

DOGMERSFIELD PARISH

NEIGHBOURHOOD PLAN



2016-2032

Adopted September 2019

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DOGMERSFIELD NEIGHBOURHOOD PLAN 2016-2032

Contents

Foreword

List of Policies

1. Introduction & Background
2. The Neighbourhood Area
3. Planning Policy Context
4. Community Views on Planning Issues
5. Vision, Objectives & Land Use Policies
6. Implementation

Appendix A Policies Maps with Important Views annex

Appendix B Local Green Spaces Assessment

Appendix C Glossary

Appendix D Schedule of Evidence

Guide to Reading this Plan

By necessity, this Dogmersfield Neighbourhood Plan is a detailed technical document. The purpose of this page is to explain the structure and help you find your way around the plan.

1. Introduction & Background

This section explains the background to this Plan, the public consultations that have already taken place, and how any feedback has been taken into account.

2. The Neighbourhood Area

This section details many of the features of the parish of Dogmersfield and its facilities.

3. Planning Policy Context

This technical section relates this Plan to the National Planning Policy Framework and the planning policies of Hart District Council.

4. Community Views on Planning Issues

This section explains the community involvement there has been over the last 3 years.

5. Vision, Objectives & Land Use Policies

This is the key section. Firstly, it provides a statement on the Neighbourhood Plan Vision and Objectives. It then details Policies drafted for the Parish Council and considered by the community, as set out in section 4 above. These Policies are listed on page 7. There are Policy Maps at the back of the plan which indicate geographically where some of the policies apply.

6. Implementation

This section explains how the Plan will be implemented and future development guided and managed. It suggests projects which might be supported by the Community Infrastructure Levy which the Parish Council will have some influence over. Finally, it deals with a number of issues which, although relevant, are outside the scope of land use planning.

FOREWORD

Dogmersfield is a rural Hampshire Parish with a rich historic past, much unspoilt open countryside and a multitude of diverse wildlife habitats. These often unique features are recognised by the high proportion of listed buildings particularly within the Dogmersfield Conservation Area where the recognised village settlement comprises just over 50 dwellings out of a total for the Parish of 118. The Basingstoke Canal Conservation Area and SSSI winds its way through the heart of the Parish, skirting round the designated Dogmersfield Historic Park that extends to over 400 hectares.

Dogmersfield Parish is large in area but is home to only about 280 inhabitants occupying the 118 properties. Although the village was at one time a largely self-contained community, all of its shops and local services have disappeared, with only All Saints' Parish Church, the Queens Head Public House and the Primary School remaining. Most residents now travel to work outside the Parish whereas employment opportunities for other than the owners and their family such as those at Dogmersfield's two motor garages and the Four Seasons luxury Hotel are taken up by workers from outside the Parish. Similarly, most children attending the Primary school travel in from neighbouring towns and villages. Despite having only three roads, traffic levels are high with most motorists using the Parish as a through route.

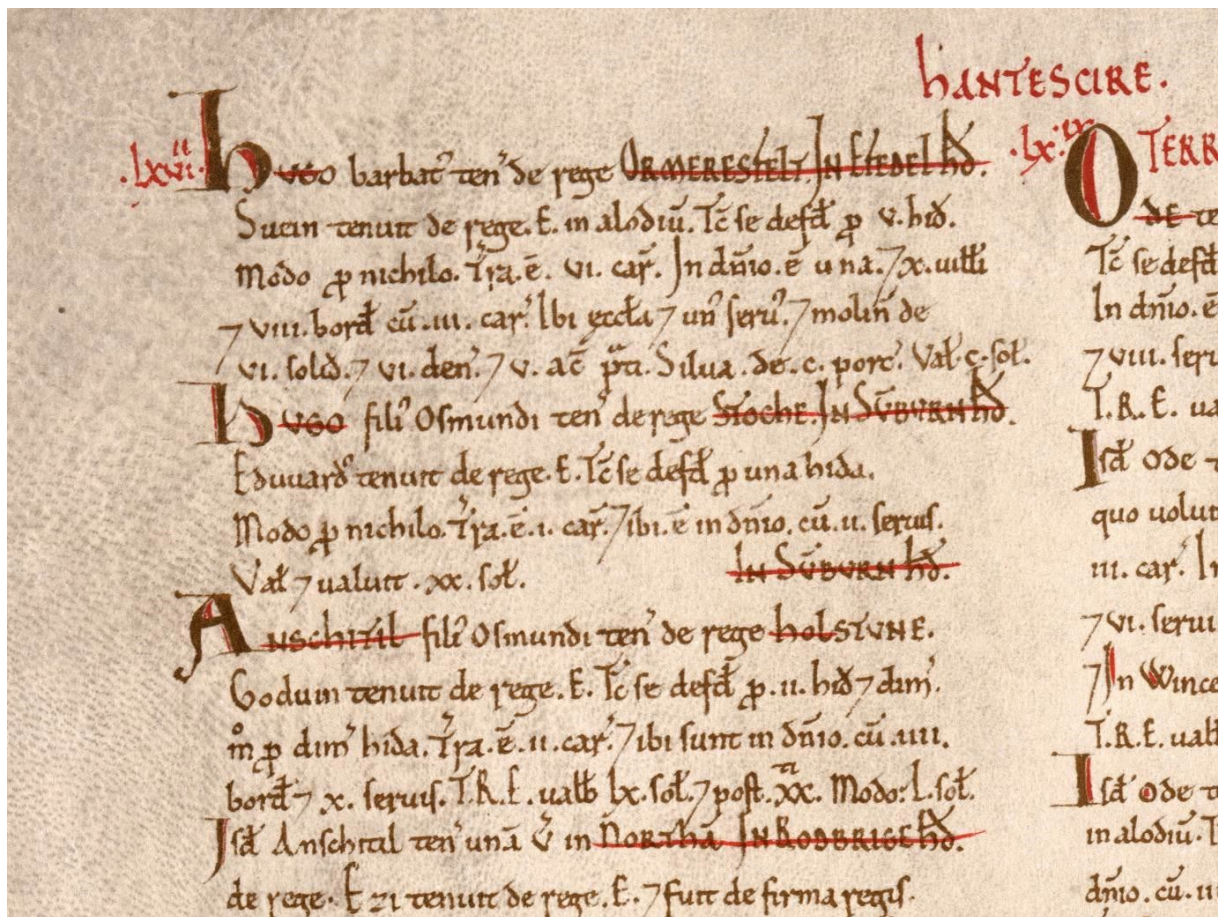
A survey of residents' views by the Parish Council provides clear evidence that the rural nature of the Parish is widely valued and that there is a strong desire to preserve its open views and aesthetic features. Equally, whilst it is accepted that some new homes are inevitable, many residents have anxieties about infrastructure and over development. The majority of residents also expressed major concerns over the traffic issues affecting the village, with speed and congestion caused by parking being of primary concern.

In launching the Dogmersfield Neighbourhood Plan the Parish Council felt that they could not ignore this opportunity to give the community a direct influence on the decisions that affect them and in shaping how their aspirations and needs are delivered, whilst also recognising that not all residents' concerns would be addressed through this approach.

The Plan's Steering Group has sought further views and consulted regularly as work has progressed through the various stages from vision to objectives, policies and drafts of the full plan. With such a small population the number of Parish volunteers has been limited and consequently much of the detailed work has been carried out by the Steering Group members themselves. The Parish Council is very grateful for this exceptional contribution.

With so few Council Tax payers, financial resources are limited and the Steering Group was tasked with completing their work using only available grant funding although the Parish Council subsequently provided some contingency funding. Nevertheless although Dogmersfield Neighbourhood Plan may lack the glossy professional appearance achieved by others this does not detract from the quality of the analysis and the value of its policies and proposals.

Geoff Beaven
Chairman, Dogmersfield Parish Council



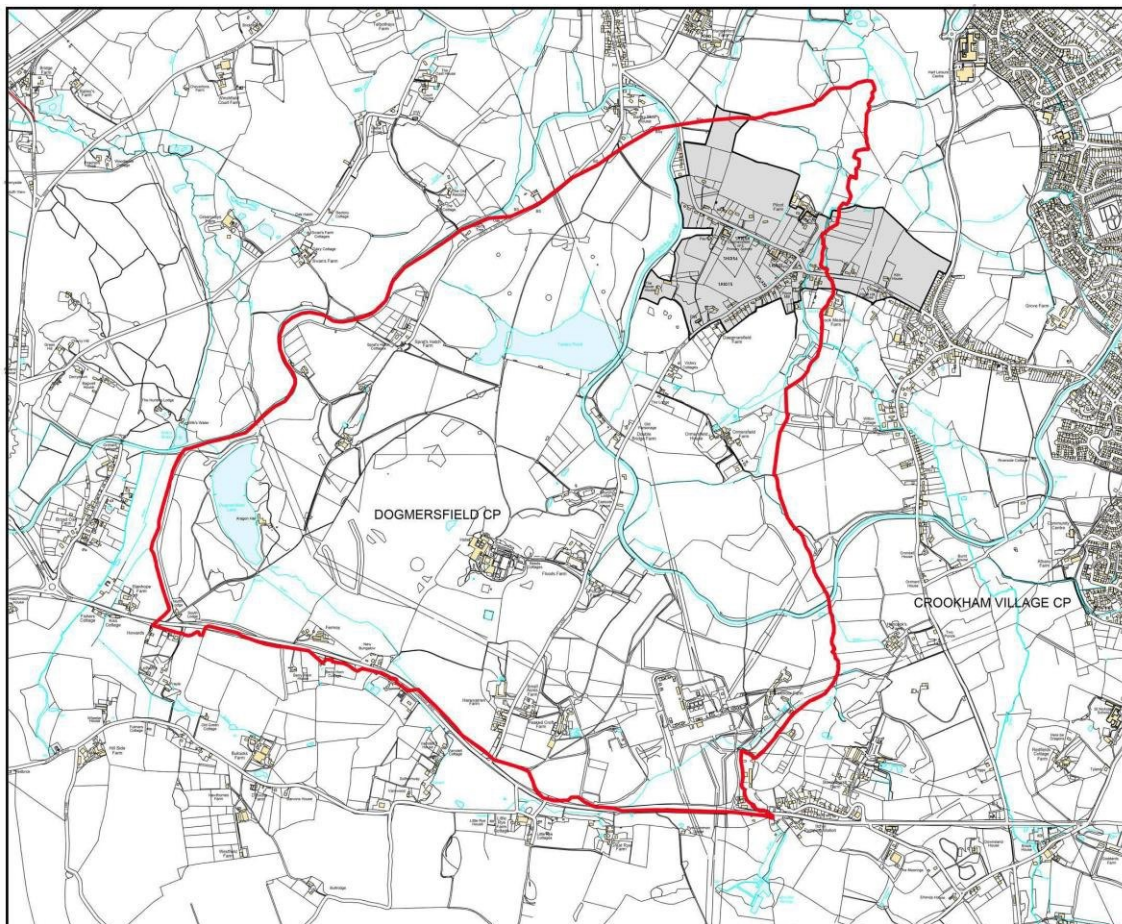
Domesday Book Entry
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List of Policies

DNP1	A Spatial Policy for the Parish	
DNP2	Design in Dogmersfield Conservation Area	
DNP3	Design in the Setting of the Conservation Areas	
DNP4	Local Views	
DNP5	Dogmersfield Park	
DNP6	Landscape	
DNP7	Biodiversity	
DNP8	Trees and Hedgerows	
DNP9	Footpaths	
DNP10	Local Green Spaces	
DNP11	Dark Skies	
DNP12	Transport and Car Parking	
DNP13	Community Facilities	
DNP14	Connecting the Parish	
DNP15	Sustainable Drainage	
DNP16	Utilities Infrastructure	

1. Introduction & Background

1.1 Dogmersfield Parish Council (DPC) has prepared a Neighbourhood Plan for the area designated by the local planning authority, Hart District Council (HDC), under the provisions of the Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012 (as amended). On 16 June 2015 the whole of Dogmersfield Parish was formally designated as a Neighbourhood Area by HDC. DPC is the formally designated 'qualifying body' responsible for the preparation of the Dogmersfield Neighbourhood plan (DNP).



Dogmersfield Neighbourhood Plan
Vision Boundary Map: April 2017



Plan A: Dogmersfield Parish Designated Neighbourhood Area Map

- 1.2 Neighbourhood Plans provide communities with the chance to shape the future of development of their areas. Now adopted by Hart District Council, the Neighbourhood Plan becomes a statutory part of the Development Plan for the area and carries significant weight when planning applications are decided.
- 1.3 The purpose of the DNP is to set out a series of planning policies that will be used to determine planning applications in the area.
- 1.4 Although there is considerable scope for the local community to decide on its planning policies, Neighbourhood Plans must meet the following criteria:
 - Have regard to national policies and advice contained in guidance issued by the Secretary of State.
 - Ensure that the making of the Neighbourhood Plan contributes to the achievement of sustainable development.
 - Ensure that the making of the Neighbourhood Plan is in general conformity with the strategic policies contained in the Development Plan for the area of the authority (or any part of that area).
 - Ensure that the making of the Neighbourhood Plan does not breach, and is otherwise compatible with, EU obligations.
- 1.5 In addition, the DPC must be able to show that it has properly consulted local people and other relevant organisations during the process of making its neighbourhood plan and has followed the 2012 Neighbourhood Planning Regulations (as amended).
- 1.6 These criteria were tested by an independent examiner in April/May 2019. The Examiner's report was received in May 2019 and concluded that subject to modifications, the plan met the basic conditions and should proceed to referendum. A local referendum was held on 25th July 2019. The majority of those who voted, voted in favour of the Plan, and the Plan was therefore formally adopted 'made' by Hart District Council on 26th September.

The Pre Submission and Submission Plan

- 1.7 The Parish Council consulted on a Pre Submission version of the Plan in November – December 2018. Comments were received from local residents and from some statutory bodies and land interests. As a result a few, relatively minor changes were made to improve clarity and application of policy wording to ensure the Plan meets the Basic Conditions. The Plan was then submitted to Hart district Council in January 2019 for further consultation and independent examination.

Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA)

- 1.8 Hart DC has provided a screening opinion (dated 8th August 2018) that concluded the provisions of the Plan are unlikely to have any significant environmental effects and therefore a Strategic Environmental Assessment is not required. The opinion also confirms that the Plan will not give rise to significant effects on the Thames Basin Heaths SPA or Thursley, Ash, Pirbright and Chobham Common SAC either alone or in-combination with other plans and/or projects, and that a full appropriate assessment is not required.

