

## Consultations Response - Bramshott and Liphook Neighbourhood Plan - Regulation 16 Consultation

[REDACTED]  
Mon 22/04/2024 11:59

To:EHDC - Neighbourhood Plans Shared <neighbourhoodplans@easthants.gov.uk>

📎 1 attachments (141 KB)  
469656 NE Response.pdf;

Please find Natural England's response in relation to the above mentioned consultation attached.

Kind regards,

[REDACTED]  
Natural England  
County Hall  
Spetchley Road  
Worcester  
WR5 2NP

[REDACTED]  
[www.gov.uk/natural-england](http://www.gov.uk/natural-england)

Thriving Nature  
for people and planet



Natural England offers two chargeable services - the Discretionary Advice Service, which provides pre-application and post-consent advice on planning/licensing proposals to developers and consultants, and the Pre-submission Screening Service for European Protected Species mitigation licence applications. These services help applicants take appropriate account of environmental considerations at an early stage of project development, reduce uncertainty, the risk of delay and added cost at a later stage, whilst securing good results for the natural environment.

For further information on the Discretionary Advice Service see [here](#)  
For further information on the Pre-submission Screening Service see [here](#)

---

**From:** EHDC - Neighbourhood Plans Shared <[neighbourhoodplans@easthants.gov.uk](mailto:neighbourhoodplans@easthants.gov.uk)>  
**Sent:** Tuesday, March 12, 2024 11:58 AM

**To:** EHDC - Neighbourhood Plans Shared <[neighbourhoodplans@easthants.gov.uk](mailto:neighbourhoodplans@easthants.gov.uk)>  
**Subject:** RE: Bramshott and Liphook Neighbourhood Plan Regulation 16 consultation

You don't often get email from [neighbourhoodplans@easthants.gov.uk](mailto:neighbourhoodplans@easthants.gov.uk). [Learn why this is important](#)

Good Morning

Further to the below due to a technical issue we can see that this email didn't go out until first thing this morning. As such we will extend the end date of this consultation until 5pm 23<sup>rd</sup> April 2024

Kind Regards

Sarah

Sarah Hamilton

Planning Policy Assistant

East Hampshire District Council  
Penns Place  
Petersfield  
GU31 4EX

[neighbourhoodplans@easthants.gov.uk](mailto:neighbourhoodplans@easthants.gov.uk)

01730 234102

---

**From:** EHDC - Neighbourhood Plans Shared <[neighbourhoodplans@easthants.gov.uk](mailto:neighbourhoodplans@easthants.gov.uk)>  
**Sent:** Tuesday, March 12, 2024 8:56 AM  
**To:** EHDC - Neighbourhood Plans Shared <[neighbourhoodplans@easthants.gov.uk](mailto:neighbourhoodplans@easthants.gov.uk)>  
**Subject:** Bramshott and Liphook Neighbourhood Plan Regulation 16 consultation

Dear Sir/Madam,

## **PUBLICATION OF THE BRAMSHOTT AND LIPHOOK NEIGHBOURHOOD DEVELOPMENT PLAN**

### **UNDER REGULATION 16 OF THE NEIGHBOURHOOD PLANNING (GENERAL) REGULATIONS 2012**

Bramshott and Liphook Parish Council as the qualifying body has reviewed and prepared a neighbourhood development plan, entitled Bramshott and Liphook Neighbourhood Development Plan 2020 - 2040, for their parish with the help of the local community.

The plan sets out a vision for the future of the parish and planning policies which will be used to determine planning applications locally.

There is now a six week consultation period on the Neighbourhood Plan in advance of the independent examination.

The consultation period commences on **Monday 11 March 2024 and closes at 5pm on Monday 22 April 2024.**

Details of the neighbourhood plan and accompanying submission documentation can be found on our website at:

[Bramshott and Liphook neighbourhood plan | East Hampshire District Council \(easthants.gov.uk\)](#)

Documents available for inspection include :

- The proposed neighbourhood plan including a map identifying the area to which the proposed neighbourhood plan relates;
- A consultation statement;
- A Basic Conditions Statement explaining how the proposed neighbourhood plan meets the requirements of paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990.

These can be inspected at :

Liphook Millenium Centre, Ontario Way, Liphook, GU30 7LD  
During Monday to Friday 10am to 2pm

And at

Liphook Library, London Road, Liphook, GU30 7AN  
Opening Hours Monday 1pm – 5pm and  
Wednesday, Friday and Saturday 9:30am – 1:30pm

Representations can be sent via email to [neighbourhoodplans@easthants.gov.uk](mailto:neighbourhoodplans@easthants.gov.uk)

or by hard copy to:

Planning Policy  
East Hampshire District Council  
Penns Place  
Petersfield  
Hampshire  
GU31 4EX

After the close of the consultation, all responses will then be forwarded to the plan's examiner once they are appointed. Your details will be retained in accordance with the [Planning Policy Privacy Notice](#) and will be shared with the appointed examiner, and published on our website showing your name and (where applicable) organisation. Please state in your representation which section of the plan and any specific policy you are commenting on.

