**Planning Application – Hitches Lane (21/02782/OUT)**

V1.0 14 December 2021

Following the recent receipt of a Planning Notification letter from Hart District Council, a number of Dogmersfield residents have asked for more background on the Planning Application. Dogmersfield Parish Council (DPC) has put this note together to help residents decide whether and how they might respond.

# Background

This Application is for the next phase of the Netherhouse Copse development on Hitches Lane. Initial permission for the development of 423 dwellings on the site was Granted on APPEAL in October 2017, after first being rejected by Hart in 2014. Phase 1 (178 dwellings) is under construction, and final authorization for the layout of Phase 2 (39 dwellings) was Granted in October 2021.

This current Application seeks to increase the overall number of dwellings on the development from 423 to 528 – an increase of 105 in the later phases. There is to be no increase in the land area of the development. The increase in dwellings is to be achieved by reducing the number of 4/5 bed dwellings and increasing the number of 1/2/3 bed dwellings.

Of the proposed 311 dwellings, 246 (79%) will be 1/2/3 beds and 120 (40%) will be affordable rent or shared ownership properties.

# Hart District Local Plan

The Application is in line with the Hart District Local Plan in terms of housing numbers and location. The development is a designated site within the Plan and is within the Fleet Settlement Boundary. The proposed number of smaller dwellings and affordable rent / shared ownership properties is in line with Hart’s policy of increasing the number of such properties within the District.

Questions could be raised about the lack of infrastructure (schools, healthcare etc) within Fleet to support this number of properties. But the proposed increase is within the overall housing numbers that Hart is required to deliver within the next 10 years.

The catchment junior schools for the Development are Tavistock and All Saints.

# Site Layout

The additional properties on the site will have a significant impact on the density of the housing. This will have implications for parking, access for emergency and waste collection vehicles, and for the ‘street scene’ as there will be more blocks of flats, which have a greater impact on the sky-line than individual housing.

# Transport and Traffic

The Transport Assessment provided with the Application was commissioned by Berkley Homes (the Developer). It only analyses the traffic flows from the site to the ends of Hitches Lane. It assumes that 50% of the traffic from the development will exit south via the junction of Hitches Lane and Pilcot Hill. No analysis is provided on the amount of this traffic which will turn right and travel through Dogmersfield to the A287, or to Winchfield station. Our own analysis from the figures provided in the Transport Assessment indicates that there could be as many as 90 additional peak hour journeys through the village once the site is completed in 2026.

The new Application indicates that there could be £1.8m of funding for ‘traffic mitigation’. Most of this is allocated to improvements on Hitches Lane. No funding is allocated to Dogmersfield.

# Parish Council Position

DPC Objected to the initial development in 2016 on the grounds of: *‘…impact on local roads and lanes as the existing rat run traffic through Dogmersfield is likely to increase and Dogmersfield will become the principle through route to the A287 for much of this new housing’.* This is proving to be the case.

Although Objections could be raised around site layout and local amenities / infrastructure, DPC has decided to Object to the proposed increase in housing numbers on the basis that increases traffic flows from the development will have an unacceptable impact on traffic and road safety within the village.

*DPC believes that the Transport Assessment provided by Berkley Homes is inadequate as it does not provide any analysis of traffic flows past the Hitches Lane / Pilcot Hill junction and through Dogmersfield Village to the A287 and Winchfield Station. Dogmersfield has already become the principle ‘rat run’ route to the A287, and peak time congestion over Pilcot bridge, past the Queens Head And along Church Lane and Chatter Ally is unsustainable. There are no footpaths in the center of the village and the increased traffic flows associated with this development will increase the danger to pedestrians, particularly to children using Dogmersfield School. We also note that no funding is allocated for traffic mitigation measures in Dogmersfield as part of the development proposal.*

Residents might consider Objecting to the Application on the grounds of: ‘*Traffic generation and safety*’. This is one of the headings on page 2 of the notification letter.

# Further Questions

Residents’ comments on the Application will be accepted by Hart if they arrive ‘before Christmas’ (DPC suggests submitting them by 22nd December). If residents have any further questions, please forward them to the Parish Clerk.

Graham Leach

Councilor for Planning