Bramshott and Liphook Neighbourhood Development Plan 2020 to 2040

Pre-Submission Version for Consultation at Regulation 14

July 2023

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

Foreword

Welcome to the first full draft of the Bramshott and Liphook Neighbourhood Development plan (BLNDP).

If ever a place is worthy of an NDP it is Bramshott and Liphook. Everyone who lives here values our parish for its beautiful woodland, green open spaces & waterways as well as its heritage, active community and its future potential. The Plan was developed through bringing together community aspirations to shape a vision for the future:

Bramshott and Liphook is Healthy, Sustainable and Thriving

Neighbourhood Development Plans are the way local people can have an input into decisions that affect where they live. This Plan lays out actions in the form of policies to address aspects of life that matter most to the community and address action on the climate emergency. This includes housing, environment, traffic issues, heritage, community facilities and the economy. There are six key ambitions:



The BLNDP story has included the intention made in 2019 to allocate sites for development based on local housing need. Very recently the NDP steering group carefully reviewed this decision, considering the pros and cons and decided that allocation currently is not required, because:

- The parish has met its current housing number allocated in the Local Plan.
- Once in place our robust NDP policies and design codes apply to all development regardless of whether they are allocated or not.
- Hence, as allocation is a lengthy process, we are better off having an NDP in place sooner rather than later.

The important work completed towards the allocation objectives will inform the emerging Local Plan. Please see Chapter 4 for full discussion. The proposed policy – 'Location of Development' (BL1) - aims to direct any development to the most appropriate sustainable location.

The Plan has been put together by enthusiastic volunteers from the parish who determinedly represent the whole community. All have brought their individual abilities to the Plan at its different stages over several years. A big thanks for all the contributions of Steering Group members and Working Parties current and past.

The ongoing support of members, our planning consultant Alison Eardley, B&L Parish Council, SDNP & EHDC local authorities, Aecom and all the community is appreciated.

I hope you enjoy reading the NDP and look forward to plenty of discussion on the challenges and opportunities for B&L towards a *Healthy, Sustainable and Thriving Parish.*

Yours sincerely

Louise Bevan
BLNDP Chair

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1. INTRODUCTION

1.1 This document is the Bramshott and Liphook Neighbourhood Development Plan (BLNDP). It sets out planning and land-use policy for the villages and wider parish, over the period 2020 to 2040, forming part of the development plan for East Hampshire District Council (EHDC) and the South Downs National Park Authority (SDNPA).

1.2 The neighbourhood area shares its boundary with that of the Parish (Figure 1). It sits across two local planning authority areas: 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 SDNPA. EHDC designated those parts of Bramshott and Liphook Parish falling within the local authority area on 23 October 2015 and the SDNPA designated those parts of the parish within the National Park on 20 October 2015.

1.3 The BLNDP has been prepared in accordance with the Town & Country Planning Act 1990, the Planning & Compulsory Purchase Act 2004, the Localism Act 2011 and the Neighbourhood Development Planning Regulations 2012 (as amended). The Parish Council, as the Qualifying Body, set up a Neighbourhood Development Plan Steering Group comprising local councillors and volunteers from the community, to lead on the preparation of the Plan. In consultation with the community and local businesses, the Steering Group has established a vision and framework for the future of the designated area and to set out how that vision will be realised through planning land use and development change over the period to 2040.

1.4 The BLNDP provides guidance to any interested parties wishing to submit planning applications for development within the Bramshott and Liphook parish. It also sets out how land should be considered, in planning terms, locally, and is a material planning consideration in the determination of applications.

1.5 The process of producing the BLNDP has sought to involve the community as widely as possible and the different topic areas are reflective of matters that are of considerable importance in the parish. Within each section there is a summary of what the policy seeks to achieve and a justification, providing the necessary understanding of why the policy is needed and how it should be applied. The policies themselves are presented in the green boxes and these will be used to determine planning applications. To understand the full context for any individual policy, it should be read alongside the supporting text and evidence documents that have been compiled to underpin the BLNDP. Beneath each policy is a conformity reference, listing the policies in the EHDC adopted and emerging Local Plan documents, the policies in the South Downs Local Plan, and the paragraphs of the National Planning Policy Framework (NPPF) that the policy is in conformity with.

