

# Why the Altham's Field?

## Frequently Asked Questions

### 1. The Red Lion is the best site for the community facilities, why was this site not chosen?

The Red Lion board took the decision not to support a community shop on their land. The board felt the focus of the business should be on running the pub.

This decision was announced at the 2022 AGM. Shareholders of the Red Lion were not consulted prior to this decision being made.

### 2. The Altham's Field is not within the village boundary. Are there any alternatives sites within the village boundary?

No. Apart from land at the rear of the Red Lion, there are no other plots within the village boundary available for development to provide new community facilities.

Both Castlefield and the land adjacent to Dungarvan have been fully developed with residential dwellings. No space was allocated for new community facilities.

### 3. Are there other sites available outside the village boundary that were considered?

The Working Group had discussions with the Pilkington Estate, who supported the project by offering two potential sites: one to the rear of Pond Farm, the other adjacent to Holly Cottages in Back Lane.

Neither site is on a main thoroughfare through the village and both sites, given the topology of the area, would impact the openness of the Green Belt. NHDC felt the degree of harm would be substantial given the view distances to and from the sites.

The Altham's Field is on level ground, the view distances to and from the site are reduced as a result, the site is well screened, and access is directly off a main thoroughfare through the village making it the preferred location.

#### 4. Was the Recreation Ground considered as a possible location?

Yes, this site was considered but the Parish Council, who own the land, did not support this as an option.

#### 5. Will the land be bought from the Altham's?

No, the proposal is to rent the land. Much like a lease-hold property, the Community Benefit Society will own the property but not the land.

As a leaseholder, a ground rent will be payable to the freeholder. The amount of ground rent will be negotiated once we know what is to be built e.g. just a shop & café and/or village hall.

#### 6. Will the rest of the Altham's field be developed?

No. The field is Green Belt land and protected from inappropriate development except in Very Special Circumstances (VSC). As an example, development brought forward under the Community Right to Build Order is classified as a VSC. In this case, the community votes via a referendum to allow development. Other forms of development such as residential housing is considered inappropriate.

The Altham's have used the field for grazing and will continue to do so.

Please see the document entitled a '**Letter from Robert Altham**'