

CRONDALL PARISH COUNCIL

MINUTES OF MEETING

Held on Monday 26th September 2016 in Crondall Church Rooms

PRESENT: Cllr C Dorn – Chairman

Cllrs C Bryant, R Ellerington, D Evans, N Lambert (*until 8.35pm*), S O'Connor

APOLOGIES: Cllrs D Argent, C Hebborn - Crondall Parish Council

Cllrs K Crookes and J Kennett - Hart District Council

IN ATTENDANCE: Cllr S Gorys – Hart District Council, *until 9.12pm*

Cllr Glenn – Hampshire County Council, *until 9.06pm*

Mrs M Harris - Parish Clerk

There were 16 members of the public in attendance

The meeting commenced at 7.35pm and ended at 9.56pm

The Chairman welcomed everyone to the meeting and explained the procedure for hearing representations, he took the opportunity to advise those present that the Council Meeting was a 'meeting in public' and not a 'public meeting'.

93/17 Declarations of Interest

Cllr Bryant declared a non-pecuniary interest in the planning application for The Withies.

94/17 Minutes of 22nd August 2016 meeting

The Minutes were proposed for acceptance as an accurate record by Cllr Dorn, seconded by Cllr Evans and **AGREED** unanimously. The Chairman signed the Minutes.

Matters arising from the 22nd August 2016 meeting not covered by the agenda

95/17, 72/17 Annual Return. The Clerk reported that a further query had been raised by the External Auditor in regard to the pre-payment for the tractor, mower etc. which were not delivered until 14 April 2016 and did not therefore appear on the Asset Register for 2015-16. This has finally been resolved by recording the amount paid as a Prepayment rather than as Expenditure. The Annual Return is now with the external auditors for final sign off.

96/17, 79/17 Response to PCC consultation. As Chairman of the PCC the vicar had responded by e-mail to thank CPC for their comprehensive comments which 'were helpful'.

97/17, 81/17 Letter to Oak Park Golf Club re footpaths. Following Council's letter the manager of the Golf Club contacted the Clerk who referred the matter to Cllr Hebborn as the Council's footpath representative. The Clerk reported that Cllr Hebborn had been in communication with the Golf Club and had been assured that 'the Head Green Keeper would ensure that all necessary matters had been attended to'.

98/17 Announcements from the Chairman, Clerk, and Members' questions received in advance.

There were no Members' questions. The Chairman requested Council's permission to bring forward the planning application for Broden Stables, this was **AGREED**.

99/17 District Councillor's Report

Cllr Gorys advised that things had been quiet over the summer but with the Local Plan making progress. Following special Cabinet and Full Council meetings in September it was anticipated that the next round of consultation would shortly be published.

Cllr Gorys advised that following a £2m refurbishment the Frogmore Leisure centre had been re-opened. Good progress was being made on the new Leisure Centre with opening planned for spring 2017. Hart Council is currently entering the finance and budget setting phase of the year with a requirement to look for further savings.

Cllr Gorys reported that Hart is fully engaged in the Hampshire wide devolution vs reorganisation debate, working with adjacent local authorities in consideration of a 'heart of Hampshire' consortium. Cllr Glenn added to the information on this topic stating that things are still very much in flux, however the Hampshire run public consultation is now closed. He believed that progress was now more likely the government having relaxed their requirement for elected mayors. Possible solutions include the status quo, a number of consortia or a Hampshire Unitary with Portsmouth and Southampton going their own way. The latter would result in significant savings and many less councillors.

100/17 Planning Applications

The Chairman brought forward consideration of the application for Broden Stables as agreed.

16/02377/FUL	Broden Stables Redlands Lane Crondall GU10 5RF	Demolition of the existing stable building, arena, floodlights and hardstanding, and the erection of 30 residential dwellings, with associated access, landscaping, and car parking arrangements.
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At this point Cllr Lambert requested as the Council's 'Planning Lead' the opportunity to make a personal statement – this is reported in full at **Annex A**.

In response to Cllr Lambert's statement Cllr Dorn stated that he had offered to assist Cllr Lambert to write the report but that Cllr Lambert had not responded. He (and other councillors canvassed) believed it was important to get this application discussed as Parish Councillors were unable to record their own views on the Hart planning website until after the application had been discussed by Council. He also felt that the Parish Council should be showing leadership for the parish on such complex matters. Cllr Lambert stated that he had not seen any e-mail support from other councillors for Cllr Dorn's action. Cllr Dorn made it clear that it was not too late for councillors to vote for consideration of the application to be deferred. Cllr Evans felt that as the information had only been available for a couple of days there had been insufficient time to consider it and he therefore proposed 'that consideration of the application for Broden Stables be adjourned', there being no seconder (despite Cllr Dorn specifically requesting one from Cllr Lambert) the motion **FAILED**.

Cllr Dorn then invited Crondall Developments to take Council through their proposals. Francis Hilton spoke to the application explaining with the help of slides taken from the Design and Access statement the 'journey' that had been undertaken in getting this application to planning, including consultation with the village, with Hart and others. He stressed the work completed to address five key issues, highways, flooding, views, configuration and the provision of affordable homes. Councillors questioned the developers, principally on details relating to the treatment of surface water run-off and the use of attenuation ponds. Mr Hilton advised that experts had been brought in to try to address the issues raised especially regarding run-off into Redlands Lane but the plans had yet to be finalised. Other questions related to car movements and highways issues and affordable housing. Mr Hilton advised that they were in conversation with a number of Housing Associations in relation to the affordable housing element and they were meeting with Hart to try to ensure that the section 106 agreement enabled the affordable homes to be let to Crondall people. In Council there was some doubt expressed as to whether this might be possible.

