



# PLANNING

COUNCILLORS ANDREW SIMONDS and GRAHAM LEACH

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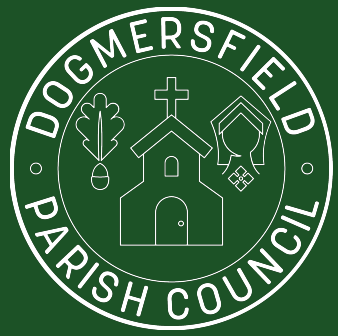
# PLANNING

AKA THE LEACH HOSPITAL PASS



“There’s really not much to it ....”



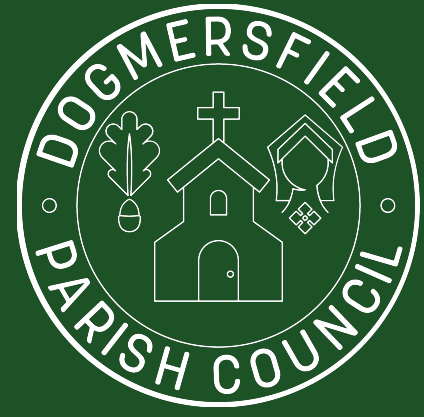


Ensure the Parish Council takes a position on all planning applications which aims to ensure no development takes place that contravenes any element of the Neighbourhood Plan





# DOGMERSFIELD NEIGHBOURHOOD PLAN



Once adopted the DNP became a statutory part of the Development Plan for the area and carries significant weight when planning applications are decided.

“Our vision for Dogmersfield looking forward to 2032 is to retain the distinctive eclectic design mix of this historical rural community, whilst delivering appropriate housing requirements for the next twenty years. The essentially one-sided linear nature of the built environment will be preserved; the attractive open space gateways on all the approaches to the village will be vigorously protected; and the views across open meadow and farmland within the parish will be preserved”.

# SO WHAT HAS HAPPENED OVER THE LAST YEAR?

## How many?

25 planning applications in Dogmersfield; of which  
3 for trees

Note: DPC also monitors and comments on those in neighbouring parishes as appropriate

Note: These can often be the most difficult and time-consuming

## Dogmersfield applications

DPC submitted comments on 8 generally citing development in the countryside or other non compliance with the DNP; of which

4 were objections; and in addition

4 had comments

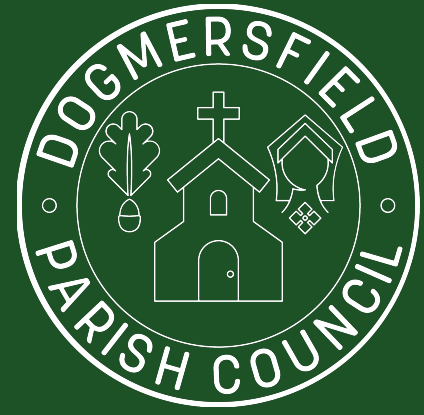
Note: Some applications are withdrawn, some are pre-applications and some are discharging planning conditions which do not generally need comment

## Applications currently being monitored

There are currently 16 live applications; of which

3 are on appeal at national level; and in addition

5 of which we have objected



# Important applications

## **Netherhouse copse - Crookham Village**

- additional 105 dwellings as part of Phase 3 of the development
- reduction in 4/5 bed properties

DPC objected principally because of traffic impact

Approved by Hart in principle pending the agreement of compensation package (s106)

## **Lodge farm - Odiham**

Develop 5 warehouse units on land at Lodge Farm

Action group formed

DPC objected supporting Odiham and citing traffic and development in the countryside

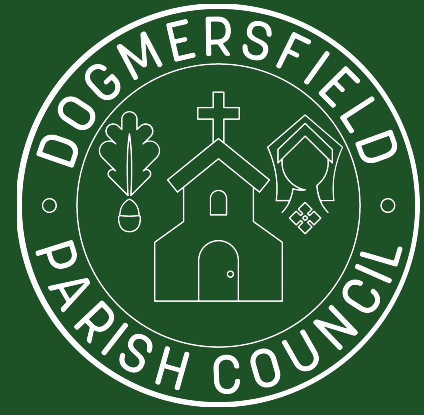
Hart have passed up the line .....

## **Batteries**

Increasingly important - discussed next

## **Plough Farm**

Discussed later

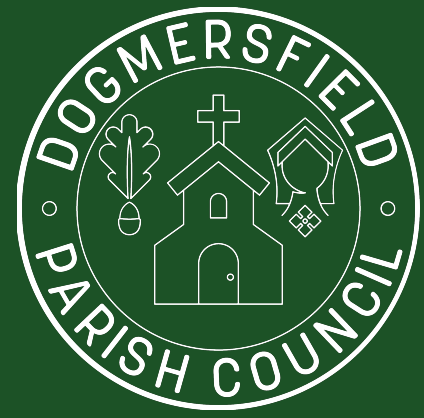


# Batteries

I don't mean these



No advertising or endorsement intended



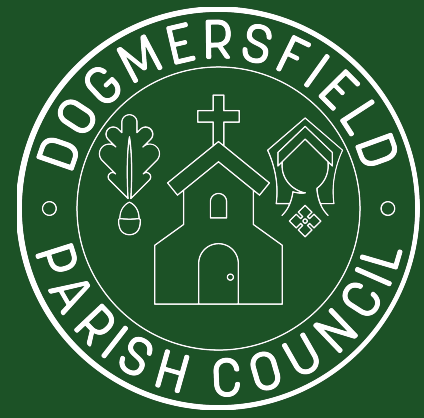


# Batteries - BESS

I mean these - Battery Energy Storage Systems



Example only





# Battery Energy Storage Systems (“BESS”)

A response to the variability of supply from renewables (wind, solar etc)

Renewables are central to the drive to reduce carbon emissions (coal) to net zero.

