

Post Examination Decision Statement for the Bramshott and Liphook Neighbourhood Development Plan 2020-2040

1. Introduction

- 1.1. Under the Town and Country Planning Act 1990 (as amended), East Hampshire District Council has a statutory duty to assist communities in the preparation of neighbourhood development plans and orders and to take plans through a process of examination and referendum. The Localism Act 2011 (Part 6 chapter 3) sets out the Local Planning Authority's responsibilities under Neighbourhood Planning.
- 1.2. This statement confirms that the modifications proposed by the examiner's report have been accepted, and that the submission Bramshott and Liphook Neighbourhood Development Plan has been altered as a result. The Neighbourhood Development Plan, as modified, may now proceed to referendum.

2. Background

- 2.1. The Bramshott and Liphook Neighbourhood Development Plan area is coterminous with the Bramshott and Liphook Parish Council boundary. It should be noted that part of Bramshott and Liphook parish lies within the South Downs National Park Authority and consequently it is necessary for the Park Authority to also comply with the statutory processes of neighbourhood plan making. Accordingly, the neighbourhood area was designated by East Hampshire District Council Local Planning Authority on 23 October 2015 and South Downs National Park Local Planning Authority on 20 October 2015.
- 2.2. Given the built up part of the parish lies within East Hampshire District, it is East Hampshire that has acted as the lead authority and consequently organised the submission consultation and appointed the examiner in consultation with the park authority.
- 2.3. The Bramshott and Liphook Neighbourhood Development Plan was submitted to East Hampshire Planning Authority, in March 2024 the plan was publicised and representations were invited. The publicity period ended on 22 April 2024.
- 2.4. Andrew Ashcroft was appointed by East Hampshire District Council with the consent of South Downs National Park Authority and Bramshott and Liphook Parish Council, to undertake the examination of the Bramshott and Liphook Neighbourhood Development Plan and to prepare a report of the independent examination.
- 2.5. The examiner's report concludes that subject to making the modifications recommended by the examiner, the Plan meets the basic conditions set out in the legislation and should proceed to a Neighbourhood Planning referendum.
- 2.6. Having considered each of the recommendations made by the examiner's report and the reasons for them, EHDC has decided in consultation with South Downs National Park Authority and Bramshott and Liphook Parish Council, to agree the modifications to the draft plan referred to in Table 1 below, to ensure that the draft plan meets the basic conditions set out in legislation.

3. Decision

- 3.1. The Neighbourhood Planning (General) Regulations 2012 requires the local planning authority to outline what action to take in response to the recommendations of an examiner made in a report under paragraph 10 of Schedule 4A to the 1990 Act (as applied by Section 38A of the Planning and Compulsory Purchase 2004 Act), in relation to a neighbourhood development plan.
- 3.2. Having considered each of the recommendations made by the examiner's report, and the reasons for them, East Hampshire District Council in consultation with South Downs National Park and Bramshott and Liphook Parish Council, has decided to accept all of the Examiner's modifications to the draft plan.
- 3.3. Table 1 below outlines the alterations made to the submission plan under paragraph 12(6) of Schedule 4B to the 1990 Act (as applied by Section 38A of 2004 Act) in response to each of the Examiner's recommendations.

Table 1

Examiners Report reference/ submission version of Neighbourhood Plan	Proposed Modification (changes to Policies in bold; change to text and maps in <i>italics</i>)	Proposed Decision
Para 7.22 Policy BL1 : Location of Developments	<p>Replace part A of the policy with: 'Development proposals within the defined settlement policy boundary (as shown in the most recent development plans) will be supported where they comply with other development plan policies.</p> <p>Development proposals which make use of brownfield sites will be particularly supported.'</p> <p>Replace the opening element of part B of the policy with: 'Development proposals outside the defined settlement policy boundary (as shown in the most recent development plan) will only be supported where they involve development supported in such locations in national and local planning policies and meet the following criteria:'</p>	Agree with the modifications for the reasons set out in the Examiner's Report.