2. The Neighbourhood Area

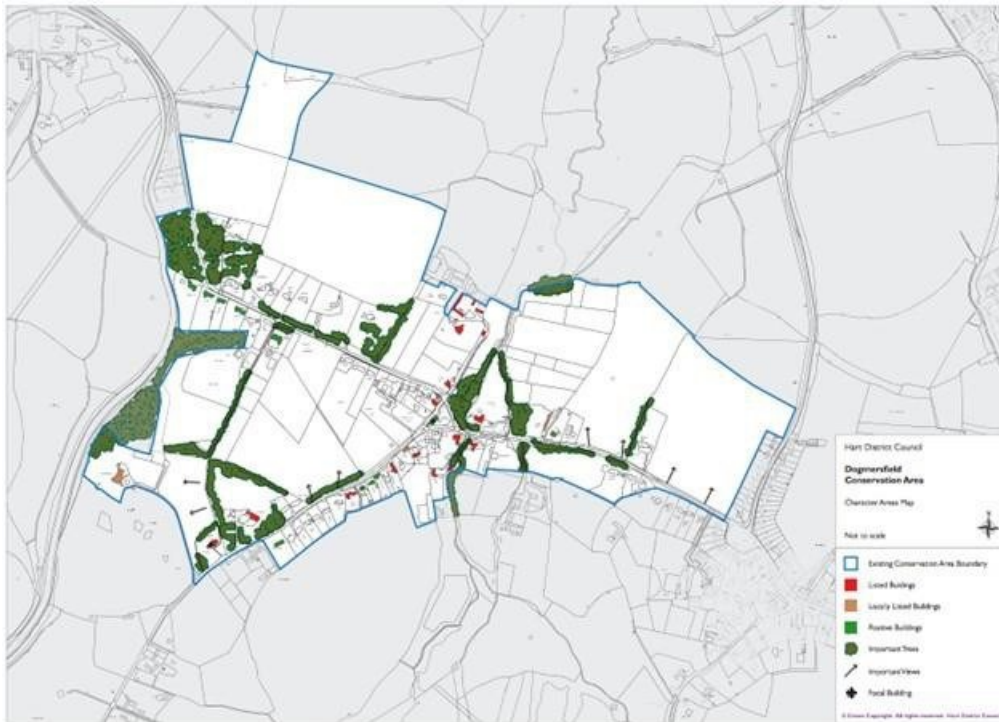
- 2.1 Dogmersfield Village is situated within the countryside on the River Hart in Hampshire. It adjoins the Basingstoke Canal and is set near the centre of the Hart District and 2 miles to the west of Fleet. It retains its old public house, The Queen's Head, but now has to rely upon its near neighbour, Crookham Village, for any local shopping and for a post office.
- 2.2 Despite the relatively large designated area, the population of Dogmersfield Parish is small with only approximately 280 residents residing in 118 houses. This population is not spread evenly across the designated area with approximately 50% of residents residing in or very close to the small settlement of Dogmersfield Village. This comprises of 54 houses within the current settlement boundary and 11 houses either adjacent to the boundary or close by.
- 2.3 Three houses within the settlement boundary are outside the designated area being part of Crookham Village Parish. The layout of the settlement of Dogmersfield Village is linear in character with occupation being mainly on one or other side of the three roads intersecting in the village centre; Pilcot Road, Church Lane and Chatter Alley. The important feature of this rural settlement is its position within the Dogmersfield Conservation Area (DCA), surrounded by countryside with important open spaces and views retained between buildings.
- 2.4 Both Dogmersfield and Crookham Village have in the past been categorised as 'Main Villages'. However, that analysis greatly overstated Dogmersfield's size and facilities, Dogmersfield being much smaller and with few facilities compared to other main villages.
- 2.5 The settlement of Dogmersfield Village is built along Church Lane, Chatter Alley and Pilcot Road with an eclectic mixture of housing, some commercial garage premises, the school and pub. The centre of the village is dominated by buildings of historic merit with many Grade II listed or locally listed. There is a small group of housing adjacent to the A287 in the south of the parish and a few scattered dwellings alongside the A287, along Chalky Lane, at the end of Rye Common Lane, in the hamlet of Ormersfield, and at the end of Spratts Hatch Lane.



- 2.6 Places of interest include the village church, which is dedicated to All Saints, the Queen's Head public house and Dogmersfield House with its associated Dogmersfield Park. Henry VIII's older brother Arthur, Prince of Wales, and his bride Catherine of Aragon are said to have stayed in the village.
- 2.7 The large village of Odiham to the south west and the market town of Farnham to the south, together with Fleet, provide all the basic needs of doctors' surgeries, banks, secondary schools and shops. The larger towns of Reading, Basingstoke and Guildford are within a twenty mile radius of Dogmersfield Village.
- 2.8 The village lacks a bus service, although Fleet and Winchfield stations both provide regular main line rail services to London Waterloo and to the West. The M3 motorway is accessible to the north of Fleet and at Hook about 4 miles to the west. In terms of roads in the parish, at peak times there is significant pressure on all three of the main roads, which act as through routes from the Fleet area to the A287 and to and from both junctions 4A and 5 of the M3.

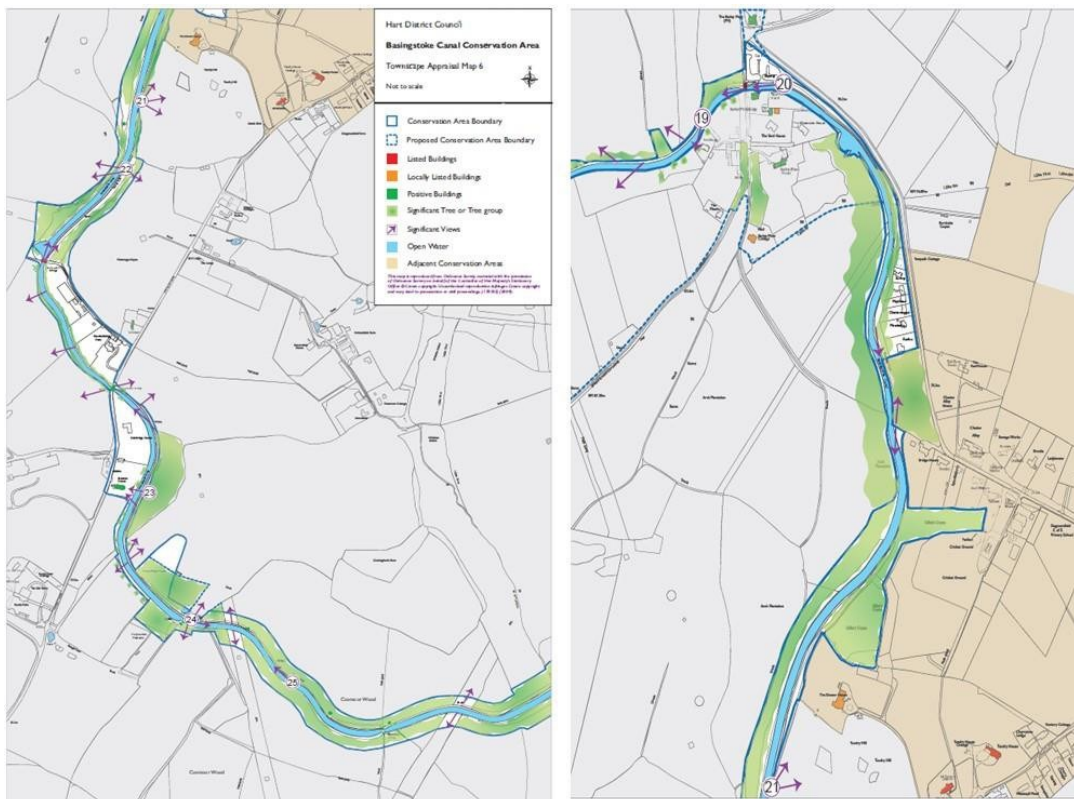
- 2.9 There are 33 listed buildings within the parish, all of which are grade II listed with the exception of Dogmersfield House which is Grade I.
- 2.10 The Parish contains several Sites of Special Scientific Interest (SSSI) including the nationally significant water features of Tundry Pond, Dogmersfield Lake and the Basingstoke Canal. These are situated between the valleys of the Whitewater and Hart rivers which lie to the west and east of the parish. As a result, the entire parish is within a SSSI Impact Risk Zone. Within or adjacent to the parish are eleven Sites of Importance for Nature Conservation (SINC).
- 2.11 In terms of the landscape character, the extensive grounds of Dogmersfield Park, the Basingstoke Canal, and the mixed landscape of parkland, farmland and woodland, combine with a network of public rights of way that thread throughout the Parish, enabling local people and visitors to take full advantage of these assets and the landscape setting as a whole.
- 2.12 In addition to the above, the Hart Local Plan (HLP) evidence base has been updated to include a revised Hart Landscape Capacity Study (Dogmersfield Area 1 DO-01) between the village and the A287. This area is confirmed as having low overall landscape capacity with some characteristics as follows:
- “Gently undulating, generally low lying landscape with the late C17 Basingstoke Canal (Conservation Area and SSSI) hugging the 75m contour, forming much of the northern and western boundary of this local area.
 - The Grade II Listed Park & Garden and Grade I manor house at Dogmersfield Park occupies much of the local area.
 - A generally open parkland landscape character more enclosed in the north and the south by small to medium scale woodland copses, many of which are Sites of Importance for Nature Conservation (SINCs).
 - Significant number of other listed buildings at Dogmersfield Park, also at Floods Farm as well as scattered around the boundaries
 - Some significant parkland trees remain although the historic maps indicate a large number have not endured over time
 - The Basingstoke Canal formed part of the GHQ defence line evidenced by the numerous pill boxes along its banks.”
- 2.13 The settlement is located wholly within the DCA which also encompasses much of the surrounding meadowland in recognition of the importance of the views over open countryside. The Dogmersfield Conservation Area Character Appraisal and Management Proposals (2012) (DCACA) recognises that the views across the open meadow between Church Lane and Chatter Alley

are important and can be enjoyed freely from Chatter Alley and the footpath from the school to the church with glimpses possible from Church Lane. The following map shows the DCA and illustrates its important features.



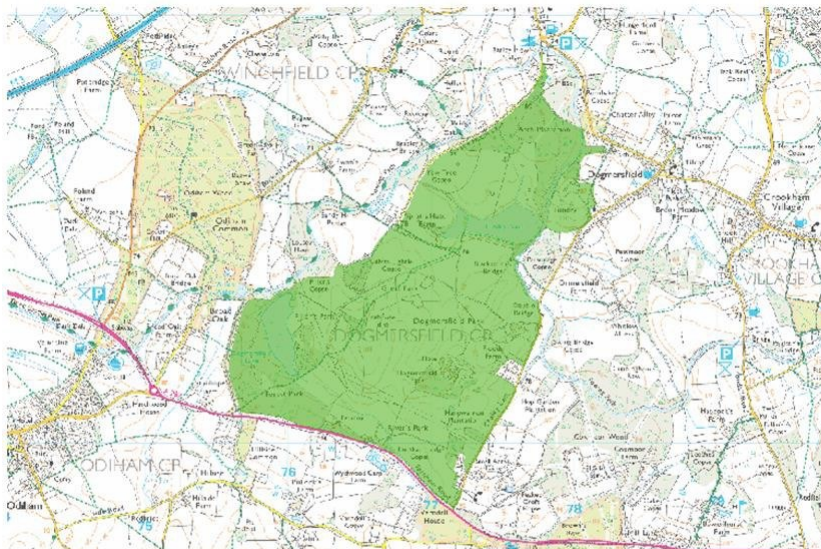
Plan B: Dogmersfield Conservation Area

- 2.14 The DCA was designated in 1977 and the area was revised in March 1988. The area now stretches from the centre, around the Queen's Head public house, and the green by it (Pilcot Green), where three roads and the river Hart all meet. It includes the area around Chatter Alley and Church Lane as far as the Church and the Dower House in the south-west, to the edge of Crookham Village to the east, and to the border with Winchfield in the north west. The land in between, and farmland to the north, are also included as an integral part of the setting of the historic conservation area.
- 2.15 The Basingstoke Canal runs through the centre of the designated area and this is also protected by the Basingstoke Canal Conservation Area (BCCA). The Basingstoke and Dogmersfield Conservation Areas share some boundaries in the vicinity of Dogmersfield Village. A small number of houses both within Dogmersfield Village and the wider countryside are located within the BCCA. The part of the BCCA within the designated area is illustrated with the following maps.



Plan C: Basingstoke Canal Conservation Area

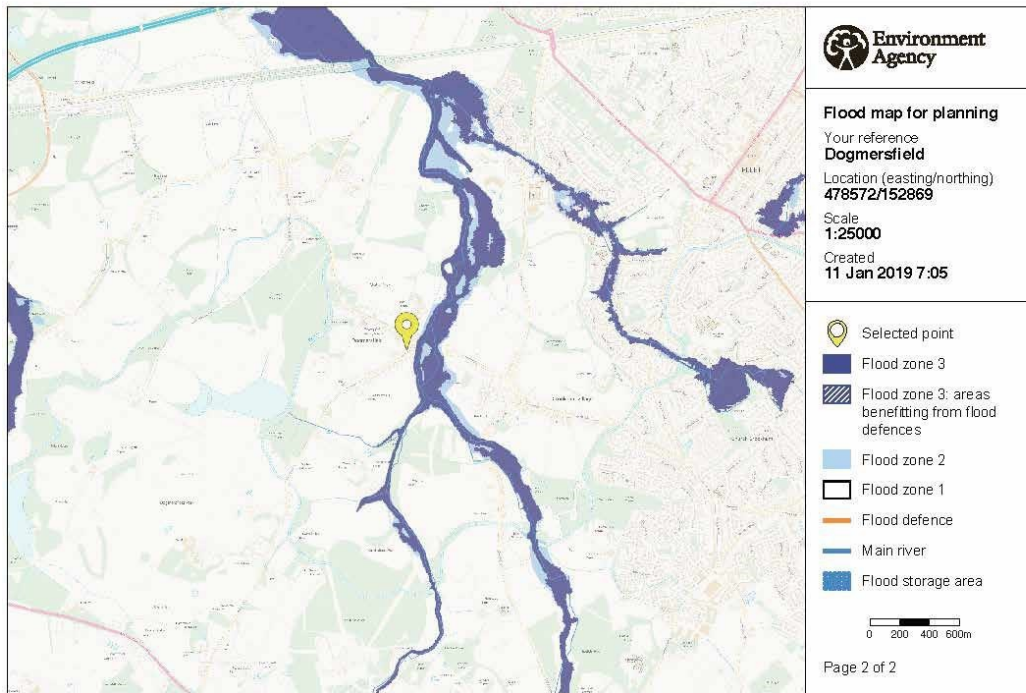
2.16 The Dogmersfield Historic Park is an area wholly within the designated area registered as No 1000297 under the Historic building and Ancient Monuments Act 1953. It is described as late 18th century gardens and pleasure grounds set within a park of medieval origins. The registered area is illustrated below.



