

Bramshott and Liphook Neighbourhood Development Plan

Independent Examiner's Clarification Note

This Note sets out my initial comments on the submitted Plan. It also sets out areas where it would be helpful to have some further clarification. For the avoidance of any doubt matters of clarification are entirely normal at this early stage of the examination process.

Initial Comments

The Plan provides a very distinctive vision for the neighbourhood area. Its presentation is very good. The difference between the policies and the supporting text is very clear.

The Plan is impressively underpinned by the extensive supporting text, the Local Green Spaces appendix, and the Design Guide. The package of submission documents is proportionate to the neighbourhood area and the policies in the Plan.

Points for Clarification

I have read the submitted documents and the representations made to the Plan. I have also visited the neighbourhood area. I am now able to raise issues for clarification with the Parish Council. There is also a separate question for East Hampshire District Council.

The comments made on the points in this Note will be used to assist in the preparation of my report and in recommending any modifications that may be necessary to the Plan to ensure that it meets the basic conditions.

I set out specific policy clarification points below in the order in which they appear in the submitted Plan:

Policy BL1

Am I correct in reading the policy that the criteria in Part B of the policy also apply to Part A?

Paragraphs 4.1 to 4.6 helpfully explain the context in which the Plan has been prepared. Paragraph 4.7 explains the resulting policy.

However, what is the purpose of paragraph 4.8? Does it relate solely to the submitted neighbourhood plan or is it seeking to influence the outcome of the emerging Local Plan?

Policy BL3

This is an excellent policy. It is underpinned by the submitted Design Guide.

In the round the approach taken is a very good local response to Section 12 of the NPPF

Policy BL5

This is a very comprehensive policy.

Key elements of the Environment Act are now operative. As such I am minded to recommend that parts A and B are deleted. Does the Parish Council have any comments on this proposition?

Is part G of the policy desirable rather than necessary to ensure that the Plan meet the basic conditions?

Policy BL7

This is a good policy underpinned by the details in the comprehensive Appendix B.

Has the Parish Council specifically chosen to list the proposed Local Green Spaces rather than to include a policy for their management through the Plan period?

Policy BL8

In general terms this policy takes a positive and non-prescriptive approach to Locally Significant Views.

In its representation Harrow Estates comments that the view cone for View 1 is inaccurate. It would be helpful if the Parish Council responds to this representation.

Policy BL10

Given the approach taken in the Plan and the details in Policy BL1 of the Plan, is Part A of Policy BL10 either necessary or appropriate?

In addition, should the policy acknowledge that the connections expected by the policy may not always be practicable for a developer to deliver?

Policy BL11

Does part A of the policy bring any added value beyond the content of national and local planning policies?

Policy BL12

The policy takes a positive approach to this important matter.

In part B I am minded to recommend that the references to 'affordable' (not a planning matter) and 'reliable' (also not a planning matter and not practical to control) are deleted. Does the Parish Council have any comments on this proposition?

Policy BL13

I am minded to recommend that the policy is more clearly divided into separate parts addressing designated and non-designated heritage assets. Does the Parish Council have any comments on this proposition?

Policy BL15

This is a good policy. It will do much to improve the attractiveness of Liphook Village Centre.

Policy BL16

The policy takes a good approach towards allotments and growing spaces.

I am minded to recommend that the order of the two elements in the policy is reversed to bring a more positive approach. Does the Parish Council have any comments on this proposition?

Policy BL17

Does part B of the policy largely repeat policy in the NPPF?

Policy BL20

The policy provides a comprehensive package of measures to shape the future vitality and viability of Liphook village centre. It also recognises the importance of the public realm to the village centre.

Monitoring and Review

Section 10 of the Plan addresses the monitoring and review of the Plan to good effect.

Given the contents of paragraphs 4.5 and 4.6 of the Plan, I am minded to recommend that paragraph 10.6 of the Plan is expanded to advise that the Parish Council will assess the need for a full or a partial review of any made neighbourhood plan within six months of the adoption of the emerging East Hampshire Local Plan. Does the Parish Council have any comments on this proposition?

Question for East Hampshire District Council

Is the work on the emerging Local Plan for East Hampshire still proceeding to the timetable set out in the Local Development Scheme (July 2023)?

Representations

Does the Parish Council wish to comment on any of the representations made to the Plan?

I would find it helpful if the Parish Council responded to the comments in the following representations:

- AMK Chauffeur Drive;
- Bellway Strategic;
- The Vistry Group;
- The Reside Group;
- Harrow Estates; and
- Elberry Properties.

Both East Hampshire District Council and the South Downs National Park Authority make a series of detailed observations on the Plan. It would also be helpful to have the Parish Council's comments on these representations.

Protocol for responses

I would be grateful for responses and the information requested by 3 June 2024. Please let me know if this timetable may be challenging to achieve. It is intended to maintain the momentum of the examination.

If certain responses are available before others, I am happy to receive the information on a piecemeal basis. Irrespective of how the information is assembled please could it come to me directly from East Hampshire District Council. In addition, please can all responses make direct reference to the policy or the matter concerned.

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Independent Examiner

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13 May 2024