

**BEECH PARISH
NEIGHBOURHOOD PLAN CONSULTATION STATEMENT
May 2019**



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1. THE PURPOSE OF THIS DOCUMENT

The Neighbourhood Planning (General) Regulations 2012 set out a legal requirement at Regulation 15 that a Parish council submitting a neighbourhood plan proposal to the local planning authority must include certain documents, amongst which is a “consultation statement”.

In this regulation, “consultation statement” means a document which:

- a. contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan
- b. explains how they were consulted
- c. summarises the main issues and concerns raised by the persons consulted; and describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan
- d. This is a summary document with results of the 2 main consultations detailed in subsidiary documents.

This document is intended to fulfil the above legal requirement

2. BACKGROUND TO THE INTENTION TO CREATE A NEIGHBOURHOOD PLAN

Beech Parish Council decided at their meeting held on 8th February 2016 to make a formal application to East Hampshire District Council (the local planning authority for the Parish), under regulation 5 of the Neighbourhood Planning Regulations 2012, for the designation of a neighbourhood area. The application was for a neighbourhood plan to cover the Parish of Beech and is included within the evidence base document. For ease of referencing, a list of all evidence Base documents can be found in Appendix 1 - Supporting Documentation and Evidence Base and also on the websites www.Beechpc.com and on the Working Group website Beechnp.co.uk

East Hampshire District Council (EHDC) publicised the application in accordance with the requirements of regulation 7 of the 2012 Regulations. The application was published on the EHDC web site and invited representations from interested parties. EHDC also had a copy of the application available for public inspection at their offices at Penns Place, Petersfield. Notice of the application was also publicised locally in the Parish and is available on the EHDC website (See Appendix 1.1). EHDC approved the designation on the 18th April 2017.

3. OUR OVERALL APPROACH TO CONSULTATION

Throughout the preparation of the Beech Neighbourhood Development Plan, we have tried to promote the widest possible engagement of the local community in planning for the future development of the Parish. Our guiding principles have been:

- I. To commence community engagement as early as possible to seek a clear understanding of those issues and concerns which are of most importance to the local community, prior to commencement of plan formulation.
- II. To offer further opportunities for comment as draft objectives and planning policies were worked up and a draft plan prepared.

- III. To offer a range of different ways for people to engage as preparation of the plan has progressed.
- IV. To tap into the knowledge and experience available in the local community wherever possible.
- V. To meet the statutory requirements for public engagement set out in in the Neighbourhood Plan Regulations.

4. THE NEIGHBOURHOOD PLAN PROCESS

- a. The Parish Council set up a Working Group to oversee the preparation of the Neighbourhood Plan. The group comprised of a Parish Councillor, and a number of local residents with an interest in the community and in helping to deliver this project. This group met regularly from February 2017 to April 2019.
- b. A list of names of all the Working Group members, including attendances at meetings can be found in the evidence base documents within the Neighbourhood Planning Process area.
- c. The Parish Council agreed with the Working Group what was required of the Beech Neighbourhood Development Plan as:
 - I. It was to replace the 2002 Village Design Statement, (see Appendix 1.3) because that document no longer had any legal status in planning terms, and had become largely ignored in new developments.
 - II. The Group should ensure that new policies covered the 'Design Guideline' specified in the 2002 Village Design Statement.
 - III. The Group should consult the village to verify that the findings of the 2001 Village Appraisal Report still held good (see Appendix 1.2).
 - IV. The Group should ensure that the Neighbourhood Development Plan protected the Special Housing Area that covers the area of Medstead Road and Wellhouse Road.
 - V. The Group should ensure that a non-coalescence policy was created to protect the unique identity of Beech as a separate settlement from Alton and Medstead.
 - VI. The Group should ensure that the character of the area was retained, especially its woodland and extensive views.
 - VII. The Group should protect the villagers' access to the woodland and views by ensuring the Plan protected the safety of walkers on roads and footpaths and their access rights to them.
- d. Members of the Working Group sub-divided into a number of topic specific teams, utilising their specific skills and knowledge of the Parish. The Working Group agreed that the following policy areas should be scoped for inclusion in the Plan and allocated members to lead the teams.
 - *Spatial Plan Policy:* Tony Cohen & Tony Ransley
 - *Design & Development Principles:* Tony Ransley & Bill Monk
 - *Local Gap Policy:* Kate Stanton, Nina Peskett & George Gate

- *Community Facilities:* Nicola Phillips
 - *Local Green Spaces:* Nina Peskett & George Gate
 - *Green Infrastructure (paths,bridleways,etc.):* Alana Coombes
 - *Sustainable Drainage:* Ian Gibson
 - *Thedden Grange & Alton Abbey:* Ian Gibson & Tony Cohen
 - *Telecommunications:* Seb Elliot
 - *Employment:* Seb Elliot
 - *Highways & Traffic Management:* recognised not to be a policy but may be included in some way within the Plan – Ian Gibson
- e. The Working Group established links with planning officers at EHDC from the very outset. Regular meetings were held with EHDC throughout the period when policies were defined. The Group and Parish Councillors took advantage of the various neighbourhood planning events arranged by the Authority and others for Parish neighbourhood plan members and councillors in the district.
- f. The Working Group appointed an external planning consultant, John Slater (of John Slater Planning Ltd., Company No.10365719 Registered Office: The Oaks, Buckerell, Honiton, Devon, EX14 3ER) to provide advice and guidance throughout the process.
- g. The Working Group has worked throughout the process to gather together an evidence base to support the Neighbourhood Development Plan. This includes both published and online sources, such as the Census, local authority and EHDC documents, and information gathered through surveys and other local sources.
- h. The working group held 38 meetings during the period, for details of attendees see Appendix 4.

5. HOW WE COMMUNICATED NEIGHBOURHOOD PLAN PROGRESS

The Working Group and Parish Council communicated through various channels to make sure that people remained informed and were able to contribute to the draft plan.

This was achieved through:

- a. **Public participation session in monthly Parish Council meetings**
Council meetings are advertised through the council website (<https://www.beechpc.com/meetings-minutes/>) and were held in public every month for the duration of the plan making process. The minutes of each meeting are available through the Parish website.
- b. **Village Magazine**

Throughout the plan development process, we published a quarterly update on plan development progress using the village magazine – Beech News. This is distributed free-of-charge to every dwelling in the parish.

c. **Website**

A Neighbourhood Planning website was established. Beechnp.co.uk .

The Neighbourhood Planning website was used during the plan development process to give regular progress updates, to give access to the latest approved versions of the draft objectives and policies as they were being developed and to provide links to various useful Neighbourhood Planning resources.

d. **Facebook page**

A Beech Neighbourhood plan Facebook page was established <https://www.facebook.com/Beech-Neighbourhood-NP-Working-Group-1412045738913170/> and promoted.

e. **The 'Nextdoor' social media app**

https://nextdoor.co.uk/news_feed/ has 236 members living in Beech and was regularly used to provide and request clarification from the Beech members.

f. **Consultation events**

Two major consultation events were held in the Village Hall. One related to the Landscape Character Assessment the other to the Regulation 14 consultation on the Draft Neighbourhood Plan, further details below.

6. THE BEECH NEIGHBOURHOOD PLAN QUESTIONNAIRE SUMMER 2017

The *Parish of Beech Village Appraisal Report 2001* was the precursor for *The Parish of Beech Village Design Statement* published in 2002 (See Appendix 1.2 and 1.3). This questionnaire was thorough each household received 1 questionnaire and 170 out of the then 199 households responded. In large part the reason for the success of the Design Statement was due to the questionnaire giving the authors a deep understanding of village views and needs.

It was decided to use this method of consultation for the Neighbourhood Plan in 2017. It proved equally successful; this time 171 out of 228 households responded.

Throughout the process of creating the Neighbourhood Development Plan, the questionnaire responses were consulted.

The Beech Neighbourhood Plan Questionnaire Responses Summer 2017 is included in the evidence Base (Appendix 1.4).

7. LANDSCAPE CHARACTER ASSESSMENT AND CONSULTATION

As part of our consultation with statutory consultees throughout the process of creating our draft neighbourhood development plan, we were advised by EHDC in March 2018 that a Landscape Character Assessment (LCA) was required to support the plan.

The Parish Council commissioned 'The terra firma Consultancy Ltd', of Petersfield to produce an LCA.

The LCA was consulted on from 28th September 2018 to 10th November 2018; a total of 28 people attended/ responded to the consultation. Thereafter the LCA was sent to EHDC for comments and forwarded to Historic England, Natural England and the Environment Agency.

The **Beech Parish Council Landscape_Character_Assessment_LCA_Consultation_Oct-Nov2018** report is included in the evidences. (Appendix 2)

8. THE REGULATION 14 PUBLIC CONSULTATION

In order to maximise the feedback on the Pre-Submission draft of the Beech Neighbourhood Plan, it was decided that people would be given the opportunity to respond either by:

- Writing to / e-mailing the parish clerk
- Responding through a paper-based questionnaire which was delivered to every home in the Parish with the March Edition of the Parish News and could be posted in a special post box mounted by the Village Hall.
- feeding back online through the website or by e-mail admin@beechpcnp.co.uk
- feeding back online through 'Nextdoor'

To ensure the neighbourhood plan consultation received maximum coverage, we adopted arrangements appropriate and proportionate for Beech. This included a variety of forms of communication to make people aware of the statutory consultation period, and the monthly village dinner that we hold in the Village hall was used to launch the consultation.

The poster below was placed on Parish Council notice boards. An article was published in Beech News Winter 2018/19 edition, which is delivered to all residencies in the village. With each copy of the Beech News 2018/19 a Regulation 14 Consultation Notice was distributed, together with a Regulation 14 Consultation Feedback Form.

9. Responses to the VILLAGE NP Questionnaire and the REG 14 CONSULTATION Questionnaire by postcode.

POST CODE	ROAD	QTY	Questionnaire No Off Responses	%age	Consultation No Of Responses	%age
GU34 4AD	Lower Medstead RD	21	18	86%	8	38%
GU34 4AE	Middle Medstead Road	42	22	52%	7	17%
GU34 4AF	Medstead RD Upper	13	9	69%	2	15%
GU34 4AJ	Medstead RD Higher	7	4	57%	1	14%
GU34 4AL	KINGS HILL. Lower RHS	19	15	79%	0	0%
GU34 4AN	KINGS HILL. MIDDLE RHS	16	13	81%	3	19%
GU34 4AW	KINGS HILL. LHS	17	15	88%	2	12%
GU34 4AQ	WELLHOUSE Lower LHS	28	14	50%	4	14%
GU34 4AH	WELLHOUSE Lower RHS	17	12	71%	1	6%
GU34 4AG	WELLHOUSE Upper RHS	26	20	77%	3	12%
GU34 4AY	The Cramptons	5	2	40%	1	20%
GU34 4AX	Snode Hill	6	3	50%	3	50%
GU34 4AP	Abbey Road	3	1	33%	1	33%
GU34 4BH	Basingstoke Road	3	2	67%	1	33%
GU34 4AA	Basingstoke Road	2	1	50%	1	50%
GU34 4AB	Basingstoke Road	1	0	0%	0	0%
GU34 4AU	Thedden Grange	8	6	75%	1	13%
GU34 4AU	Thedden farm	1	1	100%	0	0%
	Returns with no post code		13	6%		
	Unoccupied	-7				
		228	171	75%	39	17%

Appendix 1 Supporting Documentation and Evidence Base

1. Beech Neighbourhood Plan Area <http://www.easthants.gov.uk/beece-neighborhood-area-designation-confirmation-pdf-36-mb>
2. Parish of Beech Village Appraisal Report 2001 Link at <https://www.beechnp.co.uk/design-vs-policy/>
3. The Parish of Beech Village Design Statement <https://www.beechpc.com/village-design-statement/>
4. The Beech Neighbourhood Plan Questionnaire Responses Summer 2017 <https://www.beechnp.co.uk/questionnaire/>

Appendix 2 LCA Consultation

Beech Parish Council Landscape Character Assessment (LCA) Consultation Oct-Nov 2018

1. When the consultation happened

The consultation was approved by the Beech Parish Council in their meeting of the 17th of September 2018.

2. Duration of the consultation period

The consultation period is to end November 10th 2018.

3. Clarity of scope and impact, and Capacity to Consult

The public consultation will be advertised on the Beech Parish Council Website, on 'Nextdoor Beech' and on the Parish Council Noticeboard. There was a leaflet printed, costing £8.80, and this will be distributed to every household with details of the consultation. A consultation event was held over a two day period, Friday and Saturday, to allow as many people as possible to visit, the clerk will confirm dates when the Village Hall availability has been checked. Dates were agreed as Friday 2nd November and Saturday 3rd November. Hire costs for the 2 days were.

The monthly village dinner at the hall allowed the posters to be displayed whilst the dinner was held on the 28th September 2018

Poster boards A1 size, costing £50, were displayed explaining the LCA process and details of the report covering each LCT area. Members of the Neighbourhood Planning Group were available to answer questions. Post it notes were provided to allow members of the public to comment.

4. Accessibility of consultation exercises and the burden of consultation

Internet links to a dropbox PDF with comment facilities were established as were details of e-mail and postal addresses where villagers could post/send comments. The village hall was open on the consultation days and is situation where it can be easily reached by all villagers

5. Responses to the consultation exercises

Number of people who attended/ responded to the consultation:

30 plus people attended the Village Monthly Dinner, and were directed to the website and advised of the formal consultation date

3 people responded on-line through the internet dropbox link

22 people attended the village hall during the consultation exercise.

3 Persons e-mailed admin / Clerk

Comments noted

Villagers who attended the consultation commented favourably on the LCA and offered support for Neighbourhood plan policies to use the LCA as supporting evidence for the plan.

The following comments were noted on the website:

RW - 'Overall I think this is an excellent document with a very detailed and thorough analysis and good recommendations. Just one thing puzzles me. The comment that Medstead Road can be busy and dangerous for pedestrians and cyclists reflects local opinion and is a major concern, but why is this included as a detracting feature in sections 3 and 4 referring to fieldscapes, and not in section 1 Settlement area and Section 2 woodland. After all, Medstead Road lies entirely in the settlement area and is a key access point for woodland areas, but is not near the fieldscapes.'

DR – 'This looks an extremely thorough job and I find nothing that I would disagree with. Thank you for sharing'

NS – 'An excellent document. Well done to all who have brought it together. Is it worth adding something about the threat of erosion of the gap between Alton and Beech both along the A339 and also with the proposed new developments at the back of the old Treloars hospital which abut straight on to Bushy Leaze wood?'

The following were received by e-mail

NN - 'As a resident of Beech for 58 years, I feel well qualified to respond to your request for comments on your current consultation for the Landscape Character Assessment (LCA).

Beech enjoys a quiet rural naturalness in its attractive woodland setting, and this should be preserved. To my mind, and others, it would be a mistake to close the important 'rural green lung' at Kings Hill and conjoin the larger part of Beech with the area around The Abbey, shown as Area 1C on the coloured map. In addition, development at this location would further exacerbate traffic problems and the related issues of pedestrian safety. I agree with the LCA in not supporting the provision of footpaths and the urbanising impact that these would create.

The LCA refers to the housing at Beech being predominantly large houses in large plots. It does, though, suggest that there is a need to provide smaller houses for young people and for downsizers, and that this is best achieved within Area 1B, as shown on the LCA map. It goes further by saying that it would be appropriate to achieve this by the utilisation of garden spaces and peripheral plots. This would also help address the significant social and economic problems of an ageing and reducing population.

My property at Snode Hill falls largely outside of the current settlement boundary, but entirely within the LCA Settlement Area 1B. Development here would be discrete, it avoids any coalescence with Alton, but it is the closest location to buses and Alton town centre, and the majority of traffic arising would take the natural exit route to the east.

Generally, I fully support the LCA and see its inclusion in the emerging Neighbourhood Development Plan as a key element in finding the balance of maintaining the attractiveness of the village, whilst acknowledging the need for development to avoid the stagnation that can destroy that which it is seeking to preserve.'

XL1 - A consistent threat to the village environment is the use of Medstead Road and Kings Hill as a diversion during road works and as a "rat run" between the A31 and A339 and the increased number of developments in Four Marks and Medstead.

XL2 - Whilst reading the assessments which I agree with, I wondered if anyone is aware of the orchids growing in Bushey Leaze woods? I believe it is the common spotted Orchid and attach a photo. *(Note details forwarded to HBIC)*

XL3 - My wife and I have been residents of Beech for over 14 years and have in-depth knowledge and experience of the village and surrounding area as relevant to commenting on the Land Character Assessment (LCA).

We highlight the major concerns that still remain (after very many years), of the village community and parish councillors (together with those flagged by the former 'Speed Watch Group'), on pedestrian and cyclists' road safety, associated with the increasing number of vehicles manoeuvring in, and transitioning through, central* Beech.

Development at area 1C (Kings Hill - per the LCA map), and any other areas that increase traffic through the central village, would expand the problem.

Furthermore, development at 1C would reduce the green gap between Beech and Medstead.

*'Central' in this context means where the majority of the village population live.

The LCA mentions that housing in Beech is mainly large houses on big plots.

It suggests the need for houses suitable for those wishing 'down-size', and for young people* and that this may be best achieved in area 1B on the map;

Also, development land to assist accommodating senior community members may be achieved in this area.

*We note that the draft Neighbourhood Development Plan mentions a community indicated need to make provision for these elements.

Our property at Snode Hill is located within area 1B. Any development carried out here would be with discretion. The location is totally screened from the village and virtually all neighbours. It lies just outside of the settlement boundary but is one of the closest Beech locations to accessing facilities in Alton i.e. with only a very short use of the extreme eastern end of the Medstead Road to access to the main road and footpath to Alton; so there would be no associated contribution to central Beech village traffic.

It is wholly appropriate for the benefit of the parish community to preserve the Village Hall and green land immediately adjoining it, together with the recreation field closely adjacent to Wellhouse Lane.

