



HART DISTRICT COUNCIL
CIVIC OFFICES
HARLINGTON WAY
FLEET, HAMPSHIRE, GU51 4AE
☎ 01252 622122
☎ Fax 01252 774410
DX 32632 FLEET

c/o Chris Coates
Oakford Homes
Hedsor Court Farm
Sheepcote Lane
Hedsor
Buckinghamshire
SL1 8PE

16th March 2015
Our Ref: KECR/15/00352/PREAPP
Contact: Mrs Kerri Crutchfield
E-mail: kerri.crutchfield@hart.gov.uk
☎ Tel. 01252 774112
No.:

PROPOSAL: Pre-application for 3 no. detached dwelling houses with associated access.

AT

SITE LOCATION: Land At, Church Lane, Dogmersfield, Hook, Hampshire

Dear Mr Coates

I am writing in response to your pre application enquiry to build three new dwellings.

The application site lies outside of any settlement boundary as defined by the local plan. The application site also lies within the Dogmersfield Conservation Area. The site lies within 5 kilometres of the Thames Basin Heath Special Protected Area (SPA).

The relevant saved local plan policies are RUR2, RUR3, GEN1, CON1, CON2, CON5, CON8, CON13, T14, T16. For full text of these policies please see:

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

1- Principle of development

The site is located outside of a defined settlement (as defined in the Hart District Local Plan); however it is adjacent to the settlement. In the absence of an up to date local plan housing target the Council does not have the usual start point for determining its land supply position. The NPPF is clear that Local Plans should meet the full, objectively assessed housing needs in the

housing market area, as far as that is consistent with other policies (paragraph 47).

The latest information available on objectively assessed need for housing in Hart is set out in the Strategic Housing Market Assessment (SHMA) conducted for Hart, Rushmoor and Surrey Heath Councils. This shows that the objectively assessed need for housing in Hart over the period 2011-2032 is 7,534 dwellings per annum (359 dwellings per annum). The information from the SHMA is considered to be a reasonable basis for the purposes of a land supply calculation. The objectively assessed housing needs (OAHN) for the housing market area has been validated by the Cambridge Centre for Housing and Planning Research. Set against the SHMA the Council can demonstrate in excess of any required 5 year supply. For further information on this please refer to the Council's latest 5 year land supply statement on the website. This does not mean however, that what is otherwise sustainable development should nevertheless be refused. Subject to normal development control criteria, sustainable development can make a contribution towards the maintenance of the current 5 year land supply.

The NPPF defines sustainable development as comprising three dimensions: economic, social and environmental and requires the planning system to perform a role in each of these inter-related areas (paragraph 7). In this respect, and in order to determine the acceptability of the proposals in respect of sustainable development, the application must be considered in terms of each of the identified roles.

- o Economic: Sufficient land of the right type to support growth;
- o Social: Vibrant and healthy communities to supply of housing to meet present and future needs, high quality built environment; and
- o Environmental: Protect and enhance natural, built and historic environment

In respect of economic and social sustainable development, the application site is adjacent to the settlement boundary of Dogmersfield which is a main village within the district. Within the village there is a primary school, church, hotel and pub. There is a shop, post office, social club and pub in the next village Crookham Village and it is also reasonably close to facilities in Fleet/ Church Crookham. Whilst it is not in the one of the most sustainable locations in the district i.e. the main urban settlements of Fleet, Hook, Yateley, Blackwater etc it is clear that to meet the housing need over the next plan period some development is likely to be necessary within the main villages in the district which provide some local services and are therefore considered to be in a sustainable enough location for new housing growth. Therefore in terms of the economic and social aspects of sustainability it is considered acceptable. In terms of the environmental impact it would need to be demonstrated that it would protect the natural, built and historic environment through good design.

2- Thames Basin Heaths Special Protection Area (SPA)

There is currently a 'cap' on the amount of housing that can be granted planning permission, in respect of the impact on the SPA. The 'cap' sets out the number of dwellings that have been the subject of an Appropriate Assessment (AA) under the Habitats Regulations. This is fully set out in the

IHDS and the current monitoring of the cap is also published on the Council's website.

Further development may still be achievable but may need to be subject to an AA to allow the Council to determine whether the development would have a significant adverse impact on the SPA. The Council is currently seeking advice from consultants on this 'cap' as clearly there are implications for a future Local Plan; I do not yet know the conclusions of this report. If you do intend to submit an application in the near future I would suggest that you contact me so that I can advise further on this issue of the 'cap' and the necessity for an AA.