1.6 There are a number of issues that have been consistently raised by the community during the development of the BLNDP. Notably the need to resolve congestion and volume of traffic in the Square and also to address flooding, especially at Lowsley Farm. Issues relating to highways fall within the responsibility of the Highways Authorities, which for this area are Hampshire County Council and National Highways. Flooding issues are the responsibility of Hampshire County Council (as the Flood Authority), the Environment Agency and the water and sewerage providers. As such, the BLNDP, which is a planning and land-use document, has limited influence in tackling these matters. Many of the policies in the BLNDP will impact these

matters, but where solutions fall outside the remit of the plan, a list of additional community projects has been drawn up to ensure that the Parish Council and others proactively work together to address them. Such projects might attract developer contributions (for instance Community Infrastructure Levy), which can be used as an enabling source of income. Additionally, it will be important for the Parish Council to work closely with both EHDC and the SDNPA on the delivery of their existing and emerging local plans. This includes ensuring that all proposed site allocations are adequately assessed with public feedback incorporated in them from engagement events, so that any subsequent allocations fully understand the issues at play in the Parish and can address these in their proposals.

1.7 The Plan identifies local community projects that are not met through planning policy but which are important to the well-being of the community. The Plan also sets out the Community Infrastructure Priorities and a framework for monitoring and implementation.