We appreciate and support the LCA's objective to maintain the pleasant aesthetic character and atmosphere of the village whilst taking into account the need for harmonious development that will positively benefit people wishing to live here.

The following comments were noted on the consultation days:

N CT – ‘I don’t disagree with any of it. Well done!’

WR – ‘All looks very interesting with Beech Community at the heart – I hope the Parish Council agree with what has been a lot of work’

Page 4 NC ‘But random street furniture **IS** a feature of rural villages. Villages are not designed!’

Page 4 ‘there is CONFLICT between the 2 statements:

- a. *To retain and enhance the valued, wooded character of the village with its mix of individual properties whilst allowing for appropriate and sensitive development.*
- b. *Conserve the current density of settlement (including a minimum plot size of 0.2 hectares in the EHDC designated 'Special Housing Area'), quiet roads and consequently peaceful and in places rural character of the landscape.’*

Page 6 spelling ‘Thedden’ please not ‘Theddon’.

Page 8 spelling of ‘paraphernalia’ has a missing ‘r’ on this page.

Page 8 ‘I fear that retaining Medstead Road’s ‘unimproved’ status will not allow speed restriction measures, which are needed to control traffic speed and density.’

Appendix 3 Beech Neighbourhood Development Plan: Regulation 14 Public Consultation – February/March 2019 Consultation Process, list of comments and responses

When the consultation was approved

The consultation was approved by the Beech Parish Council in their meeting of 3rd February 2019.

Duration of the consultation period

The consultation period commenced 5th February and ended April 2nd 2019.

Clarity of scope and impact, and Capacity to Consult

The public consultation was advertised in the Beech News Winter Issue 2018/2019, on the Beech Parish Council Website, on 'Nextdoor Beech' and on the Parish Council Noticeboard. There were a leaflet and consultation form/questionnaire printed, and those were distributed to every household with the Beech News Winter Edition 2018/2019. A consultation event was held over a two day period, Saturday 16th & Sunday 17th February 2019. The consultation was again brought to the village's attention at the monthly social evening on the 22nd February.

Poster boards, A1 size, were displayed in the Village Hall explaining the proposed the Neighbourhood Development Plan policies, and printed copies of the plan were available. Members of the Neighbourhood Planning Group were present to answer questions. Post-it notes were provided to allow members of the public to comment, as were addition copies of the Consultation form.

A post box was mounted outside the village hall for villagers to post their consultation forms. This proved the most effective way of collecting comments.

Accessibility of consultation exercises and the burden of consultation

The following consultation response methods were available to villagers

- I. Writing to / e-mailing the parish clerk
- II. Responding through a paper-based consultation form.
- III. Feeding back online through the Neighbourhood Plan website or by e-mail to admin@beechpcnp.co.uk
- IV. Feeding back online through 'Nextdoor'
- V. Attending the formal consultation events.

Level of response to the consultation exercises

Number of people who attended/ responded to the consultation:

30 plus people attended the Village Monthly Dinner, and were directed to the website and advised of the formal consultation date

39 people responded by the use of the consultation form

4 people e-mailed the Beech Neighbourhood Plan Website admin or the Parish clerk

10 people attended the village hall during the consultation event.

4 Persons responded via Nextdoor (the social media site).

Details of the responses to the Consultation Questionnaire are shown below.

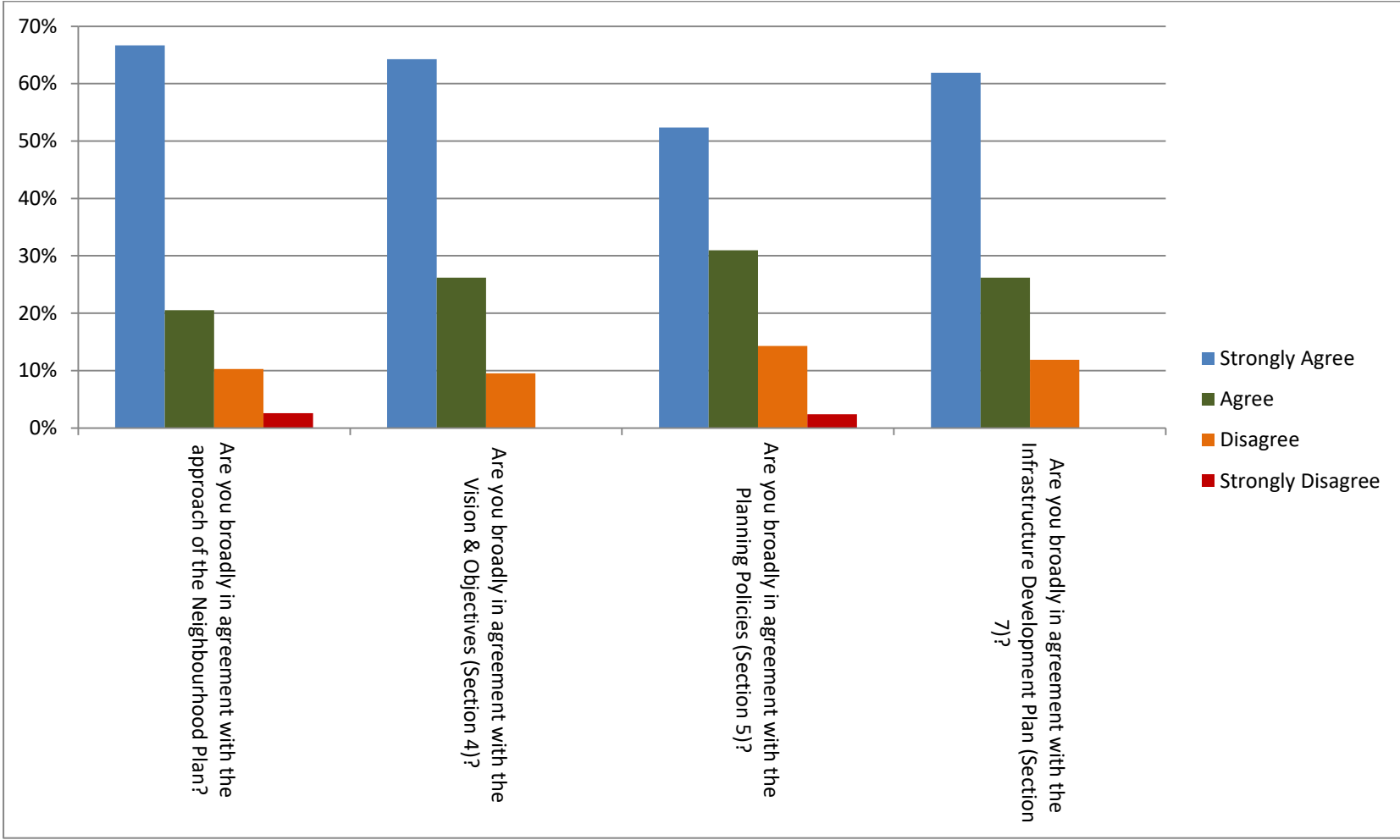
Responses to general questions on the consultation form:

	Are you broadly in agreement with the approach of the Neighbourhood Plan?				Are you broadly in agreement with the Vision & Objectives (Section 4)?				Are you broadly in agreement with the Planning Policies (Section 5)?				Are you broadly in agreement with the Infrastructure Development Plan (Section 7)?			
	Strongly Agree	Agree	Disagree	Strongly Disagree	Strongly Agree	Agree	Disagree	Strongly Disagree	Strongly Agree	Agree	Disagree	Strongly Disagree	Strongly Agree	Agree	Disagree	Strongly Disagree
Form No	26	8	4	1	27	11	4	0	22	13	6	1	26	11	5	0
1		1				1				1				1		
2	1				1				1				1			
3	1				1				1				1			
4	1				1				1				1			
5		1				1				1				1		
6	1				1				1				1			
7	1				1					1			1			
8	1				1				1					1		
9	1				1				1				1			
10	1				1				1				1			
11	1				1				1				1			
12	1				1				1				1			
13	1				1					1				1		
14	1				1					1			1			
15	1				1				1				1			
16				1			1				1				1	
17	1				1				1				1			
18		1			1				1				1			
19		1				1				1				1		
20	1				1				1				1			
21			1				1				1				1	
22			1				1				1				1	
23	1				1				1				1			
24		1				1				1				1		
25		1				1				1				1		
26	1				1				1				1			
27						1					1			1		
28	1				1				1				1			
29		1				1				1			1			
30																

31																
32																
33																
34	1				1				1				1			
35	1				1				1				1			
36	1				1				1				1			
37	1				1					1			1			
38																
39					1					1			1			
40	1					1				1				1		
41						1						1		1		
42																
43																
44	1				1				1				1			
45	1				1				1				1			
46																
47																
48																
49		1				1				1				1		
50																
51																
52																
53	1				1				1				1			
54				1			1				1				1	
55				1				1				1			1	

Total	26	8	4	1	27	11	4	0	22	13	6	1	26	11	5	0
%age	67%	21%	10%	3%	64%	26%	10%	0%	52%	31%	14%	2%	62%	26%	12%	0%
		87%	13%	39		90%	10%	42		83%	17%	42		88%	12%	42

e-mail, Social Media - Nextdoor, 1 out of Parish and 2 official bodies responses.



A total of 35 Official bodies were consulted; eleven of which replied with responses and 1 with no comment. We are specifically grateful to EHDC, Historic England and the Environment Agency for their comments.

Official Body Consulted	Acknowledged	Response Received
Alton Abbey		
Alton Town Council	1	1
Beech Parish Church	1	1
Bentworth Parish Council		
BT Openreach	1	
Chawton Parish Council	1	
Clinical Commissioning group PCT	1	
East Hampshire District Council	1	1
Environment agency	1	1
Forestry Commission	1	1
Four Marks Parish Council	1	
Hampshire and IOW wild life Trust		
Hampshire CC Estates & Strategic Planning	1	
Hampshire CC Highways	1	
Hampshire Constabulary	1	
Hampshire Fire and rescue	1	1
Highways England	1	Y
(hence Y so its not counted as Historic England)	1	1
Lasham Parish Council		
Medstead Parish Council	1	
Mobile - EE	1	
Mobile - O2		
Mobile Vodaphone		
National Grid	1	1
Natural England	1	

Acknowledged but no Comment (hence Y & not 1 for sum)

Open Reach	1	
South Down NP	1	
South East Water	1	
Southern Scottish Electric		
Southern Gas Network		
Sports England	1	1
Winchester Diocese	1	
Thames Water	1	
Beech Neighbourhood Watch	1	1
Beech Village Hall Charity	1	1
Total number of bodies Consulted		
35	27	12

Using this document to review comments and the Neighbourhood Planning Working Group (NPWG) Responses

There were a large number of responses. The best way to review the whole list of responses and to link them to the NPWG comments on them is to print out the section, starting page 50, which lists the responses from the NPWG.

Each comment has a response reference in the final column and that way you can readily review the comments along with the NPWG response.

For ease of reference we have included relevant sections of 'EHDC current policy'/'New Local Plan proposals' as at May 2019; under each comment to which it is applicable.

Page No.	Section/ Policy/ Note No		Source	BNPWG Comment
	1. Editorial			

2	Contents - 7	Change “Hughway” to “Highway”	G Webb	Accept
5	2.1 Process	Change 2 nd line to: “.....and public consultations in 2019.”	G Webb	Accept
8	3.1 History	There is too wide a line space between the first two lines on the page.	G Webb	Accept
11	3.4 Housing	4 th line on page: Questionnaire	G Webb	Accept
11	3.6 Highways	4 th para, 1 st line: Questionnaire	G Webb	Accept
12	4 Vision	2 nd line on page: Questionnaire	G Webb	Accept
13	List of Policies	“BPC01: Green Infrastructure & Biodiversity Boundary ”	G Webb	Accept
16	BPC01 Note 1	2 nd line, 1 st word should be “parishes”	G Webb	Accept
17	BPC02 Note 1	1 st line, change “6” to “six”	G Webb	Accept
18	BPC03 Note 4	2 nd line on page: Questionnaire	G Webb	Accept
20	BPC04 Note 2	5 th line: Questionnaire	G Webb	Accept
21	BPC05 Note 3	Last line: Questionnaire	G Webb	Accept
22	Objectives	1 st line: Questionnaire	G Webb	Accept
22	Background	4 th para, 1 st line: “ The survey Responses to the Neighbourhood Plan Questionnaire showed that...”	G Webb	Accept
22	Identifying	1 st line: “The Neighbourhood Plan Questionnaire identified....” and “.... 2 or 3 bedrooms...”	G Webb	Accept
23	Approach	3 rd line: “...the Landscape Character Assessment (LCA), available at.....”	G Webb	Accept
24	BPC06 b)	1 st line: “ Area ” and delete the word “where”. 2 nd line: “...0.2 hectare .”	G Webb	Accept
24	Map 7	Caption: change to “ Showing Settlement Policy Boundary and Special Housing Area”	G Webb	Accept

25	BPC07 c)	3 rd line: change “adjoining” to “neighbouring”	G Webb	Accept
26	BPC08	Change “2-3” to “2 or 3”.	G Webb	Accept
26	BPC08 Note 1	1 st line: Questionnaire	G Webb	Accept
26	BPC08 Note3	Change “2-3” to “2 or 3”.	G Webb	Accept
29	Background	5 th line change to “....to the A339 and B3349 and on to the M3.”	G Webb	Accept
30	Parking	1 st line on page: Questionnaire	G Webb	Accept
30	Public Tspt	1 st line: change “run” to “ran”	G Webb	Accept
30	Public Tspt	Penultimate para: change to “.....requires booking one week in advance.”	G Webb	Accept
30	Public Tspt	On page 30 bus information is updated under “Public Transport” sub-heading: <ul style="list-style-type: none"> • In 1st line change “2018” to “2019” and “run” to “ran”. • In 1st bullet change “twice” to “once” in two places. • In 2nd bullet last sentence delete the words after “Council”. 	G Webb	Accept
30	Cycling	4 th line: Questionnaire	G Webb	Accept
31	Views	1 st line on page: Questionnaire	G Webb	Accept
32	BPC10 Note 1	1 st line: Questionnaire	G Webb	Accept
33	BPC11 b)	Last line: “junction”	G Webb	Accept
33	BPC11 Note 1	Insert a comma after “bridleways”, and add a full stop at the end	G Webb	Accept
33	BPC11 Note 3	3 rd line: Questionnaire	G Webb	Accept
35	Broadband	3 rd line: Questionnaire	G Webb	Accept
37	BPC14 Note 3	3 rd line: insert a comma after “occurrences”	G Webb	Accept
41	Background Info	3 rd line: change to: “Beech Parish Plan 2012” (to match terminology on page 5) 4 th line: Plan	G Webb	Accept

		9 th line: change to: Beech Landscape Character Assessment 2018”		
41	Appendix 2	Change title to: “Traffic Solution Survey (responses to NDP Questionnaire)”	G Webb	Accept

2. General				
Comment No.	Re Section	Consultee’s Comment	Source	BNPWG Comment
42	General	Excellent Plan – A lot of hard work put in by people trying to preserve our lovely village from over development- problem is does it have any clout! It seems developers especially out of town ones who have no empathy for the village or its residents – have a hot line to planners when it comes to applications for planning as genuine objections appear to be ignored. ‘National Policy’ appears to be only guidelines anything goes!!! Land is expensive – Houses need to be big – margins are great – developer moves on!!! Hope the Neighbourhood plan is considered favourably by the parish council and that they give it their full backing – they have a responsibility to do so.	Form 5	Noted TX
55	General	A good plan well done to all those who have worked to achieve this	Form 9	Noted TX
56	General	The plan is comprehensive and thorough. Our only concern is the use of terms such as ‘generally’ (eg intro to policy BPC03 p18); and ‘Exceptional Circumstances’ (Intro to Policy BPC05 p 21). Such ambiguous wording suggests that any policy may be easily worked around by determined developers.	Form 12	NPWG comment #02 NPWG comment #17 NPWG Comment #20
59	General	It has happened more than twice now that I turned up on the road to Beech and the road was closed by house owners order without prior warning or info on how long these are closed for – very frustrating Latest example was Jan 19 th on Kings Hill to connect mains drainage to a house	Form 13	Noted NA
60	General	Latest Road resurfacing lead to large drainage covers holes that are dangerous for drivers and damage cars.	Form 13	Noted NA
62	General	We are very happy with the Neighbourhood Development plan 2019 as described. This comment relates to the process which we have found overly complex, seemingly	Form 14	Noted TX

		expensive and, as a result, somewhat disengaging to us as residents. We appreciate this is part of a national process but would recommend to the parties responsible that any simplification to this in future would be welcomed.		
63	General	When I went to look at the plans etc. I thought I saw a map showing that the settlement Boundary behind the Old Farm in Wellhouse Road was marked to be changed so as to include the land covered by planning application APP/M170/W/18/3204714. Surely having been refused on appeal this cannot be correct.	Form 15	Noted LP
64	General	There is confusion and conflict between what the questionnaire says community wants and what is being proposed in the NDP. Beech wants, and needs, affordable homes and smaller homes for first time buyers and downsizers. The NDP proposes larger infill houses, but then restricts even these by preventing backland, or front land, development. A single affordable house is unlikely to be of interest, or viable, to a housing society, and there's little or no gain for a landowner to provide this. A larger development can offer everything the community have asked for. Furthermore, I am prepared to enter discussions for a combined pub and shop as a community asset. Development at Snode Hill avoids the related traffic issues in Medstead Road and it's closer to the bus route and Alton town centre. It's also not building in the countryside, as indicated by the Landscape Character Assessment (LCA).	Form 16	NPWG Comment #27 NPWG Comment #28
69	General	There is much that is good within these [proposals	Form17	Noted TX
73	General	Many thanks to the villagers who have worked on this plan	Form 18	Noted TX
81	General	The plan appears to seek to impose unnecessary and disproportionate restrictions on development. Such restrictions may represent an unnecessary encroachment on the rights of residents and landowners since adequate policies already exist in higher level planning policy at district and national level. This approach appears misguided and any particular planning application should be assessed on its own merit in the normal way.	Form 21	Noted LP
82	General	The plan appears to seek to impose unnecessary and disproportionate restrictions on development. Such restrictions may represent an unnecessary encroachment on the rights of residents and landowners since adequate policies already exist in higher level planning policy at district and national level. This approach appears misguided and any particular planning application should be	Form 22	Noted LP

		assessed on its own merit in the normal way. <i>(Repeat of form 21 but different villager)</i> .		
84	General	The plan is well thought out and clear and I am glad that front garden house building in Well house Road has been turned down. I am not sure if it is possible but traffic speeds in Wellhouse road are excessive principally by delivery vans but some residents for their guests) are guilty too. The Wellhouse road is in fact a lane (and once called so officially); there should be a 20 mph limit.	Form 24	Noted TX See also IDP.
94	General	Holybourne is often mentioned as feeling like a “real village” and for that you need a larger population. Increasing to Holybourne’s 1500 people would be too much but we have to relax some of these restrictive rules or Beech will cease to be a village.	Form 27	Noted LP
97	General	Strongly endorse ALL aspects. To retain what remains of its “Rural” character. Much has been lost/destroyed during the past 40 to 50 years by house building – size and design. Features that are alien to the village, more appropriate to URBAN development.	Form 28	Noted TX
115	General	Paragraphs should be numbered consistently throughout the document	EHDC 1	NPWG Comment #10
	<i>Maps</i>	Road names need to be shown on (some) maps, as people often can’t place their road on a map.	Cllr R Duffin	NPWG Comment #03
116	General	Graphs, maps and information should be accompanied by clear references to appropriate data sources	EHDC 2	NPWG Comment #03 NPWG Comment #31 NPWG Comment #33
158	General	Clearly there has been a significant amount of work put into developing this plan. The documentation is clear and easily understood. The team should be highly commended.	Form 30	Noted TX
159	General	I have no comment on planning policies and support them as written	Form 30	Noted TX
168	General	We have read it and were happy with everything so didn't comment Thanks	Form 38	Noted TX