Notwithstanding any issue of a 'cap', the site is located within 5km of the SPA and will need to provide mitigation by making a contribution towards an existing SANG where there is capacity. It may be possible to contribute towards the Hitches Lane SANG. Full details of the contribution amounts can be found within the SPA Avoidance Strategy which can be found at <http://www.hart.gov.uk/Current-planning-policy-guidance>

3- Design and impact on the character of the Conservation Area

The Conservation Area Appraisal identifies Dogmersfield as a rural settlement surrounded by countryside with important open spaces retained between buildings. Whilst this development would fill part of an area of open space, there would still be a significant gap between the site and the next dwelling which is quite some way south of the site.

As discussed at the meeting the Conservation Officer has questioned how this would sit with the pattern of the existing settlement.

Dogmersfield is a linear village with development stretching out along the main roads. Any proposed development must front the main road, which your scheme clearly does. As raised on the previous pre application response on this site the Council has concerns about the length of garden proposed; permitting such a long curtilage to a dwellinghouse would bring associated permitted development rights allowing the construction of a large number of outbuildings. I do however recognise that permitted development rights could be removed in this respect. Notwithstanding this plot sizes in the vicinity of the site are generally much smaller in terms of both the width and length and as such the size of the plot is out of character with this part of the village. A possible option for dealing with this such as creating an area to be defined as the residential curtilage and the remainder of the land to be 'paddock' associated with the dwellings.

No location/ site plans have been provided therefore it is difficult to assess fully; however it appears that the footprints and overall scale of the dwellings would be large in comparison with the nearby developments and at odds with the rural character. I note from discussions at the meeting that the plans provided do not fully show the scale of the surrounding properties therefore I am willing to consider this point further.

Apart from the size issue the general design style appears acceptable; I note that the dwellings are individual which fits in with the character of the area. I consider that the large gable on the front of plot 1 is not appropriate. I also

consider that the gables on plot 2 are too wide. I am unsure regarding the tile hanging and whether this is an appropriate elevational material in this area.

Any design on this plot would need to carefully consider levels as the site is substantially higher than dwellings on the other side of the road.

It appears that gates are proposed? These would need to be sensitively designed so that they are in keeping with the rural character of the area.

The landscaping would need to be carefully considered especially on the west elevation which is currently open to provide sufficient screening to mitigate the impact on the landscape.

4- Impact on neighbour amenity

There are no immediately adjoining neighbouring properties therefore it appears that there would be no harm in this respect.

5- Parking and access

Hart Districts Council's Parking Provision Guidance (adopted in 2008) provides parking provision standards based on three 'zones of accessibility' within the District, Zone 1 being the most accessible areas and Zone 3 being the least accessible areas. The application site lies within Zone 3. It appears that the dwellings would each have 4 bedrooms therefore would require 4 spaces each. I note that the proposal meets this guidance. For further details on the parking guidance please see:

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

The parking provision guidance also states that there should be two cycle spaces per unit; this should be secure, weatherproof and accessible. If a garage is proposed then this could provide cycle storage provided that the size of the garages meet current parking standards (6 metres by 3 metres internally for a single garage). If a garage is not proposed it could be in the form of a rear garden shed.

There should be sufficient turning on site so that vehicles can turn and leave the site in a forwards gear.

The Council's Highways Officer has been consulted and has the following comments: to form access onto church Lane minimum 2.4m by 4.3m sight lines should be provided from each access. Each property should provide 4 usable parking spaces. Pedestrian access and sustainability

6- Trees and biodiversity

There are trees near the boundary of the site which are protected by virtue of their siting within the Conservation Area. Any full application for planning permission should be supported by arboricultural information to show that these trees can be retained and protected.

A phase 1 habitat survey would be required to assess the impact on biodiversity.

7- Flood risk

I note from the meeting that you are aware of problems with drainage in this area and are investigating suitable surface and foul water drainage.

8- Sustainability

The NPPF requires development to secure high levels of energy efficiency. The code level 3 energy standard for new dwellings is now incorporated in the building regulations, therefore would not be repeated through a condition.

9- Community infrastructure and affordable housing

Following changes to the NPPG guidance on 28.11.14 the Council would not seek community infrastructure contributions for a scheme of this size (on the basis that the total maximum floor area is below 1000sqm), unless there was a site specific project i.e. highways improvements necessary to make this scheme acceptable; this appears unlikely in this instance.

Conclusion

It is considered that changes should be considered as noted above. I would be happy to comment on further revisions.

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.

Please feel free to contact me if you have any further enquiries.

Yours sincerely

Mrs Kerri Crutchfield
Regulatory Services