- Increased in importance following sanctions against Russia

BESSs do 2 main things:

- store electricity produced during periods of over supply and release during periods of under supply
- provide fast reaction frequency modulation
- there’s a lot else I don’t understand!

Estimates for the UK are that 50GW (that’s a lot) of storage will be needed by 2050

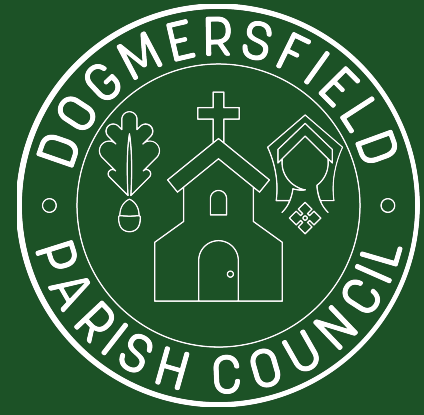
Size of BESSs here tend to be c50MW - so nationally that’s 1,000 of them by 2050

There are bigger BESS installations - 150MW in Wiltshire and 400MW planned in Scotland

There are also other alternatives - Scottish SSE pumped reservoir project - 1500MW

And technology will change and improve

BUT for now BESSs are the relatively cheap and quick option

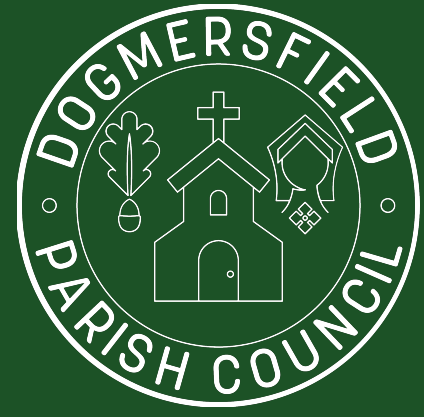


# Health warning

I couldn't find a central repository of BESS sites.

So am relying on the Hart planning website.

And when you search for "battery" on the hart planning website you get a lot of information





# Health warning

I couldn't find a central repository of BESS sites. So relying on the Hart planning website.

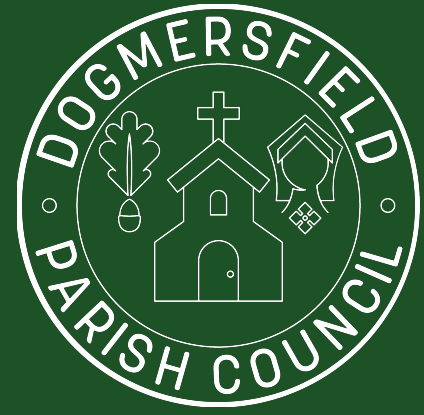
And when you search for "battery" on the hart planning website you get a lot of information about - chickens.

You can guess I am not a farmer.

But what comes next is at least directional

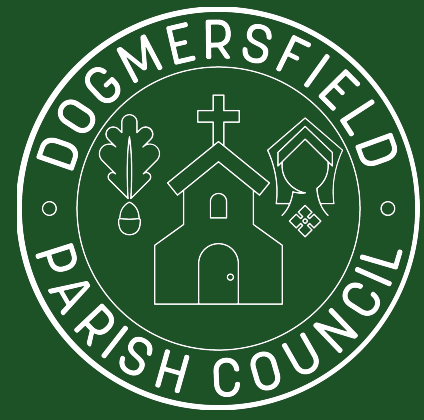


These chickens are healthy and kept as pets





# Some local history first .... the wider picture



## 1 Solar Taplins Farm

Granted 2014

## 2 Hungerford farm

DPC expressed severe concerns  
Granted 2015

## 3 Holt Lane - BESS - 5MW

Allowed on appeal 2017

## 4 Bunkers Hill Farm

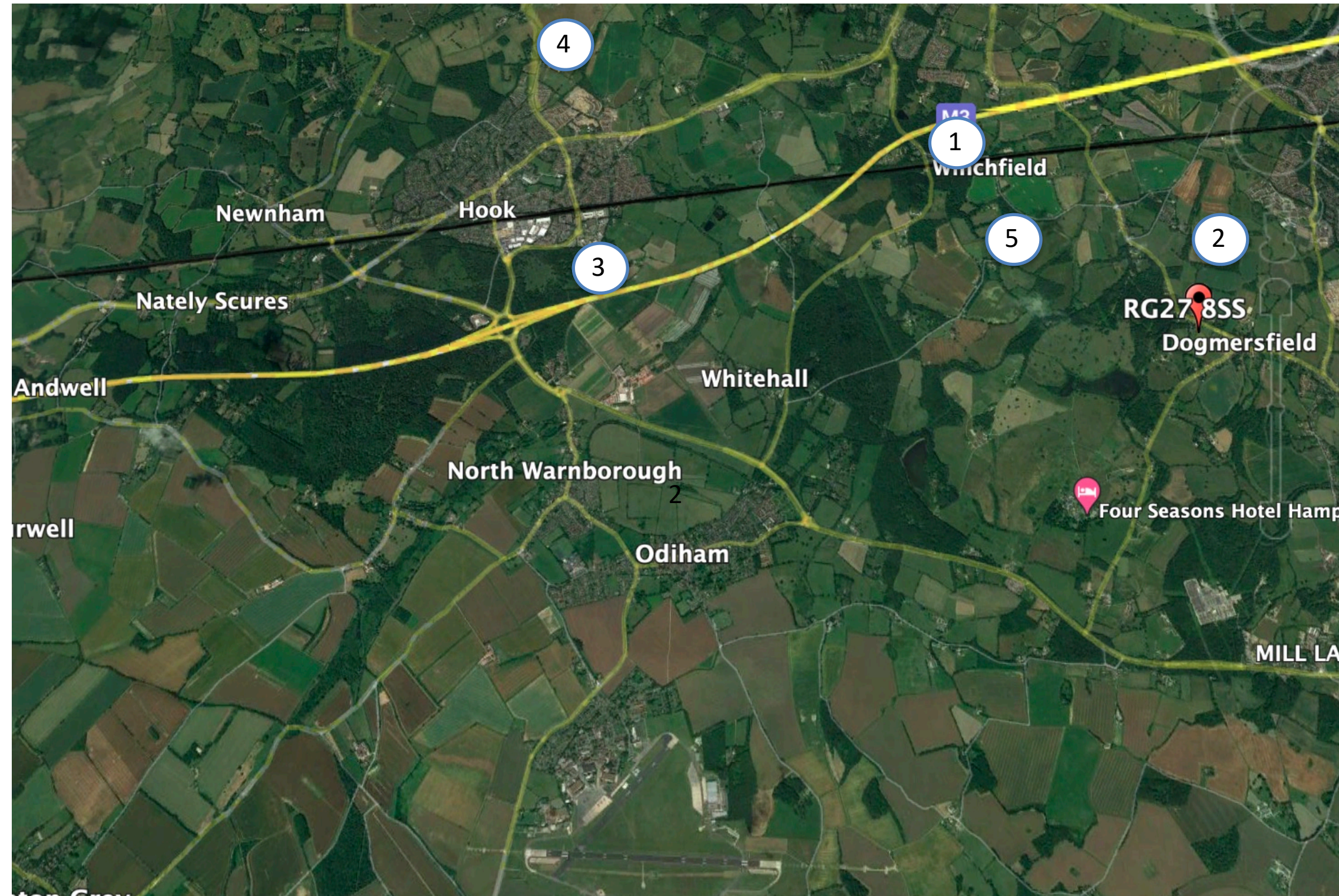
North Warnsborough  
Applied Feb 2021  
49.9 MW solar farm and BESS  
Almost 300 objections  
Granted Nov 2021