In addition, when making your representation, please can you indicate whether you wish to be informed of any decision EHDC make under Regulation 19 in relation to the adoption of the neighbourhood plan in the future.

In the meantime, if you have any questions regarding the process at this stage or in future or have any problems accessing any of the links set out above please do not hesitate in contacting the Planning Policy Team via [neighbourhoodplans@easthants.gov.uk](mailto:neighbourhoodplans@easthants.gov.uk).

Regards

A handwritten signature in black ink that reads "Adam Harvey" followed by a stylized star or asterisk symbol.

Adam Harvey  
Planning Policy Manager

East Hampshire District Council  
Penns Place  
Petersfield  
GU31 4EX

[neighbourhoodplans@easthants.gov.uk](mailto:neighbourhoodplans@easthants.gov.uk)

This message has been sent using TLS 1.2 This email and any attachments is intended for the named recipient only. If you have received it in error you have no authority to use, disclose, store or copy any of its contents and you should destroy it and inform the sender. Whilst this email and associated attachments will have been checked for known viruses whilst within the Natural England systems, we can accept no responsibility once it has left our systems. Communications on Natural England systems may be monitored and/or recorded to secure the effective operation of the system and for other lawful purposes.

Date: 22 April 2024  
Our ref: 469656  
Your ref: Bramshott and Liphook Neighbourhood Plan



Hornbeam House  
Crewe Business Park  
Electra Way  
Crewe  
Cheshire  
CW1 6GJ  
T 0300 060 3900

East Hampshire District Council

**BY EMAIL ONLY**

[neighbourhoodplans@easthants.gov.uk](mailto:neighbourhoodplans@easthants.gov.uk)

Dear Sir/Madam

**Bramshott and Liphook Neighbourhood Plan - Regulation 16 Consultation**

Thank you for your consultation on the above dated 12 March 2024.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.

**Natural England does not have any specific comments on this draft neighbourhood plan.**

However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan and to the following information.

Natural England does not hold information on the location of significant populations of protected species, so is unable to advise whether this plan is likely to affect protected species to such an extent as to require a Strategic Environmental Assessment. Further information on protected species and development is included in [Natural England's Standing Advice on protected species](#) .

Furthermore, Natural England does not routinely maintain locally specific data on all environmental assets. The plan may have environmental impacts on priority species and/or habitats, local wildlife sites, soils and best and most versatile agricultural land, or on local landscape character that may be sufficient to warrant a Strategic Environmental Assessment. Information on ancient woodland, ancient and veteran trees is set out in Natural England/Forestry Commission [standing advice](#).

We therefore recommend that advice is sought from your ecological, landscape and soils advisers, local record centre, recording society or wildlife body on the local soils, best and most versatile agricultural land, landscape, geodiversity and biodiversity receptors that may be affected by the plan before determining whether a Strategic Environmental Assessment is necessary.

Natural England reserves the right to provide further advice on the environmental assessment of the plan. This includes any third party appeal against any screening decision you may make. If an Strategic Environmental Assessment is required, Natural England must be consulted at the scoping and environmental report stages.

For any further consultations on your plan, please contact: [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk).

Yours faithfully



## Annex 1 - Neighbourhood planning and the natural environment: information, issues and opportunities

### Natural environment information sources

The [Magic](#)<sup>1</sup> website will provide you with much of the nationally held natural environment data for your plan area. The most relevant layers for you to consider are: **Agricultural Land Classification, Ancient Woodland, Areas of Outstanding Natural Beauty, Local Nature Reserves, [National Parks \(England\)](#), National Trails, Priority Habitat Inventory, public rights of way (on the Ordnance Survey base map) and Sites of Special Scientific Interest (including their impact risk zones)**. Local environmental record centres may hold a range of additional information on the natural environment. A list of local record centres is available from [the Association of Local Environmental Records Centres](#).

**Priority habitats** are those habitats of particular importance for nature conservation, and the list of them can be found [here](#)<sup>2</sup>. Most of these will be mapped either as **Sites of Special Scientific Interest**, on the Magic website or as **Local Wildlife Sites**. Your local planning authority should be able to supply you with the locations of Local Wildlife Sites.

**National Character Areas** (NCAs) divide England into 159 distinct natural areas. Each character area is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. NCA profiles contain descriptions of the area and statements of environmental opportunity, which may be useful to inform proposals in your plan. NCA information can be found [here](#)<sup>3</sup>.

There may also be a local **landscape character assessment** covering your area. This is a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. It can help to inform, plan and manage change in the area. Your local planning authority should be able to help you access these if you can't find them online.

If your neighbourhood planning area is within or adjacent to a **National Park** or **Area of Outstanding Natural Beauty** (AONB), the relevant National Park/AONB Management Plan for the area will set out useful information about the protected landscape. You can access the plans on from the relevant National Park Authority or Area of Outstanding Natural Beauty website.

General mapped information on **soil types** and **Agricultural Land Classification** is available (under 'landscape') on the [Magic](#)<sup>4</sup> website and also from the [LandIS website](#)<sup>5</sup>, which contains more information about obtaining soil data.

