



BRAMSHOTT & LIPHOOK NEIGHBOURHOOD DEVELOPMENT PLAN

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Bramshott & Liphook Neighbourhood Development Plan
NDP Office
c/o: The LMC Office
2 Ontario Way
Liphook
Hampshire
GU30 7LD

Victoria Potts
Planning Policy
East Hampshire District Council
Penns Place
Petersfield
GU31 4EX

15th April 2019

Dear Victoria,

Re: Bramshott and Liphook Neighbourhood Development Plan Strategic Site Specific Planning Policies

With reference to our meeting on 14th January 2019, on the behalf of the Bramshott and Liphook Neighbourhood Development Plan (B&L NDP) we are writing to inform you, and East Hampshire District Council (EHDC), that the B&L NDP propose to prepare and include within the NDP site specific planning policies for the final strategic sites allocated within the EHDC Local Plan 2017-2036, and any future strategic sites allocated to this Parish.

This proposal has arisen from consultation within the NDP group, community feedback and advice from our consultants, Fera Urbanism, on the effectiveness of NDPs.

The aim is to create strong linkage between the two levels of statutory plans. To create an effective partnership between the two levels of statutory plans, there needs to be the necessary “hooks” between strategic site allocations in the EHDC Local Plan, and future revisions of the Local Plan, and policies that deliver a further level of detail in the B&L NDP. The following example could form a template for these effective linkages:

EHDC Local Plan: “Policy LP1 – Land in Anywhere Lane, Liphook, is allocated for residential units and any other land uses. See Policy NDP-LP1 in the Bramshott and Liphook NDP for further policies covering design and development matters etc....”

Bramshott & Liphook NDP: “Policy NDP-LP1 – Land in Anywhere Lane, Liphook, is allocated for ... residential units under Policy LP1 of the East Hants Local Plan 2017-2036. This development is subject to the following design and development criteria:

- 1) Site layout; 2) Access routes; 3) Building heights; 4) Form and massing; 5) Site density; 6) Boundary treatments; 7) Connections beyond the site; 8) Internal landscape treatment; 9) Preferred architectural approach; 10) Housing mix; etc..”

All ten example criteria above will be expanded through well-written text and supported with diagrams and sketches where applicable. In this example, the EHDC Local Plan formally allocates the strategic site for

development, and undertakes the necessary and resource-intensive SEA/SA processes to make the allocation compliant with regulations. However, it goes no further than a red boundary line around the site and provides a housing number where applicable. EHDC's Local Plan then actively and deliberately delegates responsibility for the detail to the B&L NDP, who can then add the type of details necessary to make the development of the site acceptable "on the ground" and hopefully win the support of the local people for the proposals at the referendum.

We feel that this a good partnership approach to effective plan making, the technical exercises associated with strategic site allocations reside with EHDC, but by adding an B&L NDP clause to the policy, it gives the B&L NDP real legitimacy and allow the NDP ability to retain influence over how any allocated strategic sites are developed, and NDPs "should shape and direct development.. can shape, direct and help to deliver sustainable development", para 13 and 29 of the NPPF 2018.

This approach is also proposed for any future allocated strategic sites in the SDNPA area. We have informed SDNPA of our proposals separately.

We hope that EHDC finds the above proposals acceptable, and we look forward to liaising and working with you in further developing the proposed policies in the near future.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Chantal Foo', with a stylized flourish at the end.

Chantal Foo
Acting Chair of the Steering Group
Bramshott & Liphook Neighbourhood Development Plan