

Decision Statement for the Beech Neighbourhood Plan 2019-2028

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 Beech 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 Beech Neighbourhood Development Plan relates to the area that was designated by East Hampshire District Council (the Planning Authority) as a neighbourhood area on 18th April 2017. This area is coterminous with the Beech Parish Council boundary.
- 2.2. Following the submission of the Beech Neighbourhood Development Plan to the Planning Authority, the plan was publicised and representations were invited. The publicity period ended on 2nd September 2019.
- 2.3. Ann Skippers was appointed by East Hampshire District Council with the consent of Beech Parish Council, to undertake the examination of the Beech Neighbourhood Development Plan and to prepare a report of the independent examination.
- 2.4. 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.
- 2.5. Having considered each of the recommendations made by the examiner's report and the reasons for them, EHDC has decided to make the modifications to the draft plan referred to in Table 1 below, to secure that the draft plan meets the basic conditions set out in legislation.
- 2.6. It should be noted that in accordance with The Local Government and Police and Crime Commissioner (Coronavirus) (Postponement of Elections and Referendums) (England and Wales) Regulations 2020, no referendum on the Beech Neighbourhood Development Plan can take place until 6th May 2021. However, in accordance with the Government's planning practice guidance, the modified plan now carries significant weight for relevant planning applications within Beech parish.

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 has decided to accept all of the Examiner’s modifications to the draft plan. 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

Proposed Modification (new text in italics)	Examiners reference (submission version of Neighbourhood Plan)	Proposed Decision
Correct “Ordinance” at the bottom of the Contents page to “ <i>Ordnance</i> ”	Contents Page, bottom of page	Accept modification
Change the “note” on page 14 of the Plan to read: “The <i>first</i> adopted version of this Plan will span EHDC’s replacement of its Local Plan, <i>the</i> 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 <i>any</i> subsequent revision of this Plan. <i>It must be noted that if there are conflicts between the policies in the new Local Plan 2017– 2036 once it is adopted and this Plan, it is the most recently adopted plan which will take precedence.</i> ”	Note, Page 14	Accept modification
Delete the sentence that begins “In summary...” from the first paragraph under the sub section heading “Background and Intent” on page 15 of the Plan	Background and Intent, Page 15	Accept modification

Proposed Modification (new text in italics)	Examiners reference (submission version of Neighbourhood Plan)	Proposed Decision
Add the words “ <i>Otherwise acceptable</i> ” at the start of criterion b) of the policy	Policy BPC01: Green infrastructure & biodiversity, Page 16	Accept modification
Change the policy to read: “Land outside the Beech Settlement Policy Boundary (as shown in Map 2) will be considered as countryside. <i>Sustainable development which has a proven need to be located in a countryside location, either for the purposes of agricultural, forestry or other rural enterprise or rural conservation needs; or through the conversion of redundant or disused rural buildings; or well designed new buildings that support the sustainable growth and expansion of all types of businesses; or is essential utility infrastructure that cannot be located elsewhere; or is for rural exception site housing or other housing promoted by national and District level policies will be supported provided that its effect on the countryside and its intrinsic character and beauty is acceptable.</i> ”	Policy BPC02: Development outside the Settlement Policy Boundary, Page 17	Accept modification
Modify Map 3 to remove areas of woodland and remove the “pink” areas which show “land... earmarked for development”	Policy BPC03: Preventing Coalescence with Alton and Medstead/Wivelrod, Page 19	Accept modification
Delete the Beech/Medstead/Wivelrod area and all references to it and Map 4	Policy BPC03: Preventing Coalescence with Alton and Medstead/Wivelrod, Pages 18-19	Accept modification
Reword the policy to read: “ <i>Development will not be permitted in the noncoalescence area shown on Map 3 if, individually or cumulatively, it would result in reducing the visual and/or physical separation between Beech and Alton or otherwise diminish their separate and distinctive identities.</i> ”	Policy BPC03: Preventing Coalescence with Alton and Medstead/Wivelrod. Page 18	Accept modification

