

**From:** [sigmaflan@aol.com](mailto:sigmaflan@aol.com) [<mailto:sigmaflan@aol.com>]

**Sent:** 16 October 2015 12:36

**To:** Jill Fisher

**Cc:** Katharine Makant; Julian Crawley; [kwillcox@rydon.co.uk](mailto:kwillcox@rydon.co.uk); [enewlyn@rydon.co.uk](mailto:enewlyn@rydon.co.uk); [pmephram@rydon.co.uk](mailto:pmephram@rydon.co.uk); [csampson@rydon.co.uk](mailto:csampson@rydon.co.uk)

**Subject:** Local Plan Examination Policy EM2 - Sherborne St John

Please find attached our letter and illustrative plan

Sigma Planning Services  
Sigma House, 6 Garden Street  
Tunbridge Wells  
Kent TN1 2XB

01892 517 107

-----Original Message-----

From: Joanne Brombley <[Joanne.Brombley@basingstoke.gov.uk](mailto:Joanne.Brombley@basingstoke.gov.uk)>

To: sigmaflan <[sigmaflan@aol.com](mailto:sigmaflan@aol.com)>

CC: Jill Fisher <[Jill.Fisher@basingstoke.gov.uk](mailto:Jill.Fisher@basingstoke.gov.uk)>

Sent: Mon, 26 Oct 2015 11:05

Subject: Local Plan Examination Policy EM2 - Sherborne St John

Dear Mr Hough

Thank you for your letter of 16 October regarding the proposed Sherborne St John Strategic Gap and the suggested removal of land within it relating to development proposed by your client, Rydon Homes. The proposal has been considered and the view has been reached that the removal of the land would not be suitable at this time, particularly given the current stage that the neighbourhood plan is at and the potential to prejudice this process. Furthermore, the draft Submission Local Plan (with proposed mid-examination modifications) states in draft Policy EM2 – Strategic Gaps, that

*‘development in gaps will only be permitted where:*

*c) it is proposed through a neighbourhood Plan or Neighbourhood Development Order, including Community Right to Build Orders’*

This criterion therefore means that the removal of land from the gap is not required at this stage as this could be implemented through the neighbourhood planning process, in due course, if that was considered suitable at the time, in light of the final proposals of the Sherborne St John neighbourhood plan.

I hope that the above provides sufficient clarity on the matter.

Regards  
Joanne

**Joanne Brombley**  
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**From:** [sigmaplan@aol.com](mailto:sigmaplan@aol.com) [mailto:[sigmaplan@aol.com](mailto:sigmaplan@aol.com)]  
**Sent:** 26 October 2015 13:14  
**To:** Joanne Brombley  
**Cc:** Jill Fisher; Katharine Makant; Julian Crawley; [kwillcox@rydon.co.uk](mailto:kwillcox@rydon.co.uk); [enewlyn@rydon.co.uk](mailto:enewlyn@rydon.co.uk)  
**Subject:** Re: Local Plan Examination Policy EM2 - Sherborne St John

Dear Joanne,

Thank you for your e-mail of 26 October.

The Sherborne St John Neighbourhood Plan Steering Group support the minor modification that I have requested and there is therefore no prejudice to the Neighbourhood Plan process.

Furthermore, the Local Plan Inspector is considering firstly whether the boundary of the Strategic Gap is appropriately drawn and secondly whether Neighbourhood Plans should be specifically empowered to introduce built development into Strategic Gaps. If he confirms the first point but rejects the second, then the neighbourhood planning process in Sherborne St John will be prejudiced.

Can I please ask your Council to reconsider their position on this matter.

Thank you.

Regards

Chris Hough

Sigma Planning Services  
Sigma House, 6 Garden Street  
Tunbridge Wells  
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**From:** Joanne Brombley  
**Sent:** 26 October 2015 14:19  
**To:** [sigmaplan@aol.com](mailto:sigmaplan@aol.com)  
**Cc:** Jill Fisher; Katharine Makant; Julian Crawley; [kwillcox@rydon.co.uk](mailto:kwillcox@rydon.co.uk); [enewlyn@rydon.co.uk](mailto:enewlyn@rydon.co.uk)  
**Subject:** RE: Local Plan Examination Policy EM2 - Sherborne St John

Dear Chris

Thank you for your response but I think the current position on this is quite clear. We will obviously review the position in light of any future comments that the Inspector makes through the

examination process. Also, things may change as the neighbourhood plan develops and it will ultimately be up to the community to decide on the suitability of the plan through a referendum. Until this time, the Sherborne St John Neighbourhood Plan will, no doubt, continue to evolve.

Regards  
Joanne

**Joanne Brombley**  
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**From:** Sigma Planning [mailto:sigmaplan@aol.com]  
**Sent:** 26 October 2015 14:47  
**To:** Katharine Makant  
**Cc:** Jill Fisher; Julian Crawley; 'Kevin Willcox'; 'Elliott Newlyn'  
**Subject:** Basingstoke Local Plan

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Dear Katharine

You have been copied into my correspondence with Basingstoke & Deane Council concerning a request for a minor modification to facilitate a mixed housing/village shop/open space development at Sherborne St John which is proposed to be included in the emerging Neighbourhood Plan. The Council are not willing to promote a minor modification and I would be grateful if you could ensure that the Inspector has sight of this correspondence so that he can bear it in mind when making his recommendations upon relevant points that were put to him by me and others at the Local Plan Examination.

Thank you.

Regards

Chris Hough



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