

## Dogmersfield Neighbourhood Plan Steering Group

Meeting of the Dogmersfield Neighbourhood Plan Steering Group held on Monday 13 March 2017 in the Dogmersfield Primary School starting at 6.00pm.

Those attending

Steering Group Members:

Chris Ward (CW)

Valery Scott (VS)

Carol Anne Harrison (CAH)

Geoff Beaven (GB)

Alastair Clarke (AC) representing Dogmersfield Parish Council.

Members of the public:

Carol Leversha

Brian Leversha

1. Welcome and introductions.

GB welcomed all present to the Sixth meeting of the Dogmersfield Neighbourhood Plan Steering Group. He explained that the primary purpose of this meeting is to consider the outcome of the consideration of the RCOH draft Vision Note. Apologies had been received from Christine Lowe (CL) Mark Lowe (ML) and Lorraine Fullbrook.

2. Acceptance of the notes of the meeting held on the 13th February 2017.

**It was resolved that the minutes of the meeting held on 13<sup>th</sup> February 2017 were a true record (CAH proposed, VS seconded with all in favour).**

3. Actions Arising

GB stated that the only matter formally resolved at the last meeting was the payment of the invoice submitted by RCOH. He confirmed that this invoice has been paid following approval by the Parish Council.

4. Review of progress since the last meeting.

GB reported that activities have focused on the draft Vision Note which is covered under the next item.

The other pressing issue identified at the last meeting was the potential need for a further grant application to cover the period to the end of March 2017. The Parish Council accepted the Steering Group advice but after reviewing the current grant funding in hand against the likely expenditure it concluded that no further grant application was needed. However it has sought and received an extension of the current grant period to end March 2017. Under the rules any government grant that is unspent at the end of March will have to be repaid but the grant authority has confirmed that this amount is not lost as it can be covered by a further grant application for April onwards. A report on the use of the government grant will need to be submitted by the Parish Council by 14<sup>th</sup> April. The Parish Council should also consider the timing of a further grant application to ensure continuity of funding cover.

## 5. Working Group's consideration of RCOH draft Vision Note

CW reported that the Working Group (WG) has met a couple of times to consider RCOH draft Vision Note and their conclusions have been captured in the note which was circulated prior to the meeting.

In essence the WG recognised that the draft Vision Note was prepared on the basis of the best information available at the time of the Vision Workshop which included the potential for 141 new houses on a block of SHLAA sites [COM001] in the centre of Dogmersfield village as identified in Hart DC's 2016 consultation document - Refined Options for Delivering New Homes.

However, the WG were aware that, subsequent to the RCOH draft, Hart DC had drawn up further proposals for the allocation of housing within the Local Plan and it appears likely that these proposals will be the basis for a further public consultation. Dogmersfield does not appear specifically in this allocation and consequently it now seems that the threat of 141 new houses in Dogmersfield has receded. Also the Dogmersfield Neighbourhood Development Plan will not be faced with the prospect of identifying sites to meet a Local Plan allocation of a defined number of new houses. However the prospect of smaller developments in Dogmersfield of less than 10 units remains a possibility.

A further relevant factor that has emerged since the Vision Workshop is that planning applications for new houses are likely to be refused unless they include their own SANG (Suitable Alternative Natural Greenspace) provision. The applications for 4 houses on Schoolfield Corner has been refused for this reason and a potential application for 6 new houses on Fisk Field could also be affected. Although Hart have a new supply of SANG land in the pipeline it could be many months before this is available for allocation to smaller sites.

In view of these significant changes since Vision Workshop the WG felt that RCOH should be given an opportunity to reconsider its Vision Note and a meeting has been arranged with them on 14<sup>th</sup> March for this purpose.

The WG agreed to recommend that in parallel Steering Group representatives should meet Hart DC's development and conservation officers to discuss Hart DC's intentions in those areas both generally and in respect of Dogmersfield and the implications for the potential role of the Dogmersfield Neighbourhood Development Plan.

The WG further agreed to recommend implementation of advice given by RCOH on preparation for the Dogmersfield Neighbourhood Development Plan by collating evidence in the public domain and on the emerging Local Plan evidence base. This will be undertaken by Sub Groups, led by Steering Group members with assistance from other members and from residents, comprising:

- Housing (Geoff Beaven) focusing on housing need and potential development sites

- Design and Character (Mark Lowe, Christine Lowe, Carole-Anne Harrison) focusing on the distinctive characteristics of the village and the rural areas and the discussions with Hart officers

- Community Facilities (Valery Scott) focusing on buildings and facilities that may need protection or enhancement

-Environment Group (Mark Lowe, Christine Lowe, Carole-Anne Harrison) focusing on open spaces, conservation and natural amenity assets

-Infrastructure (Chris Ward) reviewing utility plans and local services including the road network

The Steering Group accepted the WG report and endorsed its recommendations. The WG note is annexed to these minutes

#### 6. Consideration of next steps

The WG committee will consider the outcome of their meeting with RCOH and advise the SG accordingly.

7. Next SG meetings will be held provisionally on the 8<sup>th</sup> May 2017.

8. AOB

Nothing was raised and GB closed the meeting at 6.30pm

#### Annex

##### Note to the Dogmersfield Neighbourhood Development Plan Steering Group (SG)

Following the Vision Workshop held on 15 December 2016, rCOH produced a draft Vision Note together with an updated Project Plan. The draft Vision Note was considered by the Dogmersfield Neighbourhood Development Plan Working Group (WG) on 10<sup>th</sup> and 21<sup>st</sup> February 2017.

The draft Vision Note was prepared on the basis of the best information available at the time of the Vision Workshop which included the potential for 141 new houses on a block of SHLAA sites [COM001] in the centre of Dogmersfield village as identified in Hart DC's 2016 consultation document - Refined Options for Delivering New Homes. However, the WG were aware that, subsequent to the rCOH draft, Hart DC had drawn up further proposals for the allocation of housing within the Local Plan.

The key features of these proposals are: 'Sites need to be identified for roughly 4,500 new homes. Brownfield allocations would total 2,126 new houses at sites in Hartland Village, Fleet, Hook and Guillemont Park. A new settlement of 1,800 new houses is included for which the recommended site is Murrell Green. Also included are a number of smaller extensions to existing settlements including Hook, Crookham Village, Eversley, Yateley, Odiham, South Warnborough, Long Sutton, Crondall and Heckfield. A total figure of 297 houses is included for smaller "windfall" developments of sites with less than 10 units' (see note 1).

Currently it appears likely that this proposed allocation will be the basis for a further public consultation. Dogmersfield does not appear specifically in this allocation and consequently it now seems that the threat of 141 new houses in Dogmersfield has receded and also that the Dogmersfield Neighbourhood Development Plan will not be faced with the prospect of identifying sites to meet a Local Plan allocation of a defined number of new houses. However the prospect of smaller developments in Dogmersfield of less than 10 units remains a possibility.

A further relevant factor that has emerged since the Vision Workshop is that planning applications for new houses are likely to be refused unless they include their own SANG (Suitable Alternative Natural

Greenspace) provision which could impact the current applications for 4 houses on Schoolfield Corner and a potential application for 6 new houses on Fisk Field. Although Hart have a new supply of SANG land in the pipeline it could be many months before this is available for allocation to smaller sites. In view of these significant changes since Vision Workshop the WG felt that rCOH should be given an opportunity to reconsider its Vision Note and a meeting has been arranged with them for this purpose.

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*Note 1 Hart DC define 'Windfall' as inevitable development that takes place on suitable sites not identified in the Local Plan*