

Appendix 2 - Crookham Village Parish Council Clarification Response

Policy PA03

The relationship between policies on the Dogmersfield Conservation Area in the Crookham Village Neighbourhood Plan and the Dogmersfield Neighbourhood Plan.

Introduction

As part of the Examination of the Crookham Village Neighbourhood Plan, the Inspector has asked, through the issue of a Clarification Note (20 September 2019) the following questions regarding the policies in the plan that relate to the Dogmersfield Conservation Area:

[Policy PA03] reads well in its own rights. However:

- has the Parish Council considered the relationship of this policy with the policy on the Dogmersfield Conservation Area in the (now made) Dogmersfield Neighbourhood Plan?
- should the policy be explicit that it would apply only to that part of the conservation area in the Crookham Village neighbourhood area?

This paper analyses this question and the information contained within the Dogmersfield Neighbourhood Plan and the Crookham Village Neighbourhood Plan regarding the Dogmersfield Conservation Area and proposes responses to the Inspector's questions.

Scope

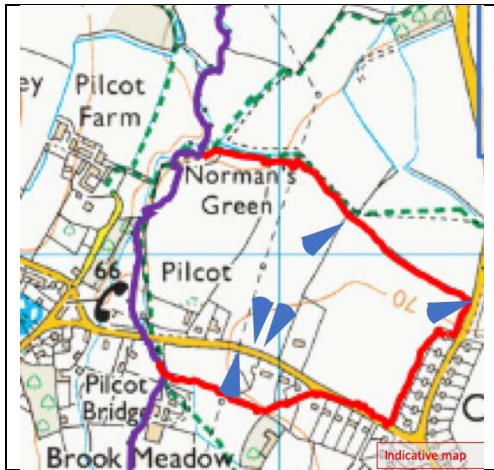
The area designated as the Dogmersfield Conservation Area is defined by the document 'Dogmersfield Conservation Area Character Appraisal and Management Proposals (2012)' and is described in the Dogmersfield Neighbourhood Plan under section 2 'The Neighbourhood Area' which contains a description and figures, in two policies relating to that area and at Appendix A which contains policies maps.

The Dogmersfield Conservation Area lies mostly within Dogmersfield Parish but partly within Crookham Village Parish. It is therefore subject to the Policies in the Dogmersfield Neighbourhood Plan for the area within Dogmersfield Parish and the Policies in the Crookham Village Neighbourhood Plan for the area within Crookham Village Parish.

The area designated for the Dogmersfield Conservation Area is shown in the Dogmersfield Neighbourhood Plan at the figure 'Plan B: Dogmersfield Conservation Area'. The easterly part of this area (outside the Dogmersfield parish boundary) lies within Crookham Village, although the parish boundary is not shown on that figure. It is shown in the Dogmersfield Neighbourhood Plan at the figure 'Plan A: Dogmersfield Parish Designated Neighbourhood Area Map' as the area shaded grey to the east of the Dogmersfield Parish Boundary.

That part of the Dogmersfield Conservation Area that lies within the Crookham Village Parish is situated to the north and partly to the south of Pilcot Road, east of the Dogmersfield Parish boundary and west of the settlement boundary for Crookham Village.

It is also shown in the Crookham Village Neighbourhood Plan at the figure 'Figure 16 - Dogmersfield Conservation Area views' reproduced below, bounded by the red line and, to the west, the purple line which is the parish boundary.

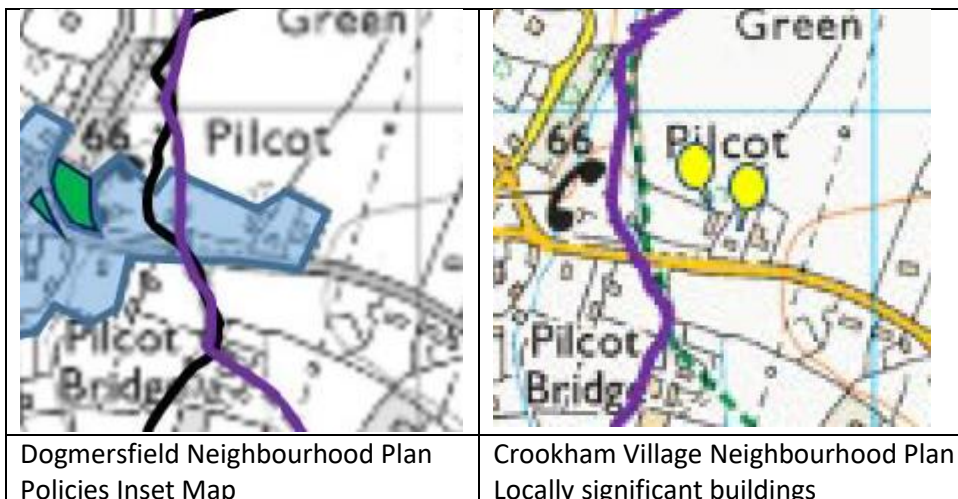


Crookham Village Neighbourhood Plan
Figure 16

Although the plan area for the Dogmersfield Neighbourhood Plan is clearly bounded to the Parish, (shown as the purple line on the above Figure 16) policies for the Dogmersfield Conservation Area do not clarify a distinction between the area within the Dogmersfield Parish and that within Crookham Village Parish.