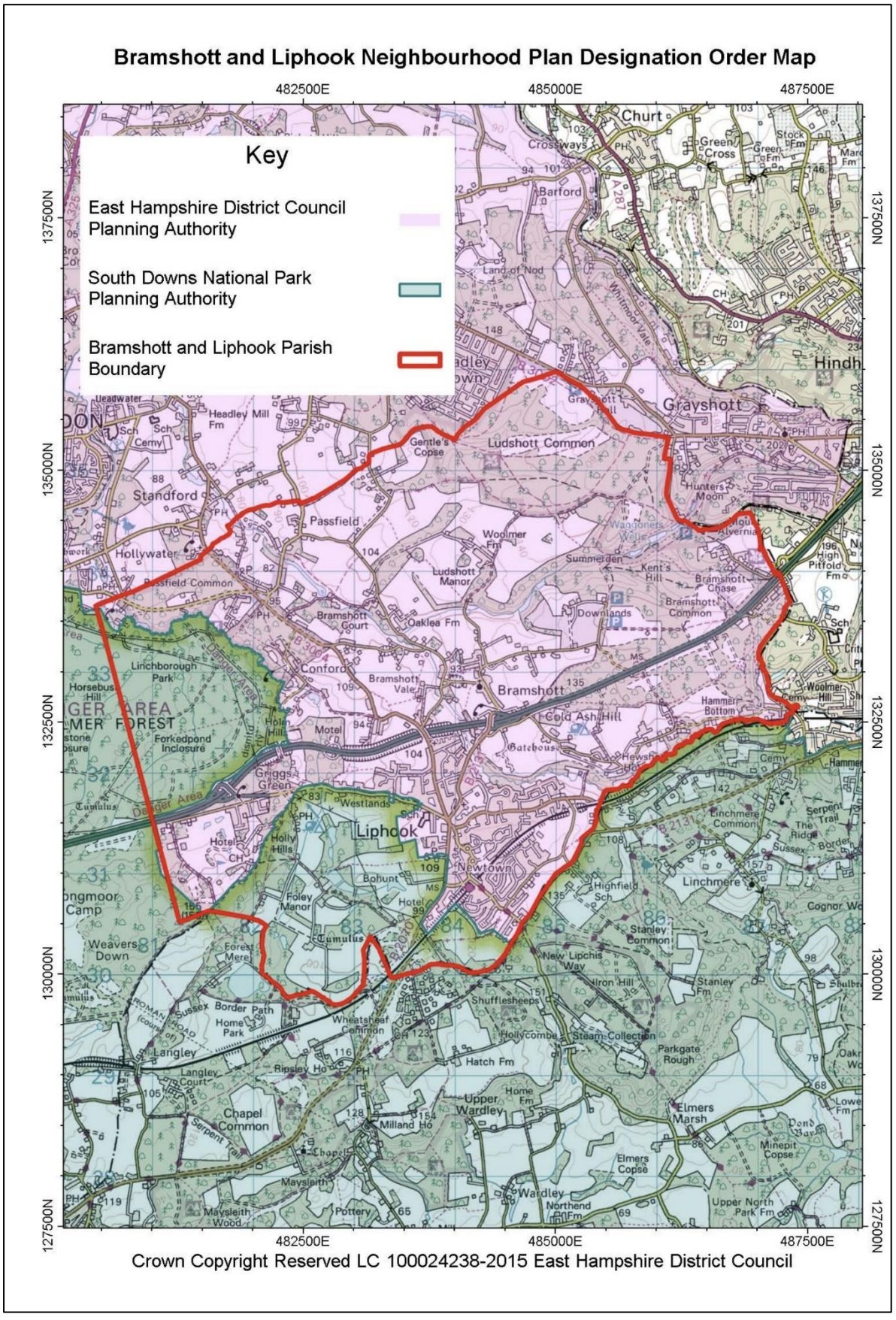


Figure 1: Bramshott and Liphook Neighbourhood Development Plan designated area

The Planning Policy Context

National Planning Policy

1.8 The BLNDP has been prepared in accordance with the NPPF (most recently revised in July 2021). Paragraphs 29 and 30 state:

"Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. ***Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies*** *(Neighbourhood plans must be in general conformity with the strategic policies contained in any development plan that covers their area).*

Once a neighbourhood plan has been brought into force, ***the policies it contains*** *take* ***precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict****; unless they are superseded by strategic or non-strategic policies that are adopted subsequently.*

1.9 In December 2022, the Government published a consultation on the Levelling-up and Regeneration Bill: Reforms to national planning policy. The BNLP is mindful of the proposals, which, once legislated, will need to be incorporated upon any amendments to the NPPF.

Local Planning Policy

1.10 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.

East Hampshire District

1.11 The adopted Development Plan for East Hampshire comprises:

- **East Hampshire District Local Plan Part 1 - 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.
- **East Hampshire District Local Plan Part 2 – 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).
- **'Made' Neighbourhood Plans**.

1.12 A high-level (i.e., not policy-by-policy) review of the JCS, in terms of its specific implications for the BLNDP, indicates the following:

- In the overall settlement hierarchy, the JCS designates Liphook as a Large Local Service Centre, which is the second-highest level, and means it is a focus for development;
- The JCS requires new development in Liphook, which will include a minimum of 175 new dwellings, to 'respect its strong historic core, proximity to internationally protected wildlife sites and views to and from the National Park'. However, it also notes that there are 'opportunities for encouraging new high-quality and imaginative designs';
- On the more limited criterion of facilities and services, Liphook is designated as a District Centre, which is the second highest in the hierarchy, and which means that proposals for new retail, entertainment and cultural facilities will be supported subject to certain criteria;
- The JCS states that Liphook's status as a District Centre means that it should 'complement town centres by providing for main and bulk convenience food shopping and a reasonable range of comparison shopping and other services. Its role should be sustained to ensure it provides an appropriate range of facilities and services';
- Access to Liphook rail station should be improved by sustainable modes of transport, and where appropriate additional car and cycle parking should be provided at stations- the JCS also notes that new residents at Whitehill/Bordon are likely to travel to Liphook station to travel to London by rail;
- Bramshott is designated with the second-lowest position in the settlement hierarchy, i.e., 'other settlements with a settlement policy boundary'; and
- The adopted Local Plan policy mapping shows that there are Sites of Importance for Nature Conservation (SINCs) in the BLNDP outside the SDNPA boundary.

1.13 A high-level review of the HEA's specific implications for the BLNDP indicates the following:

- Table 1 of the HEA shows that Liphook's JCS requirement of at least 175 new dwellings had already been exceeded only five years into the JCS period; and

A new Local Plan for East Hampshire

1.14 A new Local Plan is being prepared by EHDC, which covers those areas in East Hampshire that are 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 East Hampshire Local Plan 2021 – 2040 will replace the Joint Core Strategy (2014), Housing and Employment Allocations (2016) and the Local Plan Second Review (2006). The Local Development Scheme (August 2022) suggests that, adoption is anticipated by Autumn 2025.

1.15 The strategic policies contained within the emerging East Hampshire Local Plan 2021 – 2040 have been an important consideration in the development of the BLNDP policies.

