

**Planning Appeal Reference: APP/N1730/W/18/3218746**

**Land to the South of Chatter Alley, Dogmersfield, RG27 8SS**

Summary

**Dogmersfield Parish Council on behalf of the Residents of the Parish and the Staff, Pupils and Parents of Dogmersfield School wish to confirm its objection to this current planning application (18/00877/FUL) and ask that you DISMISS this appeal for the following reasons:**

**None of the reasons for objecting to the original planning application (18/00877/FUL) have been addressed by the applicants.**

Prematurity of appeal

We believe that this appeal is premature and any decision regarding this appeal may have an undesirable effect on the **currently emerging Hart Local Plan and the Dogmersfield Neighbourhood Plan, both of which have been examined and will be adopted or made within the coming months**, within which the treatment of settlement boundaries and other subjects may be addressed.

Skewed description of application

The whole emphasis of this planning application has been deliberately skewed to put emphasis on the provision of a public parking area and the benefits that such an area will bring to the village of Dogmersfield and the Residents, Staff, Children and Parents who attend the school. This is a deliberate tactic to try and demonstrate the benefits of building five detached houses on agricultural land between the school and Troquhain House.

Agricultural land to the rear of the application site

The land to the rear of the application site is registered at the Land Registry under title number HP573021 and relates to the transfer of the land to the current owners in July 1999.

This land is referred to as "Land on the North West side of Church Lane, Dogmersfield"

Apart from a narrow pedestrian and equine access track on the eastern boundary of the application site (adjacent to Troquhain House) **there has not, since 1999, been any access to this agricultural land from Chatter Alley.**

There is now a recent Deed of release and Grant of an Easement dated 2<sup>nd</sup> February 2017 which has not been made public during this planning application or appeal.

**(See Appendix 1)**

**This recent Deed which appears to create a 10-metre-wide access to the agricultural land, if constructed, will have a profound effect on the school and the highway layout in Chatter Alley immediately adjacent to the school.**

Triangular plot of retained land at the rear of the application site.

Currently no details of the reasons for retaining this land, the future use of this land or the means of access to this land have been confirmed.

**Again, any future use of this land and access to it may have a profound effect on the school and the highway layout in Chatter Alley immediately adjacent to the school.**

Previous Planning Applications for this site

This is the latest of several planning applications for this site (previous application. 17/01219/FUL which received some eighty or more objections) and the Parish Council, School, Residents and Parents have on all occasions made their objections well known. (See Appendix 2)

**The number of “objections” to this latest scheme has been somewhat reduced due, we understand, to the attitude of the Chartered Surveyor who manages the site on behalf of the family beneficiaries. (See Appendix 3). Several Parents have stated that they felt threatened by the above letter that was sent to all the objectors and thus have been deterred from further comment. We ask that their previous comments are considered.**

Like the Grounds for Appeal statement for this case, the above very unfortunate letter was written to show the Agents and Owners of the site in a good light as perfect landowners whereas over the last twenty years there have been numerous occasions when the Residents of Dogmersfield have been treated badly and several meetings with the school and Parish Council have been very discordant.

Grounds for Appeal

We will now turn to the Grounds for Appeal statement and address, clause by clause, the many inaccuracies contained within it.

- 1.1 This clause states that there is to be a public parking area of twenty spaces. The area set aside for staff parking should not be confused with the concept of a public parking area. Currently many of the members of staff have to park their cars on the south side of Chatter Alley. The proposed staff parking area would allow the staff to have some off-road parking as compensation for the loss of the existing roadside parking but the full benefit of that will be reduced by the creation of the entrance drives to the proposed dwellings, the proposed carpark and possibly the 10 metre wide access to the agricultural land as mentioned above.
- 1.2 The Parish Council fully supports the grounds for the refusal of this planning application.  
This appeal does nothing to address the reason for refusal and thus we ask that it be dismissed.  
We would also bring to your attention the very specific problems that development of this site will create for the school and traffic in Chatter Alley.
- 1.3 Whilst it is not incorrect to state that the appeal site sits adjacent to the settlement boundary **it would be more appropriate to state clearly that the**

