



DOGMERSFIELD PARISH COUNCIL

Minutes of the Council Meeting held at Dogmersfield Primary School 8 November 2021 at 7.30 p.m.

Councillors	In Attendance	Apologies	Absent
Cllr Graham Chisnall (Chair)	✓		
Cllr Anne Fillis (Vice-chair)	✓		
Cllr Graham Leach	✓		
Cllr Sarah Miles	✓		
Cllr Rob Molloy	✓		

Clerk: Martin Whittaker

In attendance:

Cllr Ken Crookes, Hart District Council
5 members of the public

		Action
21/92	Welcome and apologies for absence HDC Cllr Dorn and Kennet sent their apologies.	
21/93	To receive and note any Disclosable Pecuniary Interests and requests for dispensation for items to be discussed Cllr Miles declared an interest in items 21/99 and 21/100.	
21/94	To approve the minutes of the council meetings of 11 October The motion being proposed by Cllr Chisnall and seconded by Cllr Fillis, IT WAS RESOLVED unanimously to approve the minutes.	
21/95	Matters arising from the minutes All actions complete except: <ul style="list-style-type: none"> 21/41.2 Clerk to be made administrator of the Hampshire Trust Bank account - Fillis 21/57 Discuss the possibility of designating new bridleways with Cllr Fillis, as part of the work of the CBF <ul style="list-style-type: none"> Cllr Fillis reported that HCC has a process for upgrading a footpath to a bridleway, with the landowner's permission. But as there are not many footpaths in the parish, this might produce conflict with walkers. She will take the discussion to the parish meeting. 21/63 Arrange services of electrician for Xmas tree. The Clerk had been in touch with the organisers and was checking the insurance position. 	<p>Fillis</p> <p>Fillis</p>



DOGMERSFIELD PARISH COUNCIL

	<ul style="list-style-type: none"> 21/75 Improve usability of website. The Clerk had made some improvements and was investigating further. 21/75 Plan for MS 365 implementation – Clerk - ongoing 21/83.2 Interest bearing bank account – Clerk - ongoing 21/85 consider speed and safety proposals through the CFHI scheme – Chisnall/Miles – complete. 	<p>Clerk</p> <p>Clerk</p> <p>Clerk</p>
21/96	<p>Announcements from the Chairman and Clerk and members' questions received in advance of the meeting</p> <p>No questions were received.</p>	
21/97	<p>County and district councillor's reports</p> <p>Cllr Crookes had provided a written report, included as Annex A to these minutes</p>	
21/98	<p>Representations by the public</p> <p>None.</p>	
21/99	<p>To consider concerns over activities of the HDC planning department:</p>	
1.	<p>Reduction in the consultation period for planning applications to 21 days – Leach</p> <p>HDC had reduced the consultation period from 28 to 21 days in order to meet their Statement of Community Involvement. Extensions to this period have been refused. This causes two issues:</p> <ul style="list-style-type: none"> For complex applications, it gives insufficient time to undertake research If the application is received in the week after a DPC meeting and an extension is not granted, an extraordinary meeting of the council must be called to discuss it. <p>The Chairman and Cllr Leach would write to HDC explaining the issues.</p>	
2.	<p>Planning approval for the access to Church Lane from Jane's Cottage – Chisnall</p> <p>It appeared that a planning decision had been made on the same day that revised plans had been put on the website, which was unsatisfactory.</p> <p>The Chairman and Cllr Leach would write to HDC explaining the issues.</p> <p>There followed a discussion on the planning history of Jane's cottage for which Cllr Miles left the meeting.</p>	<p>Chisnall</p> <p>/Leach</p>
21/100	<p>To Consider the council's response to current planning applications</p>	
1.	<p>21/02481/HOU Demolition of existing garage and erection of a replacement garage with first floor ancillary storage and associated changes of levels and hard landscaping (part retrospective) Ormersfield House Church Lane Dogmersfield Hook RG27 8TA</p> <p>The motion being proposed by Cllr Molloy and seconded by Cllr Chisnall, IT WAS RESOLVED unanimously to offer no objection provided:</p> <ul style="list-style-type: none"> The building adheres to the Dark Skies Policy (DNP 11) contained in the Dogmersfield Neighbourhood Plan. 	