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	<p>Delete part C of the policy.</p> <p><i>In paragraph 4.8 delete the first sentence</i></p> <p><i>In paragraph 4.8 first bullet point replace ‘Note that minor amendments to the settlement policy boundaries may be identified in the new local plans’ with ‘These details may change within the Plan period as both East Hampshire District Council and the South Downs National Park Authority update their existing local plans’</i></p>	
<p>Para 7.28</p> <p>POLICY BL2: Meeting Local Housing Needs</p>	<p>Replace the final sentence of the opening element of Part A with: ‘As appropriate to their scale, nature, and location, development proposals for residential use should respond positively to the following principles:’</p> <p>Replace i. with ‘the delivery of dwellings with three or less bedrooms’</p> <p>Replace ii. with: ‘The provision of affordable housing which meet with the requirements in the adopted plans in East Hampshire and/or South Downs National Park or successor plans as they come forward. Affordable homes should be tenure-blind and well-integrated with market housing. The tenure of affordable units should meet the specific needs of the parish.’</p>	<p>Agree with the modifications for the reasons set out in the Examiner’s Report.</p>

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	<p>Replace part B with: ‘Development proposals for specialist accommodation (Use Class C2) within the Parish will be supported where they otherwise comply with development plan policies.’</p> <p>Replace part D with: ‘Development proposals for self- and custom build housing will be supported where they otherwise comply with development plan policies.’</p> <p><i>Delete the third sentence of paragraph 4.10 of the Plan.</i></p>	
<p>Para 7.38</p> <p>Policy BL3: Character and Design of Development</p>	<p>Replace Part A of the policy with:</p> <p>‘As appropriate to their scale, nature and location, development proposals should have a landscape-led approach and demonstrate a high-quality of design which:</p> <ul style="list-style-type: none"> • responds and integrates well with its context and surroundings; • meets the changing needs of residents; and • avoids or minimises any adverse impacts on the South Downs National Park and its setting.’ <p>Delete the second sentence of part B of the policy.</p> <p>Replace the final sentence of Part B of the policy with: ‘Innovation in design will be supported where this demonstrably enhances the built form of development and the way in which it functions.’</p>	<p>Agree with the modifications for the reasons set out in the Examiner’s Report.</p>

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	<p>Replace the opening element of Part C of the policy with: ‘As appropriate to their scale, nature and location, development proposals should demonstrate how they have sought to address the following matters:’</p> <p>In the criteria in Part C of the policy:</p> <ul style="list-style-type: none"> • replace iv. with 'promote the use of sustainable transport and active travel through adopting a Healthy Streets Approach to street design; and' • replace v. with: 'in accordance with the adopted East Hampshire Vehicle Parking Standards, or their successors; and' 	
<p>Para 7.45</p> <p>BL4 : Climate Change and Design</p>	<p>Replace the opening element of part B of the policy with: ‘As appropriate to their scale, nature and location, proposals which incorporate the following sustainable design features will be strongly supported, where measures will not have a detrimental impact on character, appearance, features, interest, setting, landscape, and views.’</p> <p>Replace part C of the policy with: ‘Proposals for the retrofitting of historic buildings, including listed buildings and non-designated heritage assets, to reduce energy demand and to generate renewable energy will be supported where they safeguard the character, appearance, features, interest, and setting of the building concerned.’</p>	<p>Agree with the modifications for the reasons set out in the Examiner’s Report.</p>

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<p>Para 7.51</p> <p>Policy BL5: Green and Blue Infrastructure and Delivering Biodiversity Net Gain</p>	<p>Delete parts A and B.</p> <p>Replace part C with: ‘Where biodiversity net gain units cannot be delivered on site, they should be prioritised for use within the parish, focusing on maintaining and improving the identified biodiversity opportunity areas.’</p> <p>Replace part D with: ‘Measures to achieve biodiversity net gain, mitigation or compensation involving the creation of habitat and/or relocation of species, should include sufficient funding to support at least 30 years of post-development habitat management or land use change.’</p> <p>Replace part E with: ‘Proposals that seek to improve the connectivity between wildlife areas and green spaces will be supported. Proposals that support the enhancement and management of the identified Biodiversity Opportunity Areas (Figures 12 and 13) will be supported, including linking these to the wildlife corridors. Proposals which cause unacceptable harm to such connectivity will not be supported.’</p> <p>Replace part F with: ‘Insofar as planning permission is required, proposals for the planting of additional native, climate resilient trees and/ or continuous hedgerows along streets to provide wildlife corridors and to offset the effects</p>	<p>Agree with the modifications for the reasons set out in the Examiner’s Report.</p>