"...it is recognised that it would result in harm in some areas, most notably in respect of visual landscape and PRoW amenity and less than substantial harm to heritage assets....However, the substantial public benefits arising from this proposal would outweigh the harm..."

## 5 Chosley Farm

North Warnsborough  
Applied Dec 2020  
49.9 MW solar farm and BESS  
Almost 100 objections  
Granted Nov 2021

"...it is recognised that it would result in some harm, most notably in respect of visual landscape. However, the substantial benefits arising from this proposal would outweigh the harm..."

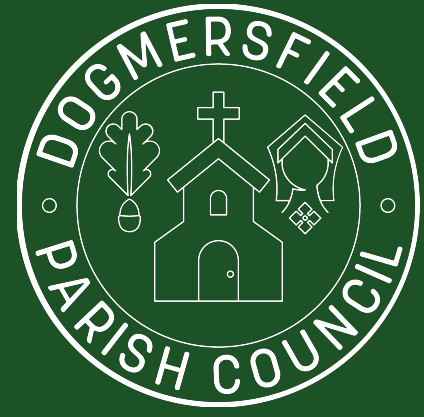




# So what you ask - this is Dogmersfield?

The important thing is the Fleet substation - built a long time ago

Actually 2 substations - main is National Grid (L shaped) plus SSE (square)





# BESS - 1

**1 Rye Common (1)**  
(Crandall)

Applied Mar/May 2020  
(started process 2019)

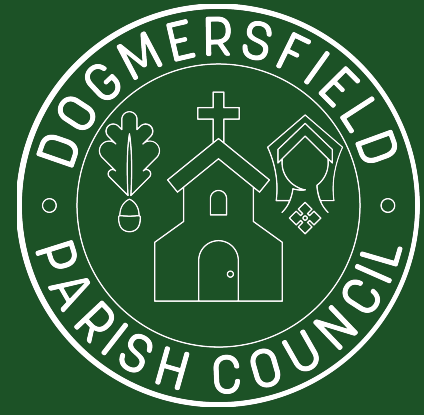
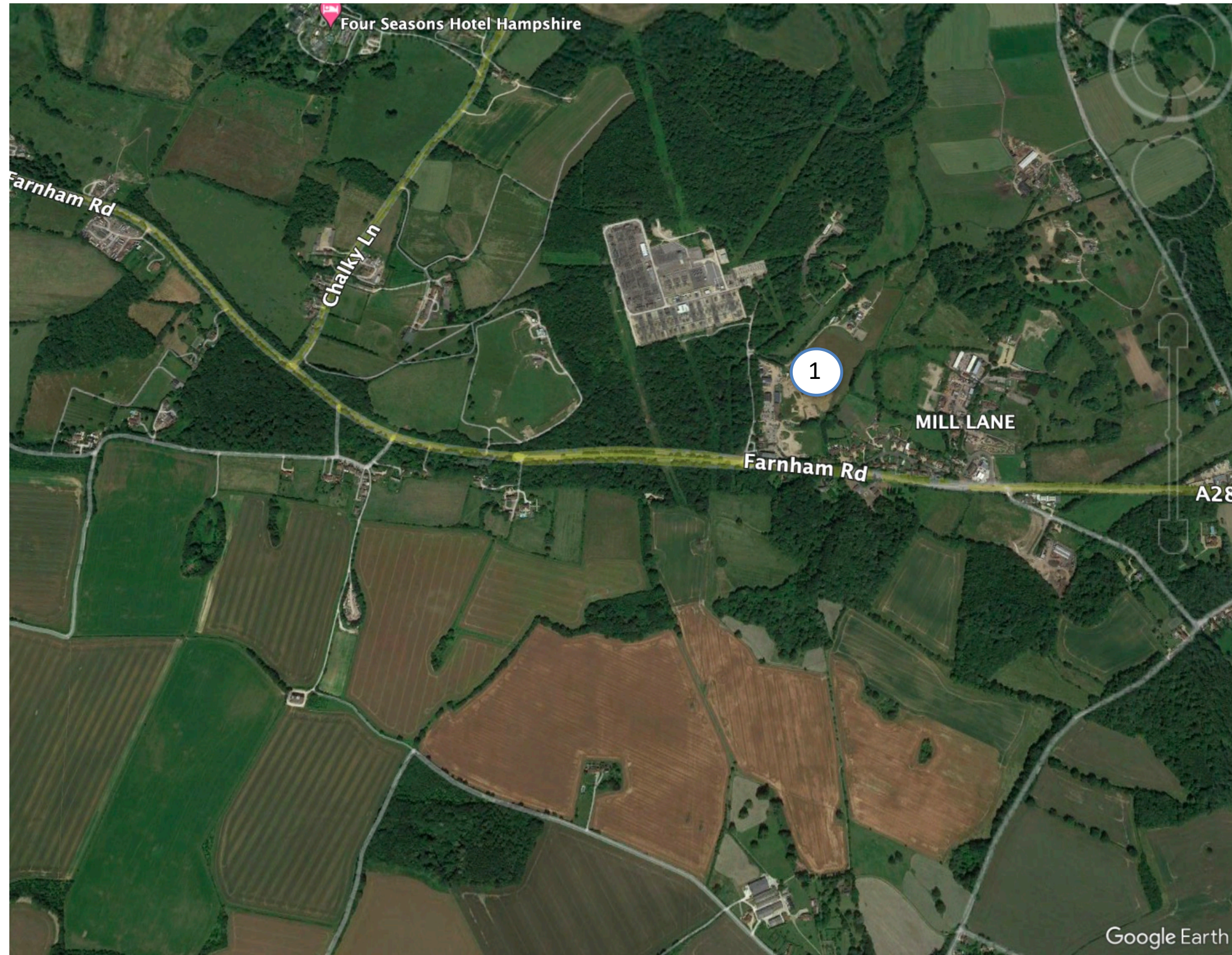
DPC (and residents)  
objected