DOGMERSFIELD PARISH COUNCIL

	<ul style="list-style-type: none">Ormersfield Lane is not obstructed during the construction of the new building and remains, at all times, passable for other residents.That the garage is retained as part of Ormersfield House and is not subsequently developed into a separate dwelling.																																																	
2.	<p>21/02562/FUL Continued siting of a temporary agricultural worker's dwelling Emily's Farm Rye Common Odiham Hook RG29 1HT</p> <p>The motion being proposed by Cllr Leach and seconded by Cllr Chisnall, IT WAS RESOLVED unanimously to object to the application on the following basis:</p> <ul style="list-style-type: none">Members believe that if permission were to be granted, the owner would be able to make the siting permanent next year as the building would have been in place for 10 years. This would be against Local Plan Policy SS1 and Dogmersfield Neighbourhood Plan Policy DNP1 as it is outside the defined settlement boundary and is in the countryside.It has poor accessibility for day-to-day services and is within 5km of the TBHSPA.																																																	
21/101	<p>To update members on any new planning consultations, appeals and enforcements</p> <p>Cllr Leach updated members as per the supporting paper.</p>																																																	
21/102	<p>Update on Review of Hart Local Plan and Shapley Heath</p> <p>Dealt with in HDC Cllr Crooke's report in 21/97 above.</p>																																																	
21/103	<p>Finance & Regulatory Matters</p>																																																	
1.	<p>To note the bank reconciliations</p> <p>The bank reconciliations were inspected by Cllr Miles and noted by the council. The reconciled balances as of 30 October were:</p> <ul style="list-style-type: none">Unity Trust £21,734.58Multipay -£430.90																																																	
2.	<p>To authorise payments</p> <p>The motion being proposed by Cllr Molloy and seconded by Cllr Leach, IT WAS RESOLVED unanimously to approve the following payments:</p> <table><thead><tr><th>Date</th><th>Payment</th><th>Payee</th><th>£</th></tr></thead><tbody><tr><td>27/10/21</td><td>Basic pay</td><td>Martin Whittaker</td><td>350.00</td></tr><tr><td>20/10/21</td><td>Trees etc</td><td>Woodland Trust</td><td>201.90</td></tr><tr><td>21/10/21</td><td>Trees etc</td><td>Woodland Trust</td><td>226.00</td></tr><tr><td>21/10/21</td><td>Data protection reg fee</td><td>ICO</td><td>35.00</td></tr><tr><td>26/10/21</td><td>Monthly card fee</td><td>Lloyds Bank</td><td>3.00</td></tr><tr><td>08/11/21</td><td>Mileage</td><td>Graham Leach</td><td>27.90</td></tr><tr><td>08/11/21</td><td>Copy of Local Plan</td><td>Hart DC</td><td>50.00</td></tr><tr><td>08/11/21</td><td>Pay balance</td><td>Martin Whittaker</td><td>51.69</td></tr><tr><td>08/11/21</td><td>Trees</td><td>Woodland Trust</td><td>233.70</td></tr><tr><td>22/10/21</td><td>Virtual landline</td><td>Buzz Networks</td><td>5.95</td></tr><tr><td>08/11/21</td><td>Mileage</td><td>Martin Whittaker</td><td>11.70</td></tr></tbody></table>	Date	Payment	Payee	£	27/10/21	Basic pay	Martin Whittaker	350.00	20/10/21	Trees etc	Woodland Trust	201.90	21/10/21	Trees etc	Woodland Trust	226.00	21/10/21	Data protection reg fee	ICO	35.00	26/10/21	Monthly card fee	Lloyds Bank	3.00	08/11/21	Mileage	Graham Leach	27.90	08/11/21	Copy of Local Plan	Hart DC	50.00	08/11/21	Pay balance	Martin Whittaker	51.69	08/11/21	Trees	Woodland Trust	233.70	22/10/21	Virtual landline	Buzz Networks	5.95	08/11/21	Mileage	Martin Whittaker	11.70	
Date	Payment	Payee	£																																															
27/10/21	Basic pay	Martin Whittaker	350.00																																															
20/10/21	Trees etc	Woodland Trust	201.90																																															
21/10/21	Trees etc	Woodland Trust	226.00																																															
21/10/21	Data protection reg fee	ICO	35.00																																															
26/10/21	Monthly card fee	Lloyds Bank	3.00																																															
08/11/21	Mileage	Graham Leach	27.90																																															
08/11/21	Copy of Local Plan	Hart DC	50.00																																															
08/11/21	Pay balance	Martin Whittaker	51.69																																															
08/11/21	Trees	Woodland Trust	233.70																																															
22/10/21	Virtual landline	Buzz Networks	5.95																																															
08/11/21	Mileage	Martin Whittaker	11.70																																															