Mr Coloe spoke on behalf of more than 23 local residents (whose names had been supplied in advance to the Clerk) who objected to the planning application. They believe the application to be technically flawed in regard to a number of planning issues, as well as inaccurate, opportunistic and created with a disregard to the impact on local families and the doctor's surgery. The site lies outside the settlement boundary, is not a Hart favoured SHLAA site and is premature in the light of the developing Neighbourhood Plan and Hart's stated 5 year land supply. Further objections detailed by Mr Coloe were scale and mass, traffic and pedestrian safety and flooding (including issues with the capacity of the river Hart, the sewerage pumping station and surface run-off). Mr Coloe presented three pictures of recent flooding on Redlands Lane and the junction with Pankridge Street which were passed to councillors.

Cllr Lambert advised local residents to make their views known on the Hart website and via e-mail to the Hart planning department anytime up to the decision date.

Cllr Lambert left the meeting at 8.35pm

Cllr Dorn presented a number of slides detailing areas of concern. His report had been previously circulated to councillors. Those areas not previously mentioned in the minutes included the number of parking places (which fail to meet Hart planning guidance), the widening of Redlands Lane, issues with the availability of SANG mitigation, no Section 106 funding for village projects and no details of the ongoing management and maintenance of the 'open spaces, attenuation ponds and play-area. There was general agreement that the close location of the attenuation ponds and the play-area was of concern.

Following significant discussion regarding the 'flooding risks' associated with the proposal the Developer offered the opportunity for members of the Crondall Flood Action Group CFAG to meet with their expert RSK to discuss their concerns.

After further discussion and questions to the developer about specific concerns Cllr Dorn proposed

OBJECTION

- *The site was not favoured by Hart under previous SHLAA assessments and the CPC response to Hart under the Reg18 Local Plan consultation was against this site. The site is outside existing policy and not required under the Hart 5 year land-supply.*
- *The majority of the land cannot be classed as "previously developed"*
- *The flood risk assessment is inadequate and makes a number of invalid assumptions to reduce the scale of the proposed attenuation scheme.*
- *The sewer system in Crondall is widely recognised to be at capacity and additional load from 30 houses is very likely to cause surcharging that will flood homes on Pankridge Street.*
- *The application is flawed as the site is outside the Hitches Lane SANG catchment area for larger developments.*
- *There is no S106 provision for Crondall.*
- *The visual intrusion of the site is not well represented in the proposal in particular the important view across 4 Acre Field (listed in the Conservation Area document) would be irreparably spoiled.*
- *There is no definition of how the site (play area and un-adopted roads etc.) will be managed and maintained going forward. The proximity of play area, pond and swales is a health and safety risk.*
- *The application disregards the Hart Parking guidance with far too few parking places.*
- *The drawings lack any meaningful scale and should not have been validated.*
- *The application makes inaccurate claims about the availability of public transport, undermining the claims on sustainability.*
- *The overall building designs are far too similar and uniform in colour.*

This was seconded by Cllr O'Connor and **AGREED** unanimously.

The full details of the response can be seen as **Annex B** to these minutes.

Council (having waited some time for Cllr Lambert to return to the meeting) then considered the Planning Report supplied in advance by Cllr Lambert. The report was taken as read. Cllr Dorn put up location plans for the following applications which were discussed

16/02094/HOU	Gazings Farm Redlands Lane Ewshot GU10 5AR	Erection of roof and side extension to form chalet bungalow with integral garage.
16/02055/HOU	21 Chaundlers Croft Crondall GU10 5PH	Two storey extension to rear of property.
16/02313/FUL	Bowenhurst Golf Centre Mill Lane Crondall GU10 5RP	Change of use of part of the golf course to equestrian use
16/01213/HOU	The Horns Bowling Alley Crondall GU10 5RJ	Demolition of existing single storey rear store, construction of new double storey side and part single storey extension, first floor extension above existing guest room and provision of timber carport to side of dwelling.

Cllr Dorn proposed **NO OBJECTION** to all 4 applications commenting for

Bowenhurst Golf Centre that this be subject to a restriction preventing the development of any habitation on site.

This proposal was seconded by Cllr Evans and **AGREED** unanimously.

The following proposal was then discussed

16/02490/HOU	Dunham 1 The Withies Crondall GU10 5QS	Partial painting of the North East and South East Elevations (those fronting a relevant location).
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Cllr Dorn proposed **OBJECTION** stating

The proposed painting is not an enhancement of the Conservation Area as the properties at The Withies have a uniform style.

This was seconded by Ross Ellerington and **AGREED** (In Favour 4:1 Abstention).

101/17 Neighbourhood Plan (NP).

Cllr O'Connor provided a brief update. He had commenced the recruitment of volunteers and already had a list of people willing to assist. He now proposed to find out peoples' skills and what areas they would be interested in working on, he also hoped that some would take on geographic responsibilities. He proposed keeping the NP Working Group separate from CPC and looked for Council's support on this. This was **AGREED** with Cllr O'Connor responsible for updating Council on progress on a regular basis. Cllr O'Connor advised that he would shortly have a NP outline

document to share and that this would assist in guiding volunteers on what was required. It was noted that progress was not as per the original plan and it was hoped it would speed up.

Cllr Glenn left the meeting at 9.06pm

102/17 Update on The Crondall Conservation Area document

Cllr O'Connor advised that following the submission of the document to Hart he was awaiting their review of the public input and notification of any further changes required by them. It would then be communicated to local interested parties e.g. the Crondall Society and Working Group prior to re-submission to Hart. The final review by Hart and Cabinet submission/approval was scheduled for November 2016.

Cllr Gorys left the meeting at 9.12pm

103/17 Assets of Community Value

In Cllr Argent's absence this item was deferred.

104/17 Consideration of the Specification for refurbishment of the Football Pavilion

The Clerk presented the draft specification document emphasising that a modest refurbishment was all that was required in order to make the Pavilion clean, functional and safe.

It was **AGREED** that the Clerk would send out the Tender as written to a selection of local builders for quotation.

105/17 Crondall Bowls Club lease

The Clerk presented the lease which had been agreed by the Bowls Club for signature.

