

Clerk

From: Graham Bell <Gbell@bell-cornwell.co.uk>
Sent: 08 September 2015 15:05
To: Clerk
Subject: OPC meeting and the Deer park and the N Plan

Dear Sarah

Catching up on what I have heard occurred at the meeting last night I think it would be helpful to provide some interim and further explanation of the changes to be made prior to any presentation [which I wait to hear about if the OPC would like this offer to happen].

I hear that my email to the OPC about this matter was mentioned but under the guise of it suggesting that we were to make no changes – that is not the case or I would not have suggested meeting with the OPC as it would waste all our time.

To help in the interim can I explain the alterations that I have been charged to look into?

- The covenants and assurances and family trusts that the land can have placed upon it that alters its potential into the longer term
- Ideas of delivery and phasing of benefits and improvements
- Explanations of elements that the attendees at the exhibition found hard to visualise – the deer fencing, the oak tree planting and the community core and open spaces
- A re-examination of the definitive footpaths on the farmland to try to ensure the net effect is more linear meters of path not less and that the impact on routes is minimal
- The re assessment of the size of the project and the land intake overall so that the housing can be reduced proportionately and recalculated
- The re assessment of the Parkers House in location and size
- The POS to be made available to the OPC and how
- The community core, what it contains and events area viz a vis other suggestions in the N Plan – eg Dunley's Hill village green and car park

Accordingly there will be a new master plan to present to the OPC with some sketches which I would suggest are significant alterations.

The restoration of the landscape features and older historic structures is still part of the plan as is the introduction of a managed deer herd, proportionate to the land area.

I also have been informed that the issue of the LGS has arisen again on the basis that the size of the site is immaterial given the stance taken by other N Plans nearby.

We need to be very careful that apples are being compared to apples as I could quite understand that some local N plan allocations could come along with associated POS which the owner is willing to 'throw in' as LGS on the basis of other benefits to that owner.

One such example is Causeway Farm in the Petersfield N Plan and a country park or LGS attached to the largest housing allocation in the N plan.

There may be many others that we should think about but the NPPG reference is still relevant ie that it will not be appropriate in most cases and only used 'where the green area concerned is local in character and is not an extensive tract of land'.

I have been asked by SPAG to explain what we are doing but as that would be outside of a formal liaison with the locally elected body we have not engaged in that line of communication but favour the OPC letting their community know what is happening at the appropriate times.

I do hope this helps you at the OPC and I look forward to hearing whether there will or will not be a public meeting run by the OPC to consider the alterations to the scheme.

With kind regards,
yours sincerely,

Graham

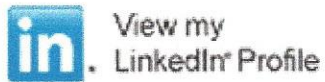
Graham C Bell
BA, Dip TP, MSc, MRTPI, FRGS.
Senior Partner



BELL CORNWELL LLP, Oakview House, Station Road, Hook, Hampshire, RG27 9TP; Tel. 01256 766673.

Also at Sowton Business Centre, Capital Court, Bittern Road, Exeter, Devon, EX2 7FW.
Tel. 01392 357515.

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