



Bramshott and Liphook Neighbourhood Development Plan 2020 to 2040

**Basic Conditions Statement
February 2024**

**Prepared by the Neighbourhood Development Plan Steering
Group on behalf of Bramshott and Liphook Parish Council**



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1. Introduction

- 1.1. This Basic Conditions Statement has been produced to accompany the Bramshott and Liphook Neighbourhood Development Plan (BLNDP).
- 1.2. The relevant legal framework for the preparation and making of neighbourhood plans is supported by the Localism Act 2011 and the Neighbourhood Planning Act 2017 and found in the:
 - Town and Country Planning Act 1990: ss. 61F, 61I, 61M-P and Schedule 4B
 - Planning and Compulsory Purchase Act 2004: ss 38A-C
 - Neighbourhood Planning (General) Regulations 2012 (2012 No.637) (as amended)
- 1.3. Paragraph 8(2) of Schedule 4B to the Town & Country Planning Act 1990 requires a neighbourhood plan to meet five basic conditions before it can proceed to a referendum. These are:
 - i. Having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the neighbourhood plan;
 - ii. The making of the neighbourhood development plan contributes to the achievement of sustainable development;
 - iii. The making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area);
 - iv. The making of the neighbourhood development plan does not breach, and is otherwise compatible with, (retained) EU obligations; and
 - v. Prescribed conditions are met in relation to the neighbourhood plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan. The prescribed condition is that the 'making' of the neighbourhood plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats etc.) Regulations 2007) (either alone or in combination with other plans or projects).
- 1.4. There are two further basic conditions which are relevant only to the making of a Neighbourhood Development Order and are therefore not considered in this document.
- 1.5. This document sets out how the BLNDP meets the Basic Conditions.

Supporting documents and evidence

- 1.6. The Submission Version BLNDP, with its policies, is supported by a Consultation Statement, this Basic Conditions Statement and an extensive evidence base. It has also been subject to a Screening, organised by East Hampshire District Council (EHDC), to ascertain whether it requires a Strategic Environmental Assessment and/or a Habitat Regulations Assessment, and the Determination Statement is included as part of the accompanying documentation.
- 1.7. Alongside the planning policies, the BLNDP contains both infrastructure priorities and a series of projects which fall outside planning policy. These are intended to contribute towards the achievement of the Plan's vision and form the basis of the principles for the use of any developer funding and other monies arising from other planning obligations. They complement the Neighbourhood Plan document but are not a formal part of the Development Plan.

Key statements

- 1.8. The neighbourhood area shares its boundary with that of the Bramshott and Liphook Parish (*Figure 1*). It sits across two local planning authority areas: in essence, the villages of Liphook and Bramshott are within EHDC while the remaining parts of the area to the west and south west, lie within the South Downs National Park Authority (SDNPA). EHDC designated those parts of Bramshott and Liphook Parish falling within the East Hampshire area on 23 October 2015 and the SDNPA designated those parts of the parish within the South Downs National Park on 20 October 2015.
- 1.9. The BLNDP sets out planning policies that relate to the development and use of land within the Bramshott and Liphook Neighbourhood Area only.
- 1.10. The BLNDP refers only to the administrative boundary of the parish. There are no other adopted Neighbourhood Plans that cover all or part of the Bramshott and Liphook Neighbourhood Area.
- 1.11. The Neighbourhood Plan Steering Group has prepared the BLNDP to establish a vision for the future of the parish, described as a series of ambitions. It has engaged with the community to set out how the vision will be realised through planning and controlling land use and development change over the plan period 2020 to 2040.
- 1.12. The Plan does not contain any policies which relate to excluded development as defined by section 61K of the Town and Country Planning Act 1990.