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Plan D: Dogmersfield Historic Park

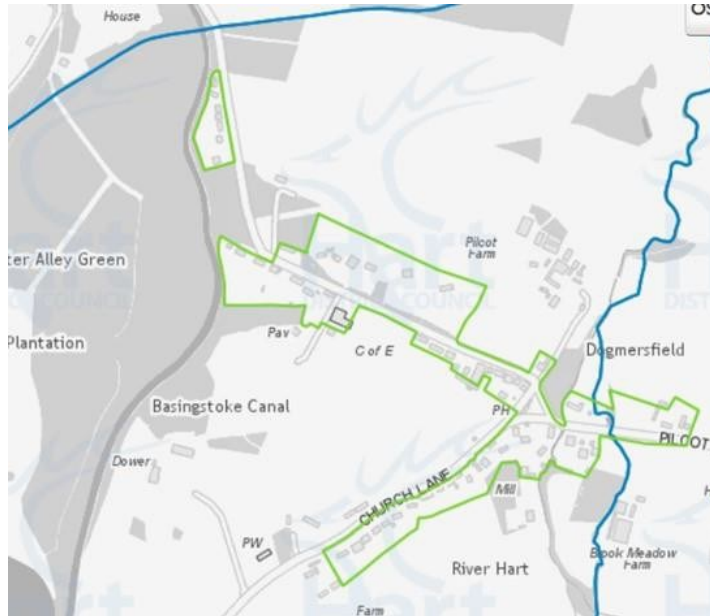
- 2.17 There are areas in Dogmersfield that are susceptible to flooding. Parts of the Parish are in Flood Zone 3 and Flood Zone 2.



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Plan E: Environment Agency Planning Flood Map of Dogmersfield

- 2.18 The Dogmersfield settlement boundary (Plan F overleaf) encompasses most of the existing houses in Dogmersfield Village and their gardens. It extends to a small extent outside the designated area in order to encompass a few adjacent properties located in Crookham Village Parish. All of the meadowland adjacent to the settlement is privately owned and several tracts of land have been registered in the Hart Strategic Housing Land Availability Assessment (SHLAA).
- 2.19 There has been significant change in the spatial strategy for housing growth in Hart since preparation of the DNP commenced. At the time of a previous consultation there was the prospect of a substantial allocation of new housing to Dogmersfield – specifically 141 units on greenfield land adjacent to the heart of the village. The overwhelming majority of the responses from the community were opposed to that proposal.



Credit: Hart DC © Ordnance Survey Licence 1000242238

Plan F: Dogmersfield Settlement Boundary (coloured green)

- 2.20 The Draft HLP underwent consultation in early 2017. The key matter affecting Dogmersfield was that the Draft HLP did not propose any allocation of new homes to Dogmersfield so that the threat of 141 new homes had receded. However, the plan did include 290 new homes across the district, on 'windfall sites' which is unidentified housing arising from unforeseen sources and this could include some development within Dogmersfield as well as other parts of Hart. The Submission version of the Hart Local Plan Strategy and Sites was submitted for examination on 18th June 2018. This version still does not allocate any new homes to Dogmersfield and the windfall sites (now 275 across the district) remain.
- 2.21 Even small scale development within Dogmersfield has the potential for adverse implications due to the inevitable impact on its wealth of special heritage assets and its location within two designated Conservation Areas and wholly in the Thames Basin Heath Landscape Character Area.
- 2.22 Consequently, the Parish Council has chosen to guide any potential growth during this plan period by setting criteria for development to be positively integrated into the village. This approach has been adopted to manage the design quality and type of new development to reflect the special character and qualities of the parish. It balances the need for the Neighbourhood Plan to plan positively for development on the one hand, and to carry the support of the local community on the other.

Development History

- 2.23 Development within the Dogmersfield Parish and particularly within and around the settlement has been sparse and random. Nine of the new houses have been built as replacements for pre-existing smaller or poorer quality dwellings, or in place of or by conversion of, non-habitable buildings
- 2.24 Only four completely new houses have been built within the settlement boundary since 1980 and all on land released from the gardens or within the curtilage of an existing property. Apart from the new houses mentioned below, only one completely new house has been built in the countryside adjacent to the settlement boundary and this was justified by agricultural considerations.
- 2.25 The average rate of completely new development within or close by the settlement over the last 20 years has been around 0.3 houses per year. This has reflected the local planning authority's actions to protect the rural setting of the village by rejecting unsuitable proposals.
- 2.26 A number of completely new houses have been built within the wider Parish, but all were associated with the conversion of Dogmersfield House into a Hotel and all have occupancy ties to the Hotel or Country Park.



More Recent Considerations

- 2.27 Several planning applications have been submitted to develop SHLAA sites adjacent to the settlement and within the Conservation Area.
- 15/02401/FUL Erection of 3 Houses in Church Lane (SHL143 and SHL56). Permission granted.
 - 17/01034/FUL Erection of two houses at the front of Schoolfield Corner (SHL 055). Permission granted and construction due to commence shortly
 - 17/01142/FUL Erection of two houses at the rear of Schoolfield Corner (SHL 055). Permission refused and the subject of an unsuccessful appeal against non-determination.
 - 17/01219/FUL Erection of 6 Houses in Chatter Alley (SHL 054). Permission refused.
 - 18/00877/FUL Erection of 5 houses in Chatter Alley with provision of land for public car parking. Permission refused but a further scheme for 4 houses is being considered.
 - 18/01572/FUL Erection of a single house adjacent to Rushy House in Chatter Alley. Permission granted.
- 2.28 The three new houses in Church Lane are all occupied. As detailed above planning permission has been granted for an additional three new houses and schemes are being considered for a further four. Consequently, the rate of new development could potentially outstrip the historical average by a factor 10 or more whilst increasing the number of houses within and adjacent to the settlement by 20% over a period of a few years. Should it continue, development at this rate will have sustainability consequences for the community and the DCA.
- 2.29 HDC propose to update the Dogmersfield Settlement Boundary (modification 85¹) to encompass the Church Lane and Schoolfield Corner developments.

¹ [Schedule](#) of Proposed Main Modifications to the Hart Proposed Submission Local Plan (HDC: 3 Dec 2018)

3. Planning Policy Context

3.1 The National Planning Policy Framework (NPPF) first published by the local Government in 2012 is an important guide in the preparation of local plans and neighbourhood plans. The DNP must demonstrate that it is consistent with the provisions of the NPPF. The following paragraphs of the NPPF are especially relevant to the DNP:

- Supporting a prosperous rural economy (paragraph 28);
- Good design (paragraph 58);
- Protecting healthy communities (paragraph 70);
- Protecting local green spaces (paragraph 76);
- Conserving and enhancing the natural environment (paragraph 109);
- Conserving and enhancing the historic environment (paragraph 126);
- Neighbourhood planning (paragraph 184 and 185).

3.2 In July 2018 the government published an updated Framework, which sets out the transitional arrangements for Neighbourhood Plan examinations. Plans that are submitted to the Local Planning Authority prior to 24 January 2019 will be examined under the old Framework. This does not render the policies out of date once a Neighbourhood Plan has been made, instead an assessment of their degree of consistency with the 2018 Framework should be made. As the Submission version of this Plan is due to be submitted prior to the 24 January 2019, the final Basic Conditions Statement will also include reference to the most relevant policy in the 2018 NPPF.

3.3 DNP must be in general conformity with the strategic policies of the development plan, which currently comprises the saved policies of the Hart Local Plan 1996 – 2006 and the Hampshire Minerals and Waste Plan 2013. There are no matters in the Minerals and Waste Plan which directly affect this plan, which in any case is 'excluded development' for the purposes of neighbourhood planning. The saved policies from the Hart Local Plan 1996 – 2006 that are relevant to the aspects of the policies covered by this Pre-Submission Plan are:

- Policy GEN1: General Policy for Development
- Policy GEN3: General policy for landscape character areas
- Policy GEN4: General Design Policy
- Policy GEN11: Areas affected by flooding and poor drainage
- Policy CON1: European Designation
- Policy CON2: National designation
- Policy CON3: Local designation

- Policy CON 7: Riverine Environment
- Policy CON 8: Trees, Woodlands & Hedgerows
- Policy CON 10: Basingstoke Canal
- Policy CON12: Historic Parks and Gardens
- Policy CON13: Conservation areas general policy
- Policy CON21: Local Gaps
- Policy CON22: Setting of settlements and recreation
- Policy RUR2: Development in the open countryside – general
- Policy RUR12: Businesses in rural settlements
- Policy RUR20: Housing in rural settlements
- Policy RUR22: Affordable Housing

3.4 Hart Local Plan Strategy and Sites 2016-2032 Proposed Submission Version (HLPSS) was submitted for examination in June 2018. Appendix 4 lists the Strategic policies for neighbourhood planning purposes.

3.5 The policies in this version of the HLPSS of note for Dogmersfield include the following. The saved policies in brackets are those proposed to be replaced:

- Policy SD1: Sustainable Development
- Policy SS1: Spatial strategy, Scale and Distribution of Growth (RUR20)
- Policy H1: Housing Mix
- Policy H2: Affordable Housing
- Policy H3: Rural Exception Sites (RUR22)
- Policy ED3: The Rural Economy (RUR12)
- Policy NBE1: Development in the Countryside
- Policy NBE2: Gaps between Settlements (CON21)
- Policy NBE3: Landscape (GEN3, CON22)
- Policy NBE4: Thames Basin Heaths Special Protection Area (CON1)
- Policy NBE5: Biodiversity and Geodiversity (CON2 & 3)
- Policy NBE6: Managing Flood Risk (GEN11)
- Policy NBE9: Historic Environment (CON12 & 13)
- Policy NBE10: Design (Note: non-strategic policy) (GEN4)
- Policy I2: Green Infrastructure
- Policy I4: Open Space, Sport and Recreation

3.6 The DNP has been guided by the reasoning and evidence of the emerging local plan. While acknowledging the district wide requirement for affordable and entry level housing, no policies have been included in the DNP which require specific types of development. The emerging HLP policies will encompass all types of housing and affordability and this will be adequately addressed by strategic policies at the Local Plan level (i.e. H1 and H2 in the

emerging HLP). The new NPPF (2018) provisions will also be material considerations in the designated area and the policies in the DNP do not preclude opportunities for rural exception housing coming forward as defined in paragraph 77 to enable the delivery of affordable housing.



4. Community Engagement and Involvement

- 4.1 The Dogmersfield community comprises approximately 280 occupants in 118 properties and they have been involved throughout all of the Neighbourhood Plan's launch and subsequent development. Full details are provided in the companion Consultation Statement.
- 4.2 The very first step was taken on 20th April 2015 when, at its Annual Parish Assembly, the Dogmersfield Parish Council explained the aims and merits of producing a neighbourhood plan for Dogmersfield and sought residents' views. Thirty eight residents attended and on a show of hands the majority were in favour of creating a plan.
- 4.3 In September 2015 the Dogmersfield Parish Council delivered a newsletter to every household in the Parish inviting residents to attend a Neighbourhood Plan 'drop in' event on Saturday 26th September. Thirty residents attended, received information about neighbourhood plans and were asked to respond to questions about the future of Dogmersfield. To ensure that more residents became involved a full questionnaire document was drawn up that also asked for volunteers to become more closely involved in the development of a Neighbourhood Plan for Dogmersfield.
- 4.4 In November 2015 the questionnaire was delivered by the Parish Council to every household in the Parish and followed up with house calls. Seventy completed questionnaires were received. The questionnaire results show that most residents value the rural nature of the Parish and would very much like to preserve the open views and aesthetic structure, and that whilst it is accepted that some new homes on small sites are inevitable, many have anxieties about infrastructure and inappropriate over development. Additionally, the majority of residents have major concerns over the traffic issues affecting the village, with speed, and congestion caused by parking, being of primary concern.
- 4.5 In March 2016 the DPC invited five volunteer residents to form the Dogmersfield Neighbourhood Plan Steering Group and Terms of Reference were agreed. The Steering Group's first task was to build on the residents' views provided by the completed questionnaires to draw up a vision and objectives for the Dogmersfield Neighbourhood Plan.
- 4.6 The first formal meeting of the Steering Group was held in public on the 13th June 2016 and meetings have taken place in public on a regular basis averaging every two months since then.

- 4.7 In October 2016 the Steering Group published a Draft Vision and Objectives Statement which, together with a comments sheet, was delivered to every household in the Parish. A total of 52 completed responses were returned with the overall conclusion being that the Draft Vision Statement & Objectives was well received & supported by the majority of residents. The statistical analysis shows that 50% (26) confirmed their agreement with the Draft Vision Statement & Objectives without any additional comments to make on it, 46% (24) confirmed their agreement with the Draft Vision Statement & Objectives and added additional comments and/or suggestions and only 4% (2) indicated that they did not agree with the Draft Vision Statement & Objectives.
- 4.8 Residents were provided with regular progress reports throughout the period when the Steering Group carried out basic preparation work to develop the full vision, objectives and scope of the draft plan. In July 2017 the Steering Group published its Vision Note that summarised the work of the Steering Group to date and mapped out the next steps for the Dogmersfield Neighbourhood Plan. The Steering Group also reported progress to every monthly meeting of the Dogmersfield Parish Council PC and made presentations to residents at the Annual Parish Assemblies in 2017 and 2018. Articles were also published in the Parish Council's newsletters.
- 4.9 With help from external consultants the Steering Group collated information, gathered evidence and considered draft policies. On the 3rd April 2018 the Steering Committee submitted their draft Dogmersfield Neighbourhood Plan to Hart District Council with a request for a screening opinion. Hart District Council's consultants prepared a draft screening opinion that was then referred to the formal consultees -Natural England, Historic England and the Environment Agency.
- 4.10 Historic England expressed some concerns and policy DNP5 was redrafted with additional supporting paragraphs and this was agreed. On 8th August 2018 HDC confirmed there was no need for either a Strategic Environmental Assessment or a Habitats Regulation Assessment and that the final version of the screening had been placed on their website.
- 4.11 Whilst the screening process was underway the Steering Group gave residents the opportunity to view the draft Plan and to provide early comments. This was done by delivering a letter to all households which advised residents that the draft Neighbourhood Plan had been placed on the Parish Council Website. Comments were requested by the end of May 2018.

- 4.12 13 responses were received with 92% (12) agreeing with the policies set out in the plan, 69% (9) agreeing that nothing substantial had been left out with 23% (3) suggesting additions, 53% (7) not requiring any changes with 38% (9) requesting some amendments.
- 4.13 The informal feedback from residents together with comments and observations made by various bodies during the screening process were taken into account when drawing up the Pre Submission version of the Plan.
- 4.14 A Regulation 14 consultation was launched on 8th November 2018 with a closing date of 21st December 2018. The consultation letter was delivered to all households in the Parish and sent to 89 consultees. A drop in event was held on 1st December in All Saints' Parish Church. Responses were received from 16 residents and organisations. A full record of the responses and how they have been taken into account in the Submission Plan is included in the Consultation Statement.