Cllr Dorn proposed that the lease be agreed and signed by CPC, this was seconded by Cllr Ellerington and **AGREED** unanimously.

106/17 To consider ongoing action following the results of the Hook Meadow Toilet survey

The report was taken as read. The Clerk highlighted the popularity of the facility and the wish of the majority that such a facility should be provided all year. After a brief discussion Cllr Dorn proposed that the toilet be removed for now and consideration given to on-going provision for a limited period during the peak season. It was also suggested that something be done in future to mitigate the unsightliness. Cllr O'Connor suggested that Council work towards the provision of a permanent toilet sometime in the future. Council were in agreement on this way forward.

107/17 Village 'Spring Clean and Crondall Pond

Cllr Evans advised that a local farmer had made an excellent job of 'sorting out' the drainage trench in Well Road and that he may do something in the pond. He was confident that things were 'moving forward' and hoped that the work on the trench in Well Road would deal with the surface water problem previously encountered there.

Cllr Evans presented the paper he had circulated in advance of the meeting suggesting that particular councillors take responsibility for cleaning and surveying specific areas of the village. Cllr Evans hoped everyone would be happy with their allocation and that if they found something too difficult it could be delegated to the 'more able'. He asked that whilst Councillors were cleaning signs etc. that they also look out for and make a note of other problems e.g. litter and fly-tipping etc. Cllr Dorn reminded councillors that they could report problems to Hart through the [FixMyStreet](#) facility.

108/17 Hook Meadow trees adjacent to the Village Hall and Car Park

Cllr Bryant reported that at a recent Village Hall Committee meeting he had been requested to ask the Council to consider pollarding the trees adjacent to the Village Hall Car park as these were believed to be damaging the Village Hall roof and overhanging the guttering and car park. As the trees are in the Conservation Area the Clerk volunteered to contact the Hart Tree Officer to see what might be possible and then obtain quotations for the advised work for Council's consideration.

109/17 Dates for Council meetings in 2017

The schedule of dates previously circulated was **AGREED**.

110/17 Payments and Purchases to be made.

The payments as listed (11 invoices totalling £4,641.26) were proposed for authorisation and payment and **AGREED** unanimously.

111/17 Purchase Requests

There were no purchase requests.

112/17 Income and Expenditure Report

There were no questions and the report was **NOTED**.

113/17 Bank Reconciliation

The Clerk confirmed that she had undertaken an independent examination of the Bank Reconciliation for August 2016 and no questions were raised. Council **NOTED** the Clerk's report.

PARISH COUNCIL REPORTS

114/17 Estates Report.

The Clerk's report was taken as read. Cllr Bryant reminded the Clerk that she would need to contact the Council's regular contractor re hedge cutting. Council **NOTED** the report

115/17 Memorial Applications and Burials.

The Clerk's previously circulated report was taken as read. Cllr O'Connor was concerned that the Clerk still had no off-site back-up for the Digital Burial Records. Cllr Ellerington agreed to work with the Clerk to get this set up. Council **NOTED** the report.

116/17 SID report

In the absence of Cllr Argent the report was deferred.

117/17 Correspondence

In addition to routine correspondence the Clerk had received a copy of Clerks and Councils Direct magazine, a request to display a poster advertising the contact details for the local MP and details on how to report Rough Sleeping in Hart.

118/17 Other Business

No items were raised.

Signed as a true record dated 24/10/2016

Annex A

Personal Statement of Cllr Norman Lambert:

Chairman, Members of the Public, for the benefit of those present that do not know me and unaware of my role on the Parish Council, I am Norman Lambert and my role is Planning Lead Councillor.

This involves receiving all planning applications, providing all Councillors with a report prior to the meeting, normally going out with the agenda, and a presentation on the night.

This is a major application, 30 dwellings, with more than 50 documents, some extremely detailed. I believed it was unnecessary to be on this agenda and informed my council colleges that there would be no report for this particular application this month believing a report to be premature.

Why, because I only received notification of the application on the 20th, the application being validated the day before, the 19th.

Councillor Dorn and myself have always told residents that any comments they have after the official consultation period ends will be and have been accepted by Hart.

Why are we rushing this through, I have my beliefs, and perhaps I will share them with you one day. However, Councillor Dorn the Chairman thought different, last night we as Councillors received a 10-page report including reasons to object, and this afternoon told how he was going to present this application.

I believe my role has been completely undermined as the Lead Councillor for Planning, as this application and my role now appears to have been taken over by the Chairman Councillor Dorn.

Finally, to all the speakers tonight, I will listen to all your comments with added interest, however I will not take part in the debate which I still believe is premature.

I would rather gather the thoughts of all the other residents in the village that wish to give them before making my own.

Thank you Chairman

ANNEX B

Response to Planning Application

16/02377/FUL	Broden Stables Redlands Lane Crondall GU10 5RF	Demolition of the existing stable building, arena, floodlights and hardstanding, and the erection of 30 residential dwellings, with associated access, landscaping, and car parking arrangements.
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OBJECTION:

Mrs Sarah Castle
Planning Officer
Hart District Council

Dear Mrs Castle

RE: 16/02377/FUL Broden Stables Redlands Lane Crondall Farnham GU10 5RF

Crondall Parish Council met on 26th September 2016 to consider this proposal. The developer and local objectors attended the meeting each being given an opportunity to put their case. The Parish Council resolved (Minute: 100/17 by unanimous vote) to “object” to this application on the following grounds.

