

EMPC Letter sent to 3 Site Developers 9<sup>th</sup> October 2015

To: R.Brown (B3 & B4), Sunley Homes (B6), WYG (B2 & B9)

Dear ....

### **Re. East Meon Neighbourhood Development Plan**

The NHP steering group is requesting all site promoters and developers to provide assistance regarding technical information about sites that they have put forward as possible site allocations in the Neighbourhood Plan.

The extensive review of sites in the village now needs more technical support to move towards formal allocations but this must be underpinned by evidence to demonstrate that development is achievable and deliverable.

With limited resources and limited support from the local planning and highway authorities your help is now needed. The SDNPA 2014 SHLAA exercise gives insufficient information regarding sites considered in that process and there are other gaps in the evidence base where sites were not included in the SHLAA. Where information is not forthcoming assumptions will have to be made by the NHP steering group using the best available information within the current limitations.

All the information you provide will form part of the evidence base for the plan and will be published on the NHP website. The technical information will help the steering group to complete the site assessments. In order to keep the programme set out by the steering group we would appreciate your response by 31<sup>st</sup> October 2015, after which we can also arrange to meet with you.

The following information is required:

- Confirmation that the site is available for development within the period 2016-2030
- Confirmation of capacity of open market and affordable housing (specify tenure) units
- Confirmation of dwelling mix proposed including provision for mobility impaired residents
- Confirmation from either HCC highways or a qualified transport professional that the site can be safely accessed considering the following issues: designated flood plain, highway visibility, highway gradients/ junction geometry and spacing
- The extent of direct tree and habitat loss to gain safe access/ develop the site and any anticipated direct impact on protected species
- Description of foul and surface water disposal, and implications for site coverage/ tree cover and protected species
- Mitigation proposed to deal with any landscape/ heritage/ biodiversity impacts

Please note that this request does not imply that the site, which you are acting for, will be allocated.

Thank you for your assistance with this process.

Yours sincerely

East Meon Parish Council

\*Addressees below

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