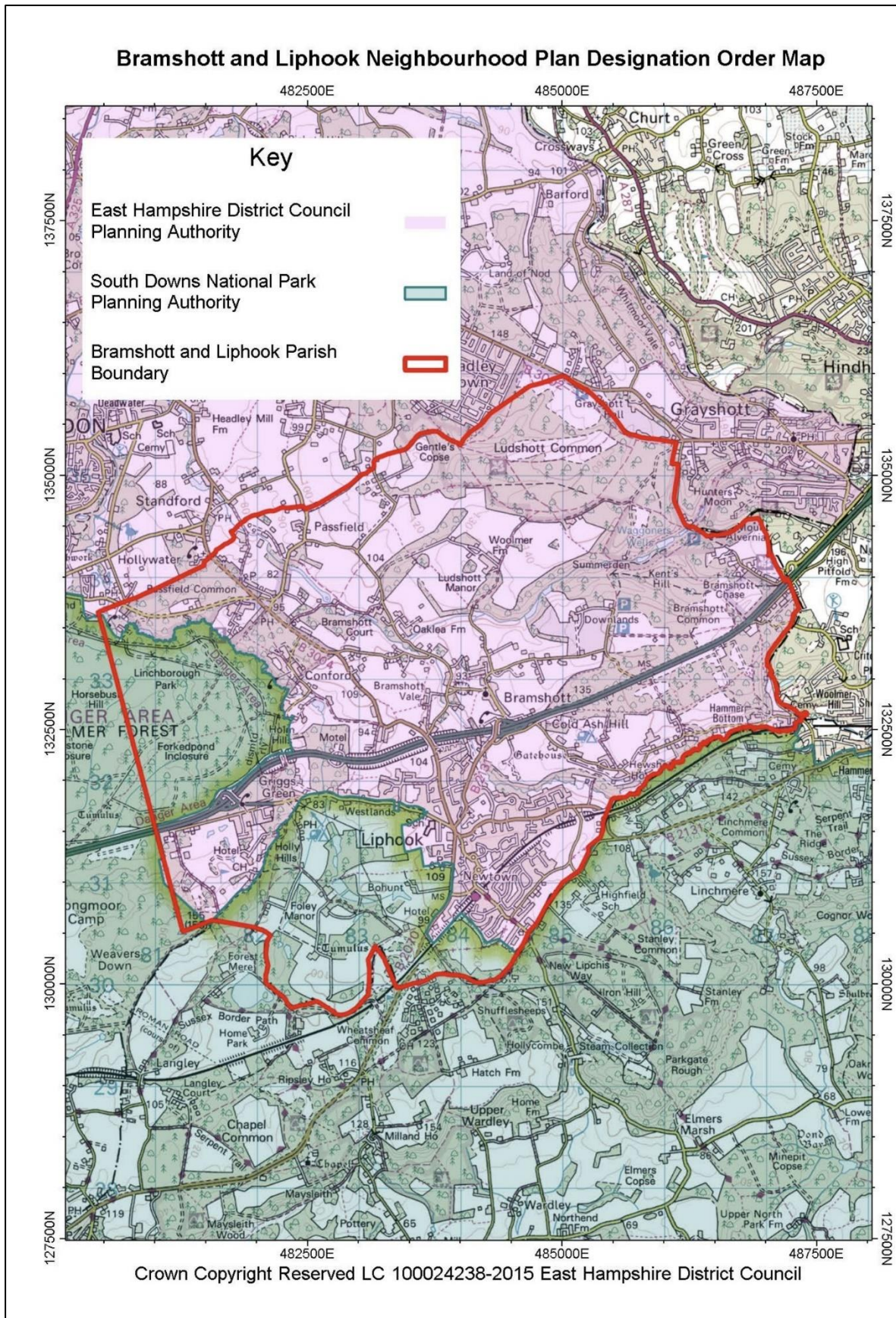


Figure 1: Bramshott and Liphook Neighbourhood Development Plan designated area

2. Basic condition (i) - conformity with national planning policy

- 2.1. To meet this condition, it is necessary to demonstrate that the BLNDP has regard to national planning policies and the advice contained in guidance issued by the Secretary of State. National policy and guidance are contained within the National Planning Policy Framework ('NPPF') and the Planning Practice Guidance ('PPG').
- 2.2. It should be noted that the Neighbourhood Plan has been prepared in accordance with the NPPF, most recently revised in December 2023.

National Planning Policy Framework

- 2.3. The NPPF has 13 key objectives which are:
- Delivering a sufficient supply of homes
 - Building a strong, competitive economy
 - Ensuring the vitality of town centres
 - Promoting healthy and safe communities
 - Promoting sustainable transport
 - Supporting high quality communications
 - Making effective use of land
 - Achieving well-designed places
 - Protecting Green Belt land
 - Meeting the challenge of climate change, flooding and coastal change
 - Conserving and enhancing the natural environment
 - Conserving and enhancing the historic environment
 - Facilitating the sustainable use of minerals
- 2.4. This basic conditions statement explains how the BLNDP policies contribute to meeting these objectives, where relevant, and also notes the specific national policies that the Plan is intended to support and supplement.
- 2.5. The BLNDP has six ambitions, which seek to deliver the overall vision of being a healthy, sustainable and thriving area. These ambitions are shown in *Table 1* alongside the corresponding NPPF objective or objectives that each one seeks to address.
- 2.6. *Table 2* provides further detail by setting out the 21 policies of the BLNDP and which specific paragraphs of the NPPF each has had regard to along with a commentary.

Table 1: Assessment of the BLNDP ambitions against NPPF goals

BLNDP ambition	Relevant NPPF goal
<p>1. Sustainable development and housing: There are well designed affordable community focused homes of the right size and tenure. They allow growth and adaptation to serve all phases of life, promoting health & wellbeing. The architecture uses passive energy and low carbon building materials and there is increased biodiversity and reduced carbon emissions for existing and proposed development.</p>	<ul style="list-style-type: none"> • Promoting healthy and safe communities • Delivering a sufficient supply of homes • Making effective use of land • Achieving well-designed places • Meeting the challenge of climate change, flooding and coastal change
<p>2. Biodiverse environment and green spaces: Natural environments, open spaces, biodiversity and wildlife are restored, enhanced, protected and accessible for all, where appropriate. There is a network of ecological corridors that connect through the villages and to the wider countryside. Space for a wide range of active and passive recreation, for all ages. Air & water quality is good, it is quieter with dark skies and tranquillity.</p>	<ul style="list-style-type: none"> • Conserving and enhancing the natural environment • Promoting healthy and safe communities • Meeting the challenge of climate change, flooding and coastal change
<p>3. Safe and active travel: A place where walking and cycling are the first choice for local journeys. There is the infrastructure to support electric cars with fewer miles travelled by vehicle. Safe routes to access amenities and the station. Welcoming streets where people connect on their journey</p>	<ul style="list-style-type: none"> • Promoting sustainable transport • Promoting healthy and safe communities
<p>4. Preserved heritage: The parish's unique historic buildings are protected and enhanced. They are appreciated alongside contemporary architecture as part of our daily activities.</p>	<ul style="list-style-type: none"> • Conserving and enhancing the historic environment • Achieving well-designed places
<p>5. Connected and supported communities: There are facilities for all needs – for health, social and wellbeing, local food produce, education, culture, retail, sport and recreation. They are inclusive spaces that connect and bring people together linked to active travel and green spaces, carparking and electric vehicle charging.</p>	<ul style="list-style-type: none"> • Promoting healthy and safe communities • Supporting high quality communications

<p>6. Enhanced & circular local economy: Established local businesses are doing well and new businesses emerging. There is an increase in tourism and with more people working closer to or at home, using the local facilities and networks. The local economy is circular and thriving.</p>	<ul style="list-style-type: none">• Building a strong, competitive economy• Ensuring the vitality of town centres
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Table 2: Assessment of how each policy in the BLNDP conforms to the NPPF

Policy Title and Reference	NPPF Reference (paragraph)	Commentary
POLICY BL1: LOCATION OF DEVELOPMENTS	28, 60, 96, 97e, 108, 123, 124, 131, 180, 196	<p>A core principle of national policy is the need for the planning system to contribute to sustainable development. The NPPF states that plans should support strategic development needs as set out in the adopted Local Plan and actively manage patterns of growth.</p> <p>Policy BL1 supports the development strategy set out in the adopted Local Plans, while also being mindful of the emerging Local Plans, which are at fairly early stages. Whilst the BLNDP does not seek to allocate sites, it is anticipated that there will be strategic sites allocated at the Local Planning level. The policy seeks to ensure that any future development – including such strategic sites - in the parish is planned comprehensively and sustainably located and delivered. It seeks to embed the principle of walkable neighbourhoods and supports the protection of the natural landscape, much of which is covered by designations, notably the South Downs National Park.</p> <p>The policy supports the reuse of brownfield land where feasible and seeks to minimise coalescence between the individual communities within the Parish, to retain their distinctive identities.</p> <p>This will contribute to sustainable development by ensuring that development takes place in the most appropriate places.</p>
POLICY BL2: MEETING LOCAL HOUSING NEEDS	60, 63, 64, 66	<p>The NPPF sets out that the size, type, and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. Whilst the BLNDP does not seek to allocate housing sites, it does seek to influence the sort of housing delivered. The evidence base and local engagement revealed an ageing population, with a predominance of larger-sized homes within a price band well above the average for the wider geographic area</p>