DOGMERSFIELD PARISH COUNCIL

	<p>CLRs Molloy and Leach were asked to authorise the payments.</p>	
3	<p>To appoint a Budget and Precept Working Group –</p> <p>It was agreed that a working group would meet towards the end of November to produce an initial version of a budget and precept for 2022/23. CLRs Fillis, Chisnall and the Clerk expressed an interest in attending, and Cllr Chisnall agreed to suggest dates for the meeting.</p>	Chisnall
21/104	<p>To consider an increased grant to Men's Sheds for renovation of the phone box – Fillis (see attached)</p> <p>The motion being proposed by Cllr Molloy and seconded by Cllr Miles, IT WAS RESOLVED unanimously to pay Men's Sheds £125.</p>	
21/105	<p>To consider the purchase, location and management of a suitable Speed Indication Device (SID) – Miles</p> <p>Cllr Miles reported that a proposal for the type of SID, range data available from it, and details of how and when it would be positioned, would be brought to a future meeting.</p>	
21/106	<p>To consider the cutting of verges and common land along Chatter Alley and other locations</p> <p>Cllr Miles reported that two estimates were being sought for the work. She agreed to add cutting of the foliage by the bridge to the list of works.</p> <p>There may be an issue with permission from the landowner, the Fisk Trust, to do some of the work. Cllr Miles offered to draft a letter to the owner and Cllr Chisnall offered to provide contact details.</p> <p>HDC Cllr Crookes offered to find out what works HDC are contracted to do, and when.</p>	<p>Miles</p> <p>Miles/ Chisnall</p> <p>Crookes</p>
21/107	<p>To review progress on purchase and planting of trees (see attached) – Fillis</p> <p>Cllr Fillis updated members on progress.</p>	
21/108	<p>Plans for publicising the Parish Meeting</p> <p>No further action/</p>	
21/109	<p>Correspondence received</p> <p>The council had been informed of a major police operation raid at a property on Farnham Road. No communication had been received directly from the police, and the Chairman was having some difficulty with contacting a police representative.</p> <p>Members agreed that better communication with the police was required. HDC Cllr Crookes offered to assist with this.</p>	Crookes
21/110	<p>Information sharing</p> <p>Cllr Leach reported that two volunteer days were planned: 13 November to dig out ditches and 27 November for a litter pick.</p> <p>The Clerk reported that the defibrillator was still not working, and he was having trouble in getting the Community Heartbeat Trust to fulfil their contractual responsibilities.</p>	



DOGMERSFIELD PARISH COUNCIL

21/111	Date of next meeting 13 December 7.30 pm	
--------	--	--

Signed:

Date:

Abbreviation	In place of	Abbreviation	In place of
APA	Annual Parish Assembly	HDC	Hart District Council
CBF	Community Benefit Fund	NALC	National Association of Local Councils
CIL	Community Infrastructure Levy	NPPF	National Planning Policy Framework
DPC	Dogmersfield Parish Council	TBHSPA	Thames Valley Heaths Special Protection Area
HALC	Hampshire Association of Local Councils	SANG	Suitable Alternative Natural Greenspace
HCC	Hampshire County Council		



DOGMERSFIELD PARISH COUNCIL

Annex A - District Councillors' report, November 2021.

Hart Leisure Centre swimming pool update

Following issue with the roof over the swimming pools, a temporary net had been installed to enable the pools to be used. More recently the further safety net was installed over the teaching pool which was emptied of water and scaffold erected to enable the roof to be examined in closer detail. The scaffold has now been removed and the teaching pool should be re opened by November 13th.

Draft Community Infrastructure Levy (CIL)

Overview and Scrutiny Committee considered a report which set out plans to consult on the introduction of CIL. At its November 4th meeting Cabinet decided to proceed with the consultation.

Developer contributions towards local infrastructure are set to increase under Hart District Council's proposal to introduce a Community Infrastructure Levy (CIL). CIL is a financial levy on new development. It will apply to most new homes and other types of development.

Under the CIL, developer contributions can be easily pooled to fund local projects such as transport schemes, school places, and leisure facilities. Some of the money will go to town and parish councils to spend on local improvements such as parks and playgrounds.

The rate charged will be set per sq m and will vary depending on the type of development. New homes for sale on the open market will have the highest rate, whilst other developments like new care homes, offices and shops would pay reduced rates. The CIL could come into effect in late 2022/early 2023. A consultation on proposed CIL rates runs from 5 November to 17 December 2021. For information on the CIL consultation, please visit www.hart.gov.uk/community-infrastructure-levy.

Local Plan Assessment

All local planning authorities are required to review and, if necessary, update their local plan policies within five years of adoption, if not sooner.

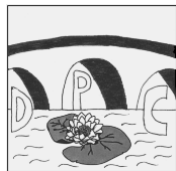
A Local Plan review assessment to be carried out once any 'Planning Bill' has passed through Parliament and the Government has issued any associated updated guidance.

Notice of termination under the provisions of paragraph 13.5 of the Shapley Heath Collaboration Agreement be given to L&Q Estates Limited and Lightwood Land Limited and that following the expiry of the 21-day Notice period the Shapley Heath Garden Community Project is concluded with immediate effect but that existing baseline studies and surveys proceed to completion and be published early in the new year.

2022/23 Budget and Medium Term Financial Strategy

Both Scrutiny and Cabinet considered the currently expected budget for next year and the medium term. It is clear that savings need to be made to balance the budget. A series of saving proposals have been identified and discussed.