173	General	Change is inevitable, a neighbourhood plan seeks to slow the pace of change to give residents time to adjust and adapt. This document promotes pride of ownership and community involvement in a common sense, matter of fact way.	Form 40	Noted TX
198	General	Beech is a lovely place to live and raise a family and we should maintain this. We fully agree with the policies and plan as outlined in the Beech NDP. As a village we should look to protect our village identity, our green spaces and build on the successes of our community to further enhance village life.	Form 44	Noted TX
207	General	Has the Hampshire Historic Environment Record been consulted for archaeological information or the Hampshire Integrated Character Assessment for information on historic landscapes? (We note neither are referenced in Appendix 1).	Historic England 1	NPWG Comment #36
213	General	As a general comment, it is our experience that Neighbourhood Plans set out the sustainability issues facing the Plan area, which in turn helps justify the policies and proposals of the Plan. There are a number of references throughout the Plan to the Neighbourhood Plan questionnaire and to various issues in the parish, but it might be helpful to summarise these in a separate section or to consistently explain the justification for each policy in terms of the community's responses to the questionnaire and sustainability issues to provide that clear "audit trail" (justification) for the policy. Finally, the preparation of the Neighbourhood Plan offers the opportunity to harness a community's interest in the historic environment by getting the community to help add to the evidence base perhaps by, as noted in our comments above, the preparation of a local list of locally important buildings and features	Historic England 2	NPWG Comment #39
220	General	An assessment has been carried out with respect to National Grid's electricity and gas transmission apparatus which includes high voltage electricity assets and high-pressure gas pipelines. National Grid has identified that it has no record of such apparatus within the Neighbourhood Plan area	National Grid	Noted LP
222	General	I wonder if there should be a statement somewhere about the importance of access to the village and houses by the emergency services, fire and ambulance or is this covered at the time of each planning application?	Neighbourhood Watch 52	BNPWG Comment #04
224	General	This is the third plan we have produced and there is no guarantee that the authorities will not ask for a 4th and then a 5th plan in the coming years. Whilst we are planning they do not have to spend any money to implement a plan, so it suits then to ask for	Neighbourhood Watch	BNPWG Comment #05

		more and more plans and keep us occupied rather than making progress. If more plans are requested I hope that all the fantastic effort and the cost of the consultancy fees etc. that has gone into this one will not be wasted and can be recycled easily into the next plan.	52	
231	General	Found it a bit confusing as EHDC have their consultation for the District Local Plan at the same time.	Form 55 Non resident	Noted LP
232	General	Map 1 was difficult to understand as it had no markings on to follow.	Form 55 Non resident	BNPWG Comment #03

3. Plan Introduction

Comment No.	Re Section	Consultee's Comment	Source	BNPWG Comment
117	Intro	Section 1.1 suggests that a neighbourhood development plan "must comply" with higher level planning policy. It would be more accurate to say that the plan must be in general conformity with the strategic policies of East Hampshire District Council's local plan and that it must not constrain the delivery of important national policy objectives. Accuracy on these matters is important, for "must comply" implies less latitude than is in fact afforded to neighbourhood development plans. Furthermore, it would be helpful if this part of the Neighbourhood Development Plan were expanded to identify that the strategic policies relevant for the plan are contained within the East Hampshire District Local Plan: Joint Core Strategy (adopted June 2014). This is an important clarification, given that East Hampshire District Council is preparing a new local plan for those parts of the district outside of the South Downs National Park, which will supersede the Joint Core Strategy – it is therefore important to clarify the strategic policy basis that informs your neighbourhood development plan.	EHDC 3	NPWG Comment #06 NPWG Comment #37
118	Intro	Section 1.2 identifies that the Neighbourhood Development Plan will be for the period from 2019 to 2028. No further text is included; however, it is potentially misleading (i.e. to readers not already familiar with the neighbourhood plan-making process) not to highlight that the plan may need to be reviewed <i>before</i> 2028, if it is to remain up-to-date. In the case of the Beech Neighbourhood Development Plan, which is being	EHDC 4	NPWG Comment #01 NPWG Comment #06

		produced during the review of East Hampshire's Local Plan, there is a high likelihood that certain policies will need to be reviewed. Not to mention this fact could cause local confusion, once any policies of the neighbourhood plan are superseded by policies of East Hampshire's emerging Local Plan		
119	<i>1.2 Plan Period</i>	The NP covers the period to 2028 whereas the Revised EHDC Local Plan will cover the period to 2036.	EHDC 28 Jan	NPWG Comment #01 NPWG Comment #06
227	<i>Intro</i>	No mention of EHDC Local Plan is being undertaken at the same time as the Beech Parish Neighbourhood Development plan	Form 54	NPWG Comment #06

4. Preparing the plan				
Comment No.	Re Section	Consultee's Comment	Source	BNPWG Comment
119	<i>Timeline</i>	There is no reference to the fact that the Beech Neighbourhood Development Plan is being prepared during the preparation of a new Local Plan for East Hampshire (areas outside of the South Downs National Park) and therefore to discussions that have involved the Neighbourhood Plan Working Group and Parish Council concerning this matter. Your plan-making process is being undertaken in the context of these discussions, even if they have not significantly informed the policies of your emerging Neighbourhood Development Plan.	EHDC 5	NPWG Comment #06
120	<i>Timeline</i>	The key stage of designating the area to which the neighbourhood development plan applies is not referenced under the '2017' element of the diagram.	EHDC 6	NPWG Comment #07
121	<i>Timeline</i>	The submission of the neighbourhood development plan for examination is not referenced between bullet points four and five under the '2019' element of the diagram.	EHDC 7	NPWG Comment #07

5. About Beech

Comment No.	Re Section	Consultee's Comment	Source	BNPWG Comment
122	<i>History</i>	Section 3.1 presents a large quantity of information on the history of Beech, in comparison with other topics such as housing and the economy. Although interesting, the plan contains little with regard to the heritage of Beech (aside from Policy BPC, which deals only with Thedden Grange); which leaves much of the information of questionable relevance to the application of the Neighbourhood Development Plan. A reduction in the text, to remove extraneous detail, is advised to make the document clearer and concise.	EHDC 8	NPWG Comment #08
123	<i>History</i>	Section 3.3 presents information on the local environment. It is recommended that this section is enhanced, to take account of East Hampshire's recent Neighbourhood Character Study (December 2018) concerning Beech. For more information, please see page 67 of the Neighbourhood Character Study, which is available to view at http://www.easthants.gov.uk/neighbourhood-character-study .	EHDC 9	NPWG Comment #09
206	<i>History</i>	<p>We welcome the very interesting description of the history of Beech in sub-section 3.1. However, the National Heritage List for England has Wyards Farmhouse as Grade II*. The List also has six Grade II listed buildings in the parish. Could these be noted in this sub-section and shown on Map 2 (or a separate map)?</p> <p>National Planning Practice Guidance states "... where it is relevant, neighbourhood plans need to include enough information about local heritage to guide decisions and put broader strategic heritage policies from the local plan into action at a neighbourhood scale. ... In addition, and where relevant, neighbourhood plans need to include enough information about local non-designated heritage assets including sites of archaeological interest to guide decisions".</p> <p>The Guidance notes that "<i>The local Historic environment record and any local</i></p>	Form 47 Historic England 3	NPWG Comment #08

		<i>list will be important sources of information on non-designated heritage assets”.</i>		
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6. Vision				
Comment No.	Re Section	Consultee’s Comment	Source	BNPWG Comment
208	<i>Vision</i>	<p>We note the references to “character” in sub-section 3.3 and in the Vision. We consider that Neighbourhood Development Plans should be underpinned by a thorough understanding of the character and special qualities of the area covered by the Plan. We believe that characterisation studies can help inform locations and detailed design of proposed new development, identify possible townscape improvements and establish a baseline against which to measure change.</p> <p>We therefore welcome the Village Design Statement and Landscape Character Assessment. We note the reference to the first VDS being produced in 2002. Is this the only one or is there a more up-to-date version ? Has there been any or is there any ongoing loss of character in the parish e.g. through inappropriate development, inappropriate alterations to properties under permitted development rights, loss of vegetation, insensitive streetworks etc that affect local character?</p> <p>In Section 4, we note the question relating to the vision, which indicates that the villagers were presented with a number of “elements” from which to choose to be incorporated into the vision. Assuming that there were only the eleven “elements” set out in the table on page 12, we note that there is none relating to the historic environment of the parish. How were these “elements” chosen ? Was there an opportunity for villagers to identify their own “elements” ?</p> <p>Notwithstanding our disappointment at the lack of any reference to the historic heritage of the parish in the Vision, we consider that it conforms with paragraph 29 of the National Planning Policy Framework, which states “<i>Neighbourhood planning gives communities the power to develop a shared vision for their area</i>”.</p>	Historic England 4	<p>NPWG Comment #08</p> <p>NPWG Comment #36</p> <p>Noted AT</p>

7. Policies Introduction

Comment No.	Re Section	Consultee's Comment	Source	BNPWG Comment
124	<i>Intro</i>	The introduction to chapter 5 refers to "the EHDC Local Plan" but unlike the reference to the National Planning Policy Framework, this reference is unspecific. As advised above, for sake of clarity you should identify those elements of the Local Plan that apply – in the case of Beech, this includes the Joint Core Strategy and the saved policies of the East Hampshire District Local Plan: Second Review (adopted 2006). Part 2 of our Local Plan (housing and employment land allocations) does not include relevant policies for development within Beech parish.	EHDC 10	NPWG Comment #06 NPWG Comment #37
125	<i>Intro</i>	The Neighbourhood Development Plan makes reference to "explanatory numbered notes" (page 13). Presumably, this phrase refers to the supporting text that appears beneath each policy. It is recommended that you describe this as supporting text as it helps to clarify how your policies should be applied. Council officers will be more familiar with this phrase, which is commonly used to describe explanatory text for planning policies; whereas the term: "notes" could potentially downplay its significance in the decision-making process.	EHDC 11	NPWG Comment #11
126	<i>Intro</i>	Section 5.1 includes information on the background and intent to the plan's countryside and environment policies, however there is clear overlap with section 3.3. There is an opportunity to relocate some of the text from section 5.1 to 3.3, which would be preferable. The pre-ambles associated with the policies should be kept to a minimum, in order to focus attention on the policies themselves; whilst useful background information would be more suitable in section 3. Information on coalescence and recreation facilities could also be relocated to section 3.3 or included as supporting text for the relevant policies. All of this would improve the clarity and focus of the Neighbourhood Development Plan.	EHDC 12	NPWG Comment #09

8. BPC01 Green Infrastructure and Biodiversity

Comment No.	Re Section	Consultee's Comment	Source	BNPWG Comment
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98	BPC01	Residents need to be advised and helped to evolve natural features e.g. hedge and tree planting	Form 28	Noted NA
127	Ref EHDC S19	It would be possible to “add value” to the strategic policies by re-writing BCP01 to be more specific with regard to the local wildlife designations in Beech Parish and to local green infrastructure assets. It is recommended that the policy wording is amended to suggest that proposals which provide green infrastructure that maintains, enhances or protects the remnants of old woodland cover within the village and provides habitat connections to the designated SINCs of Bushy Leaze Wood or other SINCs within the parish will be supported. Such a policy would avoid unnecessary repetition and would serve the purpose of providing decision-makers with clearer guidance on how the aims of national and local planning policies could and should be achieved in Beech.	EHDC 13	NPWG Comment #10 NPWG Comment #12

For Reference EHDC Emerging Policy S19: Biodiversity, geodiversity and nature conservation - as at May 2019

S19.1 To conserve, protect, enhance and contribute to biodiversity, geodiversity and the natural environment, new development will only be permitted if it can be clearly demonstrated that:

- a. it will not have an adverse effect on the integrity of an international, national or locally designated site. The level of protection afforded to these sites is commensurate with their status within this hierarchy;
- b. it does not result in the loss of irreplaceable habitats and/or deterioration in geodiversity, for example important trees, woodlands, hedgerows, rivers and river corridors;
- c. the development results in a net gain in biodiversity wherever possible;
- d. development avoids the fragmentation and isolation of habitats and wildlife corridors within or close to the development site;
- e. opportunities to conserve, protect and enhance biodiversity and contribute to wildlife and habitats connectivity are taken where possible, including the preservation, restoration and recreation of priority habitats, ecological networks and the protection and recovery of priority species populations.

S19.2 Where development proposals do not comply with the above they will only be permitted if it has been clearly demonstrated that there is an overriding public need for the proposal which outweighs the need to safeguard biodiversity and/or geodiversity and there is no satisfactory alternative with less or no harmful impacts. In such cases, as a last resort, compensatory measures will be secured to ensure no net loss of biodiversity and, where possible, provide a net gain.

S19.3 Applications for development must include adequate and proportionate information to enable a proper assessment of the implications for biodiversity and geodiversity.

162	BPC01	This is very important as green infrastructure plays a critical part of maintaining the character of the village	Form 35	Noted AT
167	BPC01	Green Infrastructure We would advise that where possible the NP helps to deliver some of the aspirations in the emerging EHDC Green Infrastructure Strategy.	Environment agency	NPWG Comment #12 NPWG Comment #13
183	BPC01	We Strongly Agree with this policy	Form 43	Noted TX
180	BPC01	We would like to take this opportunity to endorse EHDC's policies in DM27 on renewable and low carbon energy.	Form 41	NPWG Comment #13

For Reference : EHDC Emerging Policy DM27: Renewable and low carbon energy – as at May 2019

DM27.1 Renewable and low carbon energy schemes will be supported and encouraged, and will be approved where their impact is, or can be made, acceptable.

DM27.2 The incorporation of renewable energy into developments will be encouraged, particularly as part of major schemes. The retrofit of renewable energy and use of micro-renewables will also be supported in appropriate buildings and locations.

DM27.3 The Local Planning Authority will support appropriate schemes for wind and solar energy where they are located in potentially suitable areas. However, site specific assessment and design would still be required.

DM27.4 The Local Planning Authority will actively support community-led or supported renewable and low carbon energy schemes that meet the identified needs of local communities to offset their energy and heat demand. Projects should be appropriately scaled and sited to meet the demands of local utilities, commercial facilities, agricultural holdings, etc.

DM27.5 In determining applications for renewable and low carbon energy, and associated infrastructure, the following issues will be considered:

- a. impact on residential amenity;
- b. environmental impacts;
- c. sensitivity and capacity of the landscape, as detailed in the Renewable and Low Carbon Study;
- d. impact on heritage assets and their settings;
- e. impact on recreation;
- f. scale of proposal;
- g. local topography and siting of proposal to minimise harm;
- h. including through reasonable mitigation;

- i. aeronautical and other military considerations;
- j. operational and other relevant constraints;
- k. impact on the South Downs National Park and its setting; and
- l. cumulative impacts of proposals.

DM27.6 Renewable energy developments will not be allowed within, or where they are likely to have an adverse effect - alone, or in combination with other plans or projects - on designated ecological sites or on priority species, unless they meet the exceptions criteria set out in Policy S19 (Biodiversity, Geodiversity and Nature Conservation).

DM27.7 Sites being brought forward for wind turbine deployment should be subject to survey to assess their use by the bird species that are qualifying interests of the Wealden Heaths Phase II SPA, Thames Basin SPA, and Solent SPA. Where the presence of the relevant species is confirmed, an assessment of the impacts of the development on the relevant bird species, including assessment of the risk of mortality from turbine blade strikes, shall be undertaken.

DM27.8 Development proposals for the generation of renewable energy will not be granted if there would be any adverse impacts on aviation facilities, unless mitigation is possible and a scheme for its provision is agreed with the aviation facility affected.

