
From: [REDACTED]
Sent: 18 February 2020 12:39
To: Emily Corfield; Andrew Rushmer; Burghclere chair; Burghclere Parish
Subject: Burghclere Parish Neighbourhood Plan Examination

Importance: High

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For the reasons stated below, I intend to recommend three significant changes to the Plan.

- 1) The deletion of the three year time limit for the development, or for obtaining planning permission, for the allocated housing site.
- 2) The deletion of Policy B3.
- 3) The change of the end date of the Plan from 2036 to 2029.

Reasons

Policy B3 identifies a preferred direction of future growth. This may be released if the site identified in Policy B2 is not developed within 3 years from when this Plan is made; if a new Local Plan requires a greater number of new homes to 2036; or if the presumption in favour of sustainable development is engaged.

I realise that there is some internal contradiction in the Plan as Policy B3 refers to development of the site identified in Policy B2 within 3 years and Paragraph 5.19 refers to planning permission being gained within 3 years. The principle of imposing a 3 year limit, in which ever form, is my concern.

A key thrust of the National Planning Policy Framework is the timely delivery of housing. Nevertheless, Local Plan Policy SS5 does not specify any phasing requirements. I have no clear evidence to justify the requirement for the site identified in Policy B2 to be developed or permitted within 3 years. As the suitability of that site for development has been established, I do not see how the suitability would change after 3 years. If it is not developed or permitted in that time, the allocation would be lost. I see no reason why this site only has 3 years to be developed or permitted, when Local Plan Policy SS5 effectively allows up to 2029 for other similar sites within other parishes to be developed. There is no clear justification to make the delivery requirements for the development of this site more onerous than elsewhere in the Borough. Therefore, I intend to recommend reference to a 3 year time limit, in whatever form, is deleted from the Plan.

Basingstoke and Deane Borough Council has agreed to launch the preparation of an updated Local Plan. Potential Issues and Options consultation is due in the summer of this year.

The Parish Council, conscious that this neighbourhood plan is progressing in the early stages of the Local Plan Review and in the absence of an indicative housing number, chose to extend the plan period to 2036 to provide flexibility should circumstances change. In doing so, the Settlement Boundary has been drawn tightly, allowing little opportunity for future land for development within the village.

A neighbourhood plan can have an end date beyond the Local Plan and can identify reserve site. PPG states: Neighbourhood plans should consider providing indicative delivery timetables, and allocating reserve sites to ensure that emerging evidence of housing need is addressed. This

can help minimise potential conflicts and ensure that policies in the neighbourhood plan are not overridden by a new local plan. (extract Paragraph: 009 Reference ID: 41-009-20190509)

A preferred direction of future growth is identified within the Area of Outstanding Natural Beauty (AONB), although this is not a reserve site. This is site F in the Site Assessment Report. That report highlights that the site has the potential to accommodate significantly more than 10 - 15 dwellings, risking over-development. My concern is that the scale of development may constitute major development in the AONB where paragraph 172 in the NPPF states: Planning permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest.

Without knowing an indicative housing figure for the 2029 - 2036 period, the Plan has not directly addressed whether major development in the preferred direction of future growth would have regard to national policy in this respect.

The area identified as a preferred direction of future growth is neither a post plan period reserve site, or an allocation within the plan period. Whether the scale of development would constitute an exceptional circumstance for major development within the AONB has not been tested and the area proposed may not even be sufficient for the scale of development that may be required for the 2029 - 2036 period. In these circumstances and to have regard to paragraph 16 in the NPPF, particularly that the plan is prepared positively and is deliverable, I intend to recommend that the Plan period is altered to an end date of 2029 and that Policy B3 is deleted.

Consultation

The Parish Council, in its response to representations made by the Borough Council at the Regulation 16 consultation stage has recommended that Policy B3 is deleted and that the Plan period end date is altered to 2029.

In accordance with guidance to examiners in the NPIERS Guidance to Service Users and Examiners I am seeking comments on my three proposed modifications to the Plan. The guidance recommends that the description of the intended modifications are publicised on the local planning authority's website. Please can this be arranged, together with the reasoning outlined above. I would like to allow 2 weeks for comments. These should be restricted to the three proposed modifications. I will not accept further evidence or comments on other aspects of the Plan.

In the interest of fairness, please can the owners of the allocated site and of land identified in Policy B3 (if known) be directly consulted.

I am happy for the Borough Council and Parish Council to publicise these proposed modifications in any other way they feel appropriate, in addition to the above.

Regards

Janet Cheesley