

John Dain

From: clerk@ecchinswell-pc.gov.uk
Sent: 20 January 2022 12:33
To: clerk@ecchinswell-pc.gov.uk
Subject: Neighbourhood Plan Call for Sites

Dear Resident,

Work on the Neighbourhood Plan has reached the stage where we are issuing a “Call for Sites”. We are seeking potential sites for the small number of homes that our consultation and the Local Plan Update suggest we need in the parish. Once a shortlist of suitable sites has been made using recommended screening criteria, this will be tested by community consultation. We will keep residents well informed on how you can take part in this consultation which we expect to take place in Spring/Summer 2022.

Our website gives more information about this process.
[http://www.ecchinswell-pc.gov.uk/Call for Sites 41849.aspx](http://www.ecchinswell-pc.gov.uk/Call_for_Sites_41849.aspx)

Best wishes,

Marian Dain

Chair – Ecchinswell, Sydmonton & Bishops Green Parish Council
(07748 733388)

Name

Address

14th January 2022

Dear

Neighbourhood Plan: Call for Sites

Ecchinswell Sydmonton and Bishops Green (ES&BG) Parish Council is in the process of preparing a Neighbourhood Plan for the parish to cover the period up to 2039. The parish was designated as a Neighbourhood Area by Basingstoke and Deane Borough Council (B&D BC) in February 2021 for the purpose of creating this Neighbourhood Development Plan. A Steering Group has been formed to lead the project and this communication is from that group acting on behalf of the Parish Council who are the Qualifying Body for developing the Plan.

The ES&BG Neighbourhood Plan will be closely aligned not only with the existing Basingstoke and Deane Borough Council Local Plan (2011-2029 adopted in 2016) but also the Local Plan Update presently being developed that takes that plan out to 2039.

Based on public consultation last September and information on housing need from B&D BC, it is apparent that a small number of new homes are required in the parish. In line with this, proposals being worked as part of the B&D BC Local Plan Update indicate that the parish will likely receive an allocated target of around 15 extra homes. Consequently we intend that the plan will include proposals to allocate land for this level of limited housing development.

This communication is a formal 'Call for Sites' to determine the availability of land that may qualify for allocation. Only land within or that adjoins the Settlement Boundaries of Bishops Green and Ecchinswell will qualify for consideration. Formalisation of these boundaries (proposed by B&D BC as part of the Local Plan Update) will also be part of the ES&BG Neighbourhood Plan.

The Parish Council understands that you are the owner of land which meets these location criteria and which also may be suitable for the development of the limited additional housing envisaged.

The purpose of this communication is to seek a discussion with you or your representative to determine whether you have interest in the potential of making such land available during the plan period. Once we have a list of potential sites, the team will undertake a structured assessment, short-listing and consultation process to arrive at the sites that will form part of the Plan.

Based on known needs for housing and the B&D BC policies in the existing Local Plan and the emerging Update we envisage that the criteria for potential sites that:

ES&BG Neighbourhood Plan

- Are small in size consistent with the small number (~15) of extra homes for the parish seen to be required between now and 2039,
- Are suited for extra housing that is predominately affordable to rent or buy,
- May enable the delivery of employment and/or community space,
- Will preserve the character of the villages in the surrounding landscape,
- Will protect local biodiversity value that cannot be replaced and deliver a biodiversity 'net' gain,
- Will not significantly worsen existing traffic congestion and/or safety issues,
- Will deliver low energy use, low water use and zero carbon footprint housing.

These factors will be used to assess the suitability of the land for development, alongside an independent Strategic Environmental Assessment used to inform site selection preferences. It will also be important to identify any likely development viability issues that we may need to be aware of in making the site selection decisions.

Please let us know as soon as possible that you are open to a discussion on this matter with representatives of the Steering Group and we will work to set up an opening discussion as soon as practicable. Please communicate this confirmation of interest by email to Sarah Jones, Clerk to ES&BG Parish Council at clerk@ecchinswell-pc.gov.uk using the subject title 'ESBG NP Call for Sites'.

At this stage, we are treating discussions with owners of potential sites as confidential; we trust that you will do likewise.

If we do not hear from you within one calendar month of the date of this letter, we will take it that you have no interest in offering potential sites.

We look forward to hearing from you.

Yours faithfully,

Marian Dain

*Chair, Neighbourhood Plan Steering Group &
Ecchinswell, Sydmonton and Bishops Green Parish Council*

ES&BG Neighbourhood Plan

Courtesy email from MD as PC Chair...

I am writing to let you know that you will shortly receive a letter from the Neighbourhood Plan Steering Group in connection with development of the plan. Specifically, the letter is a “call for sites” in connection with the limited number of new homes seen to be needed in the parish over the next 15-20 years. We are contacting you as owner (or the representative of the owner) of land in potentially qualified areas. The letter is an invitation for a discussion with members of the Steering Group who are developing the plan. Happy to discuss any questions you may have.