218	BPC01	Development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient trees or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists”	Forestry Commission	NPWG Comment #12
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9. BPC02 Development outside the Settlement Policy Boundary

Comment No.	Re Section	Consultee’s Comment	Source	BNPWG Comment
17	BPC02	The policy could be challenged as it does not consider policies re Rural Affordable Housing and for Travellers sites (as per NPPF requirement).	EHDC 28 Jan	NPWG Comment #14
43	BPC02	Do not want to see an extension of the Current Settlement Policy Boundary where there is an impact on Bridle paths, footpaths + countryside.	Form 5	Noted AT
61	BPC02	It would be great if there are much stricter restrictions on new dwellings on existing properties with large gardens.	Form 13	See BPC06 and BPC07
65	BPC02	Snode Hill is shown as being within the ‘settlement’ of Beech, as defined by the Landscape Character Assessment. Development should be considered here if it	Form 16	NPWG Comment #14

		meets the specific requirements of housing and community benefits as set out elsewhere within the NDP		
95	BPC02	Together with the restriction in BPC004 the settlement boundary is too small. The village can't really get any larger – it already nearly reaches Medstead – so the only answer is to give up some adjacent areas of woodland and farmland for more housing. If you look closely there are areas of overgrown and unmanaged land or poorly utilised grazing land that could be better used for homes.	Form 16	NPWG Comment #14
99	BPC02	Beech “Boundary Green Belt” must be retained – Enhanced if possible. If Not it will become an urban part of Alton.	Form 28	Noted AT
128	BPC02	This policy does not add to existing strategic policy requirements for development in the countryside, which are contained within policy CP19 of the Joint Core Strategy. Similar provisions are proposed to be carried forward by the Draft Local Plan 2017-2036, through policy S17 and related policies such as S7 and S15. It does not satisfy the plan-making requirements of the NPPF (see above) and can therefore be deleted. Please note that if an amended version is proposed to be retained, the amended policy should refer to other policies of the development plan, and not simply to other policies of the Neighbourhood Development Plan. It is misleading to imply that the policies of the Neighbourhood Development Plan stand alone in determining the acceptability of development requiring a countryside location.	EHDC 14	NPWG Comment #10 NPWG Comment #14 NPWG Comment #37

For reference: EHDC Emerging Policies S7: Rural affordable housing, S15: Rural economy, and S17: Development in the countryside – as at May 2019

Policy S7: Rural affordable housing – note : we want to clarify through this policy that conditions in this plan imposed by BPC04, BPC06, BPC07,BPC08, BPC10, BPC11, BPC12, BPC13, BPC14 apply not just the NPPF and the District Local Plan.

Policy S15: Rural economy see ref BPC09

Policy S17: Development in the countryside

S17.1 The countryside will be protected for its landscape, natural resources and ecological value as well as its intrinsic character and beauty.

S17.2 The individual identity of settlements and the integrity of predominantly open and undeveloped land between settlements will not be undermined.

S17.3 Development proposals in the countryside will only be granted planning permission in exceptional circumstances where there is a genuine and proven need for a countryside location and they are in compliance with other policies in the Development Plan.

184	BPC02	We Strongly Agree with this policy	Form 43	Noted TX
216	BPC02	The comments refer to both policies. These appear to be in conflict with the emerging EHDC Local Plan – 2036, as part of the proposed site allocation SA19 (page 79 of the Regulation 18 Consultation refers) is, in part, located within the parish boundary of Beech. As such, whilst the A339 remains a physical barrier and the part of the site located within Beech is likely to be in a flood risk area and could remain undeveloped, in principle it would be contrary to BCP02 and BCP03.	Form 49 Alton TC	Noted LP

10. BPC03 Preventing Coalescence with Alton and Medstead/Wivelrod

Comment No.	Re Section	Consultee's Comment	Source	BNPWG Comment
19	Maps 3 & 4	Maps showing gaps are not acceptable as they do not permit enough flexibility. The northern part of the Alton gap may be challengeable as there is no "Alton settlement" that far north.	EHDC 28 Jan	NPWG comment #17
44	BPC03	It is important to maintain the separation between Beech and Alton and Beech and Medstead at all costs	Form 2	Noted AT
45	BPC03	Totally agree	Form 6	Noted TX
56	BPC03	The plan is comprehensive and thorough. Our only concern is the use of terms such as 'generally' (e.g. intro to policy bpc03 p18)	Form 12	NPWG comment #17
85	BPC03	The plan is laudable given the huge housing estate going up in the New Odiham Road. It seems a difficult matter to keep space clear twixt Alton and Beech. Our area has been targeted for urbanisation.	Form 24	Noted AT
129	BPC03	The principle of preventing the merger of settlements that are at risk of coalescence is supported; however, it is unclear how the proposals of the Neighbourhood Development Plan have been defined and in particular what criteria have been used for this purpose.	EHDC 15	NPWG comment #17

		<p>Maps 3 & 4 (page 19 of the Neighbourhood Development Plan) identify “non-coalescence areas” where the risk of coalescence between the settlements of Alton, Beech and Medstead appears to be low. For example, the northernmost region of the “Alton non-coalescence area” does not separate parts of Beech from Alton, so the justification for their inclusion under BCP03 is difficult to understand.</p> <p>The overall area of land included in these “areas of non-coalescence” appears disproportionate for Beech parish, in the context of local development pressures and the development requirements that have been identified for the Draft East Hampshire District Local Plan 2017-2036. Any boundaries should be defined so as to include no more land than is necessary to prevent coalescence. The potential for a policy that does not specifically identify areas of land should also be considered, as per Policy DM24: Gaps between settlements of the Draft East Hampshire Local Plan 2017-2036.</p>		
<p>For reference: EHDC Emerging Policy DM24: Gaps between settlements – as at May 2019</p> <p>DM24.1 New development in the countryside (other than land allocations in the Local Plan) must avoid reducing further the open land that contributes to the form and character of existing settlements and maintains their separate identities.</p> <p>DM24.2 Planning permission will be granted for development which maintains the open character and appearance of the countryside between settlements and the individual identity of towns and villages.</p>				
130	BPC03	Please note that the term ‘curtilage’ is used within development management with specific regard to the land that might benefit from permitted development rights. The intention to restrict development in these areas may therefore be incapable of being satisfied in many instances.	EHDC 16	NPWG Comment #38
163	BPC03	Strongly agree. There is a big risk of coalescence through the expansion of Alton. Beech be a village any more if this happens!	Form 35	Noted AT
170	BPC03	Important to maintain this as there is significant opportunity potentially to breach this.	Form 39	Noted TX
185	BPC03	We Strongly Agree with this policy	Form 43	Noted TX
199	BPC03	Any development that would increase coalescence between Beech Village and surrounding areas should be prevented in order to preserve the village nature of Beech. There is potential for coalescence at both ‘ends’ of Beech, towards Medstead and also the lower Medstead Road end of our village. Here it would be easy to be swallowed up both by closing the gap towards Alton and by further development encroaching from the departure Lounge Café area.	Form 44	Noted AT

217	BPC03	The comments refer to both policies. These appear to be in conflict with the emerging EHDC Local Plan – 2036, as part of the proposed site allocation SA19 (page 79 of the Regulation 18 Consultation refers) is, in part, located within the parish boundary of Beech. As such, whilst the A339 remains a physical barrier and the part of the site located within Beech is likely to be in a flood risk 3 areas and could remain undeveloped, in principle it would be contrary to BCP02 and BCP03.	Form 49 Alton TC	NPWG comment #17
228	BPC03	As most of the NPWP live in the area of Beech	Form 54	Noted NA

11. BPC04 Preservation of Amenity of Historic Parkland

Comment No.	Re Section	Consultee's Comment	Source	BNPWG Comment
20	BPC04	The policy is challengeable as it is too “Black and White” in stating ‘...no new development should be located in the area...’ it would be better to allow some flexibility to comply with the NPPF re Rural Affordable Housing and Travellers.	EHDC 28 Jan	NPWG Comment #18
46	BPC04	Totally Agree	Form 5	Noted TX
75	BPC04	Policy as stated is not sympathetic to needs of inhabitants (non-commercial dwellings) that Thedden needs.	Form 19	NPWG Comment #19
96	BPC04	The presumption of large houses with large gardens for development within the boundary means BEECH will continue increasingly to be seen as a dormitory area for the very well off. More Electric gates and CCTV cameras is not really the way to build an inclusive community that can welcome a cross-section of people of all ages.	Form 27	NPWG Comment #26
131	BPC04	This policy appears to be unduly restrictive by preventing any form of development within the area designated in Map 5 (page 19, Beech Neighbourhood Plan). EHDC's Conservation Team have noted that the scope of 'development' is wide and encompasses works that may be appropriate within the defined policy area. Nevertheless, there is support for recognising Thedden Grange as a locally important heritage asset, set within its own parkland setting. The Neighbourhood Development	EHDC 17	NPWG Comment #18

		<p>Plan could seek to be more positive in its approach to conserving and enhancing this heritage asset by wording a policy in a similar manner to the following:</p> <p><i>‘Development around identified non-designated heritage assets shall only be permitted where the type and scale of development is appropriate to the asset and does harm either the asset or its setting’</i></p> <p>Specific guidance on in relation to built heritage for neighbourhood planning is available on Historic England’s website: https://historicengland.org.uk/advice/planning/improve-your-neighbourhood/. <i>Note: We consulted Historic England re this policy. The link is to a generalised NP video lasting 1 hr plus.</i></p>		
186	BPC04	We Strongly Agree with this policy	Form 43	Noted TX
187	BPC04	We acknowledge the need for the community to be sustainable and therefore support note 2 with the caveat that the wording is reviewed to ensure it is sufficiently ‘strong’ to protect against opportunistic development.	Form 43	NPWG Comment #19
209	BPC04	<p>We welcome the principle of protecting the historic parkland of Thedden Grange and Policy BPC04. However, the policy and supporting text do give rise to some queries. Policy BPC04 identifies three reasons for restricting development in the area coloured grey on Map 5; protecting the historic parkland and not detracting from its amenity value and the views to and from it.</p> <p>However, has any assessment been undertaken of the contribution of the setting of the parkland (the grey area) and views to and from the parkland to its historical significance and the appreciation of that significance ? If not, can a blanket presumption against development in its setting really be justified, at least in terms of protection for the historic parkland ?</p> <p>Paragraph 2 on page 20 explains that development within the Thedden Grange curtilage to “sustain the community and continue the conservation effort” will be supported by the Plan. However, there is no specific policy within the Plan to allow such development; indeed, such development would be contrary to Policy BPC02, as drafted. The intention that development would continue the conservation and management of the parkland is laudable, but how would this be ensured ?</p> <p>If it could be, the conservation of the historic significance of the parkland would accord with the overarching environmental objective for the planning system to pursue to achieve sustainable development (paragraph 8 c) of the National Planning Policy Framework) and possibly with paragraph 78 of the Framework. However, given</p>	<p>Historic England 5</p> <p>Form 44</p>	<p>NPWG Comment #14</p> <p>NPWG Comment #18</p>

		<p>Theddon's "remote location away from other facilities and services", further development there could be considered to be unsustainable in other ways (which could lead to a concern that the Plan does not satisfy the basic condition "the making of the...neighbourhood plan contributes to the achievement of sustainable development").</p> <p>Although we note that paragraph 2 includes the caveat that "care must be taken to construct such accommodation out of sight of the Thedden parkland", presumably the Thedden Grange curtilage is itself of some historic significance. Has there been any assessment of the potential impact of further development within this curtilage on that historic significance and its appreciation ?</p>		
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12. BPC05 Recreation Space – Local Green Spaces

Comment No.	Re Section	Consultee's Comment	Source	BNPWG Comment
47	BPC05	Totally Agree	Form 6	Noted TX
56	BPC05	The plan is comprehensive and thorough. Our only concern is the use of terms such as 'generally' (eg intro to policy bpc03 p18); and 'Exceptional Circumstances' (Intro to Policy BPC05 p 21). Such ambiguous wording suggests that any policy may be easily worked around by determined developers. We would like absolute clarity what 'exceptional Circumstances' would be for built development on local green spaces. Our concern is this is open to interpretation.	Form 12	NPWG Comment #02
76	BPC05	Village hall should be allowed to improve facilities / external buildings for the benefit of the community.	Form 19	NPWG Comment #21 NPWG Comment #20
86	BPC05	I wonder what 'exceptional circumstances' would permit building on the recreation ground?	Form 24	NPWG Comment #20
100	BPC05	Village Hall & recreation ground are fundamental to a "Village".	Form 28	Noted AT
132	BPC05	Whilst it is understandable that the Neighbourhood Development Plan should seek to protect public green space within the parish, it is concerning that the supporting text does not recognise the protection already afforded to the village hall grounds and recreation ground by policies CP16 and CP17 of the Joint Core Strategy. There is no	EHDC 18	NPWG Comment #10 NPWG Comment #20

		<p>evidence that the plan is based on a consideration of these policies; nor is it clear why the designation of local green spaces is justified, taking account of the strategic policy position and the evidence presented by EHDC's recent Open Space Assessment (December 2018). It is noteworthy that the Open Space Assessment considers the village hall grounds to be "low quality/ low value" and therefore recommends that future enhancement should be considered a priority.</p> <p>It is therefore worth considering whether your draft policy should be more positively worded and focus as much on the site's enhancement as its protection. *****!!!!!!</p>		
171	BPC05	Havens of peace in our village and should be preserved as such.	Form 29	Noted AT.
181	BPC05	<p>CP16 "Protection and Provision of Social Infrastructure" and CP17 "Protection of Open Space, Sport and Recreation and Built Facilities" are current EHDC policies. They refer to "Community Facilities defined as facilities that provide for the health and well-being, social, educational, spiritual, recreational, leisure and cultural needs of the community. BVH and The Rec clearly fall into this categorisation. Generally EHDC, in their comments, suggest we remove policy statements where this is covered by EHDC or NPPF policies. Here they are suggesting we refer; consistency??</p> <p><input type="checkbox"/> The EHDC Open Space Assessment Dec 2018 is a huge document. It was apparently only published in December 2018 and this wasn't picked up before the draft NP was finalised. The Study has included the BVH grounds and The Rec (but not the Hall). Whether BPC were asked or aware I don't know but we as Trustees were not. Interestingly no natural woodland in East Hants is included in the Study; in our case Bushy Lease woods and Ackender Woods. The focus of the Study seems to be rather urban in approach. As a note; be aware there is often confusion between 'Public Open Space' POS which is a Statutory Designation and an EHDC issue/responsibility and 'BVH spaces' which are of course not publicly owned (Charity Trust), albeit function as space open to the public.</p> <p>As Trustees we request a change in the wording of BPC05 as follows: "The following sites are designated as Local green Spaces where there will be a presumption against any built development, except in exceptional circumstances except to enhance and/or improve the social infrastructure facilities."</p> <p>Also add supporting text: "This policy is supported by the Neighbourhood Plan Questionnaire responses and is</p>	Form 42 Beech Village Hall Charity	<p>NPWG Comment #10 NPWG Comment #20 NPWG Comment #34</p>

		<p>in line with the emerging Local Development Framework Policy CP16 and CP17 which respectively support new and improved community facilities and protects existing open space, sport and recreation facilities.”</p> <p>Add clarifying information to supporting text point 2:</p> <p>“The two sites were gifted to the Beech Village Hall and Recreation Ground Trust in 1931. The Charity Commission accepted the land from the above trustees and vested it in the “the official Trustee of Charity Lands” on 20 May 1932.”</p> <p>In 1963 the beech Village Hall and Recreation Ground Trust was registered as a Charity whose objects are detailed in the following link http://apps.charitycommission.gov.uk/Showcharity/RegisterOfCharities/CharityWithoutPartB.aspx?RegisteredCharityNumber=301738&SubsidiaryNumber=0</p> <p>If the extra text is too much for the page layout, the detail information on BVH Trust could perhaps be better placed in Section 6 “Social Infrastructure” with a simple reference to this on the policy page.</p>		
188	BPC05	We Strongly Agree with this policy	Form 43	Noted TX
202	BPC05	The flexible space and parking at the village hall and the green space of the recreation ground provide a focus for village life and are essential to our community. It is important that we protect and enhance these resources. Any future housing or commercial developments that impede or negatively impact these community resources should be discouraged.	Form 44	Noted AT

13. BPC06 Development Setting and Scale

Comment No.	Re Section	Consultee’s Comment	Source	BNPWG Comment
48	BPC06	Would like to see this totally adhered to – But regarding the attitude of planners and developers it looks a bit of a ‘wishlist’	Form 6	Noted TX
52	BPC06	Special Housing considerations should apply to all properties within the settlement boundary with plots sizes 0.2h	Form 8	Noted AT
53	BPC06	The policy should not only restrict development behind the existing building line in Medstead Road, but in front of the existing building line to avoid major developments	Form 8	NPWG Comment #23

		in front gardens that are out of character.		
66	BPC06	This directly conflicts with the requirements of the community, as set out in the village questionnaire. It's too prescriptive and para f) is substantially weakened as a result.	Form 16	NPWG Comment #22
74	BPC06	Why is "special housing area" deemed to be treated differently to the "settlement area"	Form 18	Noted AT
77	BPC06 and BPC08	Contradiction: how can we encourage smaller housing units for younger/more elderly if we have to have a 0.2 hectare site area? This seems very unlikely.	Form 19	NPWG Comment #28
78	BPC06	Planning should be focused on preserving the rural character and not permitting gated communities and close boarded drive gates	Form 20	Ref BPC07a NPWG Comment #26
87	BPC06	Well done to bar front garden development in Wellhouse Road	Form 24	Noted TX
90	BPC06	These two policies seem to contradict one another – BPC06a stipulates 'all new dwellings and gardens should be of a similar size, scale and massing to those in the area' Whereas BPC08 supports the provision of 2/3 bedroomed homes.	Form 25	NPWG Comment #28
90	BPC06	The Settlement Boundary is currently restricted to the central part of Medstead + Wellhouse Road, whereas the linear development of Beech Extends beyond this practically to the West including Kings Hill.	Form 25	NPWG Comment #23
133	BPC06	Many of the design-related criteria in this policy are negatively worded and unduly prescriptive. The NPPF is clear that whilst developments should be sympathetic to local character, planning policies should not prevent appropriate innovation or change. EHDC's recent Neighbourhood Character Study (December 2018) provides further guidance on the important characteristics of the Special Housing Area in Beech, but it is particularly worth considering the central importance of mature green infrastructure in establishing Beech's "sense of place". None of the current criteria address this important issue, although it is noted that the importance of trees and hedges as boundary features is dealt with in BPC07. In addition, it should be noted that reiteration of strategic policy, as contained in CP29: Design of the Joint Core Strategy is unnecessary and should be avoided. The Draft Local Plan 2017-2036 proposes to carry forward similar strategic-level guidance on the design of new development	EHDC 20	NPWG Comment #10 NPWG Comment #22 NPWG Comment #23

through policy S27.