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	<p>of air pollution and to provide cooling and shelter for people as well as a habitat for wildlife will be supported.'</p> <p>Replace part G with: 'Subject to their scale, nature and location, proposals that respond positively to the Building with Nature 12 Standards will be supported.'</p> <p><i>At the end of paragraph 5.4 add: 'Key elements of the Environment Act are now in place. As such Policy BL5 does not repeat the national requirements for biodiversity net gain. Its approach is to identify a complementary policy approach which advises about the ways in which biodiversity net gain can be delivered, and the identification of Biodiversity Opportunity Areas.'</i></p> <p><i>In the conformity note add SD17 and SD45 to the SDLP reference.</i></p>	
<p>Para 7.57</p> <p>Policy BL6: Landscape and Environment</p>	<p>Replace A with: 'Development proposals should conserve or enhance the natural environment, landscape character, and setting of the neighbourhood area. Development proposals should be informed by, and where possible should seek to deliver the aims of, the East Hampshire Landscape Character Assessment (Types 8 and 9) and the South Downs Landscape Character Assessment (Areas M3 and O1), incorporating natural features typical of the Parish, for instance ponds, hedgerows, and trees.'</p>	<p>Agree with the modifications for the reasons set out in the Examiner's Report.</p>

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	<p>Replace ii with: ‘include additional native woodland planting with a specific focus in areas with public access.’</p> <p>Replace vii with: ‘where arboricultural work is required to a veteran/mature/notable tree (as defined by the Woodland Trust), the tree should be safeguarded and maintained in a way which responds positively to the condition of the trees and its location within the overall development.’</p> <p>Replace ix with ‘avoid the loss of, or the deterioration in the quality of, hedgerows. Where access points to new development involves the loss of a section of hedgerow, the access should include trees at either end of the retained hedgerow to aid wildlife to cross overhead from crown to crown.’</p> <p>Replace x with: ‘provide suitable wildlife-friendly features (such as hedgehog holes in new residential fencing and bird and bat nesting boxes)’</p> <p>Replace the final element of the policy with: ‘Wherever practicable development proposals should seek to incorporate open space that:</p> <ul style="list-style-type: none"> • is in usable parcels of land and not fragmented; • is safe, easily accessible, and not severed by any physical barrier; • is accessible to the public; 	

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	<ul style="list-style-type: none"> • creates a safe environment considering lighting and layout; and • is complemented by high quality landscaping.' <p><i>Include Policy SD45 in the conformity reference</i></p>	
<p>Para 7.67</p> <p>Policy BL7: Local Green Spaces</p>	<p>Replace the opening element of part A of the policy with: 'The Plan identifies the following locally significant views:'</p> <p>Revise the description of View 4 to: 'View to the right to Weavers Down from Longmoor footpath as it rises up after it has crossed underneath the A3.'</p> <p><i>Replace paragraph 5.40 with: 'This policy sets out a series of views in and across the parish, which have been identified by the community as being important to safeguard. The policy seeks to ensure that development does not harm the identified views, but instead development is designed and informed by the identified views. This is to ensure that any potential impacts on the integrity and scenic quality of the identified views are mitigated.'</i></p>	<p>Agree with the modifications for the reasons set out in the Examiner's Report.</p>
<p>Para 7.72</p> <p>Policy BL9: Dark Skies</p>	<p>Replace the opening element of the policy with: 'Development proposal should ensure that any external lighting protects the night sky from light pollution. As appropriate to their scale, nature and location development proposals should demonstrate that:'</p> <p>At the beginning of iii. insert 'the'</p>	<p>Agree with the modifications for the reasons set out in the Examiner's Report.</p>