Hart refused permission  
(Dec 2020)

Appealed Feb 2021

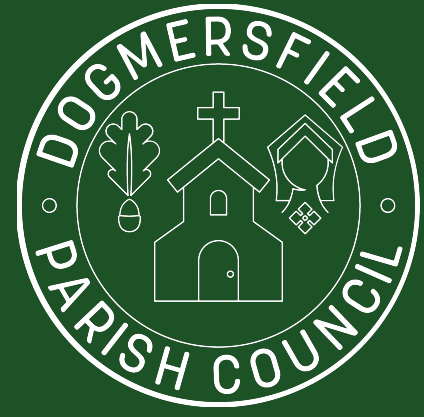
Allowed (Sept 2021)

“...The limited harm to the landscape would conflict with the Development Plan, however this would be significantly and demonstrably outweighed by the benefits when assessed against the policies taken as a whole.”





# NATIONAL PLANNING PROCESS



NATIONAL PLANNING  
POLICY FRAMEWORK  
(NPPF)

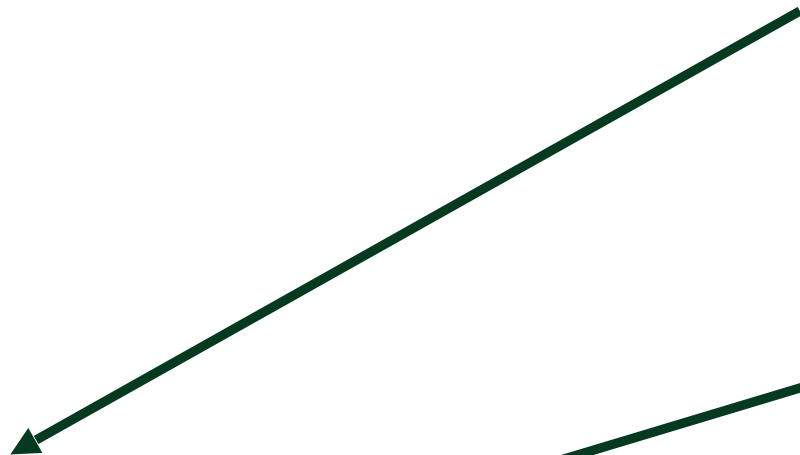


HART LOCAL PLAN  
(STRATEGY AND SITES)  
2014 - 2032  
“Adopted” April 2020



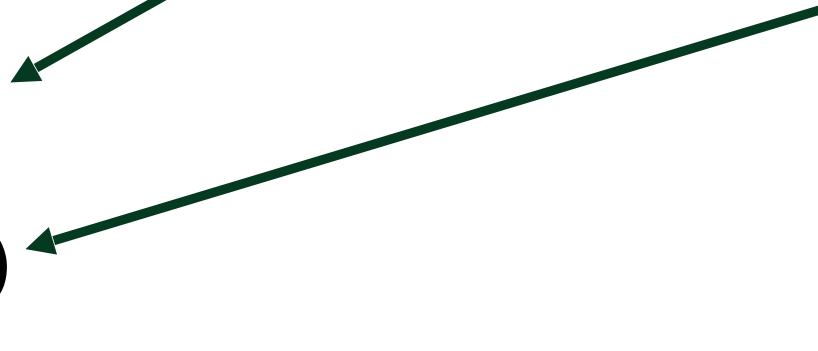
DOGMERSFIELD  
NEIGHBOURHOOD PLAN  
2016-2032  
“Made” September 2019