For reference: EHDC Emerging Policy S27: Design and local character – as at May 2019

Policy S27: Design and local character

S27.1 New development will be permitted where it would help to establish a strong sense of place, by reinforcing or enhancing local character, and would function well with its surroundings. This means that development proposals should:

- a. respect or improve the local built environment and landscape setting through the siting, scale, height, massing, roof design and density of proposed buildings and structures;
- b. ensure that the layout of new buildings, spaces and streets would contribute to local distinctiveness and a sense of place, such as by respecting existing building lines and the spacing between buildings, and by connecting new development with existing streets, and walking and cycling routes;
- c. incorporate good quality, climate change resilient materials of an appropriate scale, profile, finish and colour, taking account of the local context;
- d. incorporate design details into elevations and roof designs that respect or improve the local streetscene, including as specified by any supplementary planning documents and design codes that are relevant to a proposal;
- e. include spaces and/or connections to the public realm that are attractive, easily accessible and safe for all users, whilst minimising opportunities for crime and antisocial behaviour;
- f. ensure that development would retain, respect and, when appropriate, integrate with natural and historic features such as trees, hedgerows and boundary walls, on the development site or in the surrounding area;
- g. include private amenity space for new residential uses and ensure appropriate separation distances between buildings, avoiding direct overlooking into habitable rooms and private amenity areas, to provide acceptable standards of amenity and privacy;
- h. ensure the provision of high quality, secure waste and recycling bin storage and collection points without adverse impact on the street scene, and wherever possible enable collection within the site;
- i. minimise or if possible avoid light pollution (such as glare or light spillage from the site) by proposing the minimum amount of light necessary to achieve its purpose and by designing buildings to reduce the impact of light spill from internal lighting;
- j. take particular account of the setting and context of the South Downs National Park, and its special qualities, where relevant; and
- k. take account of the potential for achieving positive health and well-being outcomes (Policy S4) and for incorporating public art (Policy DM31) through the design of new buildings and spaces.

S27.2 Development proposals that could have a significant impact on the character and appearance of their surroundings will be required to demonstrate how they comply with this policy by means of a Design and Access Statement.

134	BPC06	Criterion a) does not significantly add to the requirements of policy CP29 and could be deleted.	EHDC 21	NPWG Comment #10
135	BPC06	Whilst there is an understandable focus on maintaining the perception of sparsely developed residential plots with dwellings set-back from the highway, the use of a minimum plot size in criterion b) creates inflexibility in the draft policy and does not obviate the need to consider each and every planning application on its own merits – it is therefore of little use to a decision-maker and should be avoided. Please note that the Draft Local Plan 2017-2036 moves away from the approach of stipulating plot size requirements, even as a presumption, for reasons of positive planning and ensuring appropriate levels of policy flexibility.	EHDC 22	NPWG Comment #22 NPWG Comment #23
136	BPC06	There is also little to justify the restrictions of criterion c) and it is difficult to see why this criterion is required, given that the issue of scale has been dealt with in criterion a).	EHDC 23	NPWG Comment #23
137	BPC06	The mention of an imaginary line within criterion d) does not give sufficient clarity to a decision maker or prospective applicant, for purposes of deciding on the acceptability of a proposed plot layout. Whilst the concept of a building line is familiar to built environment professionals, its use is generally more appropriate within informal guidance that could apply in individual cases – e.g. where it's interpretation would be clear with regard to a specific site – rather than as formal planning policy. If it can be justified, it is recommended that such an imaginary line is clearly defined on a map of a sufficient scale.	EHDC 24	NPWG Comment #23
138	BPC06	Criterion e) is negatively worded and is unsupported by any explanation (in the text following the policy) that would justify such a prohibition. Your Neighbourhood Development Plan should provide guidance that identifies the special qualities of the area and how these can be reflected in development (paragraph 125, NPPF). Policy should therefore clarify how the siting of a new dwelling can help to reflect what is distinctive about Wellhouse Road.	EHDC 25	NPWG Comment #23
139	BPC06	Criterion f) appears out of place, inasmuch as it relates neither to the setting nor the scale of development, but confirms a principle that residential and business development would be acceptable within the settlement policy boundary. You may wish to consider whether this criterion should form its own policy or be re-worded as part of another (e.g. a modified BPC02).	EHDC 26	NPWG Comment #23

172	BPC06	Important to adhere to these as any exceptions will be seized upon and used as precedents for wholesale change.	Form 39	Noted TX
189	BPC06	We Strongly Agree with this policy	Form 43	Noted TX
190	BPC06	Note b. – we question the wording ... ‘where there will be a presumption of a plot with an area of less than 0.2 ha ...’. This reads to us as if plots less than 0.2 ha are OK – I thought it was the opposite. [Apologies if this is down to a miss-reading]	Form 43	Noted AT
200	BPC06	Would it be possible to extend the 0.2 hectare minimum plot size for new dwellings to the entire settlement boundary area not just limiting it to the special housing area? Some plots outside of the special housing area are sizeable and left unchecked could result in high density housing.	Form 44	Noted AT
210	BPC06	We welcome Policies BPC06 and BPC07, which we consider to be consistent with paragraph 125 of the Framework: <i>“Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area’s defining characteristics. Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development”</i> .	Historic England Form 44	Noted LP
229	BPC06	Most of the NPWP live in this area of Beech	Form 54	Noted NA

14. BPC07 Building Design and Character

Comment No.	Re Section	Consultee’s Comment	Source	BNPWG Comment
25	BPC07 a)	Some say that a characteristic of housing in Beech is its diversity. Can this be reflected in this sub-policy?	G Webb	BNPWG Comment #26
71	BPC07	d. How do we define what is possible in terms of retaining trees, hedges, etc. ...	Form 17	Noted AT
79	BPC07	In addition to disallowing close boarded fencing (see comment on BPC06) the same should apply to drive gates. To preserve the rural character, gated developments should not be permitted, drive gates not close boarded.	Form 20	NPWG Comment #24 NPWG Comment #26

88	BPC07	Once upon a time the roofline for new buildings in Wellhouse Road was maintained. However that was breached for the new build at no 47 which replaced a bungalow which had complied with the roof lines in adjacent houses.	Form 24	NPWG Comment #23
140	BPC07	There is overlap between this policy and BPC06 (for example, both deal with the scale and massing of development; although please note comments on criterion a) of BPC06 above) and there is some reiteration of policies CP29 and CP27 from the Joint Core Strategy. The consolidation of BPC06 and BPC07 into a single design-related policy should therefore be considered, along with the omission of design guidance already included elsewhere within the development plan, and proposed to be carried forward through policy S27 of the Draft Local Plan 2017-2036. (<i>see above</i>)	EHDC 27	NPWG Comment #10 NPWG Comment #23 NPWG Comment #26
141	BPC07	Many of the criteria in policy BPC07 are negatively worded and unduly prescriptive; this should be addressed, if the plan is to meet the basic conditions for neighbourhood plans	EHDC 28	NPWG Comment #22 NPWG Comment #26
142	BPC07	Criterion a) implies support for development subject only to design and layout requirements, regardless of the intended use, its location and without reference to compliance with other policies of the development plan. This criterion should therefore be re-worded. Reiteration of Joint Core Strategy policy CP29, criterion d) should also be avoided. Notwithstanding these issues, the positive wording of this criterion is laudable.	EHDC 29	NPWG Comment #10 NPWG Comment #26
For reference: EHDC Adopted Policy CP29: Design				
d) ensure that the layout and design of development contributes to local distinctiveness and sense of place, and is appropriate and sympathetic to its setting in terms of its scale, height, massing and density, and its relationship to adjoining buildings, spaces around buildings and landscape features;				
143	BPC07	The meaning of criterion b) is unclear as a building line is not typically thought of as having height, as it is defined from a plan or “top down” perspective. If the criterion is seeking to restrict the height of new development, it also appears unduly restrictive. The emphasis should instead be on avoiding adverse landscape/townscape impacts and on respecting the visual containment provided by mature green infrastructure.	EHDC 30	NPWG Comment #23
144	BPC07	Criterion c) is unclear and convoluted. The advice should be simplified and should focus on a single matter. At present, the criterion is unduly restrictive whilst the supporting text does not set out the reasons for such an approach. The implication of this criterion is that the roof height of a new building should be limited to that of the	EHDC 31	NPWG Comment #23

		lowest building “on a hillside plot” within Beech; which does not appear reasonable.		
145	BPC07	The aims of criterion d) are laudable and appropriate, but it is unclear if the trees, hedges and landscape features mentioned in the second sentence are limited to those forming part of plot boundaries. Added clarity on this matter would be beneficial.	EHDC 32	NPWG Comment #26
146	BPC07	Criteria e) and f) do not significantly add to the requirements of policy CP27 and could be deleted.	EHDC 33	NPWG Comment #10

For reference: EHDC Adopted Policy CP27: Pollution

EHDC CP27 POLLUTION Development must not result in pollution which prejudices the health and safety of communities and their environments. Developments that may cause pollution, and developments sensitive to pollution, will only be permitted if they are appropriately separated and designed to remove the risk of unacceptable impacts. Engineering or administrative controls may be required to provide sufficient protection to focus on reducing pollution at source. Development which includes a lighting scheme will not be permitted unless the minimum amount of lighting necessary to achieve its purpose is proposed. **Glare and light spillage from the site must be minimised.** In determining an application, consideration will be given to the aesthetic effect of the light produced and to its effect on local residents, vehicle users, pedestrians and the visibility and appreciation of the night sky. **Development will not be permitted if it would have an unacceptable effect on the amenity of the occupiers of neighbouring properties through loss of privacy or through excessive overshadowing.** Any development which is likely to lead to a significant effect on an internationally designated site is required to undertake an appropriate assessment under the Habitats Regulations. As part of any mitigation/avoidance package any impacts on air quality will require a regime for continued air quality monitoring to be set up before the introduction of any mitigation measures, and thereafter maintained.

191	BPC07	We Strongly Agree with this policy	Form 43	Noted TX
211	BPC07	We welcome Policies BPC06 and BPC07, which we consider to be consistent with paragraph 125 of the Framework: “Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area’s defining characteristics. Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development”.	Form 44 Historic England 6	Noted AT

15. BPC08 Housing Mix

Comment No.	Re Section	Consultee’s Comment	Source	BNPWG Comment
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26	BPC08	“Where can this be achieved within the SPB and without impacting road safety?? i.e. any more development that adds traffic to the main village thoroughfare (Medstead Road). Surely should be avoided?”	Village Hall, 16 Feb	NPWG Comment #30
26	BPC08	The phrase ‘, if practical,’ is too vague and any developer could argue that small homes are impractical if only for financial reasons such as the costs of the plots. Proposed solution: delete the words “if practical”. <i>[But does the word “Any” then suggest that all new housing must meet demonstrable housing need?]</i>	EHDC 28 Jan	NPWG Comment #28
49	BPC08	Would like to see this totally adhered to – But regarding the attitude of planners and developers it looks a bit of a ‘wish list’	Form 6	Noted TX
54	BPC08	The presumption should be strongly against large new houses. We have not had any development that has replaced a smaller dwelling with a similar sized smaller dwelling – and this trend would continue.	Form 8	Noted AT
57	BPC08	We are dubious about the need for the allowance for ‘starter homes’ Beech has neither the infrastructure nor amenities to support this and should retain its identity with individual builds.	Form 12	Noted AT
67	BPC08	Again, there is a conflict with other policies in the NDP and the requirements as set out in the Village questionnaire.	Form 16	Noted AT
70	BPC08	I feel it is important to adhere to this policy. There is a danger that the village could end up losing its character if all housing ends up as just large houses.	Form 17	Noted AT
77	BPC06 and BPC08	Contradiction: how can we encourage smaller housing units for younger/more elderly if we have to have a 0.2 hectare site area? This seems very unlikely.	Form 19	NPWG Comment #28
83	BPC08	We agree that 2/3 Bedroom houses are needed, but to fit a 2/3 bed house into a 0.2 hectare site is impractical. Not to say unlikely because of cost	Form 23	NPWG Comment #28
90	BPC08	These two policies seem to contradict one another – BPC06a stipulates ‘all new dwellings and gardens should be of a similar size, scale and massing to those in the area’ Whereas BPC08 supports the provision of 2/3 bedroomed homes.	Form 25	NPWG Comment #28
93	BPC08	If we want Beech to become more like a traditional village with a pub and a shop, for example, then we need to encourage some growth and attract a greater mix of people,	Form 27	Noted AT

		including young families and single people.		
101	BPC08	Size and design have been totally failed to be necessary as suitable for a “Village”, small cottage designs are required.	Form 28	Noted AT
110	BPC08	Village amenities are less of a priority. We are particularly concerned that we have received a letter today about the majority of respondents to the Neighbourhood Plan requesting more affordable housing or starter homes. Is that really the case or is this 'license' on the part of the party applying to develop a shop/flat?	Form 32	Noted AT
147	BPC08	The support offered by this policy for the development of smaller properties and starter homes, based on the results of the village questionnaire, is laudable. However, no site for the development of new homes has been specifically identified in the Neighbourhood Development Plan. Whilst the Local Plan makes no specific allocation for housing development in Beech, neighbourhood plans can seek to deliver additional housing to meet specific local needs.	EHDC 34	NPWG Comment #28
164	BPC08	We do not agree with smaller houses in Beech for local residents wishing to downsize. We do not think Beech is suitable for starter homes for young families as there is very limited transport and shops nor doctors.	Form 37	Noted AT
192	BPC08	Previously we were a ‘ <i>neither agree nor disagree</i> ’ with this policy; but recent events mean we now strongly disagree with this policy. We feel that this policy is in conflict with other policies and seems to have presented an opening for opportunistic planning applications. We note that: <ul style="list-style-type: none"> • Alton and its larger surrounding villages provide a wide range of housing types which would meet any need for starter homes or downsizing • Any property provided in Beech for ‘starter home’ size is unlikely to be appropriately priced. 	Form 43	Noted AT
175	BPC08	The NDP highlights the significant requirements in the local community for new homes (i.e. for downsizing, and for younger people. Relevant Local Plan Policy ref. S8.1 & 8.2), as ascertained by the Neighbourhood Plan Questionnaire. This can clearly be seen in the NDP extract reproduced in this letter ref. BPC 08: Housing Mix, which makes reference to EHDC recognising “the issues in Beech where there is limited residential development space within the settlement boundary. This policy extends support for the development of smaller properties arising from back-land and infill development”. Also reproduced in this letter is the extract of NDP Section 5.1 -	Form 41	Noted AT

		Housing Supply.		
176	BPC08	The draft NDP does not stipulate where new homes can/should go. Instead, it loosely refers to windfall sites and that there “should be scope for accommodating smaller plots”. We understand that a <u>primary objective</u> of the Local Plan <i>and</i> NDP (in conjunction with the Beech Parish Council) should address the requirements of local communities for new home development, with feasible solutions and/or guidelines.	Form 41	NPWG Comment #14
178	BPC08	The NDP should include a policy or information which stipulates <u>where</u> the housing requirements of the Beech village community <u>can</u> go. This could be accommodated on the north-eastern edge of the village e.g. through a number of relatively small in-fill and/or back-land bungalow/starter home developments on <i>existing</i> garden/utility land: <ul style="list-style-type: none"> - <u>Without</u> negatively affecting road/pedestrian safety on the main village thoroughfare i.e. Medstead Road and Kings Hill. - With wide and safe highway access already in place. - Without detrimentally impacting residential amenity, the countryside, and the character of Beech. - With closer access to Alton town (than the majority of the remainder of Beech), - via road, bus routes and foot paths. These points would be compliant with Local Plan Policy Ref: DM 32 if the settlement policy boundary were changed to include the north eastern/Snode Hill (non-agricultural) area of Beech; ref. LAA/BEE002.	Form 41	Noted LP NPWG Comment #14 NPWG Comment #30
226	BPC08	Beech is not really suitable for affordable housing – <u>need</u> a car as no bus routes. But probably not commercially viable for developers and need space for parking – turning etc....	Form 53	Noted LP

16. BPC09 Site of the Departure Lounge and Village Businesses

Comment No.	Re Section	Consultee’s Comment	Source	BNPWG Comment
28	BPC09	“Any development of Departure Lounge area should be subject to current licensing conditions, especially as to noise/late night activities.” “Junction is lethal – highway issues must be stressed.”	Village Hall, 16 Feb	NPWG Comment #29
68	BPC09	Part of the land of Snode Hill House is within the existing settlement boundary and	Form 16	Noted AT

		could provide for a combined pub and village shop. This might also be an appropriate location for other community facilities, e.g. The library book exchange.		
150	BPC09	The support offered by this policy for the creation or expansion of new businesses is laudable, however there is some inconsistency with policy BPC02, which implies that development in the countryside for business purposes must demonstrate that it has a need for a countryside location; whereas this is not a requirement in BPC09, for the change of use of redundant farm buildings (NB: a material change of use falls within the scope of 'development'). It should be noted that the NPPF supports the sustainable growth and expansion of all types of businesses in rural areas, through the conversion of existing buildings and well-designed new buildings (paragraph 83, part a)). Policy S15 of the Draft Local Plan 2017-2036 proposes a strategic policy approach that is more in-keeping with the NPPF than BPC09.	EHDC 35	NPWG Comment #10 NPWG Comment #14
<p>For reference: EHDC Emerging Policy S15: Rural economy – as at May 2019</p> <p>To support economic growth in rural areas, a positive approach to sustainable new development will be taken in the Area.</p> <p>To promote a strong rural economy:</p> <p>a. the sustainable growth and expansion of all types of business and enterprise in rural areas will be supported, through conversion of existing buildings and provision of well-designed new buildings of appropriate scale, provided they are in accordance with other policies in the plan;</p> <p>b. the development and diversification of agricultural and other land-based rural businesses will be supported;</p> <p>c. the provision and enhancement of tourism and leisure facilities which contribute positively to the growth of local tourism in a sustainable manner will be supported;</p> <p>d. the Local Planning Authority will work with its partners to implement the Hampshire Superfast Broadband Programme to improve the provision of broadband in rural areas. This will help to retain and promote services and support a range of rural business including traditional agriculture and home-based business;</p> <p>e. the sequential approach will not be applied to applications for small scale rural offices or other small scale rural development (less than 100sqm GIA); and f. proposals that would result in the loss of shops and services that provide for everyday needs (within Use Class A1) located in rural areas but outside of Town, District or Local Centres, will only be acceptable if evidence is provided of active and comprehensive marketing of the site for its current use for a minimum of 12 months prior to submission of a planning application</p>				
165	BPC09	We are against any further development of the Departure Lounge Area. It is an eyesore in a beautiful valley location. It is also a traffic hazard on the already accident prone A339.	Form 37	NPWG Comment #29

