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Hazely Developments
c/o Kirstin Gray
Pro Vision Planning & Design
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SO51 9BD

19th January 2015

Our Ref: CHFR/14/02746/PREAPP
Contact: Mr Chris French
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No.:

PROPOSAL: Development of 3 detached dwelling houses on the western side of Chatter Alley.

AT

SITE LOCATION: Dogmersfield School Field, Chatter Alley, Dogmersfield, Hook, Hampshire

Dear Kirstin Gray,

Thank you for your pre application submission. Further to our meeting I am now in a position to provide the following written comments.

Principle of development in the countryside

This pre application submission relates to new residential development within the countryside. Such development would represent a departure from the development plan. Hart District Council has identified a 5 year land supply and therefore a departure from policy would only be supported by officers if the development represented sustainable development without harm to the character and function of the countryside and if all other material considerations outweigh the harm. An up to date housing policy statement can be found on our website using the following link:

<http://www.hart.gov.uk/Current-planning-policy-guidance>

Whilst you may be able to demonstrate that this is a sustainable/accessible location close to the settlement area given the harm to the character of this rural village and the associated countryside (as discussed below) it is unlikely at this time that that the Planning Authority would support a departure from the

development plan in this location. Therefore, in my opinion the application would be likely to be subject to a reason for refusal based on the principle of development.

If you have not already done so you may want to consider discussing the allocation of the site with planning policy through their SHLAA process. You are advised to contact the Planning Policy team if you intend to take this approach. However, please do not take this suggestion as an indication of whether this would be an appropriate site to review, given the concerns I raised.

Impact on the character of the area and the Conservation Area

This site is located within the countryside and also within Dogmersfield Conservation Area. The Conservation Area Appraisal identifies Dogmersfield as a rural settlement surrounded by countryside with important open spaces retained between buildings. The appraisal also refers to Chatter Alley specifically making reference to the open meadow adjacent to Dogmersfield Primary School as being important.

This proposal is for three large detached two storey dwellings, with reference also made at the meeting to the potential to create a parking area to the side of the final dwelling adjacent to the school. The pre applications submission would represent the incremental erosion of the gaps and spaces between development in the conservation, which is an important characteristic of this rural settlement. The proposal would be contrary to the objectives of the NPPF in this regard.

Aside from the impact of filling this space in character terms I also have concerns with the design and scale of the buildings proposed. These are large detached two storey dwellings with detached garages to the front that are at odds with the rural settlement.

The Council's Landscape Architect has been consulted with regards to the impact on the conservation area and has also raised similar concerns. I have attached his informal officer comments.

Residential amenity

Given the spacing and separation from adjoining residential properties I am confident that a layout could be achieved without harm to residential amenities.

Parking and access

It is noted that the point of access would be in the same location as the existing access, and that this would be adjacent to the traffic calming measures along Chatter Alley. Initial comments have been provided by the Council's Highways Engineer confirming that you would need to demonstrate site lines equivalent to a 30 mile an hour speed limit and also provide swept path analysis for cars entering and exiting the site and turning left and right. Cars should be able to enter the site at the same time as a car parked at the exit of the junction. The location of the traffic calming measures may need to

be reviewed and you should discuss this directly with Hampshire County Council.

Impact on the Thames Basin Heaths Special Protection Area (SPA) and Infrastructure Contributions

The application would represent a net increase in residential units within the zone of influence of the SPA. The unmitigated impact would represent a reason for refusal. As the site is within 5km and outside of 400 metres of the SPA the Council's Interim Avoidance Strategy can be applied to this development. Full details can be found on the following section of our website:

<http://www.hart.gov.uk/Current-planning-policy-guidance>

With regards to other infrastructure contributions these can be sought if the development exceeds the thresholds contained in the update to the NPPF (Updated on 28.11.2015). In this instance they will be sought if the development is for more than 1,000 square metres of floor space or if there are schemes directly related and specific to the development.

Conclusion

This site is located within the countryside as identified on the proposals map of the Hart District Local Plan (as saved). The principle of new residential development in the countryside is contrary to policy and a departure from the development plan is unlikely to be supported given the harm to the character of the rural village and the countryside.

The proposed development would result in dwellings of a bulk massing and design that would be harmful to the rural setting of the conservation area. In addition the development would result in infilling of a significant gap in the built form and erosion of the character by reason of the loss of spacing between the built form. The Council has identified a 5 year housing land supply and the harm would outweigh the benefits.

Such an application would be likely to be recommended for refusal due to the impact on the setting of the countryside and the conservation area.

The advice set out above is based on the information submitted but without the benefit of wider consultation, or publicity and so is made without prejudice to the consideration of any application. Although the advice may indicate the likely outcome of a formal planning application, it is only informal advice and no guarantees can or will be given about the decision that will be made on any such application. Whilst advice offered may suggest a negative recommendation from planning officers this does not prevent you from submitting an application to test this opinion

Yours sincerely



Mr Chris French
Regulatory Services