- The site was rejected by Hart under previous SHLAA assessments and the CPC response¹ to Hart under the Reg18 Local Development Plan consultation was against this site. With the next iteration of the Hart Spatial Strategy due to be published on 11th October and the Parish starting on its Neighbourhood Plan, the site is outside existing policy and not required under the Hart 5 year land-supply. Crondall Parish should be free to examine options and reach its own conclusions on where to site development, and its NP is expected by 2018. Development should be planned by localism, not opportunism.
- The majority of the land cannot be classed as “previously developed” and the selected appeal decisions referenced by the applicant are not comparable as the position (in relation to the development boundary), layout, proportion of development and make-up the site is materially different.
- The flood risk assessment is inadequate and makes a number of invalid assumptions which result in a proposed attenuation scheme that is too small to be effective. There is no detail to show how the water is managed across the site and the disposal/outflow options will increase flood risk to houses at the bottom of Redlands Lane. As presented it is not sufficient and there is no detail about how its adequacy might be maintained over time as silting etc. will occur.
- The sewer system in Crondall is widely recognised to be at capacity (especially during inundations and high ground water levels during the winter). The additional load from 30 houses is very likely to cause surcharging that will flood homes on Pankridge Street.
- The application is flawed as the site is outside the Hitches Lane SANG catchment area for larger developments (it is only within the slightly extended area for small developments of 10 houses or less).
- There is no S106 provision in the application (as Hart has not yet implemented CIL). A defined set of projects for Crondall has previously been submitted to Hart² and Council would expect these to be recognised within a Section 106 Agreement.
- The actual visual intrusion of the site is not well represented in the proposal. It would be very visible along much of Pankridge Street, Dippenhall Street and from associated footpaths. In particular the important view across 4 Acre Field (listed in the Conservation Area document) would be irrevocably spoiled.

¹ Letter (CRON-LT-LDF-0006): Local Development Plan Response, dated 23 February 2016

² Letter: Crondall Parish Council – Amenity Priorities, dated 12 August 2015

- There is no definition of how the overall development site (drainage scheme, play area and unadopted roads etc.) will be managed and maintained going forward. The proximity of play area, pond and swales is a health and safety risk.
- The application disregards the Hart Parking guidance and provides for far too few parking places, which will result in unsafe parking on curbs and verges around the development as we see at other sites in the village. Additionally, the plans do not appear to show the defined number of spaces: only 58 out of proposed 62 could be counted.
- The drawings lack any meaningful scale and should not have been validated.
- The application makes inaccurate claims about the availability of public transport, undermining the claims on sustainability, as there is no regular bus service in Crondall (there is only a pre-booked shared taxi system).
- A detailed Construction Method Statement would be required.

Specific Policy objections are presented in Annex C, with additional details in Annex D.

Without prejudice to any final decision, should Hart be minded to approve, the suggested conditions and amendments presented in Annex E should be implemented.

Yours sincerely,



Mary Harris

Clerk, Crondall Parish Council

As directed by the meeting of 26th September 2016

CC. Cllr S Gorys, Hart District Council

Annex C: Specific Policy Objections

Policy	Policy text	Comments
GEN 1 General Policy for Development	Proposals for development which accord with other proposals of this plan will be permitted where they: (i) are in keeping with the local character by virtue of their scale, design, massing, height, prominence, materials, layout, landscaping, siting and density; (viii) do not give rise to traffic flows on the surrounding road network, which would cause material detriment to the amenities of nearby properties and settlements or to highway safety; (ix) do not create the need for highway improvements which would be detrimental to the character and setting of roads within the conservation areas or rural lanes in the district;	- The design is not in keeping with the local character and would be highly visually intrusive. - It would give rise to excessive traffic flows in a very minor and narrow road. - It would require significant highways improvements.
GEN 3 General policy for landscape character areas	Within the landscape character areas, as indicated below and shown on the proposals map, development will be permitted if it does not adversely affect the particular character of the landscape, and is in accordance with other policies of this plan. 14: Redlands	The position is highly prominent and visible from many places around the village, both within and without the Conservation Area.
RUR 2 Development in the open countryside - general	Development in the open countryside, outside the defined settlement boundaries, will not be permitted unless the local planning authority is satisfied that it is specifically provided for by other policies in the local plan, and that it does not have a significant detrimental effect on the character and setting of the countryside by virtue of its siting, size and prominence in the landscape.	The site is outside the existing village boundary. See also comments relating to GEN1 above.
T15 Development requiring new or improved access	Development requiring new or improved access will not be permitted if it would: (ii) adversely affect the safety and character of the nonstrategic road network.	The site requires considerable improvement to the road to achieve viable access.

Annex D: Additional Details

D1 - Application Form

- Section 5: Fails to mention the strongly negative feedback from Hart and related CPC and residents' comments on the pre-application.
- Section 9: Colours of tiles (roof & wall) and bricks are not defined – a key part of the visual impact
- Section 10: The parking provision is totally inadequate, Hart's standards³ as published on their website require: 97, based on:-

Beds	Parking Rate	Market Housing	Social Rented	Intermediate	Required
1	1.75	0	0	0	0
2	2.75	6	5	3	38.5
3	3.5	8	3	1	42
4	4	4	0	0	16
Total					96.5

- Section 12: the site has a direct and specific connection to the Redlands Lane surface water drainage systems (that are already over-loaded with run-off from the Golf Course and local fields). With the River Hart as the drainage point (200m away).
 - The existing drainage along Redlands lane is inadequate to cope with the existing flows.
 - Of related concern is the need to seal any connection to the sewer system to prevent water ingress at any time (due to coverage of the manholes with deep water).



Figure 1. Example of regular surface flooding in Redlands Lane

D2 - Planning & Heritage Statement

- 1.3.2: The site is not a sustainable location due to poor access roads. Whilst this may not be, an issue for irregular livery activity: regular commuting of people to and from 30 dwellings is a very different matter.
- 1.3.3: Most of the land is not "previously developed", the ménage (sand school) and existing stables represent a very small proportion of the site. Total Area: 1.33ha, Ménage: 0.128ha (10%) stable and yard: 0.062ha (5%)
- 1.3.4: Crondall has the 3rd highest proportion of social housing in the District (13%)
- 1.3.5: The flood risk is a major concern to residents.

³ Parking Provision Interim Guidance, Adopted Interim Guidance August 2008

- 1.3.6: The existing road is totally inadequate for access to such a large residential development. The proposed widening of the road would help, but the plans are not clear about the practicality and ownership of the proposed work. Certainly the work would destroy the mature tree at that location (indicated by the red arrow).