1.16 A high-level review of the emerging Local Plan, in terms of its specific implications for Bramshott and Liphook, indicates the following (where the situation has changed since publication of the Regulation 18 Version, this is indicated):

- Liphook retains its current status as a Large Local Service Centre;
- The village also retains 'several development opportunities which offer potential to accommodate residual growth if required':
  - Proposed site allocations in the parish comprise Site SA1 (Land at Lowsley Farm, south of A3), for 175 dwellings, which is carried forward from adopted policy and permission has already been granted; SA2 (Chiltley Farm, Chiltley Lane), for 100 dwellings; SA3 (Land West of Headley Road) for 36-40 dwellings and SA4 (Land adjacent to Billerica, Church Road, Bramshott) for community facilities. Note that aside from Lowsley Farm which has been built out, the remaining sites have either been withdrawn from the EHDC Plan by EHDC or withdrawn by the landowner;
  - A 'Site of interest' for further consideration and confirmation of availability (i.e., on the path to a Local Plan allocation) within Liphook is Hilltop Stables, Devil's Lane;
  - Former OSU and Beaver Industrial Estate and Bleach's Yard Industrial Estate are designated as Strategic Employment Sites; Ajax House/Plowden House, Exchange House and Index House are designated as Locally Significant Employment Sites. Note that Ajax House/Plowden House is currently subject to a planning application for retirement apartments;
  - The Square in Liphook is designated as a District Centre (second in the hierarchy) for retail purposes; the Station Area in Liphook is designated as a Local Centre (third in the hierarchy);
  - Food store retail provision in Liphook is considered reasonable; and
  - The draft policy map indicates minor changes to the settlement boundaries of both Bramshott and Liphook.

South Downs National Park Authority

1.17 As previously mentioned, parts of the BLNDP area to the south and west (excluding the settlements of Bramshott and Liphook) lie within the South Downs National Park. The South Downs Local Plan (SDLP) was adopted in 2019 and the following designations and policies are of relevance to those particular parts of the parish:

- Almost all of the SDNPA land in the parish comprises Woolmer Forest, which is a Site of Special Scientific Interest (SSSI) and forms part of the wider Wealden Heaths Phase II Special Protection Area (SPA); and
- Some, but not all, of Woolmer Forest SSSI is also a Special Area of Conservation (SAC).

1.18 The SDNPA has begun work on the Local Plan Review. This will retain the landscape led approach, ecosystem services and the development strategy of a medium level of development dispersed across the towns and villages of the National Park. The review will provide the opportunity to address particular issues such as climate change and nature recovery, review development needs and provision figures, and allow us to address changes in national policy.

Community engagement and other evidence

1.19 From the beginning, work on the BLNDP has been guided by the need to engage as widely as possible with the local community. A great number of engagement activities have taken place to assist in the preparation of the plan and efforts have been made to reach those people who are often more difficult to involve in formal consultations. Apart from the statutory requirements for public consultation at various stages, measures to draw in a wider range of contributions have included presentations, parish surveys, workshops and exhibitions. These will be more fully described in the Consultation Statement to be submitted alongside the Submission Draft Plan at Regulation 16. A timeline of key activities is summarised in Table 1 Further detail of activities can be found on the BLNDP website.

Table 1: Engagement activity timeline summary

Date	Milestone	Key activities
2015	Parish Council decides to prepare a Neighbourhood Development Plan	• Neighbourhood Area is designated • Steering Group established • Working groups established • Engagement and consultation plan prepared
2017 to 2019	Ongoing engagement and evidence gathering	• Community surveys • Visioning Workshop • Interim Report
2020 to 2022	Formulating draft policies and exploring potential to allocate sites.	• Call for Site and site assessments • SEA work • Health check on emerging plan policies • Community workshops • Drafting the plan
2023 to 2024	Pre-Submission Version (Regulation 14) Plan published Regulation 16 Plan published Examination Referendum	• SEA/HRA Screening prepared • Pre-Submission (Regulation 14) consultation • Plan amended appropriately into Submission Version and submitted, with supporting documents to EHDC • Regulation 16 consultation run by EHDC • Plan independently examined • Plan finalised for Referendum • Plan 'made'

1.20 Discussions with EHDC and the SDNPA have taken place on each of the topic areas covered by the Plan. In addition, communication with local groups and neighbouring parishes has taken place.



Images from the consultation and engagement events

Sustainability and responding to the climate emergency

1.21 The United Nations defines sustainable development as development that meets the needs of the present without compromising the ability of future generations to meet their own needs. It calls for concerted efforts towards building an inclusive, sustainable and resilient future for people and planet. For sustainable development to be achieved, it is crucial to harmonise three core elements: economic growth, social inclusion and environmental protection. These elements are interconnected and all are crucial for the well-being of individuals and societies.