Councillor Ken Crookes



DOGMERSFIELD PARISH COUNCIL

Planning Application Comments and Recommendation

Planning Application No <i>(please insert as hyperlink)</i>	21/02782/OUT
Description	Planning Application for 185 dwellings and outline Application for an additional 126 dwellings (total 311) on the Land North of Netherhouse Copse
Date valid	10 th November 2021
Date circulated by DPC Cllr for Planning	19 th November 2021
Comments due	25 th November 2021
Closing date	7 th December 2021
Name of Councillor	Graham Leach

1 Summary

This Application is for the next phase of the Netherhouse Copse development. Initial permission for the development of 423 dwellings on the site was Granted (16/01651/OUT) on APPEAL in October 2017, after first being rejected by Hart in 2014. Phase 1 (178 dwellings) is under construction, and reserved matters for Phase 2 (39 dwellings) was Granted in October 2021 (21/01254/REM).

DPC Objected to the initial development 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.'*

DPC has not commented on the numerous subsequent applications to clear reserved matters for Phases 1 and 2. The vast majority of these have been of a 'technical' nature.

This 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. This is to be achieved by reducing the number of 4/5 bed dwellings and increasing the number of 1/2/3 bed dwellings. Permission is sought for the construction of 185 dwellings, with outline permission for the remaining 126.

Of the proposed 311 dwellings, 246 (79%) will be 1/2/3 beds. This is exactly the proportion contained in the Local Plan as the target for adjusting the balance of housing in the District. 120 (40%) will be affordable rent or shared ownership properties.

A map showing the outline of the proposal is attached. It is not clear from the map where the initial 185 dwellings will be sited. It is assumed that they will be in the North-East quadrant of the site, with the remaining 126 in the South-East quadrant.

2 Comments

2.1 Local Plan. This Application is not in conflict with the Local Plan in terms of housing numbers and location. The development is a Designated site in the plan, it is within the Fleet Settlement Boundary and so complies with Policy SS1, and the original numbers (423) are included in the housing delivery forecast, for delivery in the period 2019/20 to 2025/26. The Local Plan calls for 276 windfall homes in the plan period, and has a shortfall of 230 dwellings towards the end of the period. (Total 506 dwellings). These additional 105 dwellings account for 20% of that total without any further loss of 'green space'. Also, the mix of dwellings is exactly in line with the Local Plan and the increase in affordable rent and shared ownership homes is in line with a 'key issue' in the Plan (para 82.1).

'To make provision for the new homes needed in the area, including affordable housing particularly for social/affordable rent.'

2.2 Other Factors.

2.3.1 Infrastructure. Many objections have been registered from individuals citing lack of infrastructure and amenities: Doctors surgeries, schools etc. However, as the additional numbers are within the overall numbers for the Local Plan, it is doubtful that such objections will carry weight. (For the record, Dogmersfield school is not the catchment school for this development).

2.3.2 Site Layout. Objections were registered against the Phase 2 layout (21/01254/REM) on the grounds of parking, access for emergency and waste collection vehicles, and surface water 'run off'. These objections were included as conditions on the Approval and the developers are required to submit a Parking Management Plan and surface water drainage scheme for approval prior to construction commencement. Objections on these grounds are outside of the technical competence of DPC and it is best left to others to consider these issues. However, the density of the development is probably not conducive to 'long term social cohesion'. Although an Objection on these grounds without sound evidence would likely fail, we could mention it in our response.

2.3. Traffic. Although Dogmersfield does not boarder on this development, the Application is in conflict with **DNP12 – Transport and Car Parking.**

'Where proposals will result in a severe impact on the highways network within the Parish, mitigation measures will be required in order to address the negative impacts of traffic generation'.

There is a Transport Assessment which has been carried out by a consultancy (Stuart Michael Associates Ltd) appointed by the developer (Berkley Homes). It cites (at para 2.3) NPPF para 111:

'Development should only be prevented or refused if there would be an unacceptable impact on highways safety, or the residual cumulative impacts on the road network would be severe'.

The original Transport Assessment anticipated the development would bring an additional 245 2-way journeys at peak in the morning (AM journeys) and 269 PM journeys to/from the development. New modelling shows an additional 60 and 67 peak hour journeys respectively with the new housing numbers - a 25% increase (paras 5.3-5.6). Para 5.12 envisages at 50/50 split between journeys north/south from the site. This means with the new housing numbers there will be around 168 additional peak hour journeys down Hitches Lane.

A failing of the traffic assessment is that it only considers the impact of traffic heading south out of the development down Hitches Lane as far as the Hitches Lane/Pilcot Road junction (HLP). It does not consider the impact of traffic turning right and passing through Dogmersfield to the A287 or Winchfield Station. In fact, Winchfield station is not considered in the plan and an assumption is made that Fleet station will be used by all development residents commuting by train.

This modelling does not break down the traffic into left or right turn at the HLP junction. It could well be that most traffic turns right and runs through Dogmersfield. So Dogmersfield is likely to see upwards of 90 peak hour journeys once the development is complete.