		<p>and largely out of reach financially for individuals and couples on lower quartile or even median local salaries.</p> <p>The policy seeks to redress this balance, which will address local housing need, while continuing to contribute to strategic need. The policy also considers affordability of housing.</p> <p>Considering the constraints posed by way of being located partially within the National Park, the needs of the parish are more defined than those set out of the wider local authority areas as a whole. Policy BL2 therefore seeks to ensure that all residential development proposals are adequately informed by the locally specific housing need study, that drills down to the neighbourhood level as opposed to relying solely on data prepared at the strategic levels.</p>
POLICY BL3: CHARACTER AND DESIGN OF DEVELOPMENT	108, 131-139	<p>National policy encourages neighbourhood plans to develop policies that achieve well-designed places that reflect local aspirations and which are grounded in an understanding and evaluation of each area's defining characteristics. Policy BL3 contributes to this aim by ensuring that development in the parish is designed to respect local character and South Downs setting.</p> <p>Underpinning the policy is the Bramshott and Liphook Design Guidance and Codes, which draws on strategic (national and regional) design guidance, to provide detailed guidance at the neighbourhood level. It is to be used to inform the development of sites being allocated in the Local Plans and other (windfall) parts of the villages and wider parish. It form an integral part of the BLNDP, part of formal policy.</p> <p>The policy also acknowledges the Conservation Areas and Character Study Areas in the parish. The use of trees is encouraged, as per national policy, as is the consideration of edge of settlement development and how it should be designed appropriately as it transitions to open countryside.</p>
POLICY BL4: CLIMATE CHANGE AND DESIGN	156-161	<p>The policy supports the national objective of designing development to mitigate the impacts of climate change, a government priority. Notwithstanding the fact that energy efficiency matters are largely controlled by the Building Regulations, the policy (supported by the</p>

		<p>Bramshott and Liphook Design Guidance and Codes) identifies a series of design features which would be supported where they are incorporated into development. It supports features aimed at reducing carbon emissions, energy consumption and energy loss that should be incorporated into both new development and to retrofit sensitively historic buildings. It also provides support for community-scale energy schemes with criteria.</p>
<p>POLICY BL5: GREEN AND BLUE INFRASTRUCTURE AND DELIVERING BIODIVERSITY NET GAIN</p>	<p>136, 180-183, 185-187</p>	<p>This policy supports the national objective of ensuring that development contributes to and enhances the natural environment and biodiversity. It maps out, at the parish level, components of wildlife-rich habitats and wider ecological networks, including the hierarchy of national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation through protecting designated and non-designated landscape assets.</p> <p>It recognises the importance of trees and the variety of roles they play, seeking to safeguard them against loss and planting of new ones.</p> <p>In line with the Environment Act, the policy requires developments to deliver a biodiversity net gain of at least 10%. Where this cannot be achieved on-site, the locally mapped network of green infrastructure offers locations, including biodiversity opportunity areas, where units can most effectively make a positive contribution to local habitats and landscapes. These would be formally pursued as biodiversity opportunity areas via the emerging Local Plans.</p>
<p>POLICY BL6: LANDSCAPE AND ENVIRONMENT</p>	<p>136, 180-183, 185-187</p>	<p>The policy supports the national aims of policies to improve biodiversity. In particular, it identifies, at a local level, the significant landscape features, such as trees, ponds and hedgerows – that are particularly important within the parish context. These features should be retained and, where possible enhanced. The policy also provides guidance to applicants on how they can best incorporate open space within development as well as wildlife-friendly features.</p>

<p>POLICY BL7: LOCAL GREEN SPACES</p>	<p>105-107, 152-156</p>	<p>The NPPF enables communities to designate spaces that are demonstrably special to them as Local Green Space. The policy identifies 28 such spaces in the parish and provides the justification as to how each meets the NPPF criteria.</p>
<p>POLICY BL8: PROTECTION OF LOCALLY SIGNIFICANT VIEWS</p>	<p>131-135</p>	<p>The NPPF states that neighbourhood planning groups can play an important role in identifying the special qualities of their area and explaining how these should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers.</p> <p>This policy identifies views and viewpoints that are considered to be locally distinctive – either because they encompass a local landmark or notable landscape. The policy seeks to ensure that any development that takes place within the view ‘arcs’ limits its impact on the view itself and, where possible, enhances it.</p>
<p>POLICY BL9: DARK SKIES</p>	<p>191</p>	<p>The NPPF states that planning policies and decisions should ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development.</p> <p>One aspect of this is to limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation. Given its location partially within the South Downs National Park, the parish benefits from dark skies, which contribute positively to health, local wildlife and enjoyment of the area. The policy seeks to safeguard this important natural resource.</p>
<p>POLICY BL10: IMPROVING WALKING, CYCLING AND EQUESTRIAN OPPORTUNITIES</p>	<p>104, 108-110, 116</p>	<p>This policy supports the NPPF objective of encouraging sustainable modes of transport by identifying the active movement routes within the neighbourhood area that enable people to access local facilities most easily and directly by foot or by bike, rather than relying on less sustainable modes of transport. Equestrian movement in the parish is fairly popular and this is also considered, particularly in terms of access to the wider surrounding countryside. The</p>