OTHER GOVERNMENT  
PLANS AND POLICIES

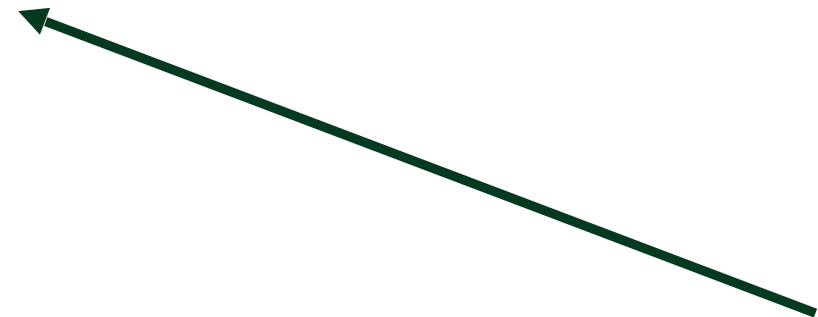


HAMPSHIRE COUNTY  
COUNCIL PLANS:

- Education
- Transport
- Waste



DUTY TO CO-OPERATE:  
• SHMA





# BESS - 2

1 Rye Common (1)

2 Penn Croft Farm

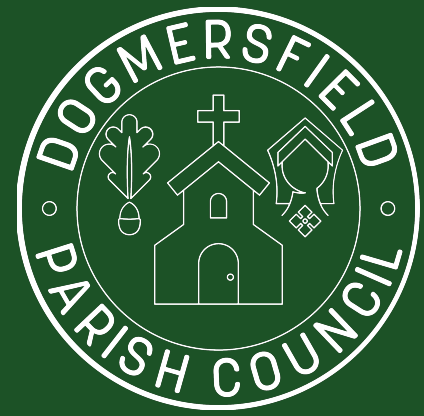
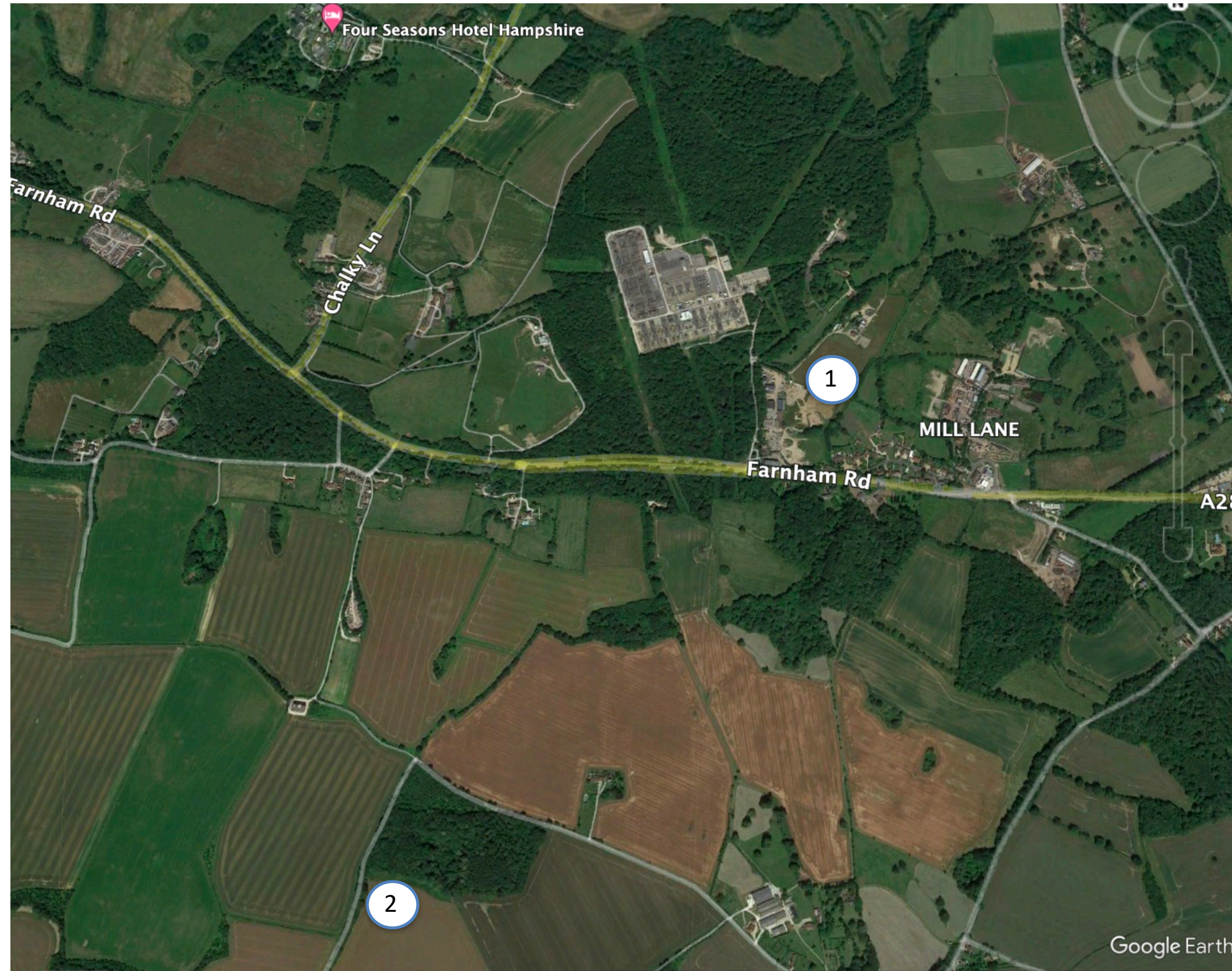
Applied Nov 2021

Crondall objected

Went to Hart planning committee with a recommendation to grant.

Granted

“On balance, the benefits identified and supported by the NPPF outweigh the conflict with the development plan, of which the impacts can be adequately mitigated.”