Analysis of the HLP junction capacity (paras 6.11-6.17) shows that the HLP junction will be over capacity causing long queues along Hitches Lane. The Grant of the original Application included £1.4m of S106 funding for traffic mitigation. Most of this was around the entry points to the development and along Hitches Lane. One scheme provided for the widening of HLP junction so that 2 lanes of traffic could stand side by side at the junction to allow independent left and right traffic flows. However, the implementation of this scheme was not guaranteed.

'.... delivery of the Hitches Lane / Pilcot Road scheme should the scheme be identified as required'

Even though the modelling shows that the junction will be over capacity, (and the new proposed S106 funding for Traffic mitigation has increased to £1.8m), the current Assessment (para 6.36) recommends that no work is done to the junction. The logic is that the bottleneck will deter traffic from travelling down Hitches Lane and turning left through Crookham Village. No mention is made of Dogmersfield.

The impact of additional traffic through Dogmersfield will have a significant impact on road safety in the village, and could be considered counter to NPPF para 111 referred to above.

3 Recommendation

I do not believe that DPC can object to the extra dwellings on the site as there is no conflict with the Local Plan in terms of Policy SS1. Others will be better placed to comment on the 'technical' issues of site layout and related matters, and objections around 'infrastructure and amenities' are likely to fail as the overall housing numbers are within the local plan for delivery over the next 4-5 years.

I recommend that we OBJECT on the grounds of DNP12 and NPPF para 111, and challenge the limited scope and assumptions within the Transport Assessment. This is in line with the previous Objection by DPC to 16/01651/OUT.

I believe that this Objection is likely to fail as the additional housing will be attractive to Hart. However, there is S106 money associated with this Application and I recommend that we craft our Objection as a start point to seeking funds for traffic mitigation in the village in line with projects which have been drawn up recently with HCC, footpaths across Pilcot Green etc.

If DPC agrees to follow this line and Object to the Application on the grounds developed above then I recommend 2 activities:

- I will draft an Objection letter for consideration based on the above.
- I will draft a short note for the website based on the above to provide advice to residents on our position (ie: what used to be called a 'residents letter'). (As you know some residents have come to us for advice on how they could respond).

Planning – Current Status of Ongoing Applications Affecting Dogmersfield

As At: 3rd Dec 21

Planning Reference	Location	Outline	DPC Position	Status	Notes
<i>Within Dogmersfield</i>					
21/00626/FUL	Plough Farm Chalky Lane	Demolition of existing conservatories and erection of 2 storey rear extension to the 2 cottages.	No Objection (provided the extension does not contravene DNP Policy DNP11).	Awaiting Decision	DNP11 is the 'Dark Sky's Policy. Ecology officer has objected – area is suitable for bats. Prelim Ecology report now provided. Ecology Officer still objects – needs further information. (15 th Nov)
21/01435/HOU	Pond House Church Lane	Erection of 2 storey side extension with basement.	Objected	Withdrawn	
21/02350/HOU	Pond House Church Lane	Erection of 2 storey side extension with basement.	Objected	Refused	Revision of Application 21/01435/HOU
21/02481/HOU	Ormsfield House Church lane	Demolition and re-build of garage with storage area above.	No Objection (provided: adherence to DNP11; No blocking of Ormsfield Lane; Garage is not	Granted	Resubmission of Applications 20/03030/HOU and 20/03030/CON Which were Granted.

Planning Reference	Location	Outline	DPC Position	Status	Notes
			converted to separate dwelling in the future.		
21/02562/FUL	Emily's Farm Rye Common	Continued siting of temporary agricultural workers dwelling	Objected	Refused (Question on '10 year' rule still to be answered).	Temporary building first granted permission in 2012 (for 3 years). Application for extension in Nov 2017 not determined. Breach of Planning Control issued in July 2021. New Application submitted Oct 2021.
Outside Dogmersfield					
20/02740/FUL	Rye Common (Crondall PC)	Blue Bell Lodge - Temporary change of use of land to allow the retention of a shed, kennels and storage containers for a period of 18 months.	No comment	Awaiting Decision	No objection from Crondall PC.
21/02782/OUT	Neatherhouse Copse (Grove Farm) (Crookham Village PC)	increase the number of dwellings in Phase 3 by 105. No expansion to the area of the site is planned.	Under Consideration	Submission date extended to after PC Meeting on 13 th Dec	



To: Dogmersfield Parish Councillors

Copy To: Dogmersfield Parish Clerk

Hart District Council (HDC) Community Infrastructure Levy (CIL) - Consultation

Recommendation:

I recommend that DPC does not respond to the HDC Consultation on CIL, but notes the implications for the Parish.