5. Vision, Objectives & Land Use Policies

Vision

- 5.1 The vision for the Dogmersfield Parish Neighbourhood Plan area is that by 2032 (from Draft Vision & Objective Statement Dec 2016):

“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”.

Objectives

- 5.2 To achieve this vision, the following plan objectives have been adopted:

Housing: To ensure that any future development in the parish:

1. Is designed to:
 - a. Be appropriate to the size of the existing village
 - b. Be of an appropriate type, size and quality that contributes towards meeting the needs of the community
 - c. Be sited with particular attention to the visual character of the village, impact on local infrastructure, environmental impact, sustainability, traffic flow and quality of life
 - d. Follow the traditional village design as outlined in the Dogmersfield Conservation Area Character Appraisal and Management Proposals 2012.
2. Is limited to small scale development in respect of any available sites to a maximum of five houses.
3. Has separate policies for individual sites so that any new application is site specific.
4. Preserves the open gateway on the approaches of the village.
5. Preserves the open views in the centre of the village.
6. Maintains one-sided linear development that retains *important gaps in the Chatter Alley and Church Lane frontage which contribute to the character of the Conservation Area.*

7. Ensures that the gaps between Dogmersfield and our neighbours in Winchfield and Crookham Village remain unchanged.

Environment:

8. To conserve and enhance the natural environment and maintain important habitats and ecological corridors by protecting countryside features such as woodlands, hedgerows, rights of way, ponds, the river and the canal.
9. To conserve and enhance the Basingstoke Canal, the Dogmersfield Conservation Area and the Historic Park.
10. To encourage landowners to create new permissive footpaths and bridleways.
11. To maintain “Dark Sky” within the parish with no street lights; floodlights and other lighting restrictions to be incorporated in new build planning requirements.
12. To provide screening for unsightly utilities installations within the parish.
13. To explore the feasibility of creating an area for school staff parking off road.
14. To work with local authorities to provide solutions to speed and parking issues on Chalky Lane, Church Lane and Chatter Alley, with particular reference to the overflow parking, the commercial units, and school pick up and drop off.
15. To designate suitable green areas as Local Green Spaces.

Monitoring & Review Policy

- 5.3 The Dogmersfield Parish Council, as the NDP responsible body, will be responsible for maintaining and periodically revisiting the Plan to ensure relevance and to monitor delivery. The Plan will be reviewed by the Dogmersfield Parish Council at least annually and revised when necessary to ensure it continues to meet the needs of Dogmersfield residents and the relevant District and National planning regulations.

Land Use Planning Policies

- 5.4 The planning policy context and the community engagement work already undertaken has raised a number of issues for the Neighbourhood Plan.
- 5.5 Land use planning policies are used to determine planning applications made for development proposals. They can establish the principles for retaining or changing the use of land in settlements. They can also set out the conditions against which

development proposals will be judged in terms of design and access.

- 5.6 The purpose of these policies is to either encourage planning applications to be made for things the local community wants to see happen or to discourage applications for developments that they do not want to happen. Policies must be clearly written so they can be easily applied when considering planning applications.
- 5.7 The DNP deliberately avoids repeating existing national or local planning policies. The proposed policies therefore focus on the key development issues in the area as expressed by the community. For all other planning matters, the national and local policies of other planning documents – the NPPF and the policies from the HLP - will continue to be used.
- 5.8 Set out below are the proposed policies of the plan. Each policy has a number and title and the policy itself is written in bold italics for ease of reference. There is also a short statement explaining the intention of the policy, how it relates to the objectives set out in paragraph 5.2 and any other relevant background information. At the end of this document are the Policies Maps; where a policy refers to a specific site or area then it is shown on the Maps.



DNP1: A Spatial Policy for the Parish

The Dogmersfield Neighbourhood Plan identifies the Dogmersfield Settlement Boundary, as shown on the Policies Maps. New development will be concentrated within the settlement boundary. Development proposals within the settlement boundary which reflect the character and proportion of the village by their location, design, density and scale will be supported. The proposals will protect the historic feel and pattern of the setting, including as set out in the DCACA. Appropriate re-development of brownfield sites in sustainable locations will be supported. Any proposals for inappropriate development of residential garden land, for example where development would cause harm to the settlement or its setting, will be resisted.

In respect of development proposals relating to land outside the Settlement Boundary but within the boundaries of the Conservation Areas, the criteria within this policy DNP1 together with policies DNP2 and DNP3 and all other relevant policies in this plan will be applied. Any such proposals which relate to greenfield land will not be supported, as will any proposals for development of residential garden land which would not relate to the design, density, layout and character of the village.

Development proposals in the countryside and outside the boundaries of the Conservation Areas will only be supported if they are designed to provide appropriate facilities for rural enterprise, agriculture, forestry, or leisure, and to do so in a manner which demonstrably benefits the rural economy without harming countryside interests. Any other proposals within the said areas which relate to greenfield land, or for the development of residential garden land which would not relate to the design, density, layout and character of the village will not be supported. Development proposals within the said areas should comply with the design and other policy requirements of this Neighbourhood Plan.

Development proposals should respect the existing scale of the village. In any event development proposals should not result in a new development of more than five houses.

All proposals should contribute to local distinctiveness. Specifically they should demonstrate how they have satisfactorily addressed their potential impact upon the visual setting and landscape features of the site and its surroundings, their impact on listed buildings and non-designated heritage assets, the potential impact upon the biodiversity of the area, the potential impacts of traffic, noise and illumination, and other relevant planning considerations including the policies in this plan as a whole. Proposals which fail to demonstrate that these impacts can be satisfactorily addressed and mitigated will not be supported.

- 5.9 This policy defines the key planning principles in the Parish, reflecting saved policies GEN1 and RUR2 of the HLP. Any amendment to the existing settlement boundary is likely to be damaging to the DCA and is unlikely to gain sufficient support from residents at referendum. Consequently, promoting settlement boundary changes through the DNP is not considered a realistic proposition. HDC have indicated that they will review the settlement boundary in Part 2 of the Draft HLP. DPC has requested for full participation in any review. The approach adopted will ensure that future development in the neighbourhood area is in a sustainable location close to existing services and facilities. To this extent the Plan supports the redevelopment of brownfield sites in sustainable locations rather than the development of greenfield sites elsewhere
- 5.10 There are a small number of commercial sites within the existing settlement boundary to the south of Chatter Alley. In the DCACA Hart District Council describe these motor trade premises as a 'discordant element in the street scene' recommending that they should be replaced with something more suitable for a residential conservation area. The fourth part of the policy identifies that any new development should not exceed five dwellings. This figure takes account of the scale and nature of the village and its inability to accommodate larger developments in a satisfactory way that would respect its character and layout. This approach would not necessarily prevent the residential redevelopment of the existing commercial premises in Chatter Alley.
- 5.11 Although these sites are not currently being considered for development, proposals have been put forward in the past. Should development of these brownfield sites be taken up, this together with those SHLAA sites that have already or are likely to be granted permission should satisfy the need to contribute windfall sites over the life of the DNP whilst enhancing some adverse features of the Dogmersfield Conservation Area using the CAA as a guide.
- 5.12 This policy directly responds to DNP objectives 1, 2, 3, 5, 8 and 9; and objectives 4, 6 and 7 are supported through its rigorous application.



DNP2: Design in Dogmersfield Conservation Area

Proposals for development should preserve or enhance the historic character of the Dogmersfield Conservation Area, as shown in the Policies Maps, and its wealth of listed buildings and other heritage assets. Proposals should seek to enhance positive features of the area identified in the Dogmersfield Conservation Area Character Appraisal published by HDC in December 2012 (or as amended).

Development proposals will be supported where their design reflects:

- a. the distinct village character and respond to and reinforce the pattern of development in the Dogmersfield Conservation Area;***
- b. the character, appearance and architectural detail of existing buildings and the character and/or appearance of the streetscape in respect of the use of construction materials and finishes for buildings or extensions;and,***
- c. such style to include timber framed structures, local red brick, clay plain roof tiles, natural wood lap above render, and the use of wood or visually similar natural materials for fittings.***

New buildings should be of a density, scale, size, colour, style and proportions to complement the character of the Dogmersfield Conservation Area;

Development within the Dogmersfield Conservation Area should retain appropriate spacing between buildings with regard to the existing plot layout and relationship to existing properties. Proposals for development should provide appropriate details of the appearance and elevation of individual buildings to demonstrate their design response.

Proposals that result in the loss of a gap in a frontage which contributes to the character of the Conservation Area will not be supported.

- 5.13 This policy gives local effect to policy NBE9 and NBE10 of the emerging HLP Strategy and reflects the provisions of saved policy RUR20.
- 5.14 Traditional structures, many of them listed, lie at the heart of the Parish culture – typified by their timber frames, locally handmade red brick, with clay plain tiles or thatch. Their architectural details have common themes, albeit with some change over time and scale.
- 5.15 The DCA is subject to a direction under Article 4 of the T and CP (GDO) Order 1995 removing development rights in respect of certain forms of frontage development. These include alterations to houses, chimneys, roofs, porches, enclosure, and painting. This policy sets out guidance for applications to follow.
- 5.16 Two of the essential characteristics of the DCA, and the rural clusters, are their relative proportions and use of space. The DCACA appraisal emphasises the “street pattern (and) nature of roads” as a core feature. It is that pattern and nature which has commanded the evolution of the DCA with the linear progression of buildings along the lanes, standing one deep on individual plots, and the openness of views into the countryside. It has enabled open space gateways on the approaches to the DCA, defining its borders and giving separation. It has allowed safe and direct access onto the lanes, and off-street parking. It has permitted the survival of longstanding boundaries, hedgerows and footpaths surrounding and abutting the one deep and single building plot footprint. It has ensured the traditional character, scale and rural appearance of the area has been retained. This policy requires adherence to this traditional character. Excessive infilling will detract from this traditional character. Gaps and spaces in frontages are a characteristic feature of the village, they provide important views into the open countryside and create landscape and amenity value.
- 5.17 The housing density in the settlement as at the end of 2017 is an average of 4.8 buildings per hectare. The density for the main limbs of the settlement, Chatter Alley and Church Lane, is 3.8 per hectare and 8.2 per hectare respectively.
- 5.18 This policy directly responds to DNP objectives 1 and 3; and objectives 5 and 6 are supported through its rigorous application.



DNP3: Design in the Setting of the Conservation Areas

Development proposals that would affect the setting of either the Dogmersfield Conservation Area or the Basingstoke Canal Conservation Area will be supported where they can demonstrate that they have been designed to conserve or enhance the character or appearance of the conservation area concerned.

Development proposals that would affect the setting of either the Dogmersfield Conservation Area or the Basingstoke Canal Conservation Area should be accompanied by proportionate information assessing the contribution of the application site to the setting of the conservation area concerned, including its enjoyment. Planning applications should set out typical details of appearance and elevation of individual buildings to illustrate the response to the setting of the Conservation Area.

Where appropriate development proposals should demonstrate how they would support the management of the Basingstoke Canal, maintain and where possible enhance the SSSI and its navigational use and conservation programmes.

All proposals should maintain one-sided linear development within the Conservation Areas.

- 5.19 This policy requires any application to demonstrate that it has assessed the relationship between the DCA and location of development. The village settlement boundary assessed in relation to the DCA boundary is very different and therefore suggests that the wider setting is also important. The DCACA describes the setting

of the DCA and proposals will need to demonstrate that this has been taken into account. The design quality expected for development proposals in the DCA, as set out in DNP2, also applies to the setting of the DCA creating the opportunity to conserve and enhance the landscape and historic character of the area.

5.20 As set out in paragraph 5.16, the linear progression of buildings along the lanes has been a core feature of the village settlement, and an essential characteristic of the DCA. The village has evolved primarily by spreading from its centre to the south down Church Lane and to the west along Chatter Alley. The progression has been predominantly one-sided, so that dwellings stand one deep along the lanes on one or the other side. The one-sided progression has been key to the character and pattern of the DCA – the openness of views into the countryside surrounding the lanes; the preservation of important areas of open land and gaps in frontage; safe and direct access into the lanes, and acceptable residential traffic; the survival of longstanding boundaries, verges, hedgerows and footpaths; and the open space gateways on the approaches to the DCA. The resultant street pattern is identified in the DCACA as a major reason for the award of conservation area status. It is important to retain this historic character, scale and sense of place by adherence to the one-sided linear development policy which has created it, and which has been observed since the origins of the village. The same factors apply to the BCCA. This policy directly responds to DNP objectives 1, 3 and 6; and objectives 8 and 9 are supported through its rigorous application.

DNP4: Local Views

Proposals for the development of land will be supported where they take account of the identified important views and where they do not obstruct or otherwise harm the important views into and within the Conservation Areas and their settings, and the important views designated below.

All proposals should preserve the open gateways on the approaches to the village. Development that would result in the loss of the separate identity of Dogmersfield and its coalescence with another settlement will not be supported..

The Dogmersfield Neighbourhood Plan designates the following important views which help to define the unique character of the Parish, as shown on the Policies Map and annex

- 1. north from Church Lane (from DCACA)***
- 2. north west from Church Lane (from DCACA)***

3. west from School/Church Footpath 6 (from DCACA)
4. north west from School/Church Footpath 6 (from DCACA)
5. east from School/Church Footpath 6
6. north east from School/Church Footpath 6
7. south west from Chatter Alley (described in DCACA)
8. south from Chatter Alley (described in DCACA)
9. east from Footpath 9 across Pilcot Farm
10. east from Footpath 9 across Pilcot Farm
11. north east from Footpath 9 across Pilcot Farm
12. north east from Chatter Alley
13. south east from Burnbake Copse
14. south along towpath beside Karibu (BCCACA + Townscape Map 5)
15. north and south along towpath beside Bridge House (BCCACA + Townscape Map 5)
16. south along towpath beside Bridge House (BCCACA + Townscape Map 5)
17. north along towpath (BCCACA + Townscape Map 5)
18. East from the towpath towards All Saints Parish Church (BCCACA + Townscape Map 5)
19. west from the towpath across Tundry Pond (BCCACA + Townscape Map 5)
20. north across Tundry Pond from Footpath 1
21. south from Footpath 3
22. south from the end of Sprats Hatch Lane towards Dogmersfield House
23. east from Footpath 1 near Pillers Park, within Dogmersfield Estate
24. north from Footpath 1 near Pillers Park, within Dogmersfield Estate
25. west from Footpath 1 near Pillers Park, within Dogmersfield Estate
26. south from Footpath 1 near Pillers Park, within Dogmersfield Estate
27. north from Chalky Lane towards Dogmersfield House
28. west along the towpath towards Eastcote House (BCCACA + Townscape Map 5)
29. north east from Double Bridge Footpath 1
30. south east from Double Bridge footpath 1
31. North west from towpath at pill box (BCCACA + Townscape Map 5)
32. east along canal towards pillbox/Coxmoor wood (BCCACA + Townscape Map 5)

5.21 This policy, along with DNP2 and 3 above, gives effect to the DCACA and the Basingstoke Canal Conservation Area Character Appraisal (BCCACA). A number of views into and from the Conservation Areas are defined in the CAAs. It also aims to update saved policy GEN3 and give local effect to policy NBE3 of the emerging Hart Local Plan Strategy. Important views are seen as key characteristics of the CAs and wider parish. As highlighted in the

Draft Vision and Objectives, and as set out below in the DCACA, the approaches to the village are particular areas for protection.

