



BLACKMOOR ESTATE

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**Blackmoor Estate**  
Blackmoor, Liss,  
Hampshire GU33 6BS

**Telephone** 01420 476003  
**Fax** 01420 475878  
**Email** [info@blackmoorestate.co.uk](mailto:info@blackmoorestate.co.uk)

**[www.blackmoorestate.co.uk](http://www.blackmoorestate.co.uk)**

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## **PRE-SUBMISSION SOUTH DOWNS LOCAL PLAN**

### **Comment on Position of Newton Valence Farm (R224) Mater 10-11 Chapter 7 policy SD88 Selborne**

This submission asks several questions which I thought it would be helpful to answer as well as correcting a misconception regarding the ownership of the access track.

- I can confirm that this site is available now and would be achievable within five years. Blackmoor Estate has reached agreement with a developer to bring this site forward for residential development and discussions with the SDNPA are planned for early next year.
- There has been pre-application correspondence between the highways consultant (Paul Basham Associates) and HCC Highways.
- The release of the site is not dependent on other planning proposals. The seasonal workers accommodation that was formerly on this site has already been re-located.

Regarding access arrangements:

- I can confirm that Blackmoor Estate owns the access road from the B3006 and therefore has ability to improve that route.
- The title compromising the access track is approximately 5m wide at the junction affording the opportunity to widen the access at this point if necessary.
- Blackmoor Estate also owns the properties to the north and south of that access route (Ketchers Little Cottage and Ketchers New Cottage respectively). If it was deemed necessary to widen the track or provide passing points this could be accommodated by the adjusting the boundaries of these properties.
- The highways consultant has confirmed that an access suitable for a residential development of the scale proposed in the SDNP allocation can be provided.

William Wolmer

Managing Director  
Blackmoor Estate.