



DOGMERSFIELD PARISH COUNCIL

Residents Briefing

Held at Dogmersfield Primary School

22nd January 2014

Questions raised

Councillors present

Cllr Geoff Beaven (GB)	Cllr Alastair Clark (AJC)	Cllr Graham Leach (GL)	Cllr Mike Ricketts (MR)
CLERK Claire Inglis (CI)			

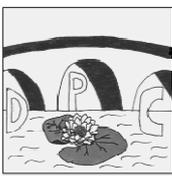
Members of public present

Amanda Ross	Mary Morrison	Mark Lowe
Ann Goddard	Councillor Stephen Gorys	Philip Whitehead
B Robson	Elizabeth Waller	Chris Waller
Brian White	John Maunsell-Thomas	Caroline Dixon
Carol Leversha	Joan Fullbrook	Max Fullbrook
Chris Ward	N Pakula	Christine Smith
Christine Lowe	Johanna McNair Scott	Julia Holloway
Councillor Ken Crookes	Tim Dunphy	Jo Thomas
Denise Whitehead	John Varndell	Joan Varndell
G G Allaway	Sally Selfe	John Selfe
Guy Harrison	Rus Slater	J Robson
John Ellis	Penny Pecorelli	Inga Harding
Mark Miles	Angela Dickson	Neil Dickson
Mary Maunsell-Thomas	Pat Delaney	Marina Delaney
Richard Sizeland	Steve Bramwell	Iain Blake
Robert Dixon	Justine Calder	Fiona Everett (+S & C)
Sally Sizeland	Mary Lawes	John Lawes
Steph Thomas	Miss Wall	Sue Emery
Stephen Harmer	Sophia Harmer	Doreen Melbourne
Sue Smith	David Fisher	Councillor Jonathan Glen
Yvonne Beaven	Penny Clark	

Summary of Questions and Answers

Q	Is there a brief explanation/definition of the word 'Sustainable' in this context?
A	GB referred to a slide as part of the presentation that provided a definition.

Q	What is the current policy? Referring to the SHLAA Land availability description slide.
A	Whilst the land currently included in the SHLAA within Dogmersfield is described as NOT currently developable this status may not remain as barriers to development may be overcome by changes to policy. For example by expanding the settlement boundary. Cllr Gorys responded on behalf of Hart – There are various sources for policy including the National Planning Policy Framework (NPPF), the Local Plan which was not adopted with some policies from the



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	Local plan not currently up to date.
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Q	Is there any form of league table for applications received by Hart where they score 'points' according to for example whether they are in a conservation area, brownfield site on the SHLAA or is it a free for all in submitting applications and a case of who you know?
A	<p>Responded to by Cllr Gorys - When applications are received with mitigating circumstances and design issues to be addressed Hart District Council will address each one with a determination as to whether the issue can be overcome. The application is used as a base document and evidence gathered to appraise each application on its own merit. The document is a very sterile one which serves to inform. When it comes to the allocation of housing the council will look at the SHLAA, if there are difficulties that cannot be overcome on a site then other sites may be considered if the issues are easier to overcome. There are very much shades of grey and the SHLAA is currently a very broad high level document.</p> <p>Comment by resident - Issues such as flooding will be key and should not just be blamed on the weather. This is where sustainability will come in to play as proper soakaways will need to be provided as part of any development.</p>

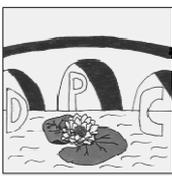
Q	Is the SHLAA document a finite document?
A	The SHLAA is an evolving document and is almost immediately out of date upon issue.

Q	If a development would not be permitted under current policy what is the process to change policy?
A	To change policy is a long process with consultation periods involved. A change of policy would have to be brought to full council with all 35 councillors having to consider and vote on any change or otherwise.

	Commentary was made in respect of the specific development project proposed for the 'Fisk Field'
	<p>Cllr Crookes – The benefit of a Neighbourhood plan cannot be seen as a means to talk the allocation of housing development down and may actually result in an increase in the allocation.</p> <p>MR – Words used by Vortal representative were that 'Hart are in disarray and the company Vortal has more land than it can deal with'.</p> <p>Chair of School Governors stated that the school had been offered 30 parking spaces as part of the development plan but this was found to be unacceptable by the school as it provides additional access points onto the road causing a danger to the children and the fact that there was an expectation to provide school owned land with the loss of the children's play equipment.</p> <p>GB commented that it had been intimated that the parish council could be given administrative control of this area of land (i.e. the parking space area) but this would not prevent it being used for access.</p>

Q	Plots 1 & 2 as indicated on the plan as affordable housing what does that mean?
A	These plots will be managed by a Housing Association and may be of shared ownership.