**appeal site is wholly outside of the settlement boundary and within the Dogmersfield Conservation area.**

- 1.4 **The appeal site is not largely flat.** It slopes gently from south to north and currently surface water is, during all but the most torrential downpours, absorbed by the agricultural nature of the land. The drainage ditch between the site and Chatter Alley will currently cope with this slow run off of surface water but any increase in flow due to development may put undue pressure on the ditch and the underground pipe into which it flows prior to passing under the forecourt of Foster & Heanes Garage. The ground level of the site adjacent to Troquhain House and along the frontage to Chatter Alley is considerably higher than the frontage of Troquhain House and the Chatter Alley footway and thus the mass and height of the proposed dwellings will have an overpowering effect.
- 1.5 This pole mounted transformer is of little concern to the residents of Dogmersfield. It is more of an inconvenience to the developers who would like it and its associated cables removed. No mention has been made of exactly where the existing equipment and overhead cables will be moved to which will be of concern to the Parish Council and residents.
- 1.6 This clause states that there is a public house and a shop in Chatter Alley. Whilst there is a public house (Queens Head) in the nearby area of Pilcot which is served by Church Lane it is not visible from and does not abut Chatter Alley. There is currently no shop in Chatter Alley or any part of Dogmersfield. The last remaining shop in Dogmersfield closed in the early 1970's. The nearest shop is in The Street, Crookham Village and the nearest bus stop is in Hitches Lane.
- 1.9 The appeal site was closed to use by the school in July 2017, as confirmed in the letter at Appendix 3. Clause 1.9 makes it appear that it has been open for use recently.
- 2.1 Is the proposed site within a sustainable location? Dogmersfield is in fact an isolated village with no bus service or shop and the nearest railway station is in Winchfield which has limited parking. Any resident in Dogmersfield has either to walk or cycle great distances or have the use of a car. This proposed development will probably add at least a further ten cars to the area and thus create a minimum of twenty extra car journeys per day.
- 2.14 We have already addressed this subject in clause 1.5. Details of exactly which cables are to be moved underground and the proposed re-location of the existing transformer have not been mentioned. We do not wish to see the ambience of the Common Land on the north side of Chatter Alley spoilt with what the appellant calls a large (unsightly) electric pylon.

- 2.15 The appellant refers to the “much needed housing and improvement of the highway safety etc”? This is not a sustainable argument. If anything, Dogmersfield would benefit far more from the building of some smaller houses that could accommodate younger families or older residents who would like to downsize without having to move out of the area.
- 3.1 The overshadowing, loss of views from and direct overlooking of Troquhain House are of concern. As stated above the ground levels of the site are substantially higher than those of Troquhain house and thus some overshadowing is likely.
- 4.1 The proposal to create an entrance to the carpark, and possibly another entrance to the 10-metre access road to the agricultural land so close to the school will have a seriously detrimental effect on the school. Children walking to the school along the Chatter Alley footway will have to cross both of these entrances or worse still some parents may be tempted to turn into these entrances to drop their children off and then manoeuvre out into Chatter Alley thus creating a further hazard.
- 4.4 It is probable that with the inevitable continued parking along Chatter Alley that suitable sight lines will not be maintained and that on occasion there may well be problems associated with cars blocking the 3 proposed access points to the new dwellings thus causing further discontent. Another problem that will need to be addressed is the additional construction traffic including deliveries during school hours.

**And finally, should you decide to allow this appeal we would ask that you adequately address the following points that have been raised by the Parish Council and the school:**

The long-term ownership and maintenance of any proposed school car parking so that it is protected for the foreseeable future.

During earlier discussions between the Architect and the Parish Council it has been suggested that the land for any carpark should be gifted to the Parish Council, or other appropriate body, and a substantial fund be established for the future maintenance of it. (A sum of at least £100,000 has been suggested)

A suggestion that the carpark area and access road could be on a temporary lease or licence is wholly inappropriate.

The disruption to the school caused by the construction process including site and delivery traffic, noise, dust and overlooking and that there is a set procedure for establishing some form of liaison group comprising the developer, the school and the Parish Council. It is most important that the safe delivery and collection of children is always maintained .

To encourage more Parents to walk their children to and from the Crookham Village area suitable funding should be provided by the developer to investigate the possibility of connecting the Pilcot Hill footway to the Chatter Alley footway including the possible purchase of land to create a roadside footway, the provision of a bridge over the river, the improvement of the Church Lane junction adjacent to the bridge and the creation of an aesthetically surfaced path across Pilcot Green.

**The health and safety of the school children, staff and the parents that deliver and collect them from school is paramount. This has been a recurring theme in many of the letters of objection that have been submitted regarding this and previous planning applications for the site.**

**The provision and maintenance of adequate screening, barriers, footways and the continual cleaning of any mud and other debris from the site is imperative.**

**The screening and training of all building site operatives, delivery drivers and other visitors is also important together with named liaison staff that keep in regular contact with the school and Parish Council and are available on a twenty-four-hour basis to deal with any problems.**