“The views seen within and from just outside the conservation area do tend to be short views and often narrow glimpses through hedgerows for instance or from the bridge over the river Hart. The views across the open meadow between Church Lane and Chatter Alley are important and can be enjoyed freely from Chatter Alley and the footpath from the school to the church with just glimpses possible from Church Lane. There are farmland views out from Pilcot Road mainly to the north and at the end of Chatter Alley you can see a long way to the north east. Shorter views are enjoyed at the approach to the village from any direction along the country lanes and the centre itself is a very pleasant scene with the old bridge and the public house set within the small green. The cottages known as Red House and Old Boat House enjoy lovely open views across farmland to the north...”

5.22 These and several other local views have been highlighted as being important to residents of Dogmersfield and should be protected from obstruction.

5.23 This policy directly responds to DNP objectives 1, 4, 5, 7 and 9.



DNP5: Dogmersfield Park

Within Dogmersfield Park, proposals for new supporting infrastructure to encourage and manage visitors, and to support and safeguard its established employment uses, will be supported, provided:

- a. their design and use will sustain and, where possible, enhance the significance of the Park as a designated heritage asset;***
- b. they comply with the design and other policy requirements of this Neighbourhood Plan and;***
- c. any necessary traffic management measures within the Parish are agreed and implemented in accordance with the requirements of the Highway Authority.***

5.24 Dogmersfield Park is a Grade II Historic Park and Garden, designated by Historic England in 1984 following assessment against nationally established criteria. This includes late 18th century gardens and pleasure grounds set within a park of medieval origin built for a bishop's palace (the archaeological remains of which are thought to be located near the site of the present house). It has connections to Henry VI, Henry VII and Catherine of Aragon. The parks and gardens were laid out in the mid 18th century as a rococo landscape with ornamental buildings and water features and later, in the 1790s, were remodelled informally, possibly by the landscape designer William Emes. The area covered by the designation includes a luxury hotel and its grounds and facilities (Grade I listed Dogmersfield House with Grade II listed outbuildings, lodges and garden features) as well as agricultural and forestry uses. Sections of the Basingstoke Canal and its towpath (designated as an elongated conservation area), as well as a small number of private houses and large bodies of water at Dogmersfield Lake and Tundry Pond also form part of this area's modern landscape.

5.25 The historic parkland, gardens and buildings have contributed to the development of business uses that are valued by the community, bringing income to the area, whilst maintaining and even improving the quality of the environment. However, developing the present or new business uses within the registered park area may create areas of conflict between the conservation of these heritage assets and business use. The Historic Park forms a large part of the parish; approximately 57% of the parish land area is within the park's boundaries. The policy therefore seeks to achieve the right balance between these potentially competing factors, and to ensure that any future development at Dogmersfield Park sustains or, indeed, enhances the historic park and buildings to ensure it can continue to be enjoyed in the future. Careful use of

design and layout will be necessary to provide necessary infrastructure for visitors, without harming the features that contribute to the significance of the heritage assets and character of the historic environment. Where harm is unavoidable it will require robust justification on the basis of delivering public benefits that clearly outweigh the harm caused to the designated heritage asset that could not otherwise be delivered.

- 5.26 All planning applications within the curtilage of Dogmersfield Park will be required to submit a 'Heritage Statement' that reflects the published Hart DC Heritage Guidance note or subsequent advice. The level of detail submitted should be sufficient to fully understand the potential impact of the proposal on the historical and architectural significance of the Park and justify why the proposals are necessary or desirable in securing the Park's future.
- 5.27 The Heritage Statement should reference the relevant historic environment and archaeological record, as well as the details provided by Historic England's National Heritage List. Where there is potential to affect archaeological remains this should include an appropriate desk-based assessment and, where necessary, the findings of a field evaluation. The Statement should inform the development of proposals to avoid or minimise any harmful impacts and, latterly, demonstrate that consideration has been given to the protection of the heritage asset and/or its setting.
- 5.28 This policy directly responds to DNP objectives 1, 8 and 9

DNP6: Landscape

Development proposals should respect the main distinguishing features and special characteristics of the landscape as set out in the Hart District Landscape Assessment of April 1997 and Hampshire Integrated Character Assessment (HCC, 2010).

As appropriate to the development concerned 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.

- 5.29 This policy aims to bring into effect the recommendations of the landscape character appraisals to update saved policy GEN3 and complement Policy NBE3 of the emerging Hart Local Plan Strategy.
- 5.30 Dogmersfield is wholly within the 'Thames Basin Heath Landscape Character Area' (LCA) 129, as designated by Natural England

(previously English Nature), and also close to the region's "Special Protection Area (SPA)" as designated by the European Union. The Hart Landscape Capacity Study (HDC 2016) identifies Dogmersfield parish (Area DO-01) as having high landscape and visual sensitivity and low landscape capacity. This means the landscape is sensitive to change and development. Features such as trees, hedgerows and waterbodies can play a significant role in maintaining the visual quality of the landscape and should be protected wherever possible. The policy supports the enhancement of such features to contribute to local landscape character. The policy has been designed so that it can be applied in a proportionate way to the development concerned.

- 5.31 This policy directly responds to DNP objectives 1, 8, 9 and 12; and objective 4 is supported through its rigorous application.



DNP7: Biodiversity

Development proposals that support the Biodiversity Action Plan for Hart and enable the protection and enhancement of the key features of the Parish landscape, such as the Basingstoke Canal, woods, pasture, hedges, ponds, wildlife rich habitats and ecological corridors will be supported.

Development will be supported which demonstrates that any potential impacts upon priority species and habitats have been fully assessed and mitigated and delivers a net gain in biodiversity.

In imposing landscaping conditions to secure biodiversity benefits, applicants will be required to include in their schemes the planting of native plants appropriate to the setting and character of the area.

- 5.32 This policy seeks to maintain and enhance the green infrastructure and biodiversity in Dogmersfield Parish including the Basingstoke Canal SSSI and Sites of Importance for Nature Conservation (SINCs) including Coxmoor Wood, Parsonage Copse and Arch Plantation. The Hart Landscape Capacity Study (HDC 2016 page 51) identifies an extensive list of environmental designations that apply in the parish including 11 SINCs, 23 Sites of Bio Importance and 25 Biodiversity Action Plan Priority Sites.
- 5.33 As indicated in the Introduction, the BCCA and SSSI run through the Parish. The Canal is the subject of two reviews- Natural England Report (1995) and CA Character Appraisal (2009) - which reach similar conclusions.
- 5.34 The Canal is regarded as of national importance for aquatic plants and invertebrates. It produces extremely diverse flora, containing half of Britain's aquatic higher plant species including nationally scarce species. It is botanically the most species-rich aquatic system in England. Its invertebrate fauna is correspondingly rich, with an exceptional range of dragonflies/damselflies, some nationally scarce, together with other insect ranges including hoverflies and bees of national scarcity. The Canal's diversity, which has no parallel in Britain, is generated by low levels of pollution and the gradual transition from alkaline to acid water PH along its course. The Canal is said to be a waterway of exceptional value to nature conservation, and the BCA to be unique. The Canal also supports populations of water birds – little grebe, kingfisher, grey wagtail – of considerable local importance.
- 5.35 The Canal is an important recreational resource and forms a link in the public access network with permitted use by cycles. Small craft can be licensed for use on the canal, with access just outside the parish boundary at the Barley Mow Wharf.
- 5.36 Dogmersfield Lake, within the Parish, is included in the SSSI because it forms part of the Canal's water catchment, thereby contributing to the vital need to keep the Canal "in water" and viable. The Lake also supports species very rare or extinct elsewhere in the Canal including lesser water plantain, bogbean and waterpurslane
- 5.37 Natural England reviewed the Basingstoke Canal in 2010 including Unit 1 (all of that part falling within Hampshire) and Unit 3 (Dogmersfield Lake). The condition of Unit 1 was classified as "Unfavourable - Declining" condition with narrative on habitat, plant, and vegetation. Unit 3 however, within the Parish, was classified as "Favourable" with good habitat and vegetation, no

signs of pollution or other water quality problems, and no indications of water supply problems.

- 5.38 The 2016 survey of aquatic plants conducted by the Hampshire Biodiversity Information Centre (HBIC) concluded that the SSSI is in decline in some areas due to the excess of tree growth along the banks of the canal. The Basingstoke Canal Conservation Management Plan 2008-2018 calls for the systematic removal and reduction of trees which might cause shade.
- 5.39 The policy is intended to update a number of saved conservation policies and complements Policy NBE4 and NBE5 of the emerging HLP Strategy. The policy also supports the objectives of the Biodiversity Action Plan for Hart 2018 – 2023 in ensuring biodiversity is addressed through development proposals in line with the duties set out in Section 40 of the Natural Environment and Rural Communities Act 2006.
- 5.40 This policy directly responds to DNP objectives 1, 8 and 9

DNP8: Trees and Hedgerows

Proposals that will result in the loss of trees which have visual and/or amenity value in the Conservation Areas or mature trees or hedgerows elsewhere in the Parish, either as part of a landscape scheme and layout or as part of the construction works of a development scheme, will not be supported. Where the loss of mature trees or hedgerow is proven to be unavoidable, the proposals must make provision on site for like for like replacements.

However, proposals recommending that overhanging trees or invasive species be removed in order to enhance the biodiversity of the Basingstoke Canal Conservation Area will be fully supported.

- 5.41 Hedgerows, like trees, can make an important contribution to the character of an area and are often an important indicator of historic land use. This policy seeks to protect trees and hedgerows in the parish. The village has significant volumes of protected native hedgerow, both surrounding farmland and bordering gardens within the village conservation area. Trees and hedgerows can be indirectly affected by development as well as a direct loss
- 5.42 Native hedgerows within a conservation area are protected by planning regulations, under the Hedgerow Regulations 1997, and also by other conservation law. Protected hedgerows that meet the criteria set out in the regulations cannot be removed without

consent, and legislation also prevents disturbance during the nesting season (usually from March to July). These hedgerows provide food, shelter and diversity in the wide range of species they support; hence their importance. Properties adjoining the Basingstoke Canal are encouraged not to plant, propagate or maintain trees which are likely to cause shade to the canal, nor plant or propagate non-native species such as laurel or rhododendron

5.43 In addition to the native hedgerows, Dogmersfield has several stands of trees designated on the Natural England Ancient Woodland Inventory. Woodlands are designated as 'ancient' if they have had continuous cover since 1600 A.D. 'Ancient semi-natural' woodlands are those which have retained native tree and shrub cover, have possibly been managed by coppicing or have been allowed to regenerate naturally. Ancient stands of deciduous trees have extremely high habitat value; amongst other reasons, the longevity of habitat provides a rich soil micro fauna which plays a critical role in the ecosystem. Dogmersfield's sensitive woodland habitats have been listed in the UK's Biodiversity Action Plan. This plan, written by Natural England, recognises habitats of national importance. Two woodland habitat types in the parish have been recorded by Natural England, as 'national priority'; these are Wet Woodland and Yew Woodland.

5.44 This policy directly responds to DNP objectives 1, 8 and 9.



DNP9: Footpaths

Wherever practicable, development proposals should enable the provision of new footpaths, bridleways and cycleways in and around the Parish provided that they accord with other policies of this Neighbourhood Plan and have regard to the principles of the districtwide green infrastructure strategy.

Development proposals that are otherwise acceptable should retain and incorporate existing footpaths into their layouts in an appropriate fashion. Proposals to extinguish or to divert significantly an existing footpath as a result of development schemes will not be supported.

- 5.45 This policy recognises that most of the footpaths in Dogmersfield Parish offer the opportunity for a circular route although in some cases this will involve using a public road for a portion of the walk. Heavy traffic can make this an unpleasant experience particularly along stretches which lack a verge suitable to step off the road.
- 5.46 The policy also supports the establishment of more circular walk routes and bridleways. To help achieve this objective Landowners will also be encouraged to allow the creation of permissive paths and bridleways that will improve links between existing footpaths and avoid the need to use public roads for this purpose.
- 5.47 There are currently only one short bridleway within the designated area. Creating bridleways is likely to be more problematic than providing more footpaths. However, investigations into the possibility of creating permissive footways should also establish whether a bridleway could be provided along the same route.
- 5.48 This policy directly responds to DNP objective 10.



DNP10: Local Green Spaces

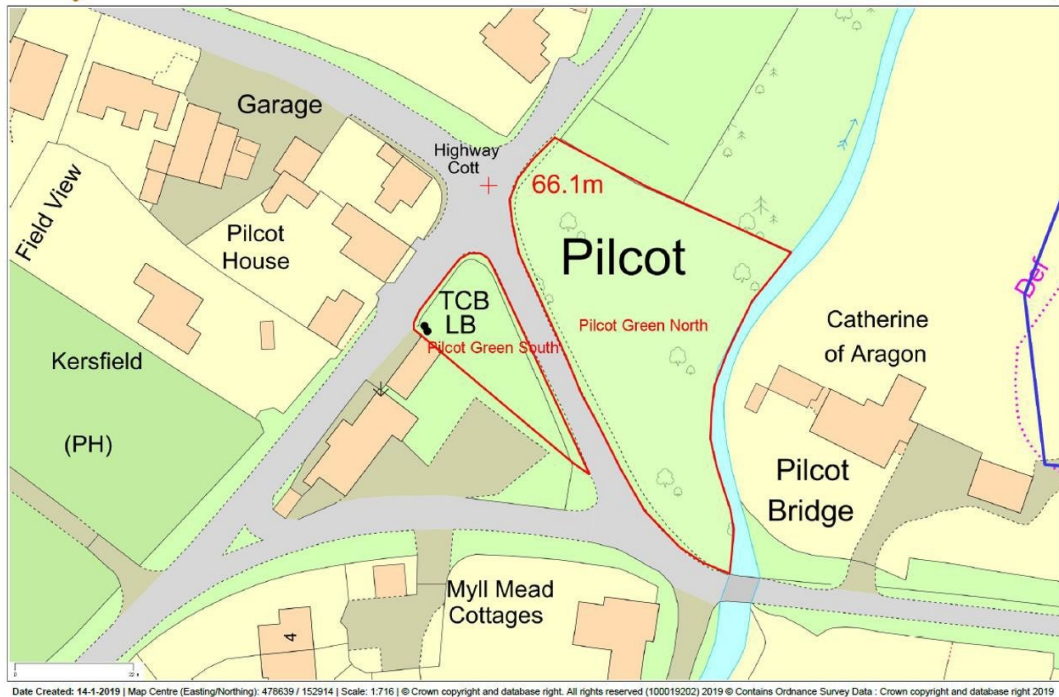
The Dogmersfield Neighbourhood Plan designates the following locations as Local Green Spaces as shown on the Policies Map:

- i. Pilcot Green North***
- ii. Pilcot Green South***

Proposals for any development on the land will be resisted other than in very special circumstances or if it is essential to meet necessary utility infrastructure needs and no alternative feasible site is available.

