

**Rotherwick Parish Council objection to:**

**17/02317/OUT Land at Owens Farm - Outline permission for the development of up to 700 dwellings, a 2ha site for a primary school, a 0.5ha site for a nursery, a 245m<sup>2</sup> retail facility, a 284m<sup>2</sup> community facility, together with associated vehicular, pedestrian and cycle access, open space and landscape works. All matters other than access are reserved for consideration at a later date. Full planning permission for the provision of 9.68ha Suitable Alternative Natural Greenspace and means of access. Owens Farm Newnham Road Hook Hampshire RG27 9NG**

Rotherwick Parish Council objects strongly to this outline planning application. The proposed application was not supported as a major site during consultation on the emerging Hart Local Plan and is not supported by Hart District Council or residents. The application conflicts with the results of the Local Plan consultation and is not one of the major development sites proposed in the emerging Local Plan.

The Hart Local Plan has identified sufficient development sites to deliver in excess of the Strategic Housing Market Assessment (SHMA) housing need for the District, without any additional major development sites required. The emerging Local Plan states that any additional urban extensions are not required to meet the housing needs for the District. Hook is a small town and has several large-scale housing developments recently approved and under construction, these current developments will deliver more than 700 new homes in Hook with several other smaller applications anticipated. This new application for 700 homes at Owens Farm would cause significant detrimental effects to Hook, particularly to the Parish infrastructure (roads, services, foul water disposal) and harm to the countryside and wildlife.

The site at Owens Farm is inappropriate for development, it is located on a greenfield site and would not be supported under Saved Policies RUR1, RUR2 and RUR3 of Hart Local Plan 2006. In addition, it is not supported by policy MG5 'Development in the Countryside' of the emerging Local Plan. The application site sits in rural countryside surrounded by several Sites of Importance for Nature Conservation (SINCs) and adjacent to a Hampshire & Isle of Wight Wildlife Trust (HIWWT) conservation site at College Copse Farm and the historic Tylney Park Conservation Area. The site is designated as a strategic gap designed to protect the open views between the Hook settlement boundary and the countryside looking out over the Conservation Area, these would be lost through this application. The proposed application would result in the settlements of Hook and Newnham being merged together and significantly harm the character of both parishes.

Rotherwick Parish Council believes this application would cause significant increases in traffic which could not be accommodated by the highways infrastructure, there are already concerns that the Parish infrastructure will not be able to cope with the additional 700 homes already approved and under construction. The proposed development has strong public opposition from residents in Hook, Newnham and Rotherwick.

It should also be noted that a previous appeal (APP/N1730/A/14/2226609) stated that development at Owen's Farm "*would have an adverse impact upon the Local Gap between Newnham and Hook. It would conflict with Local Plan policy CON21, the requirements of which are outlined above. It would also conflict with Local Plan policies RUR1, RUR2 and RUR3, which seek, among other things, to restrict development in the open countryside beyond settlement boundaries*". This appeal was dismissed and demonstrates that this land, located in the strategic gap, is not appropriate for development.

Rotherwick Parish Council requests that Hart District Council rejects this application.