

Strong objection to planning application 23/00385/PREAPP

Location

Plough Farm, Chalky Lane, Dogmersfield, Hook, Hampshire, RG27 8TD.

Description

Change of Use of Land to Park Home/ Residential Lodges Site.

Background

This pre-application is for the change of use of land which we are assuming is agricultural in anticipation of the siting of residential lodges/ park homes on land to the south west of the existing buildings at Plough Farm.

Although this is only at a pre-application stage Dogmersfield Parish Council (“DPC”) would have a strong objection to any full application that might be submitted along the lines seemingly proposed and are therefore sharing preliminary views now.

Potential DNP and LP conflicts

1 Any application to change the use of land from agricultural to that for residential lodges/ park homes would be in direct contravention of the following Hart Local Plan (“LP”) and Dogmersfield Neighbourhood Plan (“DNP”) policies:

“LP NBE 1 and DNP Policy 1 - Development in the countryside.

Development proposals in the countryside and outside the boundaries of the Conservation Areas should only be supported if they are designed to provide appropriate facilities for rural enterprise, agriculture, forestry, or leisure, to do so in a manner which demonstrably benefits the rural economy without harming countryside interests and which bring benefits to the Parish.

In particular DPC do not believe that given the size of the potential development and the relatively small size of Dogmersfield Parish that HLP H3 - Rural Exception Sites can apply.

2 In addition although there is minimal detail regarding the actual development at this stage it is highly likely to be in conflict with:

LP NBE 9 and DNP Policy 1 - Design.

All developments should seek to achieve a high quality design and positively contribute to the overall appearance of the local area.

Development proposals should respect the existing scale and layout of the village including the linear progression of buildings from the conservation area along the village lanes. In any event development proposals should not result in a new development of more than five houses.

LP NBE 2 and DNP Policy DNP 6 - Landscape.

Development proposals should respect the main distinguishing features and special characteristics of the landscape and proposals should demonstrate as part of a landscape appraisal how the character and visual amenity of the landscape will be enhanced through an appropriate and proportionate landscaping scheme that successfully integrates the proposal into the landscape.

DNP 11 - Dark Skies.

All development proposals should be designed in a way that does not require external lighting or the use of street lighting to minimise the occurrence of light pollution.

Other matters

The land proposed for change of use is on a small overused country lane with no footpaths or street lighting. There are no local amenities (for example shops or doctors) in Dogmersfield and there is no local bus service which would mean reliance on private transport and/or deliveries with a consequent increase in traffic on a narrow country lane.

In addition the application claims that the development would be of economic benefit to local businesses but other than the public house there are no other businesses in Dogmersfield that could substantially benefit.

Summary

On this basis Dogmersfield Parish Council believes that any change of use of this land and subsequent potential development to be totally in conflict with the Dogmersfield Neighbourhood Plan and as such strongly object.