5.49 This policy aims to designate the defined areas shown below and on the Policies Maps as Local Green spaces. Each is fully compliant with the selection criteria to designate a Local Green Space as set out in the NPPF and confirmed with Appendix B. Policies for managing development within a local green space should be consistent with those that apply within Green Belts. Very special circumstances may exist where proposals enhance the leisure or recreational benefits of the land.

5.50 This policy directly responds to DNP objectives 8, 9 and 15.



DNP11: 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. Proposals for any necessary street and external lighting should comply with the current guidelines established for rural areas by the Institute of Lighting Professionals (ILP).

All development proposals shall demonstrate how the scheme is intended to prevent light pollution and information on these measures must be submitted with planning applications. Where a proposed development would potentially impact on light levels in the area, an appropriate lighting scheme will be secured by planning condition.

- 5.51 There is no street lighting in Dogmersfield which is a feature valued by residents. Reference to the CPRE Light Pollution and Dark Skies data base shows Dogmersfield to be an oasis of darkness particularly in the north part of the designated area. The current sources of light in the south of the Parish are the Four Seasons Hotel and the grid substation off Rye Common Lane. This dark skies policy aims to ensure that developments do not undermine the current low levels of light pollution and encourages the most polluting sites

to reduce their lighting levels and complements policy NBE12 of the emerging Hart Local Plan Strategy and responds to paragraph 125 of the NPPF.

5.52 The provision of artificial lighting is a balance between amenity, the environment and public safety. However, inappropriate artificial lighting can contribute to a range of problems. It gives the village an urban feel and detracts from the enjoyment of the night sky. It can cause health problems and can also impact the normal behaviour of wildlife. While the need for lighting at night in some locations may be unavoidable, care should be taken to minimise its impact by installing only 'soft' lighting and avoiding unacceptable multiplication of lighting systems over time.

5.53 This policy directly responds to DNP objective 11.

DNP12: Transport and Car Parking

All development proposals should promote sustainable forms of transport, including measures to encourage walking, cycling and the use of public transport.

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

Proposals for new residential development should make adequate provision for off-street parking, and as a minimum should comply with the local planning authority's adopted standards. Proposals to increase the number of bedrooms in a property that require planning permission should include a commensurate increase in the number of off-street car parking spaces.

Proposals for new, or extensions to existing, commercial premises or community facilities, which require planning permission, should demonstrate the adequacy of off-street car parking spaces.

Proposals will not be supported which harm any important boundary treatments that make a positive contribution to the character and/or appearance of the Conservation Areas.

5.54 This policy aims to define further opportunities for pedestrian and cycle access, road safety, car parking in and around the school; and preserves and enhances the conservation areas and supports sustainable travel.

- 5.55 Dogmersfield's road network is one of rural lanes. From the surveys of residents undertaken, the vast majority wish to preserve the rural look and feel of the village and to see these rural lanes remain in their current form. There is no bus service currently available in Dogmersfield, and hence residents rely almost entirely on cars to travel outside of the village.
- 5.56 The local road infrastructure is barely able to cope with present levels of traffic, and matters will get worse when proposed developments in Crookham Village and in Fleet/Hitches Lane go ahead. The high level of traffic through the village, particularly at peak times, is a major concern for many residents and although this policy cannot address traffic volumes it seeks to improve its flow while taking into account the rural look and feel of the village. Policy DNP12 sets out circumstances where mitigation measures may be needed to accommodate new development in a satisfactory fashion. Such mitigation measures could include the requirement for improved facilities for pedestrians, cyclists and public transport in the area, secured by legal agreements linked to planning permissions granted.
- 5.57 The policy also sets out guidance if a new site for a car park to service the village school can be found.
- 5.58 This policy directly responds to DNP objectives 1, 13 and 14; and objective 9 is supported through its rigorous application.

DNP13: Community Facilities

The retention and enhancement of local community facilities will be supported. Development proposals that would result in the loss of community facilities will only be supported if the existing premises are no longer required or viable and there is no alternative community use capable of meeting the needs of the local area.

Dogmersfield Community Facilities include:

- i. Dogmersfield Church of England Primary School;***
- ii. All Saints' Parish Church;***
- iii. The Cricket Ground;***
- iv. The Queen's Head public house***
- v. Pilcot Green North and South; and***
- vi. The traditional Telephone Box.***

Development proposals that would result in the loss of community facilities will only be supported where

- **it is demonstrated that a suitable replacement facility of a similar or improved nature is provided that meets the needs of the local population or its current and intended users or**
- **the existing premises are no longer needed or viable.**

Proposals to enhance, extend and protect existing local community facilities, as well as to develop new facilities, will be supported, provided that they do not harm the amenities of adjoining residential properties and that they conform to the design and other policy requirements in this Neighbourhood Plan.

5.59 This policy aims to protect the facilities that are well used and valued by the community. The Dogmersfield parish contains a good range of community facilities/assets despite its small population. All of these facilities can be accessed locally although some require club membership and many residents take advantage of them. The assets above are considered to comprise some of the buildings that are valued by the community and with which local people have a strong affinity.

5.60 DNP objective 1 is supported through the rigorous application of this policy



DNP14: Connecting the Parish

Development proposals to provide access to a super-fast broadband network to the village and outlying properties in the countryside, and to improve the speed of existing services, will be supported, provided the location and design of any above-ground network installations reflect the character of the local area.

Proposals for housing and employment schemes should provide appropriate ducting suited to fibre communications technologies that is either connected to the public highway; through satellite broadband; a community led local access network; or to another location that can be justified.

Proposals must demonstrate how any development will contribute to and be compatible with local fibre or internet connectivity. This should be through a 'Connectivity Statement' provided with relevant planning applications.

5.61 This policy aims to ensure enabling infrastructure is built into any new homes or employment facilities constructed in the Parish. Connectivity Statements should include details of:

- The intended land use and the anticipated connectivity requirements of the development.
- Known nearby data networks and their anticipated speed (fixed copper, 3G, 4G, fibre, satellite, microwave, etc.).
- Realistic viability and delivery assessments of connection potential or contribution to any such networks.
- Measures taken by the applicants to work with Telecomm providers to ensure that Superfast Broadband is available at the point of occupation.

5.62 From the questionnaires received back from residents at the start of the Neighbourhood Planning process, there were a number expressing the need for improved internet access/quicker broadband speeds. The demand for such will require further research, and all available options to deliver this for the whole parish will be explored. Hampshire County Council (HCC) is working with BT Openreach to deliver Superfast Broadband (minimum download speeds of 24Mbps) across Hampshire and has made funds available to achieve 97% coverage by the end of 2019. This programme is designed to bring superfast services to those areas that are not commercially viable for providers such as BT or Virgin.

- 5.63 From the HCC website, it appears that commercially funded superfast broadband is available to the East of the parish (i.e. Crookham Village) but that this only reaches just inside Dogmersfield, as far as Pilcot Green; this also appears to be available to the houses at the Western end of Chatter Alley. Hence the majority of houses in the parish will be dependent on the HCC programme, which is being delivered in waves. In so-called “wave 2”, Chatter Alley is due to be upgraded by December 2019, but the website still appears to omit Church Lane/Chalky Lane from this programme. HCC admit that after the programme is completed, there will still be some areas not included “because they are in locations which are difficult to reach or have small populations and are too expensive to upgrade with current funding”. As a consequence, HCC has allocated £1m of match funding to support communities that wish to help themselves access superfast broadband.
- 5.64 If the HCC website is up-to-date, Church Lane/Chalky Lane is being treated as one of the areas that will not be covered by the main programme and ought to be eligible for the subsidy. Funding contributions from the council will be limited to 50% of the cost per superfast premise up to a maximum of £1650 per property, so finance available from the Parish or perhaps the Community benefit Fund is likely to limit the properties that could realistically be included.
- 5.65 This policy directly responds to DNP objective 1.

DNP15: Sustainable Drainage

All development proposals should demonstrate that where feasible they incorporate sustainable drainage design features to manage the risk of surface water flooding within their boundary and elsewhere in the parish. Development in areas known to flood from any source will not be supported.

Source control measures should wherever possible be naturalised in design terms to contribute to and enhance biodiversity.

- 5.66 It is the responsibility of a developer to make proper provision for surface water drainage to ground, water courses or surface water sewer. It must not be allowed to drain to the foul sewer, as this is the major contributor to sewer flooding. This policy alerts developers to the need to demonstrate adequate sustainable drainage capacity to avert surface water drainage problems, complementing policy NBE6 of the emerging Hart Local Plan. In addition, SuDS schemes

help to improve water quality, provide opportunities for water efficiency, provide enhanced landscape and visual features and support wildlife.

- 5.67 There is no comprehensive piped surface water drainage system in the parish. The newer-built houses use soakaways for roof water although some of the older properties discharge this source into the sewerage system. Surface water run-off is generally routed into road side ditches although for stretches of road this is done via short sections of underground pipework.
- 5.68 Maintaining effective water run off arrangements requires regular maintenance such as ditch clearing and rodding out of pipework with responsibility divided between riparian owners and the highways authority. Any shortcomings will quickly result in local flooding during periods of adverse weather. The Parish Council assumes responsibility for ditch clearing across areas of common land and other public areas and Hampshire Highways are actively trying to identify and address problems with underground pipework but more needs to be done.
- 5.69 This policy directly responds to DNP objective 1; and objectives 8 and 9 are supported through its rigorous application

DNP16: Utilities Infrastructure

Development proposals should be able to demonstrate that any additional capacity required of the local utilities infrastructure can be delivered in time to service the development and would not present any problems for existing users.

Developers will also be required to demonstrate that additional waste water discharge resulting from the development will not result in significant impacts on water quality and aquatic biodiversity.

Developers must engage with the relevant utility service provider at the earliest opportunity to determine the potential impact of the development on the demand for water supply, surface drainage and sewage/ wastewater treatment

- 5.70 In some parts the utility infrastructure is old and requires upgrading. The intention of the policy is to signal the need for updated sewerage infrastructure with the statutory provider (Thames Water) at Chatter Alley Pumping Station, and also to the underground pipework of South East Water and Southern Gas Networks.

5.71 This policy directly responds to DNP objective 1; and objectives 8 and 9 are supported through its rigorous application.

6. Implementation

- 6.1 The DNP will be implemented through a combination of the local planning authority's consideration and determination of planning applications for development in the Neighbourhood Area, and through steering public and private investment into a series of infrastructure projects suggested in paragraph 6.5.

Development Management

- 6.2 Most of the policies contained in the DNP will be delivered by landowners and developers. In preparing the DNP, care has been taken to ensure, as far as possible, that the policies are achievable.
- 6.3 Whilst the local planning authority is responsible for the development management, the DPC should use the DNP to frame its representations on consulted applications.

Assets of Community Value

- 6.4 The following assets have been identified for submission by DPC for registration as Assets of Community Value by HDC:
- Dogmersfield C of E Primary School Hall
 - All Saints' Parish Church
 - Queen's Head Public House

Infrastructure Projects

- 6.5 The DNP proposes some or all of the following projects for future Community Infrastructure Levy (CIL) funding allocated by the local planning authority:

IP1: Retain existing traffic calming and speed reduction measures in Chatter Alley, Church Lane and Pilcot Road and explore measures to restrict through-traffic between the A287 and Fleet.

IP2: Maintain and enhance foot, cycle and bridle path networks within the Parish and work with neighbouring Councils and Hampshire County Council to enhance foot and cycle links between Dogmersfield and other nearby destinations such as local schools, railway stations, the sports complex in Hitches Lane and Fleet town centre.

IP3: Work with Hart District Council/Hampshire County council to provide enhanced car parking provision for Dogmersfield Primary School and to

extend the pavement provision between Dogmersfield Primary School and Pilcot Road in a manner that preserves the rural character and appearance of the Dogmersfield village centre and further to provide solutions to parking issues on Chalky Lane, Church Lane and Chatter Alley generally with particular reference to overflow parking by the commercial units.

IP4: Work with Landowners and Hampshire County Council to identify and implement new permissive foot paths and bridleways. The stretch of Church Lane between All Saints' Parish Church and Double Bridge is particularly difficult for pedestrians and should be considered for improvement.

IP5: Work with Bus Service providers and not-for profit community bus providers to enhance services to the Parish.

IP6: Register with Hampshire County Council/BT Community Fibre programme and work with Hampshire County Council and BT Openreach to secure 'Wave 2' superfast broadband access to Church Lane/Chalky Lane.