		policy seeks to ensure that all development links up to the movement route network and that the routes are protected, maintained and, where feasible, enhanced, to encourage greater and safer usage. It follows the ‘walkable’ neighbourhood concept, as promoted by a number of national bodies including the Town and Country Planning Association.
POLICY BL11: MITIGATING VEHICULAR IMPACTS AND JUNCTIONS AND PINCHPOINTS	109, 114-117	This policy seeks to ensure that development proposals fully assess both their potential impact and their cumulative impact on the key junctions in the parish that already experience congestion problems and to actively seek ways to mitigate any impacts. The supporting text identifies that the policy has been prepared to take account of the potential implications of the development of the strategic sites that might come forward via the Local Plan processes. The policy will contribute to the delivery of the social and the environmental dimensions of sustainable development.
POLICY BL12: PUBLICLY AVAILABLE ELECTRIC VEHICLE CHARGING	196, 200, 201, 205-209	This policy seeks to ensure that adequate provision is made for electric vehicle charging, which will assist in effecting a shift toward less polluting vehicles. It will contribute to the delivery of the social and the environmental dimensions of sustainable development.
POLICY BL13: CONSERVING THE HERITAGE OF THE PARISH	190, 194, 195, 197, 199-204	The parish has a wealth of heritage assets, some of which are already protected by way of national designation and the policy plans positively for the conservation and enjoyment of this local heritage. It identifies 12 non-designated heritage assets that are considered of heritage value at the very local level. It also takes a proactive approach to tackling heritage that may be at risk. Finally, it formally recognises the Conservation Areas and the Area of Special Housing Character in the parish.
POLICY BL14: SUNKEN LANES	133, 135, 180, 185	National policy recognises the role that local communities play in identifying what makes there area special and characterful. The sunken lanes are an important part of this in the parish and should hence be carefully safeguarded against the negative impacts that may come with development. Equally, they form part of the local network of green infrastructure, upon which a variety of species rely for habitat and as movement routes.

<p>POLICY BL15: ENHANCING LIPHOOK'S SHOP FRONTAGE AND DESIGNS</p>	<p>131-135, 141</p>	<p>This policy seeks to ensure that shop fronts and signage are in keeping with and contribute positively to the character of Liphook. This is important given that the main retail and commercial areas of the village are located within the Conservation Area and individual properties are often listed buildings. It conforms to national policy by defining and contributing to local design, which in the Liphook setting will also help to protect the ongoing attractiveness and associated viability of the village centre. It will contribute to the delivery of the social and environmental dimensions of sustainable development.</p>
<p>POLICY BL16: ALLOTMENTS AND COMMUNITY GROWING SPACES</p>	<p>96, 97</p>	<p>The NPPF specifically identifies the importance of allotments in terms of the role they play in enabling social interaction and their contribution to local communities. They can help to encourage greater self-sufficiency, promote healthy lifestyles and combat social isolation. These spaces also provide habitats for species. The parish is keen to safeguard existing spaces and promote the provision of new ones where feasible.</p>
<p>POLICY BL17: ENHANCING COMMUNITY, CULTURAL, SPORTING AND RECREATIONAL FACILITIES</p>	<p>96,97</p>	<p>The NPPF encourages policies that contribute to healthy, inclusive communities. The parish benefits from a range of local facilities for the community and this policy seeks to safeguard these. In addition, it sets out particular new or improved facilities that would be supported, as evidenced by the community engagement and discussions with facility owners.</p>
<p>POLICY BL18: PROVIDING ADEQUATE HEALTH AND EDUCATION FACILITIES</p>	<p>96, 97, 99</p>	<p>The NPPF provides a framework for supporting healthy and inclusive places. It recommends that planning policies take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community. It also underlines the needs for a sufficient choice of school places is available to meet the needs of existing and new communities. The policy in the BLNDP supports this national aspiration by mapping out, at the local level, existing provision that should be safeguarded and, where needed, expanded to meet the needs of future residents. This will contribute to the delivery of the social and</p>

		environmental dimensions of sustainable development.
POLICY BL19: ENHANCE OPPORTUNITIES FOR LOCAL EMPLOYMENT	85, 86	The NPPF underlines the importance of sustainable economic growth. This policy applies this to the neighbourhood level, providing support for development that will safeguard existing commercial provision in the parish while also providing for additional employment opportunities, taking advantage of new ways of working and the benefits of flexible workspace and start-up units. In doing so, the policy supports the national objectives of creating healthy, inclusive, safe places that allow for new and flexible working practices.
POLICY BL20: ENHANCING THE ROLE AND SETTING OF LIPHOOK VILLAGE CENTRE	96, 97, 131-135	This policy sets out to safeguard the role of the village centre. It will help to position Liphook as a thriving modern district centre by supporting a sustainable mix of uses, which will encourage footfall throughout the day and attract both local residents and those from further afield. This will support national policy in terms of enhancing the rural economy and supporting healthy and inclusive communities.
POLICY BL21: PROMOTING SUSTAINABLE RURAL TOURISM	88, 89	The attractive location of the parish, regarded as a gateway to the South Downs National Park, coupled with its proximity to a great number of regionally and nationally significant visitor attractions, presents an opportunity for the parish to develop itself as both a destination and base for sustainable rural tourism. This supports national policy, which recognises the role of sustainable tourism as a key component of the rural economy.

3. Basic condition (iv) - contribution to sustainable development

- 3.1. The NPPF states in paragraph 7 that *'the purpose of the planning system is to contribute to the achievement of sustainable development.'*
- 3.2. For the BLNDP, sustainable development has provided the fundamental basis of each of its policies. The National Planning Practice Guidance advises that *'sufficient and proportionate evidence should be presented on how the draft neighbourhood plan ... guides development to sustainable solutions'* (Planning Practice Guidance, Paragraph: 072 Reference ID: 41-072-20140306).
- 3.3. Table 3 summarises how the overarching ambitions and policies in the BLNDP contribute towards economic, social and environmental sustainable development, as defined in the NPPF. Many of the ambitions of the BLNDP overlap the three strands of sustainability, so for the purposes of this document, the most relevant strand has been taken to illustrate conformity.

Table 3: Assessment of the BLNDP ambitions and policies against sustainable development

Deliver economic sustainability
NPPF definition – <i>'to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.'</i>
<p>BLNDP Ambitions:</p> <p>Ambition 6: Enhanced & circular local economy: Established local businesses are doing well and new businesses emerging. There is an increase in tourism and with more people working closer to or at home, using the local facilities and networks. The local economy is circular and thriving.</p>
<p>NP Policies:</p> <p>Policy BL19: Enhance opportunities for local employment</p> <p>Policy BL20: Enhancing the role and setting of Liphook village centre</p> <p>Policy BL21: Promoting sustainable rural tourism</p>
<p>Commentary:</p> <p>The policies of the BLNDP collectively seek to support the environment required for a vibrant and viable economy. The Plan recognises the role of Liphook village centre as the focal point for both the local community and those living in the wider rural surroundings. It provides a range of retail, social and other amenities with a view to ensuring its ongoing viability.</p> <p>The safeguarding of existing important employment space will help to support the rural economy. This is combined with supporting opportunities for providing flexible working space and local start-up units which will help to encourage innovation and, in turn, additional employment opportunities within the parish itself.</p> <p>Its location as a gateway to the South Downs National Park, and near to a range of regionally and nationally important visitor attractions means that the parish has an opportunity to capitalise on tourism. This is supported through the policy, ensuring that sustainability is at the heart of any applications within</p>

this sector.