Figure 2. Road widening is not practical without severe impact on the surrounding land, possibly requiring additional earthworks to areas beyond the ownership of Highways and the destruction of mature trees.

- 2.1: Crondall is NOT a large village, the number of dwellings within the existing development boundary number some 538, substantially below the threshold of 3,000 dwellings in the settlement hierarchy⁴.
- 2.6: The ground water issues were noted by Hart in their own assessment of this site as SHLAA 178
 - ▼ Flood Risk: The land is subject to high ground water flood risks (image taken from SHLAA 159 flood assessment). In addition the whole lower part of Redlands Lane suffers from very high surface water run-off from the golf course. This would need to be mitigated and managed to reduce the instances of large water volumes running down Redlands Lane, where it has threatened houses on many occasions. Hence any surface water scheme at Broden Stables would need to match or improve on the greenfield run-off rates.

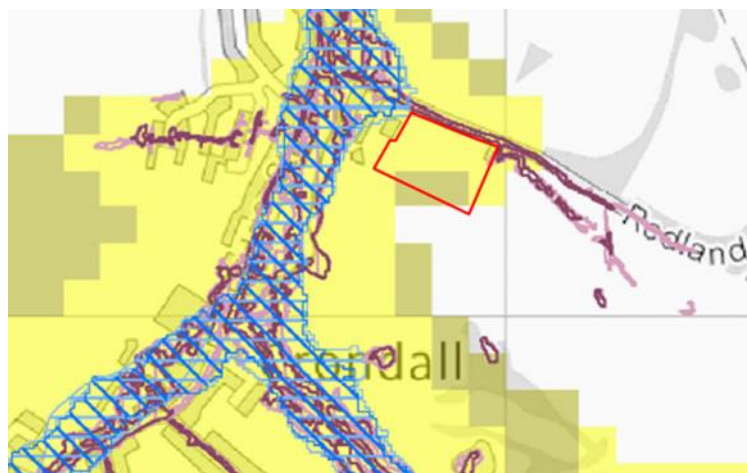


Figure 3. SHLAA 178 has significant ground water issues

- 2.6: The area is part of Hart Landscape Character area “15” Hart downs⁵, hence the statement that it is not part of any landscape area is incorrect.
- 2.9.8: Who would manage and maintain the extra play area? This is a key issue, as a “management company” is *hinted* at in some parts of other documents, but there is no clear and specific plan. On-going ownership costs, liabilities and maintenance responsibility etc need to be clarified.

⁴ A Settlement Hierarchy for Hart District, August 2010

⁵ Hart District Landscape Assessment, Final report, Scott Wilson Resource Associates, 1997

- 3.4: SHLAA 178 was rejected by Hart under the Reg18 Local Development Plan consultation over the Christmas 2015/16 period and the CPC response to the consultation was also strongly against it.
- 3.6: The statement is incorrect: the application to Hart was for the whole parish as a designated area for consideration of a Neighbourhood Plan. A “Neighbourhood Forum” is a separate corporate definition for areas that are not parished.
- 4.9: Worthy of note in the Hook Road appeal⁶ is para 52 that found that such a development was not sustainable given the harm to heritage assets and sewerage and drainage. Para 51 notes that the Hook emerging Neighbourhood Plan (NP) considered that site suitable for housing, the exact reverse is true in Crondall, in that the NP has not had the opportunity to consider such sites and the most recent communications from CPC on the subject (and widely supported across the Parish) was to reject SHLAA 178 (Redlands Lane).
- 5.1+: The reasons stated are very general across the whole of Hart for the various options considered at that time.
- 5.7: These assessments appear to be taken from the SHLAA assessment and were noted as incorrect in the CPC submission to Hart. Most importantly there is NO proper bus service that connects Crondall. There is only a pre-booked taxi share arrangement, but the service is not comparable:
 - Taxi-share: a return journey to Farnham costing £3.90⁷ but travel must be registered and pre-booked before 5pm on the preceding day and there are only 4 outgoing journeys per day from the centre of the village (some 2000m from the development site).
 - Traditional bus service such as that operating between Fleet-Farnborough (route 10) operated by Stagecoach⁸ with over 20 journeys per day, no pre-booking and a weekly season ticket averaging⁹ ~£2.54 per day.
- 5.16: The assessment of other sites fails to mention Mill Lane (SHLAA application submitted to Hart).
- 6.1: Only 5-15% (depending on how the ménage/sand-school is counted) of the land is “previously developed”, the fields are classed as “Good to Moderate” agricultural land¹⁰.
- 6.3: The [Timber Hill](#) appeal considered the definition of “previously developed land” (from National Planning Policy Framework Annex 2), but that was a contiguous piece of ménage/sand-school and grassed area for 4 houses. In contrast, Redlands Lane site is a much larger area with 3 separate fields in addition to the ménage/sand-school area.
 - The separated parts of the site are clearly agricultural in use and to claim them as “previously developed” makes a mockery of the NPPF policy.