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	<p>Replace iv. with ‘they have considered carefully, and provide details of, the light source and intensity being used, the luminaire design, height, and angle, adding baffles and cut-off shields where required, and details of control mechanisms to dim or switch off lighting schemes when not required. Where appropriate, lights should be controlled by passive infrared detectors.’</p> <p><i>At the end of paragraph 5.44 add: ‘Policy BL9 applies only in those parts of the parish within East Hampshire. Policy SD8 (Dark Night Skies) of the South Downs Local Plan applies in the National Park and includes its own specific guidance and environmental zones. The Neighbourhood Plan has not chosen to add further detail to the policy already in place in the South Downs. Equally it recognises that the circumstances in the South Downs do not necessarily apply elsewhere in the parish’</i></p> <p><i>At the end of paragraph 5.48 add: ‘This guidance is summarised in criterion iv of Policy BL9.’</i></p>	
<p>Para Policy BL10: Improving Walking, Cycling and Equestrian Opportunities</p>	<p>Replace A with: ‘As appropriate to their scale, nature and location, development proposals should ensure safe pedestrian, and where possible cycle, access to link up with the existing footpath and cycleway network, and public transport network, as defined in Figures 22 and 23.’</p> <p>Replace C with: Insofar as planning permission is required, the design and layout of works related to the widening of</p>	<p>Agree with the modifications for the reasons set out in the Examiner’s Report.</p>

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	<p>footways or the provision of traffic-calming measures should enhance the rural, character of the village and retain and/or provide hedgerows, trees, and soft verges wherever practicable. The materials used in such works should be sympathetic to local character, in accordance with Policy BL3.</p> <p>Replace D with: ‘Proposals for new bridleways will be supported. Development proposals should retain existing bridleways. Wherever practicable development proposals should provide new or amended bridleway links provided together with safe road crossing points to enable connectivity between the village and the wider countryside.’</p> <p><i>At the end of 6.11 add: ‘Policy BL10 does not directly comment on the 20-minute neighbourhood. It takes a more general approach in advising that development proposals should ensure safe pedestrian, and where possible cycle, access to link up with the existing footpath and cycleway network, and public transport network, as defined in Figures 22 and 23. Nevertheless proposals which meet the 20 minutes neighbourhood concept will be particularly supported. This approach overlaps with that taken in Policy BL1 which focuses new development within the Settlement Boundary. Plainly this approach will provide convenient access to the village centre and to the railway station.’</i></p>	

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<p>Para 7.80</p> <p>Policy BL11: Mitigating Vehicular Impacts and Junctions and Pinchpoints</p>	<p>Delete Part B</p> <p><i>At the end of paragraph 6.21 add: ‘Policy BL11 addresses these matters. Assessments of transport impacts should include the impact on the safety of cyclists and pedestrians at the respective local road junction.’</i></p>	<p>Agree with the modifications for the reasons set out in the Examiner’s Report.</p>
<p>Para 7.84</p> <p>Policy BL12 Publicly Available Electric Vehicle Charging</p>	<p>In the second part of the policy delete: ‘that are affordable, reliable, and open access.’</p>	<p>Agree with the modifications for the reasons set out in the Examiner’s Report.</p>
<p>Para 7.89</p> <p>Policy BL13: Conserving the Heritage of the Parish</p>	<p>Replace the policy with:</p> <p><i>‘Designated Heritage Assets</i></p> <p>Development proposals affecting designated heritage assets, either directly or indirectly, should conserve or enhance the significance of the asset and those elements of the setting that contribute to the significance. This could include, where appropriate, the delivery of development that will make a positive contribution to, or better reveal the significance of, the heritage asset, or reflect and enhance local character and distinctiveness with specific focus on the prevailing styles of design and use of materials in a local area. These details should be explained in a Heritage Statement.</p>	<p>Agree with the modifications for the reasons set out in the Examiner’s Report.</p>

