

# DOGMERSFIELD PARISH COUNCIL

Meeting of Dogmersfield Parish Council with Vortal Properties Ltd  
Thursday 22<sup>nd</sup> May 2014,

In attendance:

Cllr Geoff Beaven (GB)	Dogmersfield Parish Council
Cllr Alastair Clark (AC)	Dogmersfield Parish Council
Cllr Mike Ricketts (MR)	Dogmersfield Parish Council
Mr David Heron (DH)	Vortal Properties Limited
Mrs Claire Inglis (CI)	Dogmersfield Parish Council

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DH opened by commenting that the details of the Pre-application advice meeting now available on the Hart District Council (HDC) website were in his opinion an accurate reflection of the discussion held on the Church Lane proposal.

DH asked to open the meeting by speaking firstly on the current Church Lane proposal from which he would then follow on to discuss the Chatter Alley proposal.

Church Lane – As per the suggestion made by HDC at the pre-application advice meeting Vortal have now obtained the co-operation of the owners of the neighbouring plot in Church Lane and are proposing a three unit layout across two neighbouring plots. Each individual plot is marginally above 0.5ha being 7m longer than the site depth that equates to 0.5ha. Across the frontage of the three plots the total span is 72m narrowing to 56m at the rear of the plots. The preference of the land owners is not to create a wider verge to the front of the site as this would have the potential for causing on-road parking as already in occurrence near the junction with Chatter Alley and do not want to encourage a continuation of this down Church Lane. Land at the rear of the site may be retained for parking purposes for each property with some land retained at the rear of the site to deter development behind the plots, as the view from the parish council has in the past made reference to development preferred fronting onto the road.

The options for the land at the rear are:

The balance of the land to be sold as part of the package for paddocks  
Depths of the plots to be reduced to allow for larger paddock area at the rear

DH had taken the opportunity to utilise the mapping service to work out the average footprint of properties along Church Lane and found on average the frontage spans were 20m wide. The average footprint of a property is 2,500sq ft over two storeys (i.e. 1,250sq ft per floor). The plot sizes for the three properties proposed here are therefore of an average size of those existing along Church Lane. The previous individual dwelling proposed on the single site was 3,500sq ft over three storeys which has been reduced to bring in line with the average property in the vicinity.

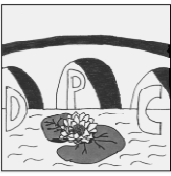
The three dwellings across the two plots will present a better fit than two dwellings on the one plot. In essence the 3 houses will vary slightly in style from those along Church Lane and will be 2,500sq ft with double garages and three separate entrances.

GB commented that the further back from the road that the properties were to sit the less intrusive they would be, this may allow for additional parking at the front of the properties but would create a building line along this side of the road. Openness of the site would be maintained preventing an estate type look.

GB asked whether the ditches would be bridged. DH confirmed that to determine the best method for the ditches to be bridged a topographical survey would be carried out as he is aware of the different levels along this stretch. AIC agreed that the properties would be less dominant if they were set further back.

DH spoke on that if DPC were supportive the next phase would be a discussion relating to materials and other similar details.

GB commented that on the whole the community do not want development but the smaller the properties are and the more set back they are the better the response would be.



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MR voiced concerns over how development could be prevented behind these plots and whilst Vortal are progressing the plots to planning what stops the likes of a big developer such as Berkeley homes coming along once planning has been achieved and resubmitting a much larger development proposal.

DH spoke of legal covenants that could maybe set in place to protect this possibility he was aware that such a legal covenant had been put in place on a Vortal proposal in another area and DH would seek further guidance on this and ensure that that happened.

GB confirmed that residents would want an answer on that. MR asked whether the landowners would be receptive to such an arrangement? DH believed that the landowners would hope to be working co-operatively to achieve that.

GB voiced further concerns that if the plots are sold with planning permission we would no longer be dealing with the original landowners and that further applications for alternative schemes would be possible. DH considered that an undertaking from a builder could be achieved to use the granted permission he would work towards ensuring sufficient binding safeguards are put in place.

MR asked what the current market value of the land would be. DH said that at a guess the market value of a property on these plots would be between £750k - £850k with land value typically 35-45% of that. Land is still at a premium.

Chatter Alley – DH presented a revised scheme which showed three properties proposed on the Fisk field covering an approximate frontage of 75m, 25m per property. On the diagram produced these were seen as three identical 2 storey properties with double garages and a 5m gap between properties. This will leave room for a roadway through to the rear of the field and will allow for parking in the short to medium term. Along this stretch the existing properties are on average of a 3,200sq ft footprint across two storeys. Whilst these plots are slightly narrower than other plots the layout allows for gaps between properties.

GB considered that a layout of garage to garage of the neighbouring property would be more favourable.

A small discussion about the school parking took place and it was judged that a 20m strip would allow for some off road parking but there would be a need to enable turning at the top for cars to exit the area. DH considered that some agreement could be arrived at with the school for this facility.

GB then in concluding the meeting commented that what happens next is key as the Council urged that residents should be given the opportunity to provide their views through a public consultation on both schemes.

DH stated that the next phase would be to draw up house styles and have public consultation on both schemes. This would probably be in the format of exhibiting the plans and Vortal representatives being available to take questions and receive comments with the written views possible on comments sheets.

GB confirmed that the onus would be on Vortal to advertise the event and asked what information could be made available to residents by the Council in the period before the consultation takes place.

DH agreed that the layouts could be sent to residents and agreed to send the PDF's of the layouts after the meeting

The meeting closed at 2.35pm