⁶ APP/N1730/W/15/3136107

⁷ http://www3.hants.gov.uk/v221_crondall_70_link_publicity_leaflet_may_2013.pdf

⁸ http://www3.hants.gov.uk/farnborough_and_fleet_aug_15.pdf

⁹ Stagecoach Cost page [link](#)

¹⁰ Natural England Agricultural Land Classification Map



Figure 4. Timber Hill (left) with single curtilage (our red dashed line), compared to 4 separated areas at Redlands Lane

- The Timber Lane appeal decision makes specific reference to “justifiable harm” (para 9) in relation to the development, with the proviso that the developed parts are essentially covering the existing manage/sand-school footprint. At Redlands Lane, in addition to the natural wildlife corridors that exist through the current site, the current open fields are an essential part of the Crondall setting, defined by the Conservation Area document as *“Crondall is an attractive rural settlement in the southern part of Hart District. The village is located in a natural bowl to the south of the A287 Farnham to Hook road”* and *“Of note are the views out of the village over gently rolling chalk downland, with the eastern horizon being defined by the large areas of woodland”*. The proposed development is spread throughout the existing rural parts of the site.
- The Timber Lane site was within the urban boundary and this was weighed by the Inspector to support development, with the development area only extended a little past the ménage/Sand-school (and not across the fully grassed area of the site). The Redlands Lane site is very much outside the development boundary.
- 6.7: The higher the housing density the higher the demands on the creaking sewerage system in Crondall and the more traffic movements along Redlands Lane.
- 7.3: Crondall's affordable housing rates are the 3rd highest in Hart and **the** highest for a rural settlement. Current policy recommends placing affordable housing closer to sustainable transport links, employment and shopping: none of these features are present in Crondall to any significant extent.
- 8.3: The presence of some horses is considerably more ‘rural’ within a landscape than 30 houses, especially when considering the vertical height of a house being at least x4 higher than a horse!
- 8.14: It is difficult to see how these extra measures would encourage wildlife when surrounded by 30 houses.
- 8.17: The statement is incorrect, the site is **OUTSIDE** the Hitches Lane SANG boundary¹¹, as only the development of “10 houses of less” part extends into Crondall.

11

[http://www.hart.gov.uk/sites/default/files/4 The Council/Polices and published documents/Planning policy/SANG and Catchments within Hart.pdf](http://www.hart.gov.uk/sites/default/files/4%20The%20Council/Polices%20and%20published%20documents/Planning%20policy/SANG%20and%20Catchments%20within%20Hart.pdf)

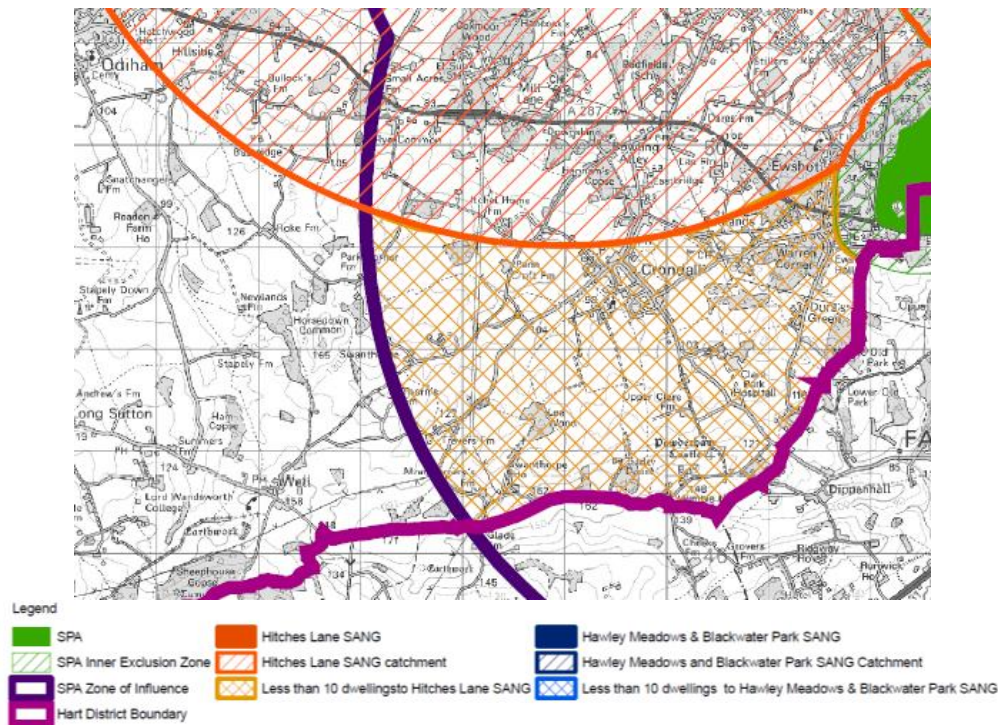


Figure 5. Extract from Hart's published SANG map (2016)

- 8.23: There are significant concerns about the approach to surface water attenuation, as the ground will not absorb significant water in winter and the catchment ponds are under-sized. The change from an agreed outfall rate into Redlands Lane from 2L/s (greenfield, summer run-off) to 5L/s was suggested by HCC but without understanding of the surface water situation at the bottom of Redlands Lane. The higher proposed run-off rate allows the developer to have smaller attenuation ponds but increases the flow into the road by x2.5, which could have disastrous consequences.
- 9.5: The existing low levels of traffic use (20/hr claimed) would be more than **doubled** during peak hours as residents drove to/from work and schools according to the Transport Assessment (para 5.4). There is no allowance in the assessment for the effects of the single track road causing a “domino effect” in queuing traffic up and down the road.
- 9.7: Car parking fails to meet Hart's parking guidance and will result in more cars being parked on the pavements and verges.
- 11.1: There **are NO offered S106 payments**, CPC has previously submitted a list of community projects to Hart¹² for consideration under S106 which has been consulted upon within the community and is strongly supported.
 - The application must include S106 contributions in lieu of CIL.
- 11.4: The nature of the proposed play area is not defined, and its long-term maintenance is not defined. CPC is interested to discuss a possible contribution to an off-site amenity under S106 as an alternative to the proposed play area.
- 11.5: Crondall has submitted a priorities list of community projects to Hart following local consultation, see above and CPC letter dated 12 August 2015
- 12.2: The text fails to mention that CPC and Hart pre-app advice was against such a development as it was outside existing policy.
- 12.6: While some local connectivity for affordable housing may have been mentioned, it has **not** even been discussed in outline with CPC. It is unclear how this would be achieved in practical and legal terms in perpetuity.