193	BPC09	We Neither Agree nor disagree with this policy. We note the comment about 'unacceptable impact in highway' and wonder if this could be (or needs to be) strengthened as to what is 'unacceptable'. Our personal opinion (which I am sure is shared) is that the current level of traffic in the village is unacceptable.	Form 43	NPWG Comment #29
212	BPC09	We would welcome Policy BPC09 to include an additional criterion; "do not adversely affect the historical or architectural significance of the farm building, for example, by the loss of features of historical or architectural interest", but we accept that this protection is essentially afforded by the criterion for proposals to not conflict with any of the other policies in the Development Plan.	Form 44 Historic England 7	Noted AT
230	BPC09	Seeks for expansion of New Business but you DO NOT provide in your Policy's any new homes for those people to live in.	Form 54	Noted LP

17. BPC10 Managing the Impact of New Development on traffic

Comment No.	Re Section	Consultee's Comment	Source	BNPWG Comment
26	BPC10	"Where can this be achieved within the SPB and without impacting road safety?? I.e. any more development that adds traffic to the main village thoroughfare (Medstead Road). Surely should be avoided?"	Village Hall, 16 Feb	NPWG Comment #30
50	BPC10	Medstead Road is one dangerous road especially at the junction with Wellhouse Road. Totally agree with anything that can be achieved to increase the safety of pedestrians – Horse Riders- Walkers- Bikes – Pushchairs etc. ...	Form 6	Noted NA
151	BPC10	The intention of part a) – to respect the rural character of the local road network – is laudable, but should be re-worded to draw out the specific implications for the design of proposed access arrangements. The policy should be positively worded. The current policy wording is unclear, though it is assumed that the intention is to avoid hard-landscaping at points of vehicular access. Part b) includes several very specific requirements for which there is no clear evidence. Concerns relating to the safety of rural lanes are dealt with by criterion h) of policy CP31 of the Joint Core Strategy and it is therefore difficult to see why part b) of BPC10 is required.	EHDC 36	NPWG Comment #10 NPWG Comment #30

For reference: EHDC Adopted Policy CP31: Transport

b) protect and provide safe and convenient cycle and pedestrian links that integrate with existing cycle and pedestrian networks, such as the South Downs Way and Shipwrights Way, and reflect the amenity and rural character of the area;

k) Include measures, to be funded by the developer, that address the impact of the new development so as to ensure the continued safe and efficient operation of the strategic and local road networks.

194	BPC10	We Strongly Agree with this policy. As regular walkers both within the village and to Alton, we have observed the speed of some vehicles and the lack of care for pedestrians that some drivers have. Anything to make walking in the area a safer and more pleasurable experience.	Form 43	Noted AT
177	BPC10	Any additional development that causes increased traffic flows through the most populated areas of the main Beech village thorough fare i.e. Kings Hill and Medstead Road, will have a serious negative impact on road safety. As EHDC will be aware, <u>road safety has, for many years, and continues to be, a major concern to Beech Parish Council and the village community.</u>	Form 41	NPWG Comment #30
179	BPC10	As EHDC Planning Consultants can easily ascertain that virtually all the windfall and in-fill sites within the Beech settlement policy boundary have already been taken, and that the majority of these significantly contribute to increased traffic through the central village. For EHDC's additional reference regarding the <u>Beech community road safety concern</u> , a 'virtual public survey', can be gleaned from the recent Planning Application for an additional house development Ref: 25172-006 (61 Medstead Road). 21 of 48 (43%) of the public comments on this application expressed road safety concerns. Here are some extracted examples: "An additional entrance driveway will add to the existing dangers of walking or cycling along Medstead Road" "The proposed development will increase the chance of accidents on a difficult piece of road" "Adding additional property on this site will also add extra traffic on Medstead Road, contributing further to our already hazardous traffic volume in Medstead Road" It is also relevant to highlight that the Wellhouse Lane area in Beech has seen much	Form 41	NPWG Comment #30

		new home development over the last 10 years or so. With regard to safe vehicular access, Wellhouse Lane has some obscure and narrow aspects, especially the sharp bend on its extreme eastern end, close to where it <u>joins</u> Medstead Road next to the Village Hall.		
223	BPC10	Personally I believe the most important issue, above all else is Road Safety in the village. Life and death matters far exceed any concern over a breach of the planning regulations etc. The burgeoning levels of traffic, the speeds and the lack of foot paths, the narrowness and blind spots of Medstead Road and the house accesses are a cocktail that may one day haunt us. Cynically the authorities are waiting for a significant incident before any action will be taken. Neighbourhood watch has occasionally gone outside of its remit on a number of occasions to lobby for some positive action, but with limited success. Maybe if the same amount of time, money and effort that has gone into planning statements had gone into implementing those things that we prioritise over the last twenty years, then maybe we could have made some progress. I do appreciate that we are pawns in responding to Government and local authority policy. We have I guess have very little control over our destiny, but maybe we should be a little bit more robust in our resistance to the governmental whims.	Neighbourhood Watch Form 52	Noted AT

18. BPC11 Footpaths, Bridleways and Cycle paths

Comment No.	Re Section	Consultee's Comment	Source	BNPWG Comment
43	BPC11	Do not want to see an extension of the Current Settlement Policy Boundary where there is an impact on Bridle paths, footpaths + countryside.	Form 5	Noted NA
79	BPC11	Additional safety footpaths should be within the wooded area and not constructed as paved roads.	Form 20	NPWG Comment #31
102	BPC11	<u>Note A339</u> "Footpath" was built as a footpath – CYCLE WAY. It should be so denoted that cyclists use it.	Form 28	Noted NA
111	BPC11	Footpath improvements to the path linking top of Wellhouse road to Theden and/or path from Bushy Lease to Alton would be appreciated. Also clearing path beside Medstead road at bottom end to A339 so that can walk to station without getting	Form 33	Noted NA

		muddy office shoes would be nice.		
112	BPC11	Improvement to the surface/drainage of the footpath from the top of Wellhouse Rd to Thedden would be welcome. Also the path to the Recreation ground from Wellhouse Rd is waterlogged and slippery underfoot near the top and the lower part of the steep path from the Rec down to Medstead Rd can get very slippery after prolonged rain. These paths get quite a lot of use by both walkers and horse riders and occasionally vehicles, in the case of access to the Recreation ground	Form 33	Noted NA
152	BPC11	The intention of this policy is laudable, although it is not clear whether opportunities to improve the local network of paths will arise over the plan period, given that no development is proposed by the Neighbourhood Development Plan.	EHDC 37	Noted AT
183	BPC11	We Strongly Agree with this policy	Form 43	Noted TX

19. BPC12 Planning for Parking

Comment No.	Re Section	Consultee's Comment	Source	BNPWG Comment
34	BPC12	The parking policy should not be covered in the plan as it is already in an EHDC report on the matter (and in the draft Local Plan).	EHDC 28 Jan	NPWG Comment #40
58	BPC12	We would argue that new homes require more than 1 parking space per first 3 bedrooms. Based on the existing car ownership in the village, this is unrealistic.	Form 12	NPWG Comment #32
72	BPC12	Is one parking space per 3 bedrooms adequate?	Form 17	NPWG Comment #32
153	BPC12	Part b) of this policy introduces parking standards that differ from those recently adopted by EHDC through its Vehicle Parking Standards Supplementary Planning Document (July 2018). The parking standards in the SPD are proposed to be taken forward within the Draft Local Plan 2017-2036 and would supersede the requirements of the Beech Neighbourhood Development Plan. The inclusion of residential parking standards that are unlikely to endure, within a neighbourhood plan that does not	EHDC 38	NPWG Comment #40

		propose residential development should be reviewed. Should this policy be taken forward, it is recommended that additional flexibility is included within the policy, taking account of paragraph 105 of the NPPF. Please note that planning permission for a private development (such as the building of a new house) cannot be used to control the use of the public highway, with respect to parking or other matters.		
196	BPC12	We Strongly Agree with this policy	Form 43	Noted TX

20. BPC13 High Speed Broadband and Mobile Communications

Comment No.	Re Section	Consultee's Comment	Source	BNPWG Comment
80	BPC13	With increasing dependence upon mobile and internet combined for security in banking etc., good mobile coverage is essential. This is particularly important for residents who are less able to travel.	Form 20	Noted AT
89	BPC13	We do need better broadband and mobile connections but not with overhead cabling or giant masts	Form 24	Noted AT
197	BPC13	We Strongly Agree with this policy. We note that lower Beech is recognised as having poor broadband (we think 'adequate' is generous) and suggest that any development in lower Beech is likely to make a poor service worse. Perhaps some words requiring rectification/improvement as part of the development process.	Form 43	Noted AT
221	BPC13	There are now so many opportunities to improve home security with mobile communications that the broadband speed and mobile phone availability are both becoming increasingly important. Simply contacting a villager by mobile phone in an emergency, remotely accessing the burglar alarm, CCTV or controlling the heating, or even knowing that the power is on and the freezer is not thawing, are in wide spread use. Therefore it could be argued that part of our village is potentially vulnerable for not having fast internet speed and secure mobile phone signals. Our growing population of elderly folk will, as time goes by with pressure on the NHS and the Police resources will probably be forced by budgetary constraints to rely more on the internet and phone for consultations, advice and even self-treatment. So maybe these issues need to be part of the Mobile/Broadband argument.	Neighbourhood Watch 52	Noted AT

21. BPC14 Drainage Infrastructure Requirements

Comment No.	Re Section	Consultee's Comment	Source	BNPWG Comment
51	BPC14	Surface water frequently adds to the danger of Medstead Road – agree with the most stringent of measures to ensure that water disposal on site has been covered .	Form 6	Noted AT
154	BPC14	This policy does not significantly add to the strategic policy requirements of policy CP25 of the Joint Core Strategy and can therefore be deleted. Notwithstanding this, the policy is unduly restrictive insofar as it would prevent the off-site management of surface water, which can be the most appropriate solution (e.g. in the case of larger development proposals, where off-site storage can be appropriate). It is unclear if there is any technical evidence to underpin the direction of surface water flow as shown by Map 10 of the Neighbourhood Development Plan.	EHDC 39	NPWG Comment #10 NPWG Comment #33
166	BPC14	In line with our recent comments to EHDC Draft Local plan consultation we would advise that this policy seeks to include provision of adequate waste water Infrastructure. We expect developments to connect to the public sewerage system wherever it is reasonable to do so. The provision of infrastructure for wastewater is listed as one of the strategic priorities that should be considered in Local Plans (NPPF paragraph's 20-27). We would encourage LPAs to work collaboratively with other bodies to ensure that strategic priorities across local boundaries are properly coordinated and clearly reflected in individual Local Plans (see NPPF paragraphs 16-17). LPAs should also work with providers to assess the quality and capacity of infrastructure for water supply, wastewater and its treatment.	Environment agency	NPWG Comment #33
198	BPC14	We Strongly Agree with this policy	Form 43	Noted TX
201	BPC14	As discussed in BPC14 with heavy rain the area at lower Medstead Road experiences flash flooding. This has a knock on effect on the wear and tear of the road surface (lots of Debris and potholes) and can also negatively affect broadband connections. New developments must demonstrate that the impact of water run-off is not increased, and if possible that drainage is improved.	Form 44	Noted AT
219	BPC14	Flood risk: The planting of new riparian and floodplain woodland, can help to reduce diffuse pollution, protect river morphology, moderate stream temperature and aid flood	Form 50	Noted AT

		<p>risk management, as well as meet Biodiversity Action Plan targets for the restoration and expansion of wet woodland.</p> <p>The Forestry Commission is keen to work in partnership with Woodland / Forest Stakeholders to develop opportunities for woodland creation to deliver these objectives highlighted above.</p>	Forestry C	
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22. Social Infrastructure (SI)

Comment No.	Re Section	Consultee's Comment	Source	BNPWG Comment
160	SI	It would be more accurate to say that the village hall is used for community events which include ' Civil events, seasonal parties, monthly social events and other celebrations'	Form 35	NPWG Comment #11
204	SI	It is important that we support the village hall and keep it going. Any new ventures which actively compete with the current or future potential provision of the hall should be carefully reviewed as it is unlikely that Beech would be able to support multiple community premises.	Form 44	Noted AT
205	SI	Shop & Pub. Shop -There are 5 supermarkets within about 15 minutes or less of the village. Its support would mainly come from passing trade. Re the Pub – The village run a social evening with a bar.	Form 45	Noted NA
225	SI	Shop would not be commercially viable, pub also not commercially viable. Monthly social good idea and departure lounge good café for socialising.	Form 53	Noted NA

23. Infrastructure Development Plan (IDP)

Comment No.	Re Section	Consultee's Comment	Source	BNPWG Comment
103	IDP	I am strongly in agreement for all the proposed measures for traffic calming along Kings Hill and Medstead Road + all cycle + footpath improvements. The speeding is not restricted to vehicles but also cyclists who I have followed in my car exceeding 30 mph.	Form 29	Noted AT

104	IDP	I Strongly wish for a regular bus service to/from Alton + Through to Four Marks and also through the village for Basingstoke am + pm + weekends. All the above would give residents + safer experience on the roads with a reduction in the need to use their vehicles as often + promote a healthier lifestyle + improving the environment	Form 29	Noted NA
105	IDP	An improved mobile phone signal would definitely be welcomed in the Kings Hill area.	Form 29	Noted AT
106	IDP	Speeding in Wellhouse Rd is a growing problem, rumble strips/ speed humps at regular intervals to curb it before a major smash happens.	Form 30	Noted AT
107	IDP	How about a couple of speed humps right across the road on the straight stretch of the Medstead Road between the two bends. This should slow all the trucks and speeding cars racing downhill towards the heart of the village where there are houses on both sides of the road.	Form 31	Noted AT
108	IDP	We would hope that spending is prioritised on traffic calming/reduction and speed reduction measures as a priority.	Form 32	Noted AT
109	IDP	Spending on walkways/footpaths would also be welcomed	Form 32	Noted AT
113	IDP	We would also support any spending on traffic calming, for example purchase of a sign flashing driver's actual speed such as that used in South Warnborough. It seems to be very effective there.	Form33	Noted AT
114	IDP	I agree with traffic calming measures, especially speed bumps on Kings hill and straight sections of the Medstead road, where traffic can really speed up. Also, seasonal signs to alert drivers to the frogs & toads crossing the road. Each year we see less and less; eventually there won't be any.	Form 33	Noted AT
155	IDP	It would be more appropriate to include information from this section within Section 3 (About Beech) as it is purely contextual. It is worthwhile reconsidering whether such information needs to be included within the Neighbourhood Development Plan, given the lack of proposed development that may affect the services and facilities that are mentioned.	EHDC 40	Noted AT
161	IDP	I think 3 top priorities for funding should be identified out of the list of 9. My top 3 are : 1. Village Traffic calming and 20 mph limit 2. Grange Road Cycle path 3. Improved footpath to Alton via Wyards Farm	Form 35	Noted AT
169	IDP	Priority should be given to refurbishment and improvement of highway water drainage	Form 39	Noted AT

		system in the village.		
202	IDP	The list of Infrastructure and improvements outlined in the plan are brilliant.	Form 44	Noted TX

24. Monitoring and Review

Comment No.	Re Section	Consultee's Comment	Source	BNPWG Comment
156	M&R	This section of the document suffers from the omission of any recognition that a new Local Plan is being prepared alongside your Neighbourhood Development Plan. This is concerning and potentially misleading for members of the public commenting on the Neighbourhood Development Plan.	EHDC 41	NPWG Comment #05

25. Appendices and Glossary

Comment No.	Re Section	Consultee's Comment	Source	BNPWG Comment
157	A&G	Please note that the "Northern Villages LIPS" document is historic and carries no weight for contemporary plan-making. No further reference to this document should be made in future iterations of the Beech Neighbourhood Development Plan. A range of up-to-date evidence base documents are now available on www.easthants.gov.uk/evidence-base	EHDC 42	NPWG Comment #35