1.22 The impact of development on the health and wellbeing of the community has been an important consideration in the work carried out on the BNLP. In particular, the Covid pandemic demonstrated the need to ensure that both the physical and mental wellbeing of individuals and communities is embedded within policy and placemaking. The Steering Group has been mindful of the World Health Organisation's 'One Health' approach in developing the BLNDP, recognising the interconnection between people, animals, plants, and their shared environment.

1.23 The potential impact of development on climate change is a further issue that has been at the forefront of the development of the BLNDP. In October 2018 the scientific community of the Intergovernmental Panel on Climate Change (IPCC) advised that carbon emissions must reduce globally by at least 45% by 2030 from 2017 levels and be carbon neutral (net-zero) by 2050 or earlier to give the world its best chance to avoid the worst effects of climate change by keeping warming below 1.5 degrees. They warn that unless we make radical changes to the way we live we will face catastrophic climate breakdown, food shortages and societal collapse by the end of the century.

1.24 In July 2019 EHDC declared a climate emergency and produced a Climate and Environment Strategy committed to reducing the emissions produced as a result of its services and the services it contracts out; encouraging residents and businesses to reduce their emissions; and protecting and enhancing local green spaces. The authority has also published the East Hampshire Net Zero Carbon Study. In March 2020, the SDNPA published a Climate Change Adaptation Plan and Strategy. The SNDPA commits to becoming a 'Net-Zero' Organisation by 2030; agreeing an action plan which includes a commitment to working with its constituent Local Authorities and other partners, in particular communities and landowners to deliver actions that respond effectively to the climate and nature emergency; and working towards the South Downs National Park becoming 'Net-Zero with Nature' by 2040.

1.25 Zero Carbon Britain: Rising to the Climate Emergency, published by the Centre for Alternative Technology in 2019, sets out an evidence-based blueprint for achieving net zero carbon (NZC) in Britain by 2030. By making changes to our buildings, transport systems, land use and behaviour, and by investing in a variety of renewable energy technologies, we can achieve a zero-carbon transition while building in a wide range of additional benefits. The basis to their approach is 'powering down' by 60% by using energy more efficiently particularly in buildings and transport and at the same time 'powering up' with renewable and carbon-neutral energy sources and land use changes. The use of land explored in the Zero Carbon Britain model will offer a healthier mix of food, backup energy supply, and natural carbon capture, which allows the UK to be truly net zero carbon.

1.26 The Neighbourhood Development Plan Steering Group is keen to ensure that decisions taken regarding planning and land-use within the parish contribute to the delivery of the zero-carbon strategy. Each policy has been carefully considered in relation to how it contributes to this international agenda.

Strategic Environmental Assessment and Habitats Regulations Assessment (to be updated)

1.27 The BLNDP has been screened to ascertain whether a Strategic Environmental Assessment (SEA) and/or Habitats Regulations Assessment is required. The screening document prepared by EHDC was subject to consultation with Historic England, Natural England and the Environment Agency in June 2023. The screening Determination Statement has concluded that the BLNDP is is unlikely to have significant environmental effects on designated biodiversity, heritage and landscape assets and therefore will not require a Strategic Environmental Assessment environmental report.