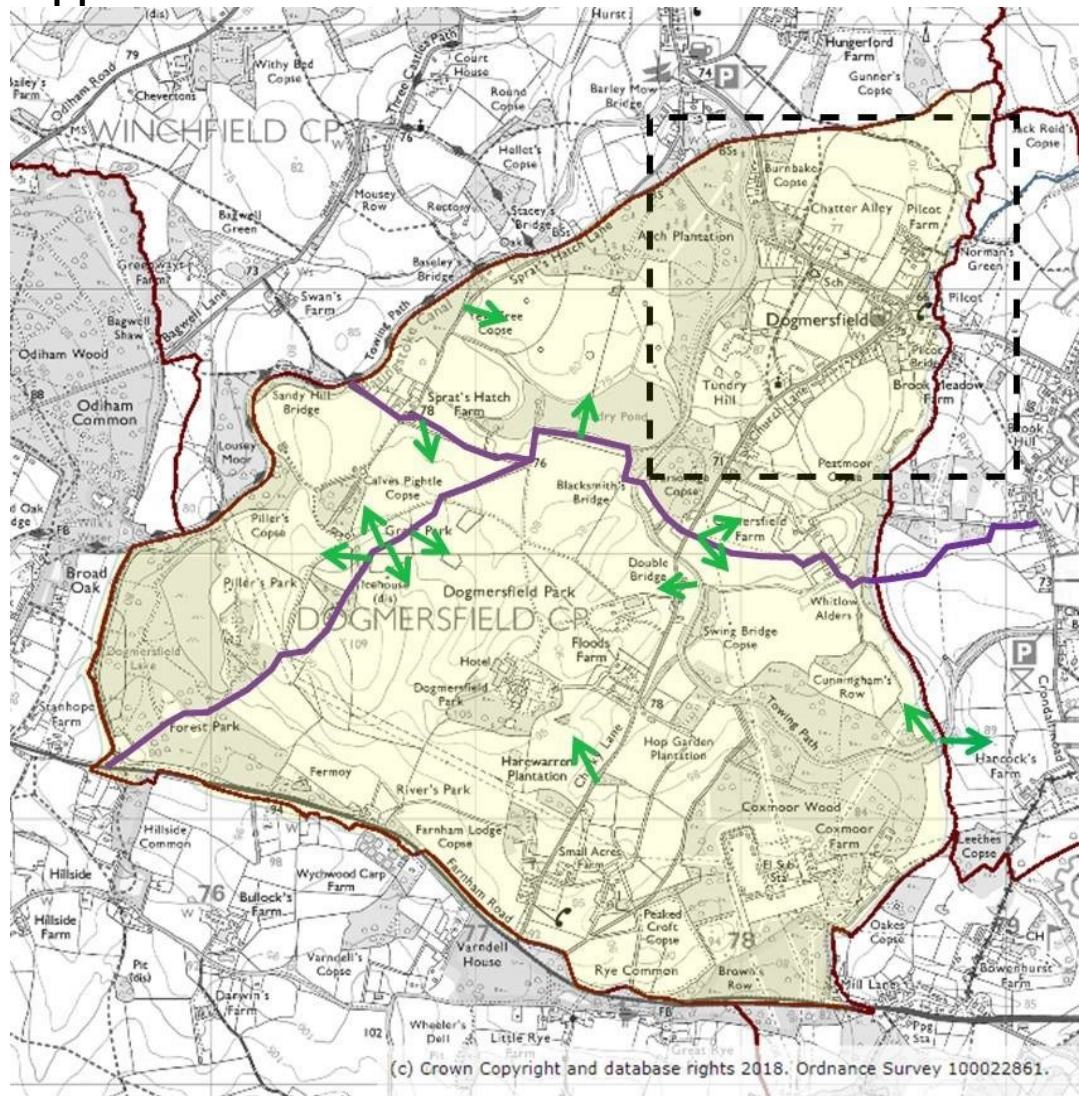
IP7: Work with Hart District Council to assess for local listing purposes eleven 'positive' buildings and others of note.

IP8: Work with Hart District Council/utility providers to provide screening unsightly utilities installation within the parish.

6.6 This series of local infrastructure projects will be prioritised for investment from Section 106 agreements and HDC CIL. Should a CIL regime be implemented during the lifetime of the DNP then a minimum of 25% of the levy collected from development in the Parish will be passed to the DPC for investment in the Parish. This list provides the local community with an indication of the priorities for investing the fund to improve local infrastructure as a result of new development in the parish.

6.7 In addition, other policies of the DNP require some planning obligations to be entered into as part of planning consents to finance and deliver specific infrastructure projects relating to the development scheme in order to make the scheme satisfactory in line with paragraphs 173 and 204 of the NPPF (NPPF 2012).

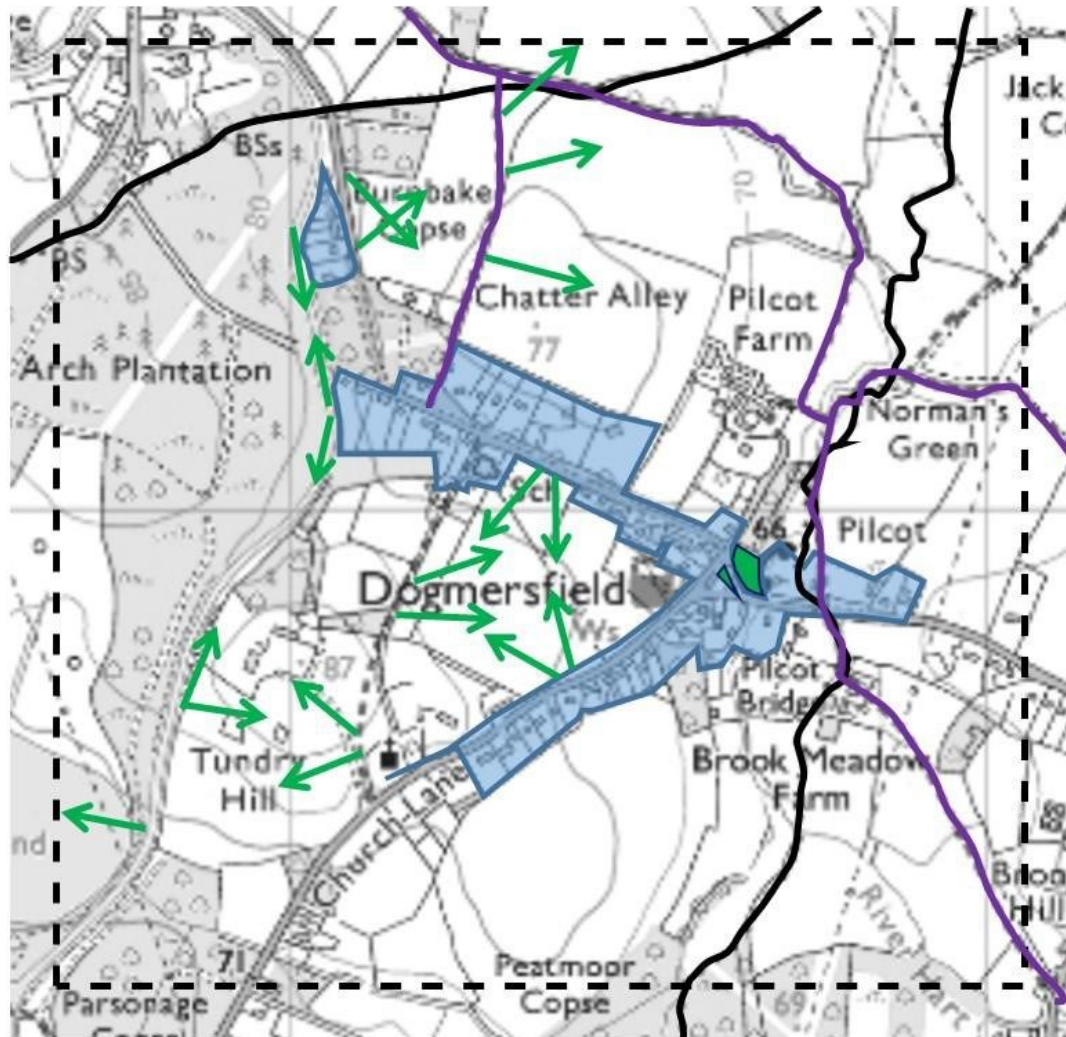
Appendix A POLICIES MAPS



-  Parish
- DNP 1 Spatial Plan for Parish
- DNP 6 Landscape
- DNP 7 Biodiversity
- DNP 8 Trees and Hedgerows
- DNP 11 Dark Skies
- DNP 12 Transport
- DNP 13 Community Facilities
- DNP 14 Connecting the Parish
- DNP 15 Sustainable Drainage
- DNP 16 Utilities Infrastructure
-  Important Views
- DNP 4 Local Views
-  DNP 9 Footpaths
-  Inset map area

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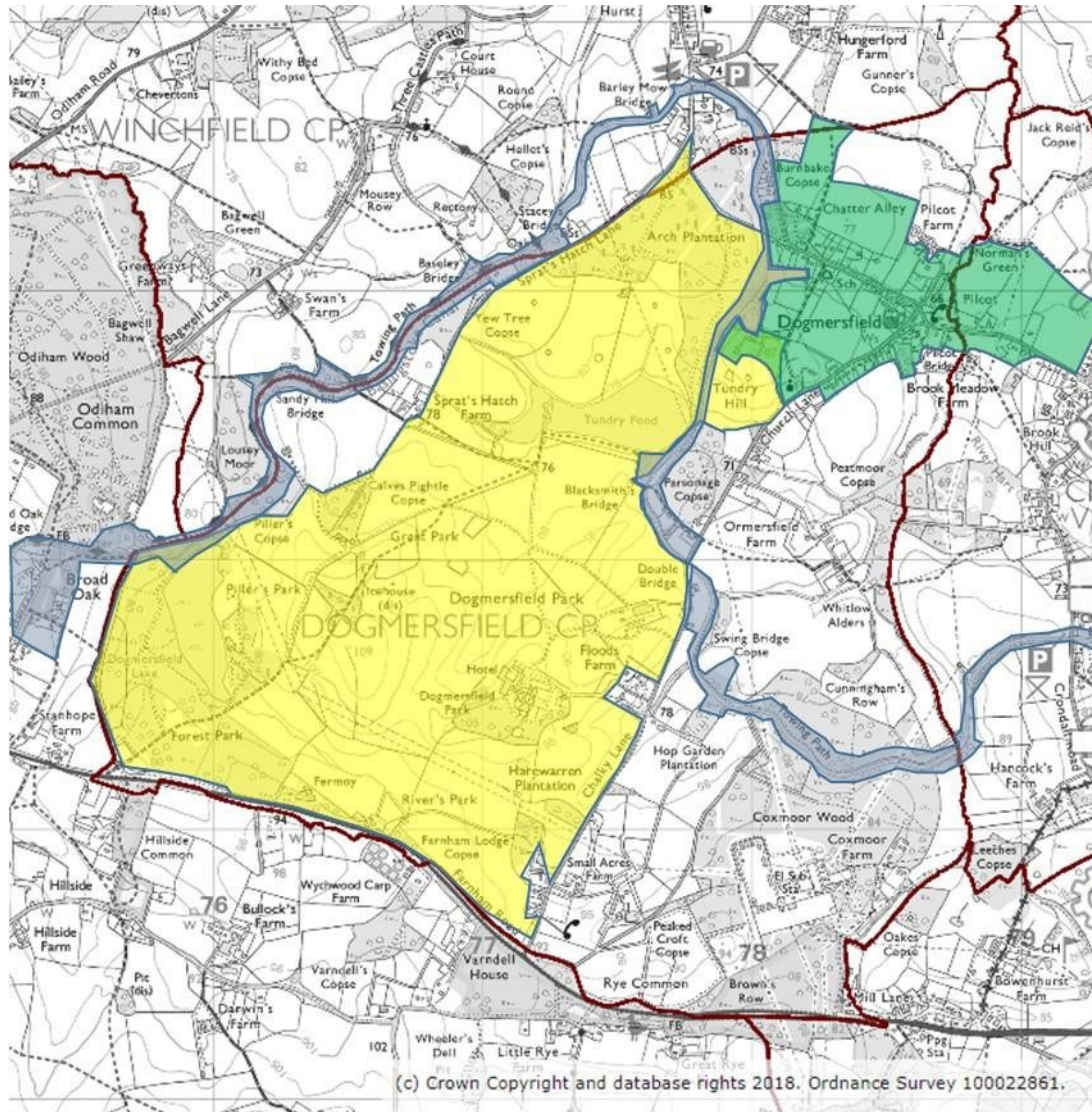
POLICIES INSET MAP



Inset Map

-  Settlement Boundary
DNP 1 Spatial Plan for Parish
-  Important Views
DNP 4 Local Views
-  Footpaths and Bridleways
DNP 9
Footpaths
-  Local Green Spaces
DNP 10 Local Green Spaces

DESIGNATIONS MAP



Dogmersfield Conservation Area



- DNP 2 Design in CA
- DNP 3 Design in CA setting

Basingstoke Canal Conservation Area



- DNP 2 Design in CA
- DNP 3 Design in CA setting

Dogmersfield Historic Park

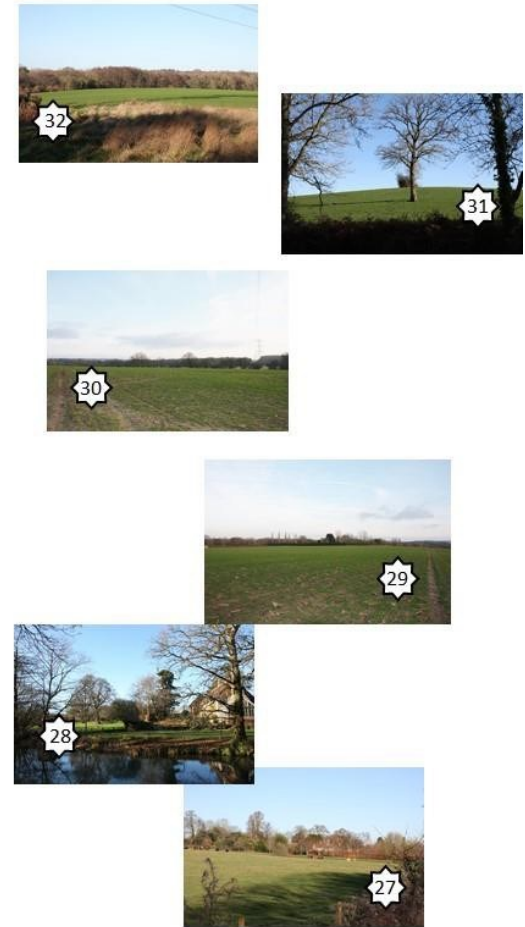
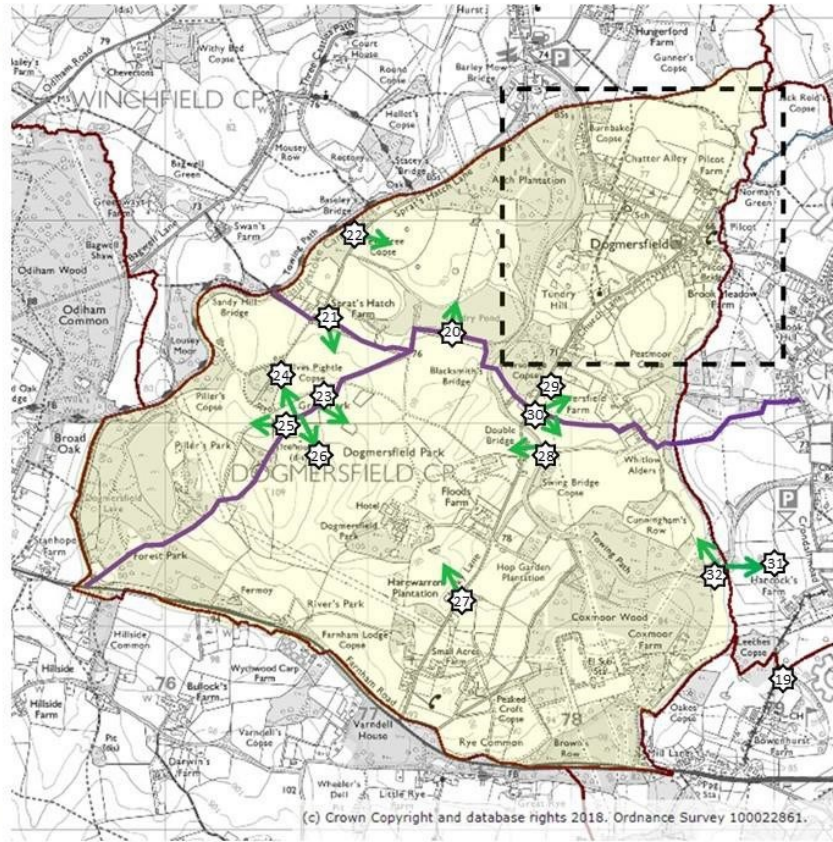