Neighbourhood Planning Working Group (NPWG) response comments

BNPWWG Ref	Section	Response	Consultation Source	Further comment
Noted TX	Throughout	<i>Thank you for your support and kind comment.</i>	Total of 30 Comments	
Noted AT	Throughout	<i>Thank you for bringing these items to our attention. They have been noted and the group feel we have covered your point within the remit of Neighbourhood Planning legislation and the brief given by the Beech Parish Council.</i>	Total of 55 Comments	
Noted NA	Throughout	<i>This matter is not related to the mission and objective of a neighbourhood development plan. But thank you for bringing it to our attention.</i>	Total of 10 Comments	
Noted LP	Throughout	<i>This matter relates to the EHDC Local Plan or the National Planning Policy Framework (NPPF). A neighbourhood plan must, under legislation align with the NPPF and generally conform to the District Local Plan.</i> <i>Thank you for bringing it to our attention</i>	Total of 15 Comments	
#01	Front Page	<i>On front cover the title of the document to be changed to “Beech Neighbourhood Development Plan 2019-2028”</i> Refer to this Version as ‘Submission Version May 2019’	EHDC 4	
#02	General	<i>We have been encouraged by experienced planners to allow some flexibility in Policy hence terms such as ‘generally’, ‘exceptional’, etc. Throughout.</i>	Form 12	
#03	General	<i>Place road identifiers on Maps and also identify SINCS</i> <i>On Maps:</i> <ul style="list-style-type: none"> • <i>On Map1 Label Medstead Road, Wellhouse Road, Kings Hill</i> 	Cllr R Duffin ; EHDC 2; Form 55	

		<ul style="list-style-type: none"> • On Map 2 Label the SINC's in the parish: North Wood; Thedden Copse; Great Wood; Hungry Copse; Ackender Wood; Bushy Leaze Wood – and also Chawton Park Wood on the edge of the parish. Change the KEY nomenclature “Green Space” to “Local Green Spaces” • On Map 3 label Basingstoke Road, Snode Hill, Medstead Road • On Map 4 label Medstead Road, Kings Hill, Abbey Road, Hussell Lane, Wivelrod • Twice at Map 4 change “Medstead” to “Medstead/Wivelrod”: • On Map 5 label Snode Hill, Wellhouse Road • Amend title of Map 7 to: Settlement Policy Boundary and Special Housing Area • Map 7 Label Medstead Road, Wellhouse Road, Snode Hill, Basingstoke Road <p>Add sources for “houses built per annum”: Sources: Parish of Beech Village Appraisal Report 2001 EHDC planning applications to 2017 and “rates band table”: Source: EHDC correspondence, April 2018.</p>		
#04	General	<p>Access for emergency Services is dealt with in Building REG Part B5</p> <p>https://www.gov.uk/government/publications/fire-safety-approved-document-b</p>	Neighbourhood Watch	
#05	General and Plan Review	<ul style="list-style-type: none"> - In final paragraph replace “reviews” with “revises”. - Add the following words to the final paragraph: The first such review and update is expected to occur after EHDC adopts its Local Plan 2017-2036, which is currently in draft form. 	EHDC 41	
#06	Introduction	<p>Change text in 1.1 as follows (changes in bold):</p> <p>.....One of these measures is the neighbourhood development plan, which can set policies for the use of land for new development at a neighbourhood level. A neighbourhood development plan must be in general conformity with the local authority’s strategic policies - in the case of Beech, those policies in the East Hampshire District Local Plan</p>	EHDC 3 ; EHDC10 ; EHDC14	

		<p>(as defined in the Glossary) – and national planning policy and must be based on evidence. Following community consultation, it must be examined.....</p> <p><i>Changes to text as in bold. Section 1.2 (changes in bold):</i> The Beech Neighbourhood Development Plan is for the period from 2019 to 2028, and will be subject to review and, if necessary, updating as described in Section 8 of this document. In particular, the Neighbourhood Development Plan will be reviewed following EHDC’s adoption of its Local Plan 2017-2036, which is currently in draft form.</p> <p><i>Add note after Chevrons in 2.1 Plan Process:</i> The process for preparation of the Neighbourhood Development Plan has been affected by EHDC’s decision to produce a new Local Plan 2017-2036 to replace the Local Plan: Joint Core Strategy 2014. EHDC announced its intention to prepare a new Local Plan in a news release on 19th January 2019, simultaneously publishing its intent in the East Hampshire Local Development Scheme January 2018. At that stage Beech Parish Council had agreed the Plan’s policies in outline. The Parish Council subsequently resolved to continue to prepare the Plan so that it could be implemented as soon as possible, on the basis that to delay the Plan by over one year (i.e. to delay the ‘making’ of the Plan until after the adoption of EHDC’s new Local Plan, planned for Autumn 2020) would not be in the best interests of the parish and its residents.</p>		
#07	Preparing the Plan	<p>Add to Chevron chart Section 2. Preparing the plan: 2017 bullet point 2 to be added: ● Neighbourhood Plan Designation Area assigned by EHDC. 2019 bullet point 5 to be added: ● EHDC Submits Neighbourhood Plan to Independent Examiner</p>	EHDC 7	
#08	History	<p><i>The amount of information in section 3.1 has been welcomed by Villagers and Historic England. Changes are restricted to :</i> Section 3.1</p> <ul style="list-style-type: none"> <i>In 3rd line of 4th paragraph under 3.1 on page 6: Change “Grade II” to “Grade II*”</i> 	Form 47; Historic England 3; Historic	

		<ul style="list-style-type: none"> • Add new 9th paragraph under 3.1 on page 6: <i>In all there are seven Grade II or Grade II* listed structures in the parish: The Old Farmhouse; Wyards Farm and Granary; Beech Barns Donkey Wheel House; Norton Bavant; Wellhouse Cottages; and the milestone on the Basingstoke Road, southeast of the entrance to Wyards Farm. (Full details of all items of historic interest in Beech can be found in the Historic Environment Record Search for Beech © 2018 Hampshire County Council.).</i> <p>Section 3.1 <i>Add a new sentence to the end of the 8th paragraph on page 8: Since its publication the Village Design Statement has been largely successful in preserving the character of the village.</i></p> <p>Section 3.1 <i>Remove the last sentence/ paragraph.</i></p>	England 4	
#09	Environment	<p>Make the following changes: 3.3 Environment</p> <p><i>[First two paragraphs are unchanged except for terminology corrections in bold]</i></p> <p>The parish is one of the Northern Villages in East Hampshire District. Beech lies immediately to the west of Alton and consequently relies on that town for its higher order facilities. It has a church and a village hall but only a minimal bus service. Its main environmental features are shown on Map 2.</p> <p>The village falls within the Four Marks Clay Plateau Landscape Character Area (as defined in the East Hampshire Landscape Character Assessment, July 2006), which is defined by the extent of a shallow but virtually continuous deposit of clay with flint which caps the chalk bedrock geology.</p> <p><i>[Delete existing third paragraph and replace with this paragraph, to</i></p>	EHDC 9; EHDC 12	

		<p><i>answer EHDC comment 123]</i> According to the Neighbourhood Character Study for East Hampshire District Council (Dec 2018): “The village of Beech has a linear nature, sitting largely within a narrow valley that descends (by minor road) for almost two miles from Alton Abbey, which at 217 metres is one of the highest points in Hampshire, to the Alton – Basingstoke trunk road at 106 metres. The area in which Beech is situated is primarily rural. The parish totals 526 hectares and is a broad mix of woodland, farmland and, in the village area, residential developments. In the past, the area has had an agriculturally based economy, although this influence has declined with modern farming practices. The village is now primarily a residential area, serving surrounding business areas with little commercial activity within the village boundary.”</p> <p><i>[Insert the next four paragraphs, moved from page 14 (5.1) to answer EHDC comment 126]</i> The distinctive nature of Beech village is, in the large part, defined by the countryside and environment in which it is located. It is atypical of the North East Hampshire Area, being a linear village built in a valley surrounded by an attractive small-scale landscape containing two small farms, historic buildings, a 19th century country house and ancient woodlands.</p> <p>There is a rich and varied pattern of habitats, species and biodiversity, recognised by the varied landscapes within the parish. The parish is made up of three large areas of open space, with farmland and ancient woodland, and has six Sites of Importance for Nature Conservation (SINCs).</p> <p>A number of protected species have been reported in and around the village, as recorded in the Desktop Biodiversity Report regarding Land at Beech Parish dated 24th April 2018 and prepared by the Hampshire Biodiversity Information Centre.</p>		
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		<p>The open countryside which surrounds the residential areas is easily accessible to the north, south, east and west, from many points in the village. The local network of bridleways and footpaths facilitates access to the countryside.</p> <p><i>[Retain the existing final paragraph, slight amendment in bold as SINC now defined above]</i></p> <p>The main environmental constraint for the village is Bushy Leaze Wood, which adjoins the south side of the existing settlement. This is designated as a SINC, classified as an area of ‘Other woodland where there is a significant element of ancient semi-natural woodland surviving’. The survival of this ancient woodland may be associated with the presence of several historic parklands in the vicinity.</p>		
#10	Introduction to Policies	<p><i>Change Section5 Policies</i></p> <p>“Introduction” to ‘Introduction to Policies’</p> <p>“2.The EHDC Local Plan” to” 2.The EHDC Local Plan (as defined in the glossary)”</p> <p><i>In the List of Policies, include a further column on the left of the table, dividing the policies up into Sections 5.1 to 5.5.</i></p> <p><i>Also add the word “Section” to the page headings “5.1” to “5.5”.</i></p> <p><i>Following the changes above we are content with the numbering and indexing used in the document.</i></p> <p><i>Replace last paragraph in “Introduction” (which repeats text already in Section 5.2 Housing Background and Intent) with:</i></p> <p>Note: The initial adopted version of this Plan will span EHDC’s replacement of its Local Plan: Joint Core Strategy (2014), in which the policies are known, by its Local Plan 2017-2036, in which the policies are currently in draft with their final form unknown. There will be a time lag between EHDC’s adoption of its Local Plan 2017-2036 and the subsequent revision of this Plan. Therefore, in order to protect the interests of Beech, the policies in this Plan include provisions that may duplicate those in the policies in EHDC’s Local Plan: Joint Core Strategy.</p>	<p>EHDC 1;</p> <p>EHDC13;</p> <p>EHDC14;</p> <p>EHDC18;</p> <p>Form 42;</p> <p>Beech Village Hall Charity;</p> <p>EHDC20;</p> <p>EHDC21;</p> <p>EHDC27;</p> <p>EHDC29;</p> <p>EHDC33;</p> <p>EHDC35;</p> <p>EHDC36;</p> <p>EHDC39</p>	

#11	Introduction to Policies	<p><i>Change 5. Policies Para 5 last sentence to read:</i> ‘Numbered paragraphs of supporting text follow and amplify each policy.’</p> <p>Change 5.1 ‘Background and Intent’ on page 14, penultimate line, change “several consistencies” to “several consistent features”.</p> <p><i>Change 5.1 recreation facilities</i> <i>Amend wording in last paragraph as follows (changes in bold):</i> The Village Hall is used for community events which include civil events, club/society meetings, seasonal parties, monthly social events and other celebrations</p>	EHDC 1 Form 35	
#12	BPC01	<p><i>Amend the policy wording as follows (changes in bold):</i></p> <p>a) Proposals which retain existing green infrastructure and the remnants of old woodland cover in the parish and other wildlife habitats will be supported.</p> <p>b) Proposals which provide additional green infrastructure, and/or that nurtures or enhances the habitat corridors from Thedden Copse to Ackender Wood and Bushy Leaze Wood (and onward to Chawton Park Wood), will be supported.</p>	EHDC13; Environment Agency	
#13	BPC01	<p><i>We rely on the Local plan for renewable and low carbon energy policies as there is nothing specific to Beech regarding environmental energy policies.</i></p>	Form 41	
#14	BPC02	<p><i>The comment was that BPC02 is more restrictive on businesses than BPC09. So in BPC02:</i></p> <ul style="list-style-type: none"> - <i>Delete the word “residential” on 7th line</i> - <i>Change the 8th line of the policy wording to the following (changes in bold):</i> “.....disused rural buildings; or for non-residential development in accordance with Policy BPC09; or for essential utility.....” - <i>Change policy 6th line as follows (changes in bold):</i> or other rural enterprise or rural conservation needs; - <i>Reword last sentence of policy (changes in bold) to:</i> complies with other policies within the development plan. 	EHDC 35; Historic England 5; Form 44; EHDC 28; EHDC 14; Form 16 ; Form 19; Form 23;	

		<p><i>Add new note:</i></p> <p>5. This policy is highly valued by the residents of Beech. Over 88% of respondents to the Neighbourhood Plan Questionnaire agreed (or strongly agreed) with the statement: ‘The countryside outside the Settlement Policy Boundary should be protected from development unless it can be demonstrated that there is a genuine and proven need for a countryside location’.</p> <p><i>Add new clause BPC02(b) to the policy wording:</i></p> <p>Any development, whether housing or otherwise, outside the Settlement Policy Boundary (as permitted under the NPPF and the EHDC Local Plan) shall comply with the other policies of the development plan, including the policies of this Neighbourhood Development Plan.</p>	Form25; EHDC 34; Form 41; EHDC 14	
#15		<i>Now incorporated in #14</i>		
#16	BPC03	<i>Now incorporated in #17</i>		
#17	BPC03	<ul style="list-style-type: none"> • <i>Change “Medstead” to “Medstead/Wivelrod”:</i> • <i>In policy title</i> • <i>Twice in policy wording</i> • <i>Twice at Map 4</i> <p>Delete the word “generally” from 1st line of policy.</p> <p>Amend the policy wording to (changes in bold): Development will not be permitted in the non-coalescence areas shown in Maps 3 and 4 if, individually or cumulatively, it would increase the risk of coalescence between Beech and Alton or between Beech and Medstead/Wivelrod.</p> <p>In the defined non-coalescence areas any new development or any increased.....</p> <p>Delete from Map 3 that part of the Beech/Alton non-coalescence area that is north of Hungry Copse and the site of the Departure Lounge.</p>	Form 12; <u>EHDC Jan 28;</u> <u>EHDC 15;</u>	

		<p>Show on Map 3 that land in Alton that is earmarked for housing development in EHDC's draft Local Plan 2017-2036.</p> <ul style="list-style-type: none"> • <i>Add three new notes:</i> <p>4. This policy reflects the prospect of Alton's urban area expanding up to the majority of its shared boundary with Beech parish (and crossing into Beech at one location), as proposed in EHDC's Draft Local Plan 2017-2036. The current distance between Alton housing and Beech's Settlement Policy Boundary is only c.700 metres. The Alton housing sites proposed by EHDC would reduce that distance to only 450 metres and could form a firm precedent for further future development (west of Pertuis Avenue and west along the Basingstoke Road) that marches Alton even closer to Beech, if not for this policy.</p> <p>5. The current gap between Medstead housing (Hussell Lane) and Beech housing (Kings Hill) is only c.950 metres. The current gap between Beech housing (Kings Hill) and the hamlet of Wivelrod (in Bentworth parish) is less than 400 metres.</p> <p>6. Maintaining the gap between Beech and Alton is important for the retaining the wild life corridor between Thedden Copse and Ackender Wood, and maintaining the gap between Beech and Medstead is important for retaining the wild life corridor between Bushy Leaze Wood and Chawton Park Wood, in line with policy BPC01.</p> <p><i>Note Maps are provided as encouraged in EHDC JCS 2014 Policy CP23 para 7.3.3. The gap boundaries on the Beech village side are the edge of the settlement character area as defined in the Beech Landscape Character Assessment 2018 and on the other side it is the Parish Boundary.</i></p>		
#18	BPC04	<p><i>Reword policy as follows (changes in bold):</i></p> <p>In order to protect the historic parkland at Thedden Grange, any development located in the area coloured grey on Map 5 should only be permitted where the type and scale of development is appropriate to</p>	<p>Cllr G Webb : <u>EHDC 17:</u></p> <p><u>Historic</u> <u>England 5:</u></p>	

		<p>Thedden Grange and its parkland and does not harm the parkland’s amenity value or the views to and from it.</p> <p><i>Add new note 1:</i> The parkland at Thedden Grange is mentioned as a historic landscape within the East Hampshire Wooded Downland Plateau Landscape Character Area (as defined in the Hampshire Integrated Character Assessment 2012).</p> <p><i>Reword last sentence of note 2 as follows (changes in bold):</i> “.....out of sight of the Thedden parkland, sited and designed so as not to detract from Thedden Grange and its surroundings, and in accordance with the policies in the development plan.”</p>	<p><u>Form 44:</u> Form 43:</p>	
#19	BPC04	<p><i>The Thedden community has been consulted by the NPWG and they agree that the proposed Policy BPC04 is adequate for their needs as a community.</i></p>	Form 43	
#20	BPC05	<ul style="list-style-type: none"> - On Map 6, remove the green shading of the southern half of the Village Hall grounds. (This is because the Village Hall itself and the car park cannot be included in a Local Green Space, as defined by the NPPF. Only the green alongside the Village Hall can be a Local Green Space and so protected from development). - In the policy wording, replace “except in exceptional circumstances” with “except to enhance and/or improve recreational facilities”. - In the policy wording, replace “Village Hall grounds” with “The green at the Village Hall”. - Change the first sentence of Note 1 to read (changes in bold): The Village Hall stands on a piece of land of about two acres situated in the fork of the principal road junction within the village area, and about half of the land forms a village green alongside the Hall. - In Note 3 replace “recreation” with “recreational”. - <i>Re-word Note 3 1st sentence (changes in bold):</i> This policy is intended to offer protection for Beech village amenities by preventing any development..... 	<p><u>Form 12;</u> <u>Form 19;</u> <u>Form 42;</u> <u>Beech Village Hall Charity;</u> <u>EHDC 18</u></p>	