The Dogmersfield Neighbourhood Plan identifies three houses at Pilcot which lie within the Dogmersfield Settlement Boundary and within the Dogmersfield Conservation Area but which are outside the designated parish area and are part of Crookham Village Parish. This extension of the Dogmersfield settlement boundary into Crookham Village parish is shown on the 'Policies Inset Map' at Appendix A of the Dogmersfield Neighbourhood Plan, reproduced below, bounded by the blue line and shaded blue¹.

There are three properties in this area. Two of these properties (Culvers and The Oast House) are listed in the Crookham Village Neighbourhood Plan Appendix B as 'Locally Significant Buildings and Structures' and are therefore covered by the policy on historic assets as being buildings and structures of local significance by virtue of their architectural or historic merit.



There is therefore potential for a 'disconnect' across the parish boundary (shown as the purple line on the above Figure 16) and this is examined in the Policy Analysis below.

¹ The settlement boundary is shown as a black line on the figure showing Dogmersfield settlement boundary.

Policy Analysis

The Dogmersfield Conservation Area is addressed by the following neighbourhood plan policies:

Dogmersfield Neighbourhood Plan	Crookham Village Neighbourhood Plan
DNP2: Design in Dogmersfield Conservation Area	Policy PA03 – Dogmersfield Conservation Area
DNP3: Design in the Setting of the Conservation Areas	
	Policy PA04 – Protection of Historic Assets

Dogmersfield Neighbourhood Plan contains Policy DNP3 which covers all the Conservation Areas within Dogmersfield Parish: the Dogmersfield Conservation Area and the Basingstoke Canal Conservation Area.

The Crookham Village Neighbourhood Plan has separate Policies for the three Conservation Areas within the Parish: PA01 – Crookham Village Conservation Area Policy, PA02 – Basingstoke Canal Conservation Area, and PA03 – Dogmersfield Conservation Area. Only Policy PA03 applies to the Dogmersfield Conservation Area.

The Crookham Village Neighbourhood Plan policy PA03 for the Dogmersfield Conservation Area does not separate Design *in* the conservation area and design *in the setting of* the conservation area. It has different policy provisions from the Dogmersfield Neighbourhood Plan.

The Crookham Village Neighbourhood Plan policy PA04 for Protection of Historic Assets covers all historic assets in the Crookham Village parish and therefore covers two listed properties at Pilcot which are within the parish but adjacent to Dogmersfield and within the Dogmersfield settlement boundary.

The following analysis identifies commonality and difference between the two plans.

Dogmersfield Neighbourhood Plan Policy DNP2: Design in Dogmersfield Conservation Area

Dogmersfield Neighbourhood Plan Policy DNP2: Design in Dogmersfield Conservation Area	Crookham Village Neighbourhood Plan Policy PA03 – 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.	Development within the Dogmersfield Conservation Area and its setting, including alterations and extensions to existing buildings, will be supported, provided that it is in accordance with all statutory, Local and Neighbourhood Plan Policies and the following principles:
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).	There is no direct equivalent to ‘enhance positive features’ but there is reference under the ‘evidence’ section of this Policy to the same character appraisal: Dogmersfield Conservation Area Appraisal published by HDC in December 2012.
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;	Development that affects locally significant buildings (as identified on Figure 17) and their positive contribution to the Conservation Area shall not undermine the significance of that contribution;

Dogmersfield Neighbourhood Plan Policy DNP2: Design in Dogmersfield Conservation Area	Crookham Village Neighbourhood Plan Policy PA03 – Dogmersfield Conservation Area
<p>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.</p>	<p>Development which affects the Conservation Area and its setting shall be of a scale and design to reinforce the locally distinctive character of the area and shall use a common palette of locally distinctive vernacular building forms and materials;</p>
<p>New buildings should be of a density, scale, size, colour, style and proportions to complement the character of the Dogmersfield Conservation Area;</p>	
<p>Proposals for development should provide appropriate details of the appearance and elevation of individual buildings to demonstrate their design response.</p>	
<p>Development within the Dogmersfield Conservation Area should retain appropriate spacing between buildings with regard to the existing plot layout and relationship to existing properties.</p>	<p>Development shall respect the density of existing properties in the adjacent area;</p>
<p>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.</p>	<p>Development shall be designed so as to sustain significant open spaces and key views from the road that contribute to the character and appearance of the Conservation Area and preserve the separate identities of Dogmersfield and Crookham Village. Development proposals shall identify such open spaces and key views shown in Figure 16 below, and shall include an assessment of the impact of the proposal on the positive qualities of them, explaining the rationale of design choices used;</p>
<p>No equivalent.</p>	<p>Boundary treatments shall use locally distinctive traditional materials or hedging comprising native species;</p>
<p>No equivalent.</p>	<p>Proposals to demolish buildings which are identified as being non designated heritage assets and are buildings of local importance or significance will be resisted;</p>
<p>No equivalent.</p>	<p>Development should seek to retain mature trees and where any trees are lost as a result of development, these should be replaced elsewhere.</p>