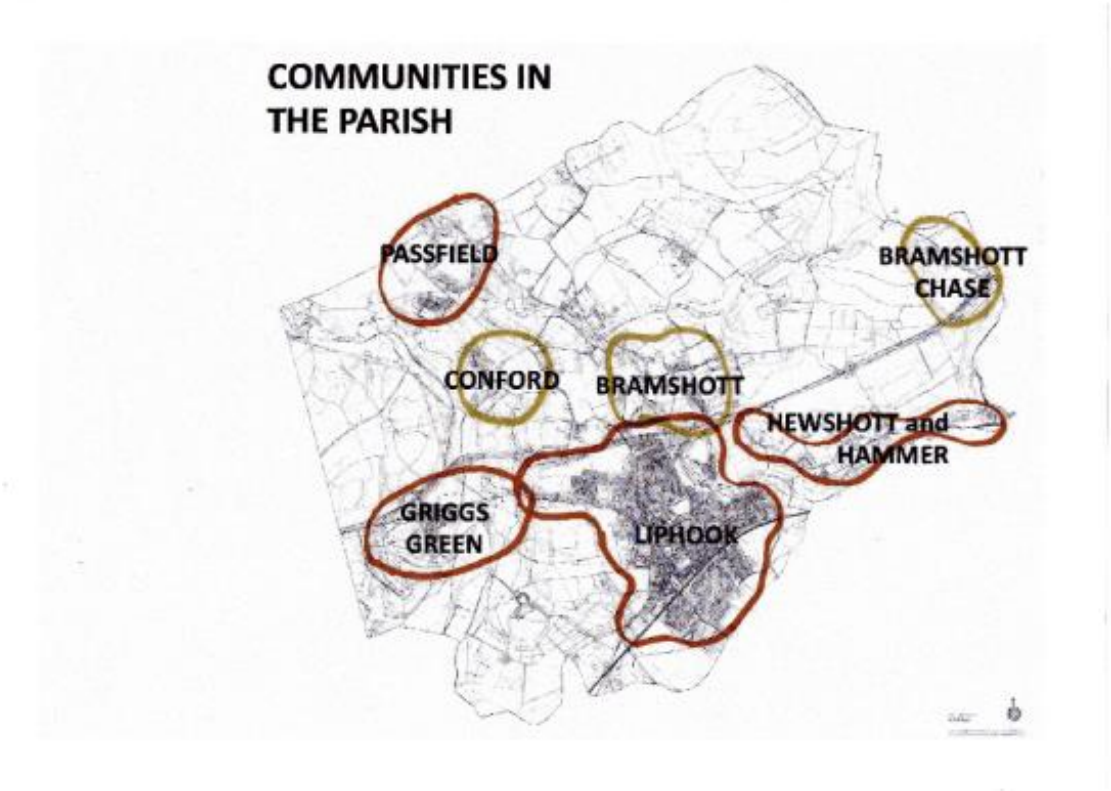
1.28 The screening assessment concludes that there is not a need for an appropriate assessment in terms of the Conservation of Habitats and Species Regulations 2017 (as amended) because, there are unlikely to be significant effects' with regards to the integrity of European sites.

1.29 A copy of the Screening Determination statement is available on the consultation website to view at Regulation 14 and will be included within the Basic Conditions Statement, which will accompany the Submission Version Neighbourhood Development Plan.

2. ABOUT BRAMSHOTT AND LIPHOOK

A brief history of the parish

2.1. The parish is both geographically and in population one of the largest rural parishes in the district. It comprises one major settlement, Liphook, and seven smaller ones - the hamlets of Bramshott, Passfield/Passfield Common, Conford, Griggs Green, Hammer Vale, Hewshott and Bramshott Chase: there are several smaller or more scattered areas of settlement more or less closely associated with Liphook or the hamlets (for example, Burgh Hill, Hill House Hill/ Conford Park Gate, Bramshott Court).



Communities in the parish

2.2. Historically, the parish comprised three Manors (Bramshott, Ludshott and Chiltley) and a detached portion of Oakhanger Manor (part of Conford) and two detached portions of Rogate-Bohunt Manor, as well as some of the Royal Woolmer Forest.

2.3. The ascendancy of Bramshott, with its Church, began to be challenged as links with other parts of the nation became more important: with the establishment of strategic routes—in particular between London and the Royal Navy at Portsmouth, and routes used by the Wealden and local iron industry—minor locations became sidelined where they were not on those most direct and convenient routes between the major centres.

2.4. By the turn of the century (1900) the area had become a popular place for country homes for the successful middle classes and this continued into the inter-war period. The presence of both good rail and reasonable road links encouraged the development of the area as a rural 'dormitory' for commuters to (primarily) London; even at this time Liphook in particular - but

the hamlets also to a lesser degree - were being developed in a disorganised way: the big stumbling block was the London-Portsmouth Road (by then of course the A3) and it was apparently impossible to plan for the future until a route for its bypassing Liphook was resolved. There was therefore no local Development Plan but building was nonetheless permitted (or allowed on appeal on an ad hoc basis). Only for the last 35 or so years have we had a formally, publicly, reviewed planning framework.

2.5. The way in which Liphook developed between the first and second world wars was the classic "ribbon" form, along the roads radiating out from the centre. This growth has inevitably impacted the ability of the road network to cope with additional traffic generated by the development and continues to this day.

2.6. Much of the history of development in Liphook from the 1960s has been the filling-in of the gaps between these ribbons. It is an issue for the NDP to consider how much further this can – or should - go and whether, in particular, there are areas there that should (in preference to other developable areas) remain unbuilt - and, if so, to what use they should be put.