In these ways, the Plan seeks to contribute to building a sustainable economy.

Deliver social sustainability

NPPF definition – ‘to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being.’

BLNDP Ambitions:

Ambition 1: Sustainable development and housing: There are well designed affordable community focused homes of the right size and tenure. They allow growth and adaptation to serve all phases of life, promoting health & wellbeing. The architecture uses passive energy and low carbon building materials and there is increased biodiversity and reduced carbon emissions for existing and proposed development.

Ambition 3: Safe and active travel: A place where walking and cycling are the first choice for local journeys. There is the infrastructure to support electric cars with fewer miles travelled by vehicle. Safe routes to access amenities and the station. Welcoming streets where people connect on their journey.

Ambition 5: Connected and supported communities: There are facilities for all needs – for health, social and wellbeing, local food produce, education, culture, retail, sport and recreation. They are inclusive spaces that connect and bring people together linked to active travel and green spaces, carparking and electric vehicle charging.

NP Policies:

Policy BL1: Location of developments

Policy BL2: Meeting local housing needs

Policy BL10: Improving walking, cycling and equestrian opportunities

Policy BL11: Mitigating vehicular impacts at junctions and pinchpoints

Policy BL12: Publicly available electric vehicle charging

Policy BL16: Allotments and community growing spaces

Policy BL17: Enhancing community, cultural, sporting and recreational facilities

Policy BL18: Providing adequate health and education services

Commentary:

The NPPF underlines the importance of supporting strong, vibrant, inclusive and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high-quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being.

The BLNDP has been developed as a result of extensive engagement to understand local priorities to contribute to this national objective. Whilst the Plan does not seek to allocate homes at this time (as it is considered and agreed with the local planning authorities that this will be adequately addressed through the emerging Local Plan processes), it does focus on the type, mix, size, tenure and affordability of housing that should be supported in the parish, based on the findings of the local housing needs assessment, which offers a more nuanced picture compared to the borough as a whole.

The Plan includes a range of policies to provide the social, recreational, health, educational and cultural facilities and services the community needs. These are based on need evidenced through the community engagement and each policy provides locally specific detail on what is required and how this can be supported through planning.

A key principle of the BLNDP is to support the sustainable location of new development. It embeds the principle of ‘walkable’ neighbourhoods, whereby residents should be able to access a range of facilities to serve their daily needs within a short time distance on foot/ by bike. This will support healthier lifestyles

and could also help to reduce local traffic on the roads.
In these ways, the Plan aims to support social sustainability.

Deliver environmental sustainability

NPPF definition – ‘to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy,’

BLNDP Ambitions:

Ambition 2: Biodiverse environment and green spaces: Natural environments, open spaces, biodiversity and wildlife are restored, enhanced, protected and accessible for all, where appropriate. There is a network of ecological corridors that connect through the villages and to the wider countryside. Space for a wide range of active and passive recreation, for all ages. Air & water quality is good, it is quieter with dark skies and tranquillity.

Ambition 4: Preserved heritage: The parish’s unique historic buildings are protected and enhanced. They are appreciated alongside contemporary architecture as part of our daily activities

NP Policies:

Policy BL3: Character and Design of development

Policy BL4: Climate change and design

Policy BL5: Green and blue infrastructure and delivering biodiversity net gain Policy P6: Conserving heritage assets

Policy BL6: Landscape and environment

Policy BL7: Local Green Spaces

Policy BL8: Protection of locally significant views

Policy BL9: Dark skies

Policy BL13: Conserving the heritage of the Parish

Policy BL14: Sunken Lanes

Policy BL15: Enhancing Liphook’s shops frontages and designs

Commentary:

Policies to celebrate, protect and enhance the natural and built environment of the parish is an important element of the BLNDP and conforms to the national aims set out in the NPPF.

A locally distinctive Design Guidance and Codes for Bramshott and Liphook has been developed and forms an integral part of the plan, underpinning many of the policies. It sets out expectations including in relation to local character, design, biodiversity and environmental considerations.

In terms of local character, the plan seeks to consolidate all those elements that make the parish – and its individual settlements distinctive. Alongside existing designations, this includes the identification of non-designated heritage assets, locally important views and viewpoints and the network of sunken lanes. This latter element contributes equally to the green and blue infrastructure of the parish, which is also fundamental to the policies. These spaces and corridors are mapped at the local level with a view to encouraging their protection, improvement and connection, as important spaces and habitats for wildlife. Natural features distinctive to the parish are identified as being suitable for inclusion in the design of new development. In addition, a series of Local Green Spaces, considered to be demonstrably special to the community, are designated. Finally, the BLNDP seeks to limit the impacts of development on the valued dark skies.

The Plan emphasises the need to promote more sustainable modes of transport in order to reduce traffic congestion and carbon emissions, while supporting healthy lifestyles.

In these ways, the Plan seeks to contribute to protecting and enhancing the natural, built and historic environment of the neighbourhood area.

- 3.4. As demonstrated in *Table 3*, the strategic objectives of the Plan are considered to comprise a balance of social, economic, and environmental goals. The policies in the Plan demonstrably contribute to sustainable development.

4 Basic condition (v) - general conformity with the strategic policies of the development plan

- 4.1. The policies of the BLNDP must be in general conformity with the strategic policies of the adopted Development Plan for both EHDC and the SDNPA, excluding other Neighbourhood Plans.

