spbroadway.com/privacy-policy.

6.5. Appendix 5: Exhibition display boards



Woodcroft Farm Phase 3

What is it all about?

Grainger Plc is now seeking to take forward a new housing development on the site directly north of the existing development of Catherington Park (formerly known as Woodcroft Farm). This will be referred to as Phase 3 of Woodcroft Farm and we would like your opinions and input into helping to finalise the emerging proposals.

What can you do?

Today is an important stage of the process and Grainger Plc and its consultant team are here to listen to your views, which you can provide by doing one or more of the following:

- Look at the display boards and give us your views on the latest masterplan
- Discuss your ideas with members of the team
- Filling out a questionnaire and giving us any additional comments and ideas and putting them in the comments box
- Register your comments on the website:
 - ① www.graingerwoodcroftfarm.co.uk
- Email us
 - ✉ alice@spbroadway.com



Three photographs showing the development and surrounding area.

Catherington Park development - houses overlooking green space

Photograph from the site, looking south

The story so far

Woodcroft Farm Phase 3 measures approximately 8.24 hectares (ha) and lies directly to the north of the site now known as Catherington Park (288 homes), which was formally known as Woodcroft Farm Phases 1 & 2 and is in the final stages of construction. The site is bounded to the west by Clarendon Farm (Winchester District) and to the east by existing residential development. A Byway Open to All Traffic (BOAT) runs along the site's northern boundary, which is a public highway for pedestrian, cycle and equestrian access.

Grainger Plc has been actively promoting the site over a number of years through the Local Plan process, which provides the spatial plan for the area and identifies where new homes will go within the District alongside other development and infrastructure. Grainger Plc is now seeking to submit an outline planning application for up to 200 new homes, including affordable, as well as open space, play space, footpaths, and new access roads.



Aerial view of the site.



Opportunities and Constraints Plan

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The Vision

Grainger Plc is now working on a new planning application for a development of up to 200 homes, which will be integrated into established communities. The team is committed to achieving the highest quality of urban design in order to create a sustainable welcoming place.

Environmentally responsive

The key principles include the creation of a welcoming and long-lasting place that responds to the natural qualities of the site, including the topography, trees, adjoining woodland, hedges, and wildlife.

A welcoming place

The development will be designed to be as connected and 'pedestrian friendly' as possible, with good access to nearby local facilities, jobs, and bus routes.

Access to recreation

It will provide good access to new play spaces, community orchards, and green space, as well as the countryside beyond by connecting onto adjoining footpaths and Public Rights of Way.

New and existing nearby homes will have access to new open space, footpath, and cycle links, play space and fitness trails.



What are we delivering?

The team is seeking your comments on the emerging Woodcroft Farm Phase 3 masterplan and what you feel should be included.

Key features identified are:

- Up to 200 new homes in a sustainable location
- Up to 40% affordable housing to meet local needs
- Generous public open space provision
- Opportunity for community orchard/garden
- Children's play areas
- Fitness trail
- Ecological areas to provide biodiversity gains
- Pedestrian and cycle friendly routes and connections to key facilities as well as the countryside
- Promotion of sustainable transport with direct links to local bus services



Illustrative masterplan - New homes, set within landscape.



Sustainable drainage systems as part of the landscape infrastructure.



New landscaped spaces for play



Encouraging biodiversity and existing habitats.

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A Place to Live

Providing a choice of homes in terms of sizes and tenure is important for creating sustainable and balanced communities where people want to live and have the opportunity to thrive.

Homes to meet local needs

The current demand in the District is for a range of 2 to 3 bedroom homes, but we are also aware that a full range of housing still needs to be provided to cater for local needs and families of all sizes.

The masterplan for Woodcroft Farm Phase 3 incorporates:

- A range of housing sizes including 1, 2, 3, and 4 bedroom homes to cater for all.
- A variety of house types including houses and flats.
- Careful location of buildings and heights to help integrate into adjoining housing areas and to be considerate of key views, with predominantly two-storey housing and up to three-storey apartments.
- Up to 40% affordable housing built to the same quality as the private housing.
- A mix of households that incorporate measures to reduce energy consumption.



People focused streets with a mix of new homes.



New homes integrated with landscape.



Illustrative masterplan, indicating where buildings and green space could go.



Open Space within the development.

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Movement

The masterplan seeks to encourage sustainable means of transport and encourage movement by foot and cycle. The masterplan has therefore been designed as a series of walkable housing clusters, with dedicated footpath and cycle links connecting across the site into the adjoining street and footpath network. This will allow people to access local facilities and the existing bus network within a 10-minute walk.

Ideas for the merging illustrative masterplan:

Sustainable movement and transport is an integral part of the vision:

- A pedestrian and cycle friendly development.
- Cycle storage within plots and garages.
- Provision of electric vehicle charging points.
- Traffic calming measures to keep vehicle speeds low and make a more attractive environment for walking and cycling.
- Dedicated footpaths and cycleways across the site providing good access to local services and bus routes.
- Links to the adjoining Public Rights of Way and wider leisure footpath network.



New cycle and pedestrian routes, providing access to nearby facilities.



Electric Vehicle charging point provision incorporated into the development.