Images showing the parish through the ages

Countryside and Setting

2.7. Lying partially within the South Downs National Park, Bramshott and Liphook is geographically a very large parish: the majority of its populated areas lie near its southern and southwestern edge and the character of the parish as a whole is predominantly rural - this image is reinforced by the emptiness of the heathland areas - mostly owned by the Ministry of Defence or the National Trust; elsewhere the farms that occupied the more productive land and river valleys have in the main been broken up and surviving agricultural landholdings consolidated.

2.8. Farming is no longer a dominant activity: much of the rest of the land, having first fallen prey in places to interwar 'ribbon' development, is given over to garden and paddocks. The general character of the area—including the heathlands—is nowadays substantially woodland, but still with some spectacular long-distance views to especially over the South Downs National Park to the south and southwest of towards Weavers Down, and further away the Hangers and Butser Hill (in the South Downs).

2.9. The valleys of the River Wey and its tributaries are the other most significant of the Parish's landscape and landform.

Main opportunities and challenges facing the parish

2.10. A profile of the parish is provided in the evidence base accompanying the Plan. In consultation with the community, including the village surveys and visioning and objectives workshop, the following main issues facing the community were identified:

- Addressing local housing needs: there is a need to ensure that local housing needs are addressed at the parish level. Any new housing needs to be sustainably located, near to local services, with appropriate infrastructure in place to accommodate it. It is important to ensure that any new development positively contributes to the sense of identity within the individual settlements.

- Tackling car related issues: Whilst the road links are good locally, with immediate access to the A3, traffic volume and associated congestion is a challenge for the parish, notably at peak times within the centre of Liphook. Car parking too during peak times, narrow pavements and a lack of segregated cycle lanes makes getting around the village awkward for many.

- Enhancing public transport options: Liphook benefits from a range of public transport options. The railway station is well-located within the village with direct trains to London and the south coast. The other settlements in the Parish are poorly served. Bus services are infrequent, particularly to the smaller settlements, and bus stops are often poorly located, for instance in Bramshott and Griggs Green. Many residents are therefore mostly reliant on the car for their journeys.

- Promoting active travel: With an extensive network of footpaths, there is scope to create a ’20-minute walkable’ neighbourhood, which promote opportunities for active travel (walking, cycling and equestrian), where this can be achieved safely for all users. Each and every development must contribute to this objective, whilst recognising the challenges presented by the fact that the A3 and railway line bisect the Parish.

- Providing opportunities for local employment: Shopping and work areas are mainly located to the historic core at the Square in Liphook and to the railway station, with Sainsbury's part way between. The village is disjointed in this manner. Out-commuting is fairly high, hence commuters often park through the centre of the village to use the railway station, with others accessing the A3 to reach settlements beyond. There may be opportunities to support new ways of working, including providing flexible employment space and enabling home-based, that could help to reduce out-commuting.

- Celebrating the history and heritage of the parish: The parish is home to a range of heritage assets, some of which are protected. There is an opportunity to identify locally important assets that contribute to the sense of place and protect these for future generations.

- Safeguarding the natural environment: the parish benefits from an attractive rural setting, providing a gateway to the South Down National Park. There are many green spaces and

natural features that contribute to the rural character of the parish and these should be retained and enhanced.

- Providing a range of accessible community facilities: It will be important to ensure that any growth in the parish is supported with adequate community facilities that are safe and accessible to different age groups, both during the daytime and into the evening.

- Recreational provision not related to field sports is very limited and needs to be enhanced to offer teenagers space to grow within the community.

- Balancing the needs of two Planning Authorities, each with their own distinctive vision and objectives.

3. A VISION AND OBJECTIVES FOR BRAMSHOTT & LIPHOOK

3.1. In consultation with the community, the vision and objectives for the Parish to 2038 are:

Bramshott and Liphook is Healthy, Sustainable and Thriving



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.

2. **Biodiverse environment and green spaces:** Natural environments, open spaces, biodiversity and wildlife are restored, enhanced, protected and accessible for all. There are 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 tranquility.

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. Car and bike sharing and repair. Safe routes to access amenities and the station. Welcoming streets where people connect on their journey.

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.

5. **Connected and supported communities:** There are facilities for all needs – for health, social & 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.

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.