### Natural environment issues to consider

The [National Planning Policy Framework](#)<sup>6</sup> sets out national planning policy on protecting and enhancing the natural environment. [Planning Practice Guidance](#)<sup>7</sup> sets out supporting guidance.

Your local planning authority should be able to provide you with further advice on the potential impacts of your plan or order on the natural environment and the need for any environmental assessments.

### Landscape

Your plans or orders may present opportunities to protect and enhance locally valued landscapes. You may want to consider identifying distinctive local landscape features or characteristics such as ponds, woodland or dry stone walls and think about how any new development proposals can respect and enhance local landscape character and distinctiveness.

If you are proposing development within or close to a protected landscape (National Park or Area of Outstanding Natural Beauty) or other sensitive location, we recommend that you carry out a landscape assessment of the proposal. Landscape assessments can help you to choose the most appropriate sites for development and help to avoid or minimise impacts of development on the landscape through careful siting, design and landscaping.

---

<sup>1</sup> <http://magic.defra.gov.uk/>

<sup>2</sup> <https://www.gov.uk/government/publications/habitats-and-species-of-principal-importance-in-england>

<sup>3</sup> <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making>

<sup>4</sup> <http://magic.defra.gov.uk/>

<sup>5</sup> <http://www.landis.org.uk/index.cfm>

<sup>6</sup> <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

<sup>7</sup> <http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/>

## Wildlife habitats

Some proposals can have adverse impacts on designated wildlife sites or other priority habitats (listed [here](#)<sup>8</sup>), such as Sites of Special Scientific Interest or [Ancient woodland](#)<sup>9</sup>. If there are likely to be any adverse impacts you'll need to think about how such impacts can be avoided, mitigated or, as a last resort, compensated for.

## Priority and protected species

You'll also want to consider whether any proposals might affect priority species (listed [here](#)<sup>10</sup>) or protected species. To help you do this, Natural England has produced advice [here](#)<sup>11</sup> to help understand the impact of particular developments on protected species.

## Best and Most Versatile Agricultural Land

Soil is a finite resource that fulfils many important functions and services for society. It is a growing medium for food, timber and other crops, a store for carbon and water, a reservoir of biodiversity and a buffer against pollution. If you are proposing development, you should seek to use areas of poorer quality agricultural land in preference to that of a higher quality in line with National Planning Policy Framework para 112. For more information, see [Guide to assessing development proposals on agricultural land](#)<sup>12</sup>.

## **Improving your natural environment**

Your plan or order can offer exciting opportunities to enhance your local environment and should provide net gains for biodiversity in line with the [National Planning Policy Framework](#). If you are setting out policies on new development or proposing sites for development, you should follow the biodiversity mitigation hierarchy and seek to ensure impacts on habitats are avoided or minimised before considering opportunities for biodiversity enhancement. You may wish to consider identifying what environmental features you want to be retained or enhanced or new features you would like to see created as part of any new development and how these could contribute to biodiversity net gain and wider environmental goals.

Opportunities for environmental enhancement might include:

- Restoring a neglected hedgerow.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating swift boxes or bat boxes into the design of new buildings.
- Think about how lighting can be best managed to reduce impacts on wildlife.
- Adding a green roof to new buildings.
- Providing a new footpath through the new development to link into existing rights of way.

Site allocations should be supported by a baseline assessment of biodiversity value. The statutory [Biodiversity Metric](#) may be used to understand the number of biodiversity units present on allocated sites. For small development allocations the [Small Sites Metric](#) may be used. This is a simplified version of the statutory [Biodiversity Metric](#) and is designed for use where certain criteria are met. Further information on biodiversity net gain including [planning practice guidance](#) can be found [here](#)

You may also want to consider enhancing your local area in other ways, for example by:

- Setting out in your plan how you would like to implement elements of a wider Green Infrastructure Strategy (if one exists) in your community.
- Assessing needs for accessible greenspace and setting out proposals to address any deficiencies or enhance provision. Natural England's [Green Infrastructure Framework](#) sets out further information on green infrastructure standards and principles
- Identifying green areas of particular importance for special protection through Local Green Space designation (see [Planning Practice Guidance](#)<sup>13</sup>).
- Managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips in less used parts of parks or on verges, changing hedge cutting timings and frequency).

---

<sup>8</sup> <https://www.gov.uk/government/publications/habitats-and-species-of-principal-importance-in-england>

<sup>9</sup> <https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences>

<sup>10</sup> <https://www.gov.uk/government/publications/habitats-and-species-of-principal-importance-in-england>

<sup>11</sup> <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

<sup>12</sup> <https://www.gov.uk/government/publications/agricultural-land-assess-proposals-for-development/guide-to-assessing-development-proposals-on-agricultural-land>

<sup>13</sup> <https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space>

- Planting additional street trees.
- Identifying any improvements to the existing public right of way network, e.g. cutting back hedges, improving the surface, clearing litter or installing kissing gates) or extending the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition, or clearing away an eyesore).

Natural England's [Environmental Benefits from Nature tool](#) may be used to identify opportunities to enhance wider benefits from nature and to avoid and minimise any negative impacts. It is designed to work alongside the statutory [Biodiversity Metric](#) and is available as a beta test version.