

DOGMERSFIELD PARISH COUNCIL

Meeting of Dogmersfield Parish Council with Vortal Properties Ltd
and Oakford Homes
Tuesday 20th October 2014, 7pm.

In attendance:

Cllr Geoff Beaven (GB)	Dogmersfield Parish Council
Cllr Alastair Clark (AC)	Dogmersfield Parish Council
Cllr Graham Leach (GL)	Dogmersfield Parish Council
Mr David Heron (DH)	Vortal Properties Limited
Mr Chris Coates (CC)	MD Oakford Homes
Mrs Claire Inglis (CI)	Dogmersfield Parish Council

The meeting commenced at 7pm with introductions made by all in attendance.

CC explained his background as having come from a volume builder to setting up in business as Oakford Homes (OH). CC is one of four Directors in the business. On average OH build between 30-50 homes each year, each individual development can range from 1 unit to 50 units. OH aim to provide a higher specification house build in an area with a strong address and are not interested in volume locations. They seek to build where there is demand for properties in the area.

Church Lane schematics were shared with the Council showing 3 detached properties of two storeys to be built in traditional materials. The properties would have individual driveways with gated entrances and the properties themselves would be set well back onto the plots approx. 35m. Driveways would be made to pea-shingle/ gravel which in themselves provide good drainage and as much hedge etc. would be retained to the front of each individual property with additional planting including semi mature tree specimens planted to create an established garden environment.

Architects who have created the design are Pope & Priestley known for their Arts & Crafts style.

GB asked what would happen at the rear of the plots as the full size plots as displayed are larger than 0.5ha which would meet the requirement for affordable housing. It was confirmed that the plots would be reduced at the rear. This land would still form part of the curtilage but not part of the garden. AJC voiced concern that a strip of land would become a no-man's land.

GB commented that the further the properties sit back on the plot the better the visual appearance would be as the land on this side of Church Lane is higher than the already developed side.

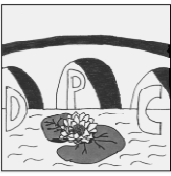
GB queried what would happen to the ditch in front of the properties as surface water is an issue. CC confirmed that the ditches would be cleared out but that they would be looking at creating soak-aways on site to the front and rear of the properties. GB commented that the ditch dives under the road further down Church Lane and is not functioning and solutions on-site will need to be created.

GB went on to describe the limitations of the foul system in Dogmersfield explaining the Chatter Alley system and the pumped system in Church Lane. Whilst he expected the Church Lane sewer has capacity for the three houses proposed, the system suffers from water ingress and backflows in wet weather. As a result of the 130 bed hotel in the village added to the system via a pumped system there have been significant problems. Dosing takes place at the Hotel but this has been known to fail and there have been a lot of issues with bad smells in the village.

CC commented that OH would look at an on-site solution as part of the build proposal.

GB commented on the semi-urban nature of the OH business and that this is the first proposed rural development in Hampshire. This was confirmed by CC but development has taken place in villages on a small scale.

GB asked CC whether OH had any expectations of a development larger than 3 properties with the additional SHLAA land put forward from Dogmersfield. CC confirmed that at the moment OH are only working on the basis of 3 properties and are not in any discussion with any other landowners in the village.



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AJC asked about the anticipated timeline if planning was to be achieved. CC described the timeline to include gaining planning consents would be a 20 month programme to completion of all three properties. They would be built concurrently with ground works for all three completed first and a rolling site from property one to three.

GB asked what are the next steps?

DH confirmed that a pre-application meeting would be held with HDC which the Parish Council would be invited to. This would allow OH to meet with HDC as they were not present at the first pre-app meeting held on originally a single plot. A public consultation would then be arranged prior to a full application being submitted.

GB commented that now that the council has met with both potential developers for the two sites within Dogmersfield that they would be looking to issue an update newsletter to residents and asked for a soft copy of the site layout to be provided. It was agreed that this would be forwarded following the meeting.

The meeting closed at 7.45pm