Dogmersfield Neighbourhood Plan Policy DNP3: Design in the Setting of the Conservation Areas

Dogmersfield Neighbourhood Plan Policy DNP3: Design in the Setting of the Conservation Areas	Crookham Village Neighbourhood Plan Policy PA03 – Dogmersfield Conservation Area
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 which affects the Conservation Area and its setting shall be of a scale and design to reinforce the locally distinctive character of the area and shall use a common palette of locally distinctive vernacular building forms and materials; (same statement as in table for DNP2 above)
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.	
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.	See Crookham Village Neighbourhood Plan Policy PA04 – Protection of Historic Assets
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.	Not applicable to the Dogmersfield Conservation Area. See Crookham Village Neighbourhood Plan Policy PA02 – Basingstoke Canal Conservation Area.
All proposals should maintain one-sided linear development within the Conservation Areas.	No equivalent

Crookham Village Neighbourhood Plan Policy PA04 – Protection of Historic Assets

Dogmersfield Neighbourhood Plan Policy DNP2: Design in Dogmersfield Conservation Area	Crookham Village Neighbourhood Plan Policy PA04 – Protection of Historic Assets
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.	The historic environment within the Plan Area will be conserved or enhanced including through restoration and preservation/conservation activities.
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	Development proposals which preserve or enhance a heritage asset will be supported where this is clearly and convincingly demonstrated by way of an assessment of the

application site to the setting of the conservation area concerned, including its enjoyment.	development's likely effects on the asset or its setting.
No equivalent.	The sustainable re-use, maintenance and repair of listed buildings and other heritage assets will generally be supported, particularly for those identified as being at risk.
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.	Within the conservation areas, the built form and linear nature of the built environment will be conserved and enhanced and there should be no net loss and preferably a net gain of native trees or hedges. Physical improvements to conservation areas which are linked to the objectives contained within the Crookham Village Design Statement (see Appendix A1) and the Crookham Village Conservation Area Appraisal will be encouraged.
	Development proposals should seek to maintain local distinctiveness through the built environment, in terms of buildings and public spaces – and enhance the relationships and linkages between the built and natural environment.

Findings

There is a broad equivalence between the Dogmersfield Neighbourhood Plan and the Crookham Village Neighbourhood Plan policies that relate to the Dogmersfield Conservation Area.

The Crookham Village Neighbourhood Plan policy contains some elements (boundary treatments, demolition and trees) which are absent from the Dogmersfield Neighbourhood Plan policies.

The Dogmersfield Neighbourhood Plan policies contains one element (one-sided linear development) that is absent from the Crookham Village Neighbourhood Plan.

There is no policy *per se* to protect the 'one-sided linear development' within that part of the Dogmersfield Conservation Area within Crookham Village Parish. The two listed properties at Pilcot that exhibit that structure (and therefore probably all three) would be subject to the criteria in Policy PA04 to assess the development's likely effects on the asset *or its setting*.

Although there are different policies and wording for the policies applicable on either side of the parish boundary, there is no immediate 'disconnect' or major differences in treatment of the Conservation Area across the boundary.

Proposed Response

In response to the Inspector's questions, the Parish Council is now able to respond as follows:

- has the Parish Council considered the relationship of this policy with the policy on the Dogmersfield Conservation Area in the (now made) Dogmersfield Neighbourhood Plan?

The Parish Council has considered the relationship of those policies related to the Dogmersfield Conservation Area, including Policies PA03 and PA04, with the policies within the Dogmersfield Neighbourhood Plan, including Policies DNP2 and DNP3.

The Parish Council considers that there is a broad equivalence between the Dogmersfield Neighbourhood Plan and the Crookham Village Neighbourhood Plan policies that relate to the Dogmersfield Conservation Area and so the two policies allow for collaborative landscape-level planning by the two parishes.

- should the policy be explicit that it would apply only to that part of the conservation area in the Crookham Village neighbourhood area?

The Crookham Village Neighbourhood Plan is clear on the boundary of the Plan Area. The scope of the Dogmersfield Conservation Area that lies within the Plan Area for Crookham Village Parish is made explicit in the Rationale for Policy PA03 – Dogmersfield Conservation Area and Figure 16 within that Rationale.

Nevertheless for immediate clarity to the reader of this Policy it may be advantageous to add wording to the policy to state that it applies to that part of the Dogmersfield Conservation Area that lies within Crookham Village Parish. The first paragraph of the Policy would then read as below:

Development (including alterations and extensions to existing buildings) within that part of the Dogmersfield Conservation Area and its setting lying within Crookham Village Parish will be supported provided that it is in accordance with all statutory, Local and Neighbourhood Plan Policies and the following principles:

This concludes the response to the Inspector's question regarding the Dogmersfield Conservation Area.

Crookham Village Neighbourhood Plan Steering Group

September 2019