Access to Bus Services
Every 12-20 minutes



Local Services
Accessed by new pedestrian and cycle links



Access to education and community facilities.



Movement strategy and illustrative masterplan.



The new development will provide good footpath links to existing bus services, including the Number 39 (Dagle Avenue) bus stop shown.



Pedestrian friendly streets.

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Environment and Nature

Where we live, work and play - the places around us - affect our daily lives. Pleasant environments are enjoyable, inspiring places. They add economic value too, and should, if designed properly, contribute to the natural and physical quality of places, and help people's health and wellbeing. Great environments also contribute to far wider factors, such as tackling the cause and effects of climate change and energy and resource demand.



Informal play areas



Tree trail to encourage healthy lifestyle



Pedestrian friendly development encouraging walking



Environment is a vital attribute of the Woodcroft Farm Phase 3 masterplan. What do you think?

What we are doing:

- Streets have been generally set out to encourage south facing homes to make the most out of the energy from the sun and help reduce energy bills.
- Homes will be designed to be comfortable and energy efficient in terms of making the most of natural light, heat and ventilation.
- We are creating new Sustainable Drainage Systems which include pond features and rain gardens.
- Two play spaces will be created, one of which will be equipped.
- A fitness trail area will be included to encourage healthy lifestyles.



Opportunities for a wide range of uses for open space on site



- The opportunity for a community orchard or edible landscapes to enable residents to interact socially.
- Informal meanwhile spaces to help with mental health and general wellbeing.



- Comprehensive landscaping within and surrounding the site will provide shade and cooling for homes and publicly accessible areas, as well as providing a pleasant and healthy residential environment.



Examples of sustainable drainage pond at Broomwood, Watlingtonville Grainger PLC

Landscape strategy diagram (below)





Environment and Nature

The protection and potential to enhance the ecological environment within the site for the benefit of nature and future residents has been an integral part of the masterplanning process.

Our approach to protect and help nature:

- We are responding to the setting of the existing woodland to the north and nearby Sites of Importance to Nature Conservation (SINC), James Copse and James Paddock.
- We are working with the existing network of hedgerows wherever possible, and planting new hedgerows, vegetation, and trees, which are important for biodiversity.
- We are protecting local wildlife habitats as part of the development, and creating new opportunities;
- Deliver Biodiversity Net Gain (BNG) of at least 10% through providing on and off site improvements.



Protecting ecology

An ecological appraisal has been undertaken to establish an ecological baseline for the site and to determine potential Important Ecological Features (IEF) that could be impacted by future development. The site is mostly made up of poor semi-improved grassland, so there are real opportunities to create new habitats and protect and enhance hedgerows and trees within and around the site.

The masterplan fully considers the presence of species identified on site, such as foraging badgers, bat species, breeding birds and reptiles and, where possible, looks to protect and enhance features to enable them to flourish. Overall the development will provide benefits and gains for biodiversity.



Illustration of the central valley green space – high-quality multi-functional open space.



Drainage ponds can also be used to enhance biodiversity.



Creative ways to encourage habitats at all levels within development.



Creating opportunities for habitats.



Enhancing existing on-site hedgerows and trees will be a key part of our landscape and biodiversity strategy.

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Woodcroft Farm Phase 3

Delivery and Next Steps

Our proposals will help deliver more than new homes, but also the delivery of new open space, new infrastructure, and contribute funding towards improving local community, education, transport, and health provision. This will be delivered through the Community Infrastructure Levy (CIL).

Delivering community benefits

Grainger will ensure that community benefits are delivered through financial contributions as part of the planning obligations. CIL is a key way in which local authorities help deliver much needed services linked to new home delivery for expanding communities. We will work with East Hampshire District Council and Hampshire County Council in delivering funding for these improvements as part of the outline planning application.



**Council
TAX** income
£264,000
per year



New Jobs
90
per year (direct)
150
per year (indirect)



**Community
Funding**
through CIL
for improving
local facilities

Planning application

Grainger Plc intends to submit an outline planning application in February 2024. An outline application establishes the general principle of development. In this case, a residential development of up to 200 homes with landscaping and details of how access will be provided is being applied for.

Detailed planning permission for matters such as the layout, scale and design of new homes will be sought at a later date, along with details of landscaping and parking. This is an overall outline planning application for the whole of the development and a detailed element to show two access points into the site.

Comment on the planning application

You can comment during the planning application process. These comments will need to be directed to East Hampshire District Council as the Local Planning Authority but will be considered by Grainger Plc before a decision on the application is reached.

Delivering a range of new homes, open space, and funding for community infrastructure improvements is an integral part of the vision: Please let us know what you think.

Joint working

Grainger Plc will continue to engage with East Hampshire District Council and Hampshire County Council. This approach is ongoing as the masterplan evolves.

After the public exhibition we will examine all of the comments received from members of the public and provide feedback. This includes comments made on the website.

Masterplan

These comments will help inform the final masterplan proposals prior to submission of an outline planning application in the new year.



Contact

Visit the web site

You can also see the latest ideas and make your comments by visiting:

① www.graingerwoodcroftfarm.co.uk

Or email:

✉ alice@spbroadway.com



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