Introduction

CIL is a charge which can be levied by Local Authorities on a new development in their area and used to help fund infrastructure developments. The levi was introduced in the 2008 Planning Act. HDC have decided to consult on the introduction of the levi within the District. The introduction of the levi is designed to align with the Local Plan which was Adopted in April 2020. The consultation runs until 17th December and the consultation pack consists of 4 documents:

- *Draft Infrastructure Plan* - which lists the infrastructure projects by Parish.
- *An Infrastructure Funding Gap Analysis* – this highlights the shortfall in funding to deliver the Infrastructure Plan across the District.
- *Viability Assessment* – A lengthy document produced by consultants which analyses both the residential and commercial property market in order to recommend a schedule of rates for CIL in Hart.
- *Preliminary Draft Charging Schedule* – HDC's proposed charging schedule based on the documents above.
-

For reference the documents can be found at: www.hart.gov.uk/community-infrastructure-levy.

Infrastructure Plan

Infrastructure Projects are broken down into 5 general areas:

- Green and Leisure.
- Transport – Roads; Walking & Cycling.
- Education
- Utilities – (including broadband which is considered as a whole District project).
- Healthcare.

HDC Infrastructure Plan gives a comprehensive list of infrastructure projects within the District listed by Parish. No specific projects are listed for Dogmersfield.

The Funding Gap Analysis shows a shortfall of c£57m (known costs) against infrastructure costs to deliver the infrastructure projects required to support the Local Plan up until 2032. It is estimated that CIL will bring in c£16m over this period, reducing the gap by just under 30%.

CIL Rates and Payments

The Viability Assessment assumes a return for developers of 15-20% and recommends a CIL rate of c£273 per sqm. Based on average size of houses this will give a CIL charging scheme of around:

House Type	Floor Space (sq m) (1)	CIL (2)	25% CIL (2)
3 Bed Semi	115	31,400	7,825
4 Bed Detached	148	40,400	10,100
5 Bed Detached	160	43,700	10,925
(1) Taken from Viability Assessment. (2) Numbers rounded – calculations by author.			

Developments of over 400 houses, and the 6,000 or so houses in the Local Plan period which have already been built or given planning permission will be exempt from CIL. This includes all houses to be built at Hartland Village. 'Affordable Housing' will also be exempt. This means that the majority of CIL will be paid by development on currently allocated sites without planning permission and on 'windfall sites'.

The allocation of CIL to Parishes is 15%. But Parishes (such as ours) which have a 'made' Neighbourhood Plan, will get 25% of the CIL.

Where the total CIL on a development is less than £200k, the levi will be payable within 60 days of development commencing. If the total CIL payable is greater than £200k then stage payments can be made over the first year. If no other party (eg: the developer) assumes liability for the payment when the Planning Application is made, the liability will rest with the landowner.

Conclusion

The Viability Assessment and Charging Schedule are outside the expertise of DPC and DPC has nothing to offer in these areas.

Dogmersfield has no allocated sites in the Local Plan, but remains open to windfall development in line with the Local Plan (or any reassessment of the Plan) and the DNP. Unless there is windfall development in the Plan period, DPC will not receive any CIL and has no listed infrastructure projects.

As part of DPC's strategy work, DPC may wish to consider developing infrastructure projects around Transport and Green Spaces for inclusion in Hart's Infrastructure Plan which could be funded by CIL from windfall development should any such development take place in the plan period. This consultation is not considered the vehicle for this activity.

Graham Leach
Councillor for Planning



Mr Mark Jaggard
Head of Place Services
Hart District Council
(by e-mail: mark.jaggard@hart.gov.uk)

22nd November 2021

Dear Mr Jaggard,

Planning Consultations

We are writing to express some concerns we have within Dogmersfield Parish Council (DPC), and amongst our residents more generally, that we are not being adequately consulted on Planning Applications which affect the Dogmersfield Parish as defined by the Dogmersfield Neighbourhood Plan (DNP).

Time Period for Consultation

Our first concern is regarding the reduction in time we are given to respond to Planning Applications. This seems to have been reduced from 28 days to 21 days without any consultation. A small Parish such as ours does not have a planning sub-committee and so relies upon discussions at the monthly Parish Council meetings to formulate our response. These meetings are open to the public. This ensures that we take into consideration public views, and ensures transparency.

We understand that you have reduced the consultation period to 21 days in order for you to achieve your own statutory timescales for determining Applications. Although we do note that some simple applications (eg: 21/02481/HOU) where we were denied an extension have not been determined some 3 weeks later.

If the Application is contentious, in that it conflicts with the DNP or has a complex history, we need to discuss it formally. This can only be done at our monthly council meeting unless we organize an extraordinary meeting. This involves us in significant time and cost, and we are reluctant to do this on a regular basis.

We therefore request that you revert back to allowing Parish Councils a 28 day consultation period.

If you are unable to do this, then we would ask you for much more flexibility in granting extensions of time. If, on first review, the Application looks to be in conflict with the DNP or has a complex history, the Parish Clerk will ask for an extension until the day after our next Parish Council meeting briefly stating the justification for our request. We seek your commitment to authorizing these extensions in a timely fashion such that we can plan our Parish Council meetings and Agendas.