¹² CPC letter dated 12 August 2015

D3 - Drawings

- The drawings lack any interpretable scale.
 - In one corner is written: “1:100 @A3” implying a scale, but since these are submitted and distributed electronically, there are no definitive measurements that can be interpreted.
 - The drawings should NOT have been validated in this state.
 - Despite this limitation, an approximation has been made, but it is unclear if the white area displayed in the PDF screen image is the *printable area* or the *whole expected extent* of an A3 piece of paper.
 - Note: the Context Elevations, sectional drawing shows views in different directions and needs rigorous interpretation.
- The property designs all seem very similar and give the appearance of a modern “estate”. While the individual design is relatively sympathetic to the area, there needs to be more variation in style and colour (within a limited palette) to make the appearance more interesting.
- Layout Plan:
 - It is apparent that the overall density is much higher than the adjoining areas
 - Who would take ownership of the eastern footpath boundary to ensure the hedges didn't over-grow it?
 - The scheme retains a very narrow access on Redlands Lane to the west, hidden under the trees.
 - The location of a pond and swales close to the play area is a health and safety risk
 - Several of the parking allocations are “tandem”, this has been shown countless times to be ineffective in practice.
 - There only appear to be 58 marked parking spaces on the plan.
 - It is not clear how the marked drainage is achieved without damaging the tree roots.
 - It is not clear how surface drainage is managed from the impervious tarmac road into the drainage systems.
 - The “Adopted Roads Plan” does not appear to show which roads are unadopted, but it is assumed to be those shown in brown, with the implication that the central “circus” (grey) is adopted. Who would maintain the unadopted roads as they have shared access? The main access to each property should be “adopted”.

D4 - Design & Access Statement

- Most points concerning the D&AS are mentioned in the individual drawings and supporting documents, only a few extra are noted.
- The landscape impact images are highly selective in their choice of location.

D5 - Transport Assessment

- 2.16: The claim about a bus service is **wrong**. There are no regular bus services.
- 2.19: The statement is wrong. There have been numerous accidents at Bowling Alley/Redfield's Lane/A287 junction causing a risk to residents leaving the village.
 - 18 May 2016 there was a very serious accident at the junction of Redlands Lane and Pankridge Street and the air ambulance was called.
- There have been no discussions with CPC about any road treatments by HCC or HDC.
- Appendix E. There is no justification given for ignoring the Hart parking guidance, the document is provided to avoid the complex and convoluted justifications shown in this application.
- Appendix E, para 11: it is a fallacy to suggest that most houses in Crondall are more than 5 bedroom.

D6 - Flood Risk Assessment

- 3.4: The seepage of ground water will be much lower in the summer (however a spring / summer (May 2015) trial pit date is mentioned). Ground water is a major risk in the winter and spring.
 - The test pit report “ref 7” is not included in the submitted documents.
 - At CPC on 26th Sept 2016, the applicant stated that the test pits were dug in May 2016, this point should be clarified.
- 7.6: The current problems with Crondall’s sewers are not discussed. There has been considerable recent activity with Thames Water to make improvements, but the existing sewer still becomes surcharged under heavy rain conditions, especially during the winter (when there is a background groundwater ingress that cannot be traced, despite TW’s efforts). Cross-connection of rainwater drains to the sewer is a huge problem across the village and this cannot be economically traced and rectified. Hence the FRA needs to address how adding 30 extra houses will be managed by TW.
 - Fundamentally, there must be NO cross-connection on the new site.
- 7.8: Is the single biggest concern to residents, yet it is dismissed in just 2 paragraphs.
- 9.3: The change from a Qbar of 2L/s as the 1 in 100yr rate to 5L/s is an outrageous “sleight of hand” in the calculation. The natural run-off rate must be preserved and if possible improved. This is borne out by National Principle 8 ¹³ (the applicant’s “ref 18”) and should include FSSR growth curves which are not discussed.
 - The impact on houses downhill from the site is immediate and catastrophic, the current evidence is that the flows down Redlands Lane are just on the edge of workable, but higher rainfalls and flowrates off the site will tip this over causing inundation of houses.
 - National Principle 10.2 limits rates to below 2L/s/ha (but ideally below this) hence the need to retain the 2L/s figure for outfall.
- 9.4.1.1: Infiltration is very unlikely to be practicable in the winter with raised ground water levels, especially when the ground infiltration rates were measured in the summer.
- 9.4.1.3: Discharge to sewer is very much NOT practical due to the reasons discussed above.
- 9.4.4: The site would need to include conditions to enforce permeable driveways and other SUDS features
- 9.4.4: The use of soakaways is marginal given the winter ground water conditions. The applicant has NOT made annual measurements of ground water so cannot undertake the trade-off between water dispersal options. Building reg Part H (para 3.2.5.b) specifically requires that ground water does not reach the top of a soakaway at any time of year. The Tile Barn Farm ground water monitor¹⁴ shows a 6m range of movement through the year and this is extrapolated to Crondall by the Environment Agency.
 - There is no plan to deal with “perched” water as mentioned in the Risk Report.
- Part 2: The drawing shows a “Deep bore soak away into chalk strata” as the route to infiltration and surface water disposal. Given the geological conditions at Ashly Spring Head (235m to the SSW and subject to the same geology as shown in [Figure 6](#)) water will rise up from the ground under such circumstances and it will **NOT** provide any drainage capacity.

¹³ Environment Agency, ‘Rainfall Runoff Management for Developers - Report SC030219’, 2013.