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	<p>In addition, development proposals should demonstrate that they have considered the potential impact on above and below ground archaeological deposits. Where a scheme has a potential impact on archaeological remains (below or above ground) a Heritage Statement or similar should be prepared to address how archaeological deposits will be safeguarded.</p> <p><i>Non-designated Heritage Assets</i></p> <p>The following buildings and structures as shown on Figure 25 and detailed in Appendix D are identified as non-designated heritage assets:</p> <p>(List 1-12 from the submitted Plan).</p> <p>Proposals affecting the non-designated heritage assets will be determined based on national planning policy (NPPF paragraph 209).</p> <p><i>Conservation Areas</i></p> <p>Development proposals in the Liphook Conservation Area and in the River Wey Conservation Area should ensure that alterations and new developments contribute to the</p>	

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	<p>enhancement of the historic environment. Development proposals within these areas and their settings should:</p> <p>(list the criteria from the submitted policy. In ii, ii and iv replace ‘the areas’ with ‘the Conservation Areas).</p> <p><i>Chiltley Way Area of Special Housing Character:</i></p> <p>Development proposals in the Chiltley Way Area of Special Housing Character (as identified on Figure 25), including alterations and new developments, should respect the character and appearance of the identified Area. Development proposals within these areas and their settings should:</p> <ul style="list-style-type: none"> • be designed to preserve and where practicable enhance the Special Character Area; • thereafter list criteria iii to v from the submitted policy (as separate criteria). In ii, ii and iv replace ‘the areas’ with ‘the Conservation Areas). <p><i>Include SD12 to SD16 in the conformity reference</i></p>	
<p>Para 7.92</p> <p>Policy BL14: Sunken Lanes</p>	<p>In the second part of the policy replace ‘the following’ with ‘the following measures’</p> <p><i>In the conformity note at the end of the policy the SDNP Local Plan policy conformity reference should be Policy SD21 not SD4.</i></p>	<p>Agree with the modifications for the reasons set out in the Examiner’s Report.</p>

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<p>Para 7.98</p> <p>Policy BL15: Enhancing Liphook's Shop Frontage and Designs</p>	<p>Replace the opening element of the second part of the policy with: 'As appropriate to their scale, nature, and location, proposals for new shopfronts should respond positively to the following principles:'</p> <p>Replace i. with: 'New shopfronts should protect original architectural details and, where appropriate, secure their restoration in a way which contribute to local character.'</p> <p>Replace ii. with: 'New shopfronts should use high-quality signage from sustainable materials, such as timber, with the use of plastic or aluminium signage being avoided.'</p> <p>Delete iv.</p> <p>Replace v. with: 'Wherever practicable, and in circumstances where planning permission is granted for the change of use of a shop unit, the window bays should be preserved to provide visual connection to the street for passive surveillance and to maintain character of the street.'</p>	<p>Agree with the modifications for the reasons set out in the Examiner's Report.</p>
<p>Para 7.100</p> <p>Policy BL16 Allotments and Community Growing Spaces</p>	<p>Reverse the order of the two parts of the policy</p>	<p>Agree with the modifications for the reasons set out in the Examiner's Report.</p>

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<p>Para 7.105</p> <p>Policy BL17: Enhancing Community, Cultural, Sporting and Recreational Facilities</p>	<p>Replace the opening element of the policy with:</p> <p>‘Proposals for new community, cultural, sports and recreational facilities, or the improvement of existing facilities will be supported. Major development proposals should respond positively to the requirements as set out in the latest EHDC Community Facilities Study.</p> <p>As appropriate to their scale, nature and location, development proposals for such uses should:’</p> <p>In the second part of the policy replace ‘para 99’ with ‘paragraphs 102 and 103’</p> <p><i>At the end of paragraph 8.9 of the Plan add: ‘Organisations proposing major development proposals are encouraged to engage with residents at the earliest opportunity to shape provision and be guided by the requirements as set out in the latest EHDC Community Facilities Study.’</i></p>	<p>Agree with the modifications for the reasons set out in the Examiner’s Report.</p>
<p>Para</p> <p>Policy BL18 : Providing adequate Health and Educational Facilities</p>	<p>Replace the opening element of the second part of the policy with: ‘Proposals for the expansion, including relocation, of these services and facilities will be supported subject to the following criteria:</p>	<p>Agree with the modifications for the reasons set out in the Examiner’s Report.</p>

