

Economy, Housing & Planning

Executive Head: Chris Elliott

Second open letter to site promoters

My Ref:
Your Ref:

Date: 25 April 2017

Request for information from site promoters and next steps for site meetings

We are writing to promoters of potential strategic sites (including proposed 'omission' sites) regarding four matters important to the finalisation of the draft local plan for submission, short and medium term workload planning and future housing delivery.

We request that you respond as best you are able on all four matters set out below preferably by Friday 12 May.

Site master planning and technical report information

In our last round of site progress meetings (and thank you to all who engaged in the meeting programme) we requested that site promoters provide us copies of any site technical studies and master plan proposals that you are willing to share and have not already supplied, to assist officers and members to finalise our site allocation decisions and policies.

Development phasing

For the purposes of preparing a robust future five year and plan period housing delivery trajectory, we invite you to submit to us your current best estimate of the future delivery of homes on your site, and to briefly outline the **rationale that supports this timetable**. Please take into account prior minerals extraction where relevant, any infrastructure or site preparation issues and any other relevant matters such as existing uses or contractual arrangements.

We acknowledge that there are inevitable uncertainties with local plan examination timetables. For the purposes of general consistency we suggest assuming that an outline planning permission could be achieved at the end of 2018, when we envisage that the Local Plan Inspector's report would be published. Use a different date if you have specific reasons to do so, and explain why in your timetable rationale.

Planning application intentions

We expect that demands on our Development Control service will increase in the short to medium term and will remain at this higher level, and we want to manage these demands efficiently. To do so it would help us to know your broad intentions in relation to the timing of submitting planning applications. If your intentions would differ depending on whether or not your site is included as a local plan allocation, we request you give us both timelines.

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Appletree Court, Beaulieu Road, LYNDHURST, SO43 7PA

Continuation of site progress meetings

Our Development Control service will take over the running of site progress meetings from this point forward. The policy team will participate where needed subject to other local plan programme demands, for example becoming more involved at the point of preparation for the local plan examination stage.

We envisage these meetings will transition to formal pre-application meeting and to a planning performance agreement at the appropriate point. These links provide details of our [pre application service](#) including our [guidelines](#) for larger sites. In due course we would also wish to discuss with you funding arrangements for an appropriate level of officer input following the grant of planning permission whilst the site is being developed.

Pre-application meetings for local plan sites can be booked from 3 October 2017 onwards.

Contacts and enquiries

To send us local plan site technical reports, proposed site master plans or to enquire about the local plan: policyandplans@nfdc.gov.uk FAO Mark Williams

Please note there is a 10mb file size limit on email attachments, please flatten down bulky or image heavy documents. Our firewall prevents us from accessing services like drop box.

To book a pre-application meeting from Tuesday 3 October 2017 onwards, including making arrangements for future fee payments: dev.control@nfdc.gov.uk FAO Anja Jennings

For any other matters relating to pre-application meetings or Development Control services: dev.control@nfdc.gov.uk FAO Steve Clothier

Yours faithfully

Planning Service

New Forest District Council

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