# BESS - 3

1 Rye Common

2 Penn Croft Farm

3 Blue Bell Lodge

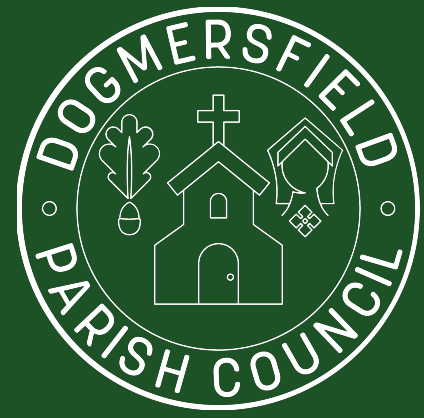
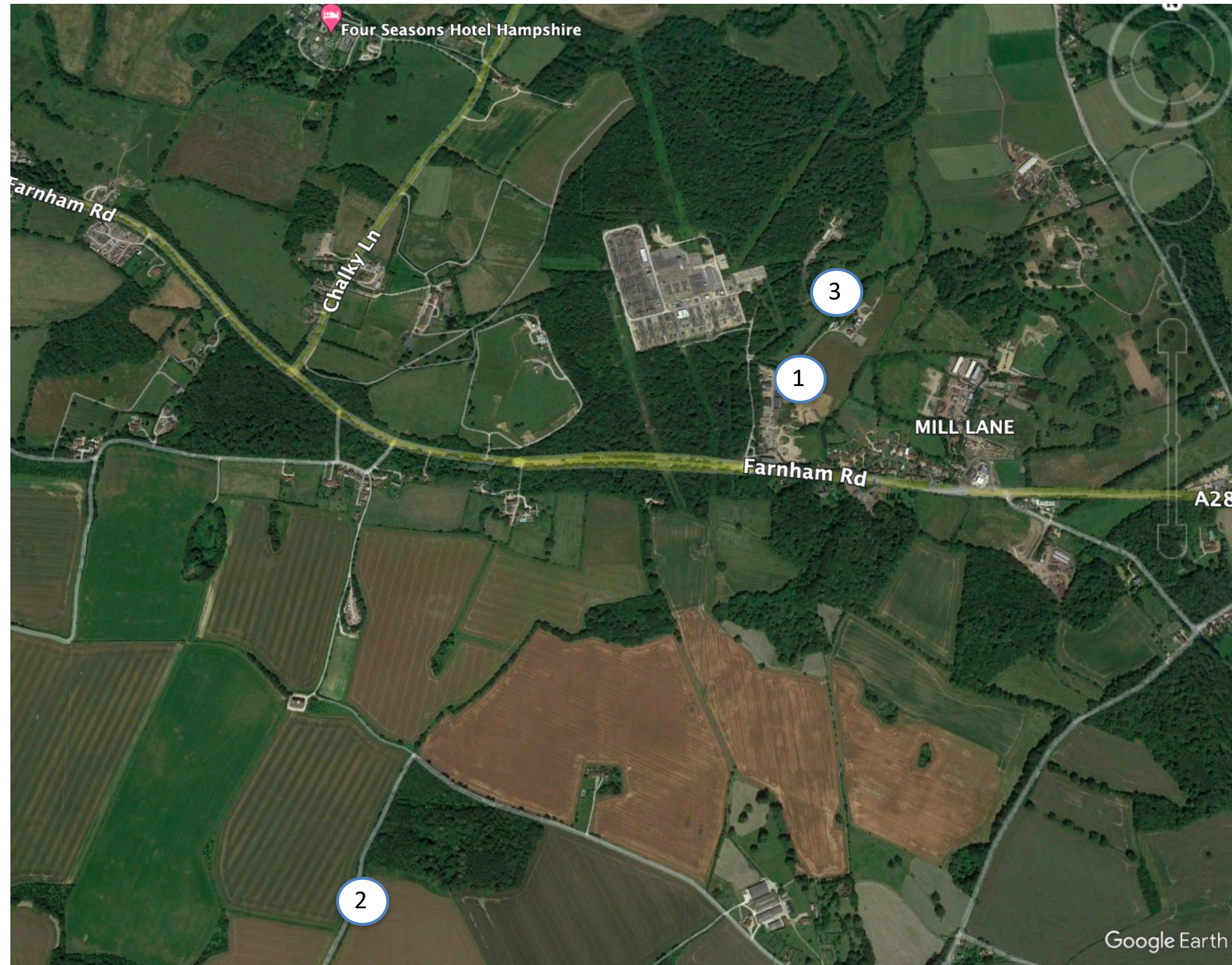
(Rye Common 2)

(Crandall - but getting closer)

Applied (Dec 2022)