Lack of Consultation

There are instances where we have not been adequately consulted on contentious Applications affecting the Parish. I can give two examples to illustrate the point:

Jane's Cottage. (20/02945/FUL). DPC Objected to this Application for a new access onto Church Lane and Hampshire Highways submitted a 'holding objection'. Once Hampshire Highways agreed to the revised plans the Application was Granted by you before DPC was able to comment further or review the revised plans. We note that the revised plans and your Decision were issued on the same day – 8th April 2021.

Netherhouse Copse. (21/027872/OUT). A Neighbourhood Letter was issued on 11th November for this Application. We were not included as a consultee until 16th November, a few days after the Parish Clerk had raised the issue with you. This was particularly difficult to understand as we had been included as a consultee on all previous Applications for this development.

I would be grateful for your assurance that we will be consulted on all Applications within Dogmersfield Parish, and all Applications which directly affect us.

Tree Works

Finally, we have been informed that 'you do not consult on tree works'. This appears to be a change of policy which has not been consulted or, as far as we can ascertain, formally notified to Parish Councils. Much of the center of Dogmersfield village around the Settlement Area is within a Conservation Area. This means that all the trees in this area, including those on the registered Green Spaces in the DNP, are covered by a Tree Protection Order (TPO).

It is important that we are consulted on all tree works in Dogmersfield Parish, and particularly works affecting trees within the Conservation Area.

Summary

In summary, we are concerned about the reduction in time allowed for consultation on Planning Applications, lack of consultation on some key Applications affecting the Village, and lack of consultation on Tree Works, particularly within the Conservation Area.

We look forward to your response. If you prefer, we would be happy to meet with you to discuss the issues so that we have a constructive way forward to ensure that the views of Dogmersfield Parish are considered adequately within the Planning consultation process.

For and on behalf of Dogmersfield Parish Council

Signed

G. Chisnall
Chair

Signed

G. Leach
Councillor for Planning

Copy to: Councillor Ken Crookes (by e-mail: ken.crookes@hart.gov.uk)



DOGMERSFIELD PARISH COUNCIL

Budget report end November 2021

V1.1 7/12/21

1 Overview

The attached spreadsheet "Budget report 21 11 (1_0) revenue" includes the figures for year to November and forecast for year end. The main purpose of this report is to provide a year end forecast to input to the budget and precept forecast for 2022/23.

2 Financial Report

2.1 Overview

Section A gives the figures up to end November (8 months). These are broadly in line with what was expected from the 2nd quarter figures.

Section B gives the year end forecast, again broadly in line with the figures from the 2nd quarter.

Martin Whittaker
Clerk and RFO

Dogmersfield Parish Council

Budget report from 1-Apr-2021 to 30-November-2021 (figures include VAT)

v1.1

(figures INCLUDE VAT)

Year to date (30/11)

EoY Forecast

Year to date (30/11)				EoY Forecast					Variance vs rev budget		Variance >15% >£200 v rev	Comment	
Payments	Budget	Actual	To/from reserves	Variance >15% >£200	Approved Budget	Revised budget	Forecast	Variance vs budget	Variance vs rev budget	Variance >15% >£200			
Other Payment													
Audit fees	160	200			160	160	200	-40	-40				
Consultancy	720	0		720	720	720	0	720	720	100%		Not required for new clerk	
Clerks travel expenses	80	53			120	120	80	40	40				
Clerks expenses - other	0	4			0	0	10	-10	-10				
Councillor expenses	0	78			0	0	90	-90	-90				
Election	1200	0		1,200	1,200	1,200	1,200	0	0			Assume HDC will bill	
Email and IT	300	614		-314	300	300	650	-350	-350	-117%		Move to MS 365 and .gov domain (see also "Section 137 payments" below)	
Grants and Donations given	133	40			200	200	100	100	100				
General admin	80	37			120	120	50	70	70				
Insurance	370	580		-210	370	370	580	-210	-210	-57%		Reason for increase not clear	
Meeting costs	210	0			315	315	61	254	254	81%		APA costs.	
Miscellaneous expenditure	333	0			0	0	0	0	0				
Misc payments	333	0			500	500	250	250	250	50%		Unclear what this will be used for	
Neighbourhood plan	667	0		667	1,000	1,000	0	1,000	1,000	100%		No review this fy?	
Parish maintenance	2000	402		1,598	3,000	3,000	1,500	1,500	1,500			Chicanes, posts, noticeboards. No significant work currently planned	
Phone	0	36			0	0	54	-54	-54				
Printing and publication	0	205			0	0	200	-200	-200				
Project work	4000	0		4,000	6,000	6,000	3,000	3,000	3,000	50%		No significant work currently planned	
Section 137 payments	0	200			0	0	200	-200	-200			(see also "Grants and Donations..." above)	
Subscriptions	938	532		406	938	938	650	288	288	31%		Not clear what original budget included	
Training/books etc	320	238			480	480	300	180	180				
Website	325	384			325	325	400	-75	-75				
Bank charges	0	74			0	0	120	-120	-120				
Community Benefit Fund	0	2596	2596		0	0	0	0	0			Transfer from CBF reserve	
Total Other Payment	12,170	6,271	2,596	8,067	15,748	15,748	9,695	6,053	6,053				
Staff costs													
Salary and allowances	3333	4764		-1,430	5,000	5,000	6,564	-1,564	-1,564	-31%		Locum Clerk and extra hours	
Total Staff costs	3,333	4,764	0	-1,430	5,000	5,000	6,564	-1,564	-1,564				
Total Payments													
	15,503	11,035	2,596	6,637	20,748	20,748	16,259	4,489	4,489				
Receipts													
	Budget	Actual		Variance >15% >£200	Approved Budget	Revised budget	Forecast	Variance vs budget	Variance vs rev budget				
Other Receipts													
VAT Repayments	0	224			0	0	224	-224	-224	-100%		Not originally budgeted	
Miscellaneous Receipts	0	0			0	0	0	0	0				
Bank interest	0	175	175		0	0	0	0	0			Transfer to CBF reserve	
Grants and Donations received	0	0			0	0	0	0	0				
Total Other Receipts	0	398	175	0	0	0	224	-224	-224				
Precept													
Precept	12,100	12,100		0	12,100	12,100	12,100	0	0				
Total Precept	12,100	12,100		0	12,100	12,100	12,100	0	0				
Total Receipts													
	12,100	12,498		0	12,100	12,100	12,324	-224	-224				
Balance													
	-3,403	1,463		-6,637	-8,648	-8,648	-3,935	-4,713	-4,713				
to/from reserves													