East Hampshire District

- 4.2. The adopted Development Plan for East Hampshire comprises:
- **Joint Core Strategy (JCS), 2014:** adopted by EHDC and SDNPA in May and June 2014 respectively. The area covering the South Downs National Park has been superseded by the South Downs Local Plan, which was adopted in July 2019. The JCS has a plan period 2011 to 2028.
 - **Housing and Employment Allocations (HEA), 2016:** this specifically focuses on housing and employment allocations. It covers only those parts of the district that lie outside of the SDNP and are controlled by East Hampshire Local Planning Authority.
 - **Saved Policies of the East Hampshire District Local Plan: Second Review, 2006:** Many of the Second Review Local Plan's policies have been superseded by policies in the Local Plan: Joint Core Strategy. The remaining 'saved' policies will continue to be used in determining planning applications until replaced by policies in a new Local Plan.
 - **Hampshire Minerals and Waste Plan** adopted October 2013 (A partial update is in progress).

A new Local Plan for East Hampshire

- 4.3. Whilst the policies of the BLNDP must be in general conformity with the strategic policies of the adopted development plan, an updated Local Plan for East Hampshire is currently being developed. It will cover those areas in East Hampshire that are located outside the South Downs National Park. This includes Alton and the surrounding area as well as Whitehill and Bordon, Liphook and the southern parishes of Horndean, Clanfield and Rowlands Castle. Once adopted, the new Local Plan will replace the JCS (2014), HEA (2016) and the saved policies of the Local Plan Second Review (2006). The [Local Development Scheme](#) (July 2023) suggests that adoption is anticipated by Autumn 2025.
- 4.4. The Regulation 18 Version Plan was published in early 2024 and the emerging policies within it have been carefully considered as part of this statement, to identify areas of conformity.

South Downs National Park Authority (SDNPA)

- 4.5. The western and south-western areas of the parish are located within the South Downs National Park (SDNP). The South Downs landscape was designated as a National Park on 31 March 2010. The SDNPA became the Local Planning Authority (LPA) for the SDNP on 1 April 2011, and the South Downs Local Plan (SDLP) was adopted on 2 July 2019.
- 4.6. A new Local Plan for the South Downs is in the early stages of development but has not yet been published in draft form.

- 4.7. A commentary of how the BLNDP policies confirm to both adopted and SLP policies is set out in *Table 4*.
- 4.1. Where a strategic policy is not identified in *Table 4*, it is considered that the Neighbourhood Plan does not contain any policies that directly relate to it.
- 4.2. It is confirmed that there are no policies in the strategic documents relating to minerals and waste that are of relevance to the Neighbourhood Plan.

Table 4: Relevant strategic policies

Policy Title and Reference	EHDC	SDNPA	Commentary
POLICY BL1: LOCATION OF DEVELOPMENT	<p>Saved Local Plan policies (2006): C13, C14, H1, H3, HE14</p> <p>EHDC JCS (2014): CP1, CP2, CP6, CP10, CP14, CP19, CP20, CP23, CP26, CP31, CP30</p> <p>EHDC HEA (2016): LP1</p> <p>Regulation 18 Local Plan: S1, S2, NBE1, NBE10, NBE11, DES1, DGC1, H1</p>	<p>Local Plan (2014-2033): SD1, SD3, SD4, SD25, SD29</p>	<p>The strategic planning policies at both authorities set out the development strategic and level of growth to be accommodated across the broader geographic area. The EHDC Plan defines the settlement policy boundaries within the neighbourhood area.</p> <p>The BLNDP itself does not allocate sites as these are being progressed at the strategic level via the emerging Local Plans. These, combined with windfall allowance, are anticipated to deliver the level of growth required at the local level to meet local housing need, while contributing to the strategic need.</p> <p>Policy BL1 provides a spatial strategy for the parish, aligning to the strategic policies in terms of safeguarding the natural environment and controlling development within the South Downs National Park. It adds additional local detail, for instance by seeking to restrict sprawl and coalescence between individual settlements in the parish and promoting the walkable neighbourhood concept, to ensure that all new development is planned in a sustainable way.</p>
POLICY BL2: MEETING LOCAL HOUSING NEEDS	<p>Saved Local Plan policies (2006): H10, H13</p> <p>EHDC JCS (2014): CP11-CP14</p> <p>EHDC HEA (2016): LP1</p> <p>Regulation 18 Local Plan: H1-H8</p>	<p>Local Plan (2014-2033): SD1, SD3, SD4, SD25, SD27, SD28, SD29, SDNP Affordable Housing SPD</p>	<p>The policy seeks to ensure that housing delivered within the parish contributes positively to locally identified housing needs. It adds additional local detail to the evidence compiled at the strategic level, being based on the Housing Needs Assessment prepared at the parish level. It therefore adds additional local detail to the strategic policies on housing mix, size, tenure and affordability.</p>

<p>POLICY BL3: CHARACTER AND DESIGN OF DEVELOPMENT</p>	<p>Saved Local Plan policies (2006): HE2, HE4-6 EHDC JCS (2014): CP29 Regulation 18 Local Plan: DES1-4</p>	<p>Local Plan (2014-2033): SD5, SD22</p>	<p>The policy adds additional local detail to the strategic policies, which seek to ensure that development is ‘in-keeping’ with and contributes to local character. It does this by defining the character of the area within the Bramshott and Liphook Design Guidance and Codes, which form an integral part of the plan policy. These set out parish level guidance to which new development should adhere.</p>
<p>POLICY BL4: CLIMATE CHANGE AND DESIGN</p>	<p>Saved Local Plan policies (2006): H10, H13 EHDC JCS (2014): CP24-27 Regulation 18 Local Plan: DES1, CLIM1-5</p>	<p>Local Plan (2014-2033): SD5, SD14, SD48, SDNP Sustainable Construction SPD, Sustainable Construction Technical Advice Note</p>	<p>The policy sets out detail at a neighbourhood level about how development proposals can contribute to mitigating the impacts of climate change. Sustainable design policy has evolved greatly since the publication of the adopted Local Plan documents and, in the absence of more recently adopted Local Plans, this policy seeks to align itself to the national objectives.</p>
<p>POLICY BL5: GREEN AND BLUE INFRASTRUCTURE AND DELIVERING BIODIVERSITY NET GAIN</p>	<p>Saved Local Plan policies (2006): C6, R1, R4, R5 EHDC JCS (2014): CP20-22, CP28 EHDC HEA (2016): LP1 Regulation 18 Local Plan: NBE2-5, NBE10, NVE12-13</p>	<p>Local Plan (2014-2033): SD4, SD9-11</p>	<p>The policy addresses the green and blue infrastructure assets of the Plan area, including their importance in combatting pressure on wildlife, habitats, biodiversity and geodiversity and in offsetting the effects of air pollution. The policy conforms to strategic policies, which seek to safeguard and enhance biodiversity and landscapes across the wider geographic area. It provides additional local detail by mapping out, at the local level, the network of green infrastructure. It requires a net gain in biodiversity and the local map identifies areas where this can most helpfully be delivered, should the net gain not be possible wholly on-site.</p>