DPC (and residents)  
objected

Decision due 1 May 2023





# BESS - 4

1 Rye Common

2 Penn Croft Farm

3 Rye Common 2

4 Coxmoor Wood  
(Dogmersfield)

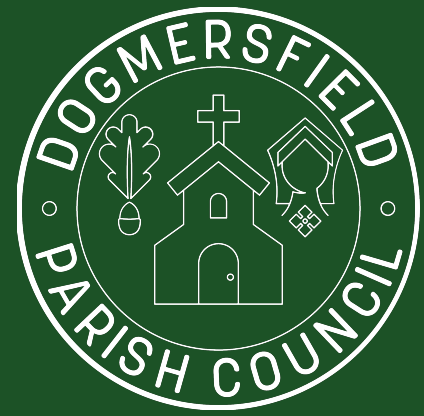
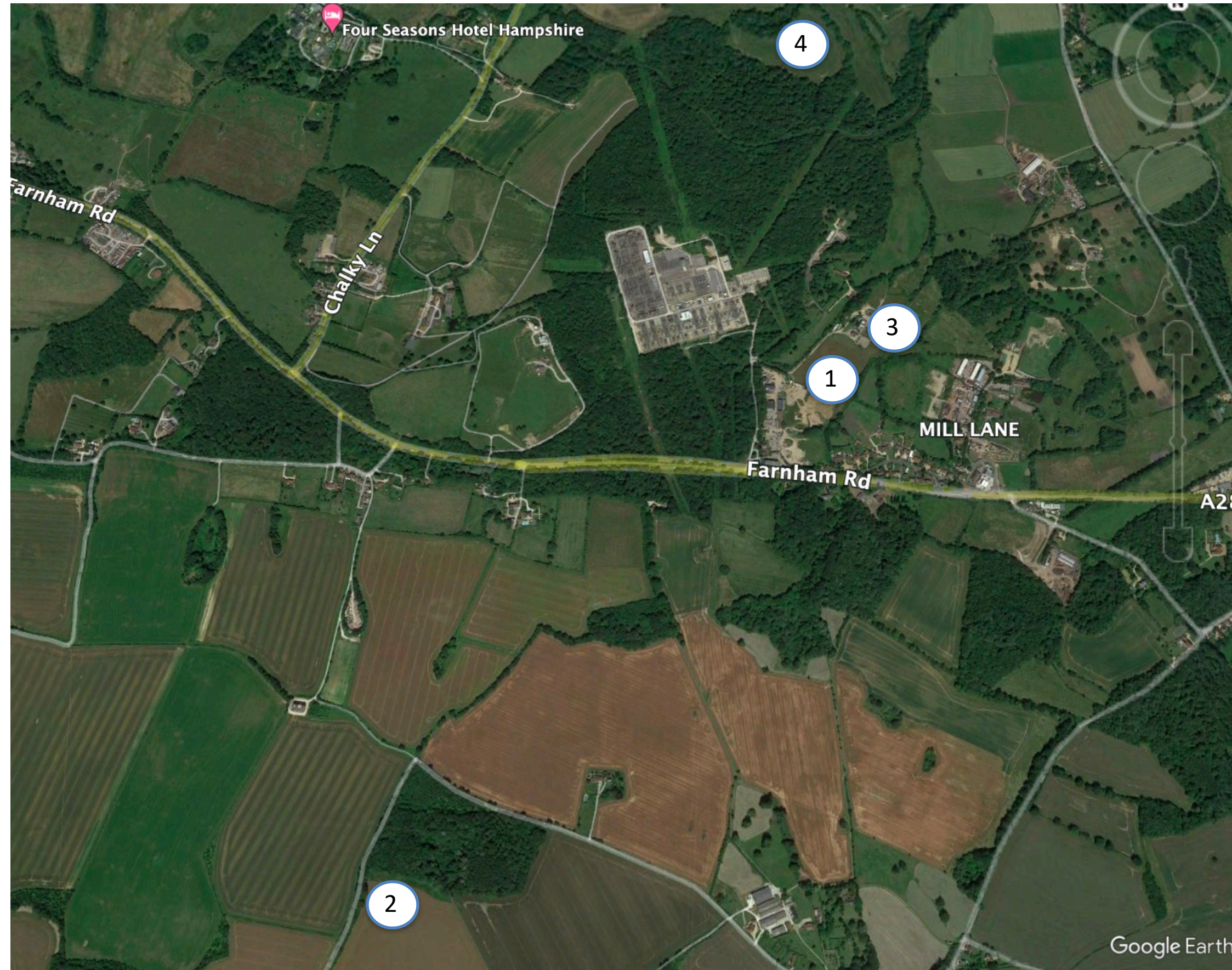
Environmental Impact  
Assessment screening  
requested (Aug 2022)

Hart responded Oct 2022

They are engaging with  
the community

DPC have met them

Highly likely to submit an  
application soon





# BESS - 5

1 Rye Common

2 Penn Croft Farm

3 Rye Common 2

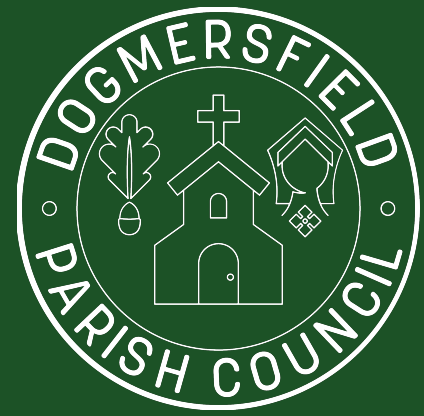
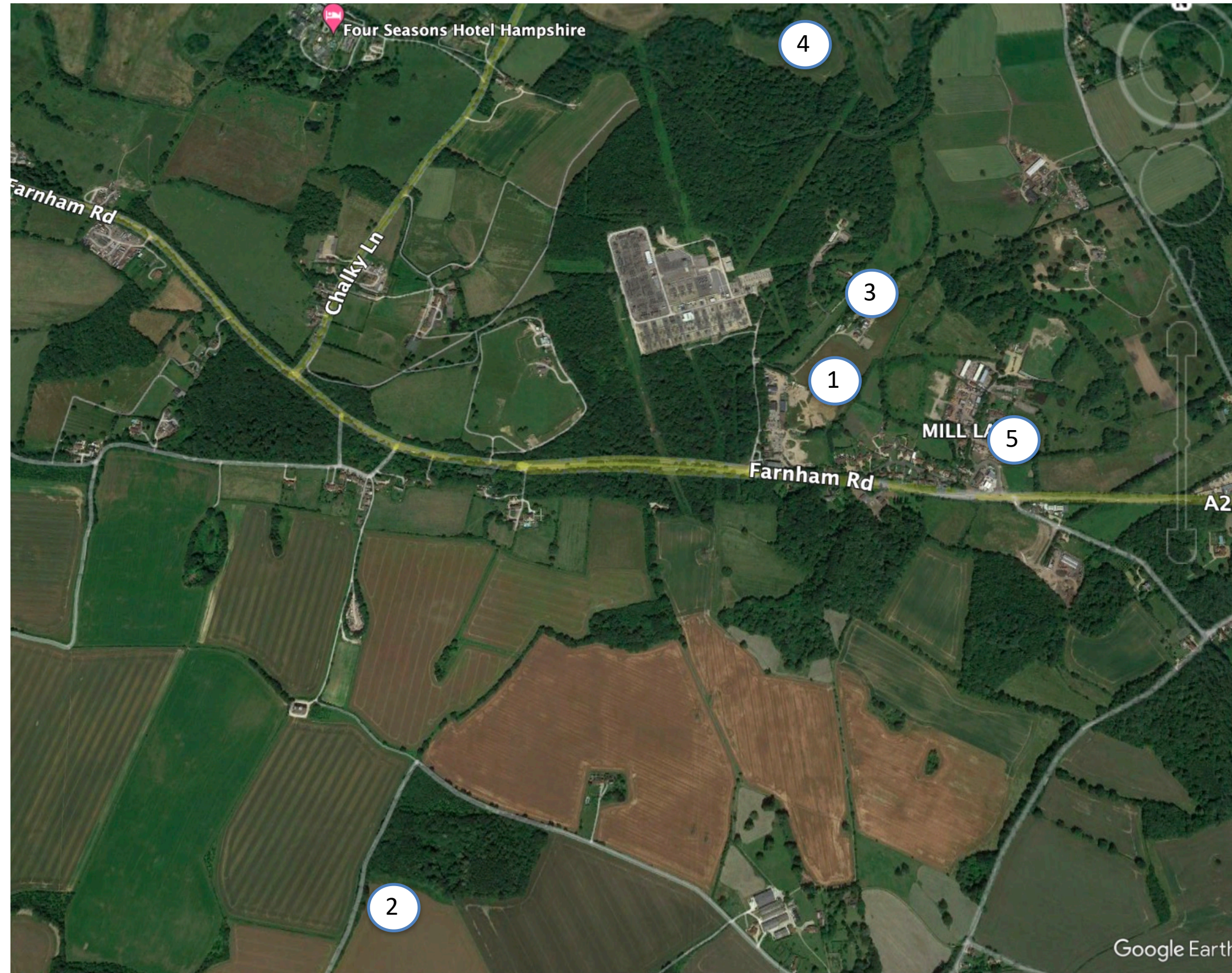
4 Coxmoor Wood