to/from reserves



DOGMERSFIELD PARISH COUNCIL

Proposed budget and precept 2022-23

V1 7/12/21

1 Overview

The proposed budget and precept are shown in "Budget and precept 2022-23". This shows a suggested precept of £12,697 for the year, equivalent to £69.84 per Band D equivalent house.

2 Budget - significant Items

The proposed budget for most items is in line with forecast expenditure for the current year. Exceptions are:

- Consultancy – The Dogmersfield Conservation Area is due for review, and it is expected that outside consultancy is required to do the work.
- Election – it is best practice to hold a reserve to pay for the next election or by-election. The suggestion is to precept the required £1200 over 3 years and hold in an earmarked reserve.
- Parish maintenance – a total of £3000 is budgeted, but £1500 will come from unspent monies from the current year held in a reserve – see section D.
- Project work - £7000 is budgeted, but £3000 will come from unspent monies as above.

3 Expenditure

Forecast total net expenditure is £17,197 of which £4500 will come from reserves, leaving £12,697 to be financed from precept (see section D1).

This is usually expressed in terms of a charge for a Band D (ie average) house. Hart DC calculates figures each year for the number of Band D equivalent houses in each parish (see section D2). The Band D equivalent charge is shown in section D3: £69.84. This compares with £66.55 in the current year.

Martin Whittaker

Clerk and RFO

Dogmersfield Parish Council
Budget and Precept Forecast 2022/23

V1.0

07/12/2021

(figures EXCLUDE VAT)

Revenue Budget 2022/23

Payments	Budget	Comment
Other Payment		
Audit fees	210	
Consultancy	1500	Conservation Area review
Clerks travel expenses	120	
Clerks expenses - other	20	
Councillor expenses	90	
Election	400	To build up reserve
Email and IT	550	
Grants and Donations given	150	Now under GPC
General admin	50	
Insurance	620	Need to get a better deal
Meeting costs	60	
Neighbourhood plan	0	
Parish maintenance	1500	Supplemented from reserves (see D below)
Phone	65	
Printing and publication	300	
Project work	4000	Supplemented from reserves (see D below)
Section 137 payments	0	Now under GPC
Subscriptions	670	
Training/books etc	300	
Website	400	
Bank charges	120	
Total Other Payment	11,125	
Staff costs		
Salary and allowances	6072	Current+2%+1hr/week extra
Total Staff costs	6,072	
Total Payments	17,197	

Receipts	Budget	Comment
Other Receipts		
Miscellaneous Receipts	0	
Bank interest	0	
Grants and Donations received	0	
Total Other Receipts	0	
Net expenditure	17,197	

D	To be spent from reserves:	
	Election	0
	Neighbourhood Plan	0
	Parish maintenance	1,500 Unspent from 2021/22
	Project work	3,000 Unspent from 2021/22
	General reserve	0
	Total from reserves	4,500
D1	Expenditure net of reserves	12,697
D2	To be precepted	£12,697
	Tax base	181.81
D3	Band D equivalent	£ 69.84 cf last year: £66.55