#21	BPC05	<i>The charitable grounds can be used for new constructions that are in the interest of the community through common law.</i>	Form 19; Form 24	
#22	BPC06	<i>Policies BPC06 and BPC07 set out how, in a Beech context, development setting and design should respect the preservation of the village character and retains its sense of place.</i>	Form 16	
#23	BPC06	<p><i>After some discussion it was felt that we did need separate policies for Setting and Design so the suggestion to combine BPC06 and BPC07 was rejected. However we would reorganise the policies so that they were more aligned to their headings.</i></p> <p><u>Hence:</u></p> <p><i>Insert a new policy BPC06 (a) before the existing, the text moved from policy BPC07(c) (changes in bold):</i></p> <p>a) Development proposals should not change the predominantly linear architectural character of the settlement within Beech’s valleys which, together with the extensive mature green infrastructure, give the village its “sense of place”.</p> <p>and</p> <p><i>Insert after current policy BPC06 (a) the following text moved from policy BPC07 (c) (changes in bold):</i></p> <p>c) The line formed by the roof tops of neighbouring buildings, when viewed from the highway, may not be raised as a result of the height of new buildings or constructions. In general, new buildings or constructions should not exceed two stories in height.</p> <p>and</p> <p><i>Amend current policy BPC06 (c) as follows (changes in bold):</i></p> <p>“.....on either side of the new development, and should generally respect the existing building line. This will ensure that the existing setting and scale is maintained.”</p> <p>and</p> <p><i>Insert after current policy BPC06(c) the following text moved from policies BPC07(b) and (c) (changes in bold):</i></p>	Form 25; <u>EHDC 20;</u> <u>EHDC 27;</u> Form 24; <u>EHDC 30;</u> <u>EHDC 31;</u> Form 8 <u>EHDC 25;</u> <u>EHDC 26;</u> Form 25 <u>EHDC 22;</u>	

		<p>e) No new building should be constructed at a location that is significantly further up a hillside than those buildings on the neighbouring plots. A new development on a hillside should not raise the height of the built-up area on that hillside (when viewed from across the valley).</p> <p>and <i>In current policy BPC06 (d):</i></p> <ul style="list-style-type: none"> - <i>In the 1st sentence insert the word “further” before “backland”.</i> - <i>Replace the 2nd sentence with:</i> A plot with vehicular access onto Medstead Road should not be subdivided in order to introduce a new built development to the rear of the existing building(s) on the plot. <p>and <i>Amend the current policy BPC06 (e) as follows (changes in bold):</i> The development of new dwellings in the front gardens of existing dwellings in Wellhouse Road will not be permitted so as to contribute to preserving the character of the Special Housing Area.</p> <p>and <i>Delete current policy BPC06 (f).</i></p> <p>and</p> <ul style="list-style-type: none"> - <i>Insert a new note 1:</i> <ol style="list-style-type: none"> 1. This policy applies to all new development and redevelopment both inside and outside the Settlement Policy Boundary, which is shown on Map 7. - <i>Amend current note 1 as follows (changes in bold):</i> The LCA emphasises the need to conserve the current density of settlement in all parts of the village. <p>and <i>Insert a new note after current note 1, text taken from BPC07 note 2</i></p>		
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		<p><i>(changes in bold):</i></p> <p>3. Policies BPC06 (c) and (e) are intended to ensure the protection of the village skyline against the mature green infrastructure. The LCA supports these policies.</p> <p>and</p> <p><i>Amend existing note 2 as follows (changes in bold):</i></p> <p>Within the Settlement Policy Boundary, most of Wellhouse Road and the north side of Medstead Road are designated a Special Housing Area, in which a 0.2 hectare minimum plot size is specified for new dwellings so as to preserve the special character of low density housing set in well-wooded plots. This designated area and a 0.2 hectare minimum new plot size was first proposed and adopted by EHDC under Policy H10 of its Local Plan: Second Review (2006), following EHDC's own review and conclusion that the area merited such designation in order to "retain the special character which makes a significant contribution to the environment of the settlement". Its retention as Policy BPC06 (g) is supported by the LCA.</p> <p>and</p> <p><i>Insert new note 5:</i></p> <p>5. Policy BPC06(h) formalises residents' long-held objection to building dwellings in the front gardens of houses in Wellhouse Road, which are generally set well back from the highway, as part of maintaining the character of the Special Housing Area. In responses to the Neighbourhood Plan Questionnaire, 125 out of 171 respondents supported this policy.</p>		
#24	BPC07	<p><i>It is not viable to object to 'gates'. Though NPWG suggests the PC should consider prohibiting solid gates with heights greater than 1.5 meters high and possibly communal gates in BPC007.</i></p>	Form 27	
#25	BPC07	<p><i>Perhaps we should reconsider using the Phrase in the 2002 Village Plan 'All types of houses should be integrated, with every effort being made to</i></p>	G Webb; Form 25	

		<i>retain diversity of style and materials'</i>		
#26	BPC07	<p><i>Amend policy BPC07 (a) as follows (changes in bold):</i></p> <p>a) New buildings, including alterations, should demonstrate good quality of design, and their design, layout and materials should reflect the predominant form of development in the immediate vicinity of that particular area, and preserve the overriding rural nature of the village. Appropriate innovative design will, however, be supported.</p> <p><i>Policies BPC07 (b) and (c) deleted (and their wording moved to policy BPC06).</i></p> <p><i>Add additional section to policy</i></p> <p>e) Design elements that promote energy efficiency, energy savings, resource conservation and resource recycling will be strongly supported.</p> <p><i>Amend note 1 as follows (changes in bold):</i></p> <p>The design criteria for new development in Beech (as represented by Policy BPC07) have served the village well, being largely unchanged since they were first published in the Village Design Statement 2002. The Village Design Statement's provisions dealing with backland and infill development have been covered in Policy BPC06.</p> <p><i>Amend and merge notes 2 and 3 as follows (changes in bold):</i></p> <p>The LCA supports this policy in terms of the design and character of the buildings. The LCA also identifies the danger of destroying the rural feel of the village through the use of solid fencing and gates bordering public roadways and byways; policy BPC07(c) is intended to ensure this does not occur.</p> <p><i>Add new note:</i></p> <p>Beech, with its proximity to the South Downs National Park, benefits from a near "dark skies" environment which Policy BPC07 (d) seeks to preserve.</p>	<p>Environment Agency ; Form 20; Form 24; Form 25; Form 27; EHDC20; EHDC 29; EHDC 27; EHDC 28; EHDC32; EHDC 33</p>	

#27	BPC08	<i>The policy was not intended to apply to infill singular developments, but to larger (multi home) infill plots and allocations from district. This should be clarified.’ This policy specifically applies to new sites allocated by EHDC and sites committing to more than one infill property.’</i>	Form 27	See Also NPWG Comment #28
#28	BPC08	<p><i>Re-word policy (changes in bold):</i> Any new housing development within the plan area will be encouraged to provide for the housing need in Beech. Accordingly, this Plan will encourage the development of two or three bedroom homes, suitable for starter homes or those who wish to downsize.</p> <p><i>Amend the wording in note 4 to read (changes in bold):</i>outside those anticipated in paragraph 3 above (for example, any rural affordable housing, or any housing site directly allocated in the future by EHDC, outside the current Settlement Policy Boundary), then this policy should apply.</p>	Form 19; Form 23; Form 25 EHDC – 28 Jan EHDC 34 BNPWG A	
#29	BPC09	<i>In BPC09(b), replace “unacceptable” with “adverse”.</i>	Village Hall Charity; Form 43	
#30	BPC10	<p><i>Add new text at the start of the policy wording:</i></p> <p>a) The location of any new development in the plan area should take into account the additional nature and volume of road traffic that would be generated by that development and its cumulative effect (taken) together with existing traffic volumes and speeds on the relevant roads on the amenity and safety of Beech residents.</p> <ul style="list-style-type: none"> - <i>In current policy BPC10 (a), delete all text after “Beech” in the 3rd line.</i> - <i>In current policy BPC10 (b), 3rd line: add the words “enter and” before the word “leave”.</i> - <i>Add two new notes:</i> <ol style="list-style-type: none"> 3. The roads in Beech, particularly in the village itself, are characterised by: a narrow paved road width; no pavements; steep banks with narrow or no verges; and overhanging hedges 	Village Hall Charity; Form 41; EHDC 36	

		<p>and trees. All of these factors are detrimental to the safety of pedestrians and cyclists in particular.</p> <p>4. It is important that vehicles can enter and leave a plot in forward gear, so as to avoid having to reverse out of the plot onto the highway, which is a significant safety hazard given the nature of Beech's roads as set out in paragraph 3.</p>		
#31	BPC11	<p><i>Insert new sub-policy BPC11(b):</i> (b) Any new footpaths should be set back from roads, as far as is practical, and should be designed to respect the rural nature of the village. Green verges will be preferred to hard kerbs as footpath edgings. <i>Add the following wording to the end of note 1:</i> and are shown in Map 9.</p>	Form 20	
#32	BPC12	<p><i>Delete 1st sentence of sub-policy BPC12(b)</i> <i>Amend sub-policy BPC12(b) to read (changes in bold):</i> All new homes should include a minimum of one parking space per bedroom for each of the home's first three bedrooms within the development site. <i>Combine sub-policy BPC12(a) and (b)</i></p>	Form 12; Form 17	
#33	BPC14	<p>Reword policy as follows (changes in bold):</p> <ol style="list-style-type: none"> a) Proposals for new development will be expected to demonstrate that the infrastructure for surface water disposal has been provided. This should be by disposal within the curtilage of the new development or by discharge to a public sewer or functioning watercourse. b) Surface water from the new development should not be discharged onto the public highway. <p><i>Add the following text to the note under Map 10:</i> ...(based on surface topography)</p>	EHDC 39; Environment Agency; Form 48	
#34	SI	<p><i>On page 38 (Social Infrastructure), section headed "Community Shop and Public House":</i></p> <ul style="list-style-type: none"> - <i>Change the heading to "Community Facilities"</i> - <i>Add a new 1st paragraph:</i> Beech has two community facilities: the Village Hall and its grounds, and the Recreation Ground (see Policy BPC05). The two sites were 	Form 42; Beech Village Hall Charity	

		<p>gifted to the Beech Village Hall and Recreation Ground Trust in 1931. The Charity Commission accepted the land from the trustees and vested it in “the official Trustee of Charity Lands” in 1932. The Beech Village Hall and Recreation Ground Trust was registered as a charity in 1963.</p> <p>- Amend 2nd (existing) paragraph 1st sentence to read (changes in bold): Beech does not have a shop or a public house and delete the 2nd sentence.</p>		
#35	Appendices	<p>Add to “Appendix 1 Background Information”: Hampshire Historic Environment Record Hampshire Integrated Character Assessment 2012 Parish of Beech Village Appraisal Report 2001 Replace “LCA document” with: “Beech Landscape Character Assessment 2018”</p> <p>Add to “Appendix 1 EHDC Documents” East Hampshire Landscape Character Assessment July 2006 Neighbourhood Character Study for East Hampshire District Council December 2018 Replace “Norther Village LIPS. And JCS 2014” with “: Joint Core Strategy 2014”</p>	EHDC 42	
#36	Evidences	<p><i>Hampshire Historic Environment Records have been consulted https://www.hants.gov.uk/landplanningandenvironment/environment/historicenvironment</i></p> <p><i>HER Report is in the evidence Base. Archaeology Beech Parish HER search 08/04/2019.</i></p> <p><i>We have consulted the EHDC Landscape Character Assessment 2006 and the Hampshire Integrated character Assessment 2012, both now added to the supporting Documents in Appendix 1.</i></p>	Historic England	
#37	Glossary	<p>Change Local Plan definition in the Glossary to: ‘Local Plan: The development plan document that sets out the spatial vision and objectives of East Hampshire District, together with the</p>	EHDC 3 ; EHDC10 ;	

		policies necessary to deliver that vision and objectives. The document is the EHDC Local Plan: Joint Core Strategy (2014) together with the Saved Policies of the EHDC Local Plan: Second Review (2006). The document will be the EHDC Local Plan 2017-2036 when it is adopted and supersedes those earlier documents.'	EHDC14	
#38	Glossary	<i>Replace the definition of 'Curtilage' with the following:</i> Curtilage: The land immediately surrounding a house or dwelling, including any closely associated buildings and structures, but excluding any associated open fields or woodland.	EHDC 16	
#39		<i>The Plan quotes Questionnaire responses where particularly relevant. The Full Analysis of Questionnaire Responses is in the evidence base.</i>	Historic England	
#40		<i>EHDC JCS 2014 Policy CP29 states that "new development will be required to provide car parking in a way that secures a high quality environment and is conveniently located, within curtilage wherever possible, taking account of relatively high levels of car ownership where necessary". Policy BPC12 conforms to this requirement of CP29, but tailors the requirements to Beech in that new parking provision must be off-street given the nature of the roads. This, together with the fact that car reliance and car ownership levels are high (because public transport in Beech is poor), necessitates the Policy BPC12 increasing the minimum number of off-street parking spaces above that contained in EHDC's parking standards.</i>	EHDC 28; EHDC Jan 2019; EHDC 38	

Neighbourhood Planning Consultant (John Slater Planning) comments and BNPWG response.

BNPWG Ref	Comment	Response	
JS 1	Map 2 The key needs to clearly identify the area which is coloured yellow and green otherwise the reader will not know what they refer to.	<i>Correct Index and add clarity to the map</i>	
JS2	What constitutes the East Hampshire Local Plan needs to be spelt out in no 2 on Page 13 i.e. East Hampshire Local Plan Joint Core Strategy and the East Hampshire Local Plan 2006- check the wording.	<i>Ensured the glossary ref to EHDC Local Plan reflects JS's comment</i>	
JS3	In BPC 02 the significance of removing new development is say if there is a planning application to retain development already carried out should equally be considered against development plan policy , equally a policy to renew a temporary building could be argued is not new development . Planning permission is required for anything that constitutes development as defined in the T&CPAc not new development.	<i>Remove new</i>	
JS4	I would strongly recommend a reduction in the northern extension of the gap towards Basingstoke to fall in line with the real threat to the gap otherwise it will be a gap to countryside.	<i>Gap reduced to nearest OS filed boundaries in line with Hungry Cops down to the A339</i>	
JS5	I would suggest that you remove the village hall and car park from the area designated as LGS as it is not a green space. Equally the caveat introduced which does not reflect the NPPF wording and as written would allow the building of a pub or bowling alley that could be argued improves the social infrastructure in the village.	<i>Village Hall and Car park removed from green space in the map. Wording clarified</i>	
JS6	The issue with the wording of the parking policy is no development will be said to require on street parking - if there is inadequate parking then on street parking is a	<i>Remove sentence 1 of second part of the policy</i>	

	result but it is not a “requirement”. A property with a level of onsite parking in excess of the standard may at times have cause to create a need for on street parking e.g. family celebrations or Christmas parties. I know what you are after but the wording does not work as stated. The requirement is to provide on-site parking appropriate for the size of property which is what the rest of the policy states. It could be argued that parking on the highway is not illegal if there are not any parking restrictions. These parking policies are well tried and tested and I really would keep it simple.		
JS6	I am comfortable about all the changes except for the inclusion of a case law interpretation of “ curtilage” There are other cases relevant to this difficult issue which are not mentioned, beyond the Dyer , Collins and also Mc Alpine cases you quote . There are also the Sompton V LB Greenwich and Rokos, Sinclair - Lockhart Trustee s v Central Land Board and Metheun- Campbell v Walters which are also relevant . So rather than delve into case law for one particular definition ,I would simply use the following definition "The land immediately surrounding a house or dwelling, including any closely associated buildings and structures but excluding any associated open fields or woodland”	<i>JS wording adopted</i>	
JS7	I would add the SEA Screening report and the HRA report to the Basic Conditions Statement	<i>Agreed</i>	
JS8	I would ask EHDC to issue both the SEA and HRA statement, The HRA screening is their document as Competent Authority as per the Regs. The Parish could issue the SEA screening as a “responsible body” but in my judgement it would be better if it was issued in the name of the Local Planning Authority especially in terms of credibility at examination. I would add the SEA Screening report and the HRA report to the Basic Conditions Statement.	<i>Agreed</i>	

APPENDIX 4 - BEECH NEIGHBOURHOOD PLAN WORKING GROUP MEETINGS ATTENDEES LIST

	Meeting Date	Volunteers										Councillors					
		Alana Coombes	Tony Ransley	George Gate	Tony Cohen	Ian Gibson	William Monk	Kate Stanton	Nicola Phillips	Nina Peskett	Seb Elliot	Wolfgang Bopp	Colin Childes	David Fazakerley	Ruth Duffin		
1	08/02/2017	1	1	1			1	1			1						7
2	20/02/2017	1	1	1	1	1		1	1	1	1		1	1			11
3	13/03/2017	1	1	1	1		1	1	1	1	1			1			10
4	10/04/2017	1	1		1		1	1	1	1		1	1	1			10
5	08/05/2017	1	1	1	1	1	1		1		1	1		1			10
6	15/05/2017	1	1			1			1			1		1			6
7	09/06/2017		1	1	1			1		1		1					6
8	21/06/2017	1	1	1				1		1		1	1				7
9	08/08/2017	1	1	1	1			1				1	1	1	1		9
10	02/10/2017	1	1	1			1					1	1	1			7
11	20/10/2017		1	1		1			1			1	1				6
12	30/10/2017	1	1	1	1	1			1			1					7
13	13/11/2017	1	1	1	1												4
14	11/12/2017	1	1	1	1	1	1					1					7
15	12/02/2018	1	1		1	1											4
16	12/03/2018	1	1	1		1			1			1		1			7
17	18/05/2018	1	1		1												3
18	04/06/2018	1	1		1												3
19	31/07/2018	1	1	1	1	1									1		6
20	01/08/2018	1	1	1	1	1									1		6
21	10/08/2018	1	1		1	1				1							5

22	20/08/2018	1	1	1	1	1				1						1		7
23	30/08/2018	1	1	1	1					1						1		6
24	11/09/2018	1	1	1	1					1						1		6
25	26/09/2018		1	1	1	1										1		5
26	12/10/2018		1		1	1										1		4
27	16/10/2018		1	1												1		3
28	26/10/2018	1	1	1	1	1										1		6
29	03/01/2019	1	1	1	1	1												5
30	01/02/2019	1	1	1		1										1		5
31	15/03/2019	1	1		1											1		4
32	05/04/2019	1	1		1	1										1		5
33	08/04/2019	1	1			1										1		4
34	18/04/2018	1	1			1										1		4
35	26/04/2019		1		1											1		3
36	29/04/2019		1		1											1		3
37	05/05/2019		1		1											1		3
38	17/05/2019		1		1											1		3
	Total Attended	29	38	23	28	20	6	7	8	9	4	11	7	8	1	18		