5 Bowenhurst Farm  
(Crondall)

Screening requested  
July 2021

Hart concluded that  
given location not an  
EIA development so  
easier (Sep 2021)

Nothing since ....





# So why not right next to the sub-station - my guess?

Red line opposite may show the National Grid land ownership

The substation is surrounded by ancient woodland - didn't stop them building the substation but that was a long time ago.

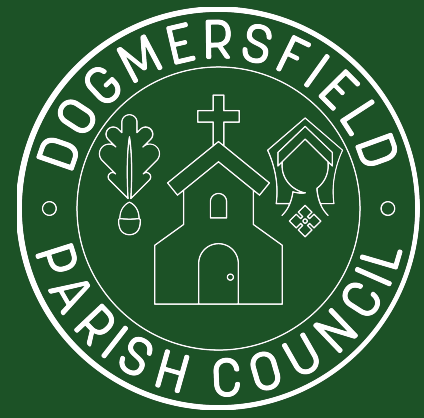
So investors look for non-protected land.

Somebody (pivot power) did think about putting a BESS on the scrubland immediately north of the substation in 2019.

Application withdrawn - no idea why.

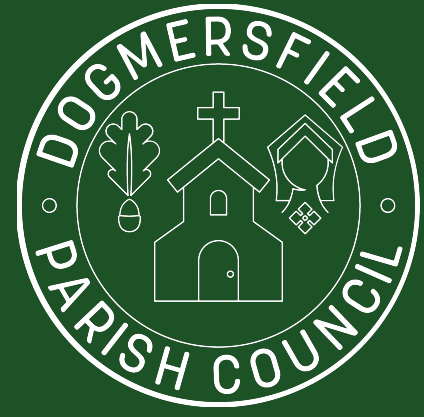


From planning application - 2019: not checked





# So what's next for BESSs?



## Existing applications?

Rye Common 2 - likely to be approved?

Coxmoor Wood - just submitted full planning application? Increasing degradation of countryside? So ...?

## The future?

Your guess is as good as mine!

Nothing found in the systems but we know developers are seeking land and making plans

We know it is a National priority

So likely to be more ....

But this would represent increasing degradation of the countryside and get closer and closer to residents

So our objections might hold increasing weight .....



# And last but not least .....

## Plough Farm

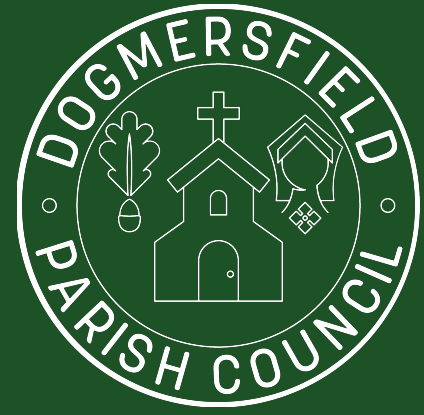
Pre-application for change of land use rights

Agricultural(?) to Park Home/Residential Lodge

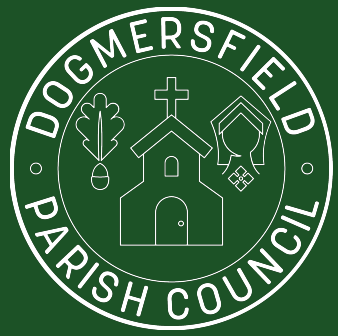
DPC objected strongly

Over 50 parishioners also objected

Hart were due to respond by 12 April 2023







Ensure the Parish Council takes a position on all planning applications which aims to ensure no development takes place that contravenes any element of the Neighbourhood Plan