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	<i>In Policy BL18 revise the conformity reference to SDLP Policy SD42 (Infrastructure) instead of SDLP Policy SD43 (New and Existing Community Facilities).</i>	
<p>Para 7.115</p> <p>Policy BL19: Enhance Opportunities for Local Employment</p>	<p>Replace the opening element pf part A of the policy with: ‘Insofar as planning permission is required, proposals for a change of use within an existing Employment Site and/or commercial premises (as shown on Figures 28 and 29) to a use and operation that does not provide employment opportunities, will not be supported unless it can be demonstrated that the commercial premises or land:’</p> <p>In part A replace the final element with: ‘Development proposals for affordable homes on land in employment or commercial uses will be supported where this can be achieved as part of a broader package of commercial and residential uses’</p> <p>Replace the opening element of Part B of the policy with: ‘Development proposals to expand existing employment premises, and/ or provide start-up business space (including office/workshop space and start-up units on flexible terms, shared space, and a business hub) will be supported, where:’</p>	<p>Agree with the modifications for the reasons set out in the Examiner’s Report.</p>
<p>Para 7.120</p>	<p>Replace Part A with: ‘Insofar as planning permission is required, development proposals which protect, enhance,</p>	<p>Agree with the modifications for the reasons set out in the Examiner’s Report.</p>

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Policy BL20 : Enhancing the Role and Setting of Liphook Village Centre	<p>and promote a diverse range of village centre uses (Uses C1, E and F) including retail, leisure, commercial, office, tourism, cultural and community will be supported.'</p> <p>Replace Part B with: 'Insofar as planning permission is required, proposals for the residential use of underused upper floors will be supported. Where appropriate, such proposals should retain independent access arrangements to the upper floors.'</p> <p>Replace the first sentence of Part G with: 'The reuse of historic buildings within Liphook Village Centre for activities that will enhance the vitality and viability of the Village Centre (including community uses, eating places, retail, or business) will be particularly supported.'</p>	
<p>Para 7.126</p> <p>Policy BL21 Promoting Sustainable Rural Tourism</p>	<p>Replace Part A with:</p> <p>'Development proposals that support new or expanded sustainable rural tourism-related facilities, recreational enterprises, visitor accommodation, attractions, and activities, including support for an outdoor activity hub, to encourage day and staying visitors will be welcomed and supported.</p>	<p>Agree with the modifications for the reasons set out in the Examiner's Report.</p>

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	<p>Proposals for Use C1 (hotels and other built accommodation), proposals will be supported within the settlement policy boundary.'</p> <p>In Part B replace 'For all types of tourism development proposals, the following criteria must be met:' with 'As appropriate to their scale, nature and location, development proposals for tourism development should meet the following criteria:'</p> <p>In Part C replace 'part tourism' with 'part of tourism'</p>	
Para 7.129 Other Matters – General	<i>Modification of general text (where necessary) to achieve consistency with the modified policies and to accommodate any administrative and technical changes.</i>	Agreed and noted
Para 7.131 Other Matters – Specific	<p>Recommend that the text-based changes listed in the following sections of the representations from the two local planning authorities are incorporated into the Plan. In each case they are required to ensure that the Plan meets the basic conditions:</p> <p><i>EHDC</i></p> <ul style="list-style-type: none"> • Paragraph 4.10 • Paragraph 5.7 • Paragraph 5.8 • Figure 12 	Agreed and noted

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	<ul style="list-style-type: none"> • Table 2 • Paragraph 5.48 • Glossary <p>SDNPA</p> <ul style="list-style-type: none"> • Foreword • Paragraph 1.15 • Paragraph 1.16 • Paragraph 2.8 • Paragraph 4.51 • Paragraph 5.24 • Page 70 Vision • Figure 25 • Paragraph 9.14 • Paragraph 11.2 • Glossary • Section 15 	