Proposed Modification (new text in italics)	Examiners reference (submission version of Neighbourhood Plan)	Proposed Decision
Consequential amendments will be needed to the supporting text to remove references to the Medstead/Wivelrod area and the woodland	Policy BPC03: Preventing Coalescence with Alton and Medstead/Wivelrod, Page 18	Accept modification
Substitute the word “brings” for the word “marches” in paragraph 4	Policy BPC03: Preventing Coalescence with Alton and Medstead/Wivelrod, Page 18	Accept modification
Add the words “as shown on Map 6” after “The following sites...” in the policy	BPC05: Recreation Space – Local Green Spaces, Page 21	Accept modification
Add at the start of the policy [before criterion a]): “ <i>This policy applies to any new development or redevelopment proposals within the Settlement Policy Boundary and on sites outside the Settlement Policy Boundary which have a frontage on or gain or would gain access from Medstead Road, Snode Hill, Wellhouse Road and Kings Hill. Proposals should take account of all the following design considerations:</i> ”	BPC06: Development Setting and Scale, Page 24	Accept modification
Reword criterion b) to read: “ <i>New dwellings should reflect the size, height, scale and massing of dwellings in the area they are to be located and pay particular attention to, and respect, established building lines, rooflines and the prevailing plot sizes of surrounding and nearby dwellings.</i> ”	BPC06: Development Setting and Scale, Page 24	Accept modification
Reword [existing] criterion e) to read: “ <i>Care should be taken in the siting and location of any new buildings on hillsides. It is important that any buildings sited on hillsides are visually acceptable from short and longer vistas and do not disrupt the character and appearance of the area and in particular its wooded skyline backdrop.</i> ”	BPC06: Development Setting and Scale, Page 24	Accept modification

Proposed Modification (new text in italics)	Examiners reference (submission version of Neighbourhood Plan)	Proposed Decision
Amalgamate criteria g) and h) into a new criterion that reads: “ <i>Within the Special Housing Area (shown on Map 7) any subdivision of plots should not result in a plot area of less than 0.2 hectare unless it can be demonstrated that this would conserve the character of the area. New dwellings in the front gardens of existing dwellings in Wellhouse Road are unlikely to be acceptable.</i> ”	BPC06: Development Setting and Scale, Page 24	Accept modification
Delete criteria c), d), f), g) and h)	BPC06: Development Setting and Scale, Page 24	Accept modification
Delete paragraph 1. of the supporting text and replace with “ <i>This policy applies to all new development or redevelopment proposals within the Settlement Policy Boundary and on sites outside the Settlement Policy Boundary which have a frontage on or gain or would gain access from Medstead Road, Snode Hill, Wellhouse Road and Kings Hill. Whilst this policy is intended to guide the form of development, it should not be interpreted as supporting the principle of development in these locations where that development would conflict with other policies in the development plan, including the Neighbourhood Development Plan.</i> ”	BPC06: Development Setting and Scale, Page 24	Accept modification
Change paragraph 3. on page 24 of the Plan to read: “ <i>Policy BPC06 is intended to protect the village skyline which is established by the mature green infrastructure. The LCA supports these policies.</i> ”	BPC06: Development Setting and Scale, Page 24	Accept modification
Update the reference to the criterion in paragraph 5. on page 25 of the plan to reflect the combined criterion as modified above	BPC06: Development Setting and Scale, Page 25	Accept modification

Proposed Modification (new text in italics)	Examiners reference (submission version of Neighbourhood Plan)	Proposed Decision
Delete paragraph 2. on page 27 of the Plan	BPC08: Housing Mix, Page 27	Accept modification
Delete the words "...each likely to be of four homes or fewer per site..." in paragraph 3. and replace with "...likely to be smaller developments..."	BPC08: Housing Mix, Page 27	Accept modification
Correct the typo in paragraph 1. "stories" to "storeys"	BPC08: Housing Mix, Page 27	Accept modification
Change the first sentence of the policy to read: "...or in farm or other rural buildings or in well designed new buildings or at the site of the Departure Lounge..."	BPC09: Site of the Departure Lounge and Village Businesses, Page 29	Accept modification
Delete criterion c)	BPC09: Site of the Departure Lounge and Village Businesses, Page 29	Accept modification
Delete the second and third sentences of criterion c) of the policy	BPC10: Managing the Impact of New Development on Traffic, Page 33	Accept modification
Delete paragraph 4. of the supporting text on page 33 of the Plan	BPC10: Managing the Impact of New Development on Traffic, Page 33	Accept modification
Add the word "usually" between "...should..." and "...include..." in the second sentence of the policy	BPC12: Planning for Parking, Page 35	Accept modification
Delete Policy BPC14 and its supporting text and Map 10	BPC14: Drainage Infrastructure Requirements, Page 38	Accept modification
Correct "Ordinance" on page 42 to "Ordnance"	Appendix 1: Supporting Documents and Evidence Base, Page 42	Accept modification