Q	Typically what is the number of cars associated with the school?
A	There are 99 families at the school with an approximate number of 50 cars. Staff cars total about 12-15



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	cars with 5 parked off road in the school playground.
	Comment was added by residents – There is some benefit from school parents parking in the road as this reduces speeds in Chatter Alley and this part of the village.
	However there are disputes that occur between residents and school parents.
	It was recommended that residents look at the Vortal website.

Q	Have Vortal delivered any scheme anywhere?
A	Although the Council asked for information on other similar schemes nothing has been received.

Q	What will be the timing of the Local Plan being put in place?
A	It is likely to be in 2015. Planning will be in 'limbo' until then and the plan may then afford some protection.

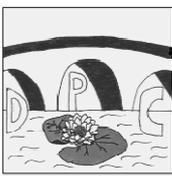
Q	Does the 5km boundary refer to New builds or does it include extensions?
A	This refers to New build. The Thames Basin Special Protection Area (SPA) does not allow ANY development within 400m. Cllr Crookes added that the cap of 4400 houses within the SPA 5km boundary will be met soon likely by the Spring.

Q	Therefore more applications can be submitted before the Spring?
A	Applications for significant developments in Dogmersfield look unlikely to be submitted before April as they will require surveys of key issues like traffic, water management and impact on the Conservation Area and SPA. Once the 4400 limit has been reached it seems likely that the Local Plan will have to be in place before further development is permitted.

Q	Where does Dogmersfield sit in relation to the 5km boundary?
A	Dogmersfield is clearly inside the boundary.

Q	Will the 4400 cap mean building will not be permitted at all once it is reached?
A	It will be more onerous to develop within the 5km boundary, small developments may be possible but larger sites would have to justify why the 4400 limit should be raised.

Q	What level of development could take place in addition to the cap?
A	Cllr Gorys responded – Hart are in a strong position with the 4,400 cap but this number has been challenged. The cap is a historical number but Hart believes it is robust. There has been a lot of debate about the regional distribution of development throughout the country but Hart will work hard to make the 4,400 stick. Much further work is underway to justify the number that will be included in the new local plan.



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Q	The linear development approach that is described would in some areas still block the views across the countryside identified in the Conservation Area appraisal? Would this therefore indicate that the Vortal proposal will be supported by the Council?
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A	Linear development would still have to overcome constraints. The Council will take a decision on every proposal and will take into account the design and what the local community feel.
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Q	What level of Affordable housing is required as part of a development plan?
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A	The trigger level is 5 houses then there is a requirement for 40 percent proportion of affordable.
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Q	With regard to the Vortal proposal and other SHLAA sites has there been a firm indication of other proposals being discussed for submission to planning?
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A	None on an official basis with the council.
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Q	Why doesn't the Parish Council approach the landowners direct to establish their intentions?
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A	<p>The parish council has not done this. Residents felt that the Council should reconsider their approach as there are many rumours going round and it was important to know firm intentions. Further Council comments included that it is wholly unrealistic to expect that that there will be no development in Dogmersfield. New houses are not always a disaster, some fit well in to the existing housing in the village. Provided they fit in some development would be ok.</p> <p>The scale of new development is most important and this will be controlled by the allocation to the rural area by Hart. To achieve the 500 figure in the earlier Local Plan rural communities would have to grow by 10% providing the extra burden is spread equally. For Dogmersfield this would be 12 houses with 6 having been built/granted planning permission already. We would be comfortable with that number however a larger percentage is possible as Dogmersfield has so many SHLAA sites.</p> <p>MR commented - Vortal are a small developer and there would be concern if a major developer took an interest in sites within Dogmersfield. Taking Hatchwood Place in Odiham as an example the developer has changed since outline permission was granted and the new developer wants to change the design with bigger houses.</p> <p>Cllr Glen commented that small developers need to be educated in the constraints within the planning system. There needs to be vigilance with fields beyond where landowners may be tempted to 'jump on the bandwagon'. There needs to be awareness of applications that may be submitted before they are submitted. Advice is not to wait for the Local plan to go through. Government are trying to help the economy by encouraging development but it should not be at the expense of Dogmersfield.</p>
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With the presentation coming to an end GB commented on the way forward that the council will do its very best to represent the residents but that its powers are very limited. Residents should be very involved in making their voices heard by Hart by responding to planning applications individually rather than solely relying on the parish council. Examples were quoted of resident groups such as FACE-IT and WAG.

The Parish Council feel that such a group would play an additional constructive role, helping to ensure that resident's views and feelings are represented with clarity. GB asked if anyone would be prepared to lead this initiative

GB finished the briefing by asking for confirmation from the residents that they are happy with the way the council intends to move forward. This was accepted as confirmed by the overall level of comment and body language of those in attendance.

The briefing was closed at 9.15pm