



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

a/o: Chris Paterson
Planning
South Downs National Park Authority
North Street
Midhurst
West Sussex
GU29 9DH

15th April 2019

Dear Chris,

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

On the behalf of the Bramshott and Liphook Neighbourhood Development Plan (B&L NDP) we are writing to inform you, and South Downs National Park Authority (SDNPA), that the B&L NDP propose to prepare and include within the NDP site specific planning policies for any future strategic sites allocated to this Parish within the SDNPA Local Plan and its future revisions.

This proposal has arisen from consultation within the NDP group, community feedback and advice from our consultants, Feria 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 any strategic site allocations in the SDNPA 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:

SDNPA 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 SDNPA Local Plan. 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 SDNPA 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. SDNPA'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 SDNPA, 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 East Hants District Council area. We have informed EHDC of our proposals separately.

We hope that the SDNPA finds the above proposals acceptable, and we look forward to liaising and working with SDNPA in further developing proposed policies in the 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