<p>POLICY BL6: LANDSCAPE AND ENVIRONMENT</p>	<p>Saved Local Plan policies (2006): C6, R1, R4, R5 EHDC JCS (2014): CP20-22, CP28 EHDC HEA (2016): LP1 Regulation 18 Local Plan: NBE2, NBE12, DES1</p>	<p>Local Plan (2014-2033): SD4, SD9-11</p>	<p>The policy adds additional local detail to strategic policies by identifying the specific features of the landscape (both designated and non-designated) that should be safeguarded. These might also provide inspiration for development proposals seeking to integrate natural features within their schemes. The policy sets out specific guidance on trees, hedgerows and the use of wildlife friendly features in design. It also provides guidance to development in terms of the use of green space.</p>
<p>POLICY BL7: LOCAL GREEN SPACES</p>	<p>Saved Local Plan policies (2006): C6, R1, R4, R5 EHDC JCS (2014): CP20-22, CP28 EHDC HEA (2016): LP1 Regulation 18 Local Plan: DM1</p>	<p>Local Plan (2014-2033): SD4, SD9-11, SD47, SD48</p>	<p>The policy identifies 28 Local Green Spaces that are demonstrably special to the community and evidences this in the context of the criteria set out in the NPPF. This adds additional local detail to the policies of the Local Plans.</p>
<p>POLICY BL8: PROTECTION OF LOCALLY SIGNIFICANT VIEWS</p>	<p>Saved Local Plan policies (2006): R1, H4-8 EHDC JCS (2014): CP19-22, CP28, CP29 EHDC HEA (2016): LP1 Regulation 18</p>	<p>Local Plan (2014-2033): SD4, SD9-11</p>	<p>Strategic policies recognise the contribution that views can make to the character of an area, helping to create a ‘sense of place’ and identity for local people. The policy adds additional local detail by identifying four views that are considered to be particularly significant in the parish – because they take in a landscape feature or historic asset – that epitomises the character and place. It also consolidates into policy the significant views identified within the Liphook Conservation Area.</p>

	Local Plan: DM3, DM4, DES2		
POLICY BL9: DARK SKIES	Saved Local Plan policies (2006): R1, H4-8 EHDC JCS (2014): CP27 EHDC HEA (2016): LP1 Regulation 18 Local Plan: DM12	Local Plan (2014-2033): SD8, SDNP Dark Skies Technical Advice Note	Strategic policies acknowledge the importance of protecting darks skies, including their role in supporting biodiversity. The BLNDP policy supports this, providing detailed guidance on how developers can contribute positively to this using national guidance.
POLICY BL10: IMPROVING WALKING, CYCLING AND EQUESTRIAN OPPORTUNITIES	Saved Local Plan policies (2006): T3 EHDC JCS (2014): CP31 EHDC HEA (2016): LP1 Regulation 18 Local Plan: DES1, DGC1, DGC2	Local Plan (2014-2033): SD19-21	The policy supports the strategic aims of encouraging, as far as possible, sustainable transport modes. It adds additional local detail by identifying the movement routes within the village that offer the most direct and quickest routes between key facilities and residential areas. Opportunities for greater linkages and improvements are described where this would further assist active travel. This links to the proposals for the strategic site allocations. The ambition is to support 'walkable' neighbourhoods, which will in turn help to mitigate the impacts of climate change and contribute to healthier lifestyles.
POLICY BL11: MITIGATING VEHICULAR IMPACTS AT JUNCTIONS AND PINCHPOINTS	Saved Local Plan policies (2006): T3 EHDC JCS (2014): CP31	Local Plan (2014-2033): 109, 114-117	The policy seeks to add additional detail to the strategic policies by setting out, at the local level, specific areas of the route network that experience congestion and other challenges. This will assist in ensuring that new development proposals fully consider their potential impacts on these areas and will inform any infrastructure required to support new development.

	Regulation 18 Local Plan: DES1, DGC1-2		
POLICY BL12: PUBLICLY AVAILABLE ELECTRIC VEHICLE CHARGING	EHDC JCS (2014): CP31 EHDC HEA (2016): LP1 Regulation 18 Local Plan: CLIM1, DGC1, DGC2	Local Plan (2014-2033): SD22, SD48	This policy seeks to ensure that adequate provision is made for electric vehicle charging, notably in public location, which will assist in effecting a shift toward less polluting vehicles.
POLICY BL13: CONSERVING THE HERITAGE OF THE PARISH	Saved Local Plan policies (2006): C6, C14, HE4- HE14 EHDC JCS (2014): CP30 EHDC HEA (2016): LP1 Regulation 18 Local Plan: DES1, DES2, NBE14	Local Plan (2014-2033): SD14-SD16	Strategic policies stress the importance of conserving and enhancing assets of historic value. Policy BL13 adds additional detail by identifying a series of non-designated heritage assets that are of local importance.
POLICY BL14: SUNKEN LANES	Saved Local Plan policies (2006): HE19 EHDC JCS (2014):	Local Plan (2014-2033): SD4	This policy seeks to identify and protect the network of historic sunken lanes within the parish. These are not simply routeways – they also contribute to the local character of the parish and provide critical routes for wildlife to access the wider network of green and blue infrastructure. As such they need to be carefully considered where

	<p>CP20 EHDC HEA (2016): LP1 Regulation 18 Local Plan: NBE2. NBE12, DES2</p>		<p>planning proposals may negatively impact them.</p>
<p>POLICY BL15: ENHANCING LIPHOOK'S SHOP FRONTAGE AND DESIGNS</p>	<p>Saved Local Plan policies (2006): HE2-HE13, HE15- 16 EHDC JCS (2014): CP29 EDHC HEA (2016): LP1 Regulation 18 Local Plan: DES1, DES2, DES4</p>	<p>Local Plan (2014- 2033): n/a</p>	<p>The policy seeks to ensure that shop fronts in Liphook Village Centre contribute to local character in a positive way. It accords to strategic guidance and also is underpinned by the Liphook Character Appraisal and the Bramshott and Liphook Design Guide. Specific guidance is set out in the policy, which adds additional local detail to strategic policy, defining what is particularly important within the Liphook setting.</p>
<p>POLICY BL16: ALLOTMENTS AND COMMUNITY GROWING SPACES</p>	<p>EHDC JCS (2014): CP18 EHDC HEA (2016): LP1 Regulation 18 Local Plan: DGC3- 5</p>	<p>Local Plan (2014- 2033): SD43, SD45</p>	<p>The policy supports the safeguarding of existing allotment space and the provision of new space. This is particularly important for the parish, where such space is limited and where there is often a waiting list.</p>