- DNP 5 Dogmersfield Park

Policies Maps Annex
Important views



Important views



Appendix B

Local Green Spaces – assessment of candidates

Dogmersfield Neighbour Plan – Assessment of Green Spaces

Name	Location	Designation	Current Use	Test 1: Existing planning permission or local allocations	Test 2: Distance to edge of settlement	Test 3; Extent of Area	Test 4: Demonstrably Special and holds a particular local significance (beauty, historic significance, recreation value, tranquillity, richness of wildlife, other)
Pilcot	Within the	There is no	It is the only	None	Within	0.06Ha	Pilcot Green South is an area of grass
Green	junction of	registered owner	public open		Settlement		used regularly for village events put on
South	three roads	of Pilcot Green	space in		Boundary		by organisations such as the Friends of
	that	South. In recent	Dogmersfield				All Saints Dogmersfield. These have
	represents	years the Parish	that it suitable				included Jubilee celebrations, summer
	the heart of	Council has	for communal				parties, the annual 'duck race' along
	Dogmersfield	attempted to	gatherings. It is				the adjacent river Hart and Christmas
	d village	register the area	in daily use by				Carols. The stretch of Chatter Alley
		as part of a	patrons of the				that runs between the North and

		Village Green	Queens Head				South sections of Pilcot Green is often
		however this	Public House.				closed with permission for these
		failed					important village events which
		because of					are well
		an objection					attended. Even when there is no
		from					entry
		Hampshire					charge the events are often
							ticketed to
		Highways.					restrict availability to members of
							the
							local community.

							Local Green Space status will be beneficial as it will help to preserve this valued public space for use by the community for the future. With no registered owner the Parish Council has in the past had to ward off encroachment attempts and such status will provide a clear framework for similar action in the future.
Pilcot	Opposite	There is no	Pilcot Green	None	Adjacent to	0.14Ha	Pilcot Green North is a tranquil space
Green	Pilcot Green	registered owner	North has the		the		with the characteristics and features of
North	South at the	of Pilcot Green	appearance of a		Settlement		a managed nature reserve that helps
	heart of	North. In recent	closed space as		Boundary		to preserve the natural and open
	Dogmersfield	years the Parish	its pedestrian				nature of the village centre. A small
	village	Council has attempted to	entrance is not obvious which is				number of residents use it regularly as a retreat and dog walking area
		register the area	a deliberate				however the sense of community
		as part of a Village Green	policy aimed at discouraging				ownership is strong and widespread.
		however this	patrons of the				This is evident when the Parish Council
		failed because of	nearby public				asks for help with maintenance tasks which are often carried out by well
		an objection from	house from				supported teams of volunteers.

		Hampshire	using it				Local Green Space status will be
		Highways.					beneficial as it will help to preserve
							this valued public space for use by the
							community for the future. With no
							registered owner there is a persistent
							risk that an organisation or developer
							will try to commandeer this area for a
							purpose incompatible with its location

							at the heart of the village and against the wishes of residents. Local Green Space status will provide a clear framework to guard against such action in the future.
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Appendix C

GLOSSARY

Affordable Housing: NPPF Annex 2 definition: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions: Affordable housing for rent, starter homes, discounted market sales housing, other affordable routes to homes ownership. Eligibility is determined with regard to local incomes and local house prices.

Ancient Woodland: NPPF definition; An area that has been wooded continuously since at least 1600 AD.

Basingstoke Canal Conservation Area (BCCA): An area of notable environmental or historical interest that encompasses the waterway, towpath, bridges and land and buildings within the setting of the Basingstoke Canal throughout its passage through Hart District.

Basingstoke Canal Conservation Area Character Appraisal (BCCACA): Published by Hart District Council on December 3, 2009 under the title "Basingstoke Canal Conservation Area: Character Appraisal and Management Proposals".

Biodiversity: The degree of variation of life forms within a particular ecosystem. Biodiversity is a measure of the health of an ecosystem.

Brownfield Land: See Previously developed land.

Character Appraisal: An appraisal, usually of the historic character of conservation areas or other historic areas, such as terraced housing.

Community: A group of people living in a particular local area

Community Engagement and Involvement: Involving the local community in the decisions that are made regarding their area.

Community Facility: Includes but is not limited to, facilities such as community centres and other community meeting places, healthcare facilities, education facilities, childcare facilities, the voluntary sector, public service providers, places of worship and cultural facilities including theatres and arts centres.

Community Infrastructure Levy (CIL): NPPF definition: A levy allowing Local Authorities to raise funds from owners and developers of land undertaking new building projects in their area. Money can be used to fund a wide range of infrastructure such as transport schemes, schools and leisure centres.

Conservation Area: An area of special architectural or historic interest the character and appearance of which are preserved and enhanced by local planning policies and guidance. An area of notable environmental or historical interest or importance which is protected by law against undesirable changes.

Conservation (for Heritage policy): NPPF; The process of maintaining and managing change to a Heritage Asset in a way that sustains and, where appropriate, enhances its significance.

Conservation – the natural environment: The protection of animals, plants and natural resources, geodiversity sites and landscape areas.

Consultation: A communication process with the local community that informs planning decision-making.

Core Strategy: A development plan document forming part of a local authority's Local Plan, which sets out a vision and core policies for the development of an area.

Dark Sky/Skies: Darkness at night, a key characteristic of rural areas and representing a major difference between what is rural and what is urban.

Development: Legal definition is 'the carrying out of building, mining, engineering or other operations in, on, under or over land, and the making of any material change in the use of buildings or other land.'

Development Plan: A document setting out the local planning authority's policies and proposals for the development and use of land in the area.

Dogmersfield Conservation Area (DCA): An area of notable environmental or historical interest that encompasses the settlement of Dogmersfield and some of the surrounding countryside.

Dogmersfield Conservation Area Character Appraisal (DCACA): Published by Hart District Council on December 6, 2012 under the title "Dogmersfield Conservation Area: Character Appraisal and Management Proposals".

Dogmersfield Neighbourhood Plan (DNP): the neighbourhood plan prepared by the Steering Group on behalf of the Dogmersfield Parish Council

Dogmersfield Parish Council (DPC): The branch of local government administering the area of Dogmersfield Parish.

Evidence Base: The evidence upon which a development plan is based, principally the background facts and statistics about an area, and the views of stakeholders.

Greenfield Land: Greenfield land is land not previously built on, usually outside the current boundary of a city, town or village.

Greenfield Site: Land where there has been no previous development.

Green Space: Those parts of an area which are occupied by natural, designed or agricultural landscape as opposed to built development; open space, parkland, woodland, sports fields, gardens, allotments, and the like.

Hampshire County Council (HCC): The branch of local government administering the area of Hampshire County.

Hart (Hart District): An administrative area within the county of Hampshire.

Hart District Council (HDC): The branch of local government administering the area of Hart.

Hart Local Plan (HLP): The emerging plan for Hart District being prepared by Hart District Council.

Independent Examination: An examination of a proposed Neighbourhood Plan, carried out by an independent person, set up to consider whether a Neighbourhood Plan meets the basic conditions required.

Infrastructure: Basic services necessary for development to take place e.g. roads, electricity, water, education and health facilities.

Listed Building: A building which has been included in the national list of Buildings of Special Architectural or Historical Interest. The primary piece of legislation covering listed buildings and conservation areas is the Planning (Listed Buildings and Conservation Areas) Act 1990.

Local Green Space: Land which is not extensive, is local in character and reasonably close to the community, and where it is demonstrably special, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife.

Local Plan: The name for the collection of documents prepared by a local planning authority for the use and development of land and for changes

to the transport system. Can contain documents such as development plans and statements of community involvement.

Local Planning Authority (LPA): Local government body responsible for formulating planning policies and controlling development; a district council, metropolitan council, a county council, a unitary authority or national park authority.

National Planning Policy Framework (NPPF): The government policy document adopted in March 2012 and updated in 2018 intended to make national planning policy and guidance less complex and more accessible.

Neighbourhood Plan (NP): A planning document created by a parish or town council or a neighbourhood forum, which sets out a vision for the neighbourhood area, and contains policies for the development and use of land in the area. Neighbourhood Plans must be subjected to an independent examination to confirm that they meet legal requirements, and then to a local referendum. If approved by a majority vote of the local community, the Neighbourhood Plan will then form part of the statutory development plan.

Neighbourhood Planning: A community-initiated process in which people get together through a local forum or parish or town council and produce a plan for their neighbourhood setting out policies and proposals for the development they wish to see in their area.

Policy: A concise statement of the principles that a particular kind of development proposal should satisfy in order to obtain planning permission.

Presumption in favour of Sustainable Development: The concept introduced in 2012 by the UK government with the National Planning Policy Framework to be the 'golden thread running through both plan making and decision taking'. The NPPF gives five guiding principles of sustainable development: living within the planet's means; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly.

Previously developed land: Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time. There is no presumption that land that is previously developed is necessarily suitable for housing development or that the whole of the curtilage should be developed.

Referendum: A vote by the eligible population of an electoral area may decide on a matter of public policy. Neighbourhood Plans and Neighbourhood Development Orders are made by a referendum of the eligible voters within a neighbourhood area.

Rural: Areas of land which are generally not urbanised; usually with low population densities and a high proportion of land devoted to agriculture.

Saved Policies: Policies and proposals contained within the Hart District Local Plan (Replacement) 1996-2006 that are saved beyond their relevant three year period and remain in force until superseded by policies in the Local Development Framework.

Setting: The immediate context in which a building is situated, for example, the setting of a listed building could include neighbouring land or development with which it is historically associated, or the surrounding townscape of which it forms a part.

Settlement Hierarchy: A settlement hierarchy is used in the planning system in the UK and is a way of arranging settlements into a hierarchy based upon their population or some other criteria such as local facilities and services

Significance: The qualities and characteristics which define the special interest of a historic building or area.

Site of Importance for Nature Conservation (SINC): Some of the most important sites in Hampshire are already protected by international or national designations such as Sites of Special Scientific Interest (SSSIs). However, a large number of other sites are also important for wildlife. To help safeguard these sites for the future, they are being identified and recorded as Sites of Importance for Nature Conservation (SINCs).

Site of Special Scientific Interest (SSSI): A protected area designated as being of special interest by virtue of its flora, fauna, geological or geomorphological features. SSSIs are designated under the Wildlife and Countryside Act 1981 by the official nature conservation body for the particular part of the UK in question.

Spatial Planning: A wider view of planning, which involves co-ordination and integration across different sectors such as transport and industry. Brings together all policies and programmes which have an impact on the environment in which you work, live or play.

Dogmersfield Neighbourhood Plan Steering Group: Established by Dogmersfield Parish Council to manage the process of preparing a Neighbourhood Plan and comprising volunteers from the Parish.

Strategic Environmental Impact Assessment: Environmental assessment as applied to policies, plans and programmes. Has been in place since the European SEA directive (2001/42/EC).

Strategic Housing Land Availability Assessment (SHLAA): technical document which provides information on potential housing sites submitted by landowners and their agents.

Strategic Planning: The overall vision and policies for the planning system in an area. Lays out what an area wants development to accomplish.

Sustainability Appraisal: An assessment of the environmental, social and economic impacts of a Local Plan from the outset of the preparation process to check that the plan accords with the principles of sustainable development.

Sustainable Development: An approach to development that aims to allow economic growth without damaging the environment or natural resources.

Thames Basin Heaths Special Protection Area (TBHSPA): European designated sites identified as being of importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of bird.

Town and Country Planning Act 1990 (T&CP Act): Currently the main planning legislation for England and Wales is consolidated in the Town and Country Planning Act 1990; this is regarded as the 'principal act'.

Windfall sites: Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.

Appendix D

SCHEDULE OF EVIDENCE

The list below identifies the significant documents reviewed in the process of preparing the Plan.

DNP Design and Character Report (2018) http://www.dogmersfieldparish.co.uk/NHPSG%20Design%20and%20Character%20Report%20V1%2000.pdf
DNP Environment Report (2018) http://www.dogmersfieldparish.co.uk/NHPSG%20Environment%20Report%20V1%2000.pdf
DNP Community Report (2018) http://www.dogmersfieldparish.co.uk/NHPSG%20Community%20Report%20V1%2000.pdf
DNP Infrastructure Report (2018) http://www.dogmersfieldparish.co.uk/NHPSG%20Infrastructure%20Report%20V1%2000.pdf
DNP Vision Note http://www.dogmersfieldparish.co.uk/NHPSG%20Vision%20Note%20Issue%20Version%202017.pdf
SEA/HRA Screening Statement (8 August 2018) https://www.hart.gov.uk/sites/default/files/3_Visiting_Hart/Towns_and_parishes/Dogmersfield%20NP%20SEA%20HRA%20Screening.pdf
Neighbourhood Planning (General) Regulations 2012 (as amended)
Hart Landscape Capacity Study HDC 2016 (Dogmersfield Area 1 DO-01)
Dogmersfield Conservation Area Character Appraisal and Management Proposals (2012)
Basingstoke Canal Conservation Area Character Appraisal and Management Proposals (2009)
Hart Strategic Housing Land Availability Assessment (SHLAA)
Hart Local Plan Strategy and Sites 2016-2032 Proposed Submission Version
National Planning Policy Framework 2012 (NPPF)
Hart Local Plan 1996 – 2006 Saved Policies
Hampshire Minerals and Waste Plan 2013
Hampshire Integrated Character Assessment (HCC, 2010)
Natural England Review of the Basingstoke Canal 2010

Biodiversity Action Plan for Hart 2018 – 2023

CPRE Light Pollution and Dark Skies Data Base