¹⁴ <http://www.gaugemap.co.uk/#!/Map/Summary/9148/4526/2015-09-01/2016-09-30>

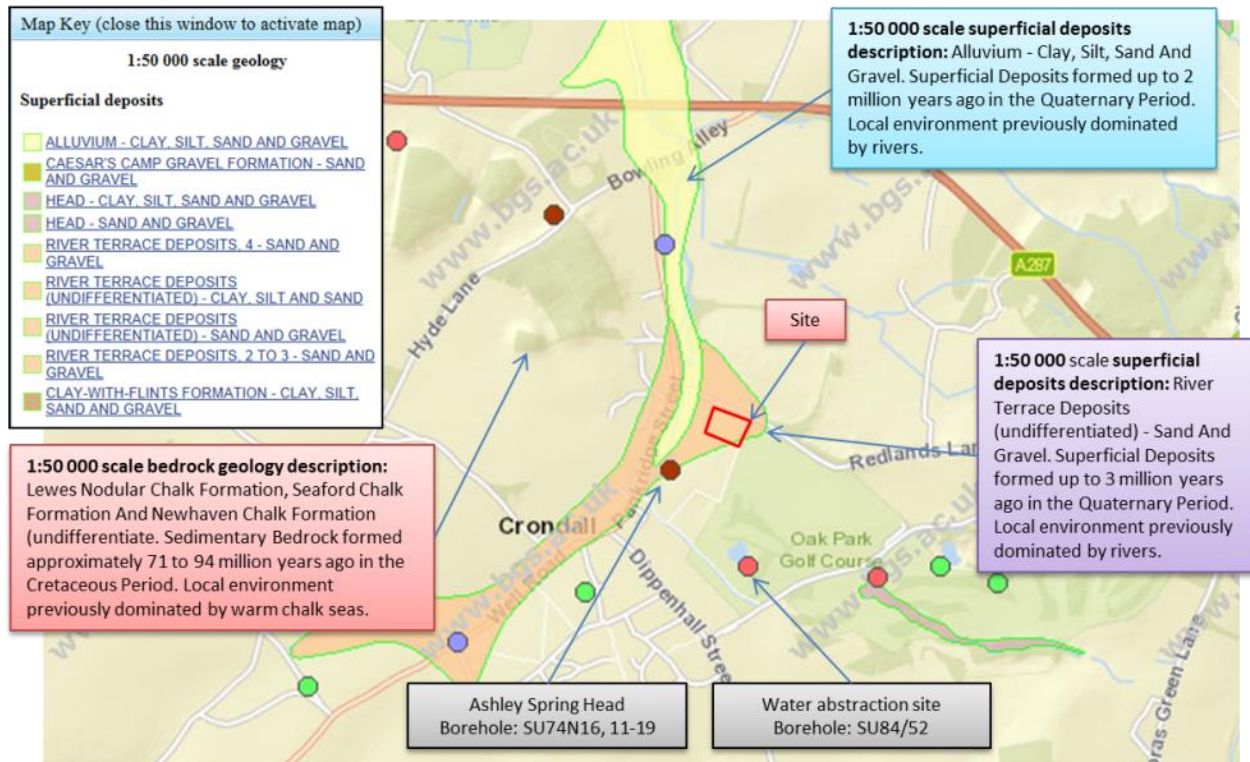


Figure 6. The site shares its geology with the Crondall valley and River Hart, where bore holes generate water

- The rising underground water is due to the hydrostatic pressure in the underlying chalk from the hills surrounding Crondall. There is no guarantee that a bore-hole feature would provide the required drainage rate and there is no sign that this has been tested by the applicant.
- Indeed, Borehole SU84/52 for water abstraction is noted on the golf course adjacent to the site and the British Geological Survey¹⁵ report for this states that the well top is 105m¹⁶ (AOD¹⁷) and water was encountered at 9.8m depth below well top. This is close to the 90m contour that runs through the middle of the Redlands Lane Site. Hence it can be shown that positive water pressure will exist at depths around 95m AOD, a little higher than most of the site. This matches the *well-observed* water flows **out** of the ground at Ashly Spring Head.
- It should also be noted that there are many wells in the vicinity due to the underground water traits discussed.
- Part 2: there is no detail about the construction of the storage ponds to prevent the build-up of silt that will prevent their operation and effective drainage into the future. Additionally, a practical “detention” pond will need some features below the planned outlet level that are excluded from the capacity calculation.
 - There is no explanation of how water is gathered into the detention pond and passed to the outfall attenuation pond.
- Part 2: The option to outfall to the river Hart does not include any assessment of cross-site flows that will be relatively high given the surfaces and drainage connection network.
 - Any link to the River Hart should NOT use the road as the water transport channel, a substantial pipe should be constructed to divert flow from the surface (where it threatens residents’ homes).
- Part 3: The HCC correspondence is illegible and cannot be assessed.

¹⁵ <http://mapapps.bgs.ac.uk/geologyofbritain/home.html>

¹⁶ http://scans.bgs.ac.uk/sobi_scans/boreholes/431077/images/10764972.html

¹⁷ Above Ordnance Datum

- Part 3: The calculations presented (eg. page 56) say very clearly that they are “estimates only and should not be used for design purposes”.

D7 - Landscape Statement

- Figure 4: underlines the visual impact of the site, with the definition of “partial” being somewhat contentious.
- Many of the later figures exclude any “visualisation” of the impact of the dwellings on the view in and around Crondall.

D8 - Miscellaneous Notes

- Construction Method Statement requirements:-
 - Operating times
 - Control of lorries in Redlands Lane (defined access route, turning provision on site)
 - Limited delivery times to avoid rush-hour in Redlands Lane
 - Avoidance of damage to small bridge (not suitable for 7.5T+ and has a 6'6" width restriction)
 - Wheel washing before leaving site
 - Attenuation of mud-wash to avoid blocking drains

Annex E – Requested Conditions

In the event that Hart was minded to approve, the following conditions are requested:

- Update and improve drainage plan to match greenfield run-off
- Detailed Construction Method statement to mitigate impact of lorry movements and effects of mud on existing drainage
- A plan to manage and maintain the flood attenuation schemes in perpetuity.
- To provide S106 payments to agreed Crondall community projects
- Re-design of the centre to increase separation between play area and water feature (or make the juxtaposition safer)
- Modify building design and colours to create some variation between dwellings
- To address design and impact issues as noted in objections
- Increase boundary planting with trees for higher screening
- Include clear and enforceable constraints on such boundary treatments used for screening such that they survive in perpetuity