<p>POLICY BL17: ENHANCING COMMUNITY, CULTURAL, SPORTING AND RECREATIONAL FACILITIES</p>	<p>Saved Local Plan policies (2006): HC2, HC3, CF1, LC1, UI4, R4 EHDC JCS (2014): CP18 EHDC HEA (2016): LP1 Regulation 18 Local Plan: DGC1, DGC4-5</p>	<p>Local Plan (2014-2033): SD43, SD46</p>	<p>The policy adds additional local detail to the strategic policies, which support the provision and safeguarding of community recreational facilities. In particular, it sets out specific projects that are desired locally, as informed by local engagement and discussions with facility owners.</p>
<p>POLICY BL18: PROVIDING ADEQUATE HEALTH AND EDUCATION FACILITIES</p>	<p>EHDC JCS (2014): CP18 EHDC HEA (2016): LP1 Regulation 18 Local Plan: DGC1</p>	<p>Local Plan (2014-2033): SD43</p>	<p>Strategic policies identify the importance of well-planned communities that provide adequate facilities for local people. In the context of the emerging Local Plans and the likelihood of growth within the parish, it will be particularly important to safeguard land used for health and education purposes. The policy maps these out at the local level.</p>
<p>POLICY BL19: ENHANCE OPPORTUNITIES FOR LOCAL EMPLOYMENT</p>	<p>Saved Local Plan policies (2006): IB1-4, HE15, HE16 EHDC JCS (2014): CP3, CP4 EHDC HEA (2016): LP1 Regulation 18 Local Plan: E1, E2, E3</p>	<p>Local Plan (2014-2033): SD34-35</p>	<p>The policy adds detail to the broad policies of the adopted Local Plans by mapping out the important commercial employment sites in the parish, which should be safeguarded against loss. It supports the provision of new space, embracing new ways of working, with a view to contributing to a balanced sustainable economy.</p>

POLICY BL20: ENHANCING THE ROLE AND SETTING OF LIPHOOK VILLAGE CENTRE	<p>Saved Local Plan policies (2006): IB6, TC3, S5</p> <p>EHDC JCS (2014): CP7, CP8</p> <p>EHDC HEA (2016): LP1</p> <p>Regulation 18</p> <p>Local Plan: E5</p>	<p>Local Plan (2014-2033): SD21, SD37, SD38</p>	<p>This is an important policy in the BLNDP that seeks to support the viability of Liphook village centre. It promotes a mix of uses, bringing together housing, leisure, commercial and cultural space, that collectively will embed the village centre in community life. This is particularly important as the village grows and to support the wider rural economy. It adds additional detail to strategic policies by setting out specific measures that will contribute to enhancing this viability, such as public realm improvements, temporary uses and the optimal re-use of historic buildings.</p>
POLICY BL21: PROMOTING SUSTAINABLE RURAL TOURISM	<p>Saved Local Plan policies (2006): TM1-TM5</p> <p>EHDC JCS (2014): CP9</p> <p>EHDC HEA (2016): LP1</p> <p>Regulation 18</p> <p>Local Plan: E4</p>	<p>Local Plan (2014-2033): SD23</p>	<p>Strategic policy sets out broad support for development that will encourage sustainable tourism. This policy sets out additional local detail, supporting built visitor accommodation within the settlement boundary and for all forms of tourism, ensuring that it takes a sustainable approach – including supporting local employment, local produce and materials and being sustainably located and accessible by foot and bike.</p>

5 Basic Condition (vi) - conformity with EU obligations

- 5.1 The BLNDP, and the process under which it was made, conforms to the Strategic Environmental Assessment (SEA) Directive (EU 2001/42/EC) and the Environmental Assessment of Plans and Programmes Regulations 2004 (the Regulations).
- 5.2 In accordance with Regulation 9 of the SEA Regulations 2004, East Hampshire District Council, as the responsible authority, determined in May 2023 that a Strategic Environmental Assessment (SEA) is not required as the BLNDP's policies – individually or collectively - are unlikely to have significant environmental effects.
- 5.3 A copy of the body of the report of the Screening Statement is contained within the evidence base submitted alongside the Submission Version BLNDP.

6 Basic condition (vii) - conformity with the prescribed conditions

- 6.1 Under Directive 92/43/EEC, also known as the Habitats Directive (Directive 92/43/EEC 'on the conservation of natural habitats and of wild fauna and flora': <http://eur-lex.europa.eu/legal-content/EN/TXT/?uri=CELEX:31992L0043>), it must be ascertained whether the BLNDP is likely to breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017. Assessments under the regulations are known as Habitats Regulation Assessments ("HRA"). An appropriate assessment ("AA") is required only if the Plan is likely to have significant effects on a European protected species or site. To ascertain whether it is necessary to undertake an assessment, a screening process is followed.
- 6.2 East Hampshire District Council, as the responsible authority, determined in May 2023 that the BLNDP is unlikely to have significant impact on European sites and therefore does not require a full HRA to be undertaken.
- 6.3 In addition to conforming to its EU obligations, the BLNDP does not breach and is not otherwise incompatible with the European Convention on Human Rights. An Equalities Impact Assessment has been prepared and forms part of the Evidence Base for the Plan.
- 6.4 A copy of the body of the report of the Screening Statement is contained within the evidence base submitted alongside the Submission Version BLNDP.

7 Conclusion

7.1. The relevant basic conditions as set out in Schedule 4B to the TCPA 1990 are considered to be met by the Bramshott and Liphook Neighbourhood Development Plan and all the policies therein. It is therefore respectfully suggested to the Examiner that the BLNDP complies with Paragraph 8(1) (a) of Schedule 4B of the Act.