3.2. The underlying the Vision and Objectives are a set of principles, shown in Figure 2.

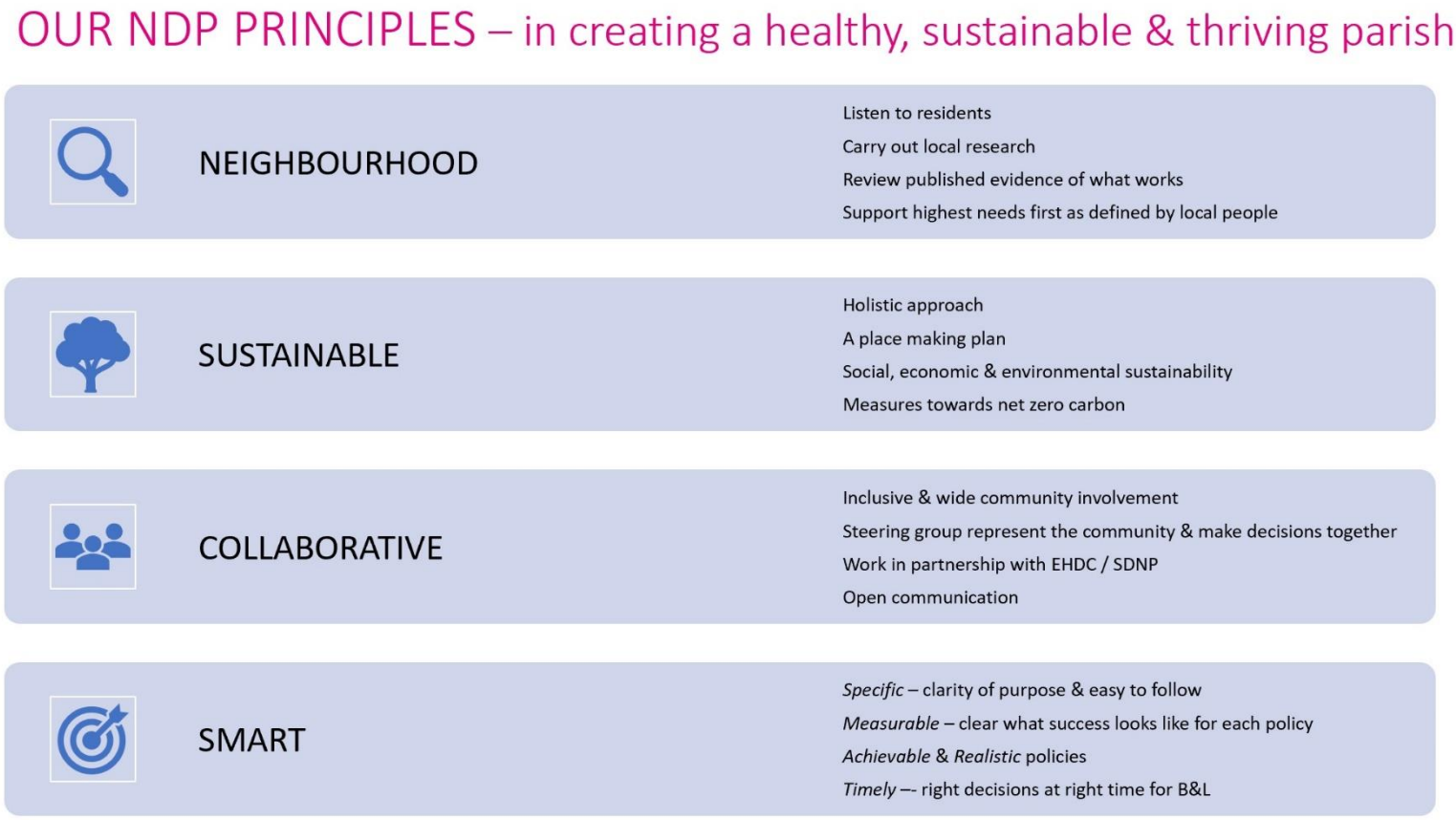


Figure 2: Principles underlying the BLNDP

4. SUSTAINABLE DEVELOPMENT AND HOUSING

Consideration of allocating development sites in the BLNDP

4.1. The Steering Group has carefully considered whether it might allocate sites within the BLNDP itself.

4.2. The NPPF 2021 recommends, through paragraphs 66 and 67, that Local Authorities provide neighbourhood groups with a definitive or an indicative number of houses to plan for over the Neighbourhood Development Plan period. EHDC's emerging Local Plan, at 2019, indicated that for the next Local Plan period, the minimum quantum of development for Bramshott and Liphook Parish is likely to be in the region of 642-646 dwellings, which will be comprised of 506 dwellings to be delivered through existing commitments (completions since 2017 and extant planning permissions, including the Lowsley Farm allocation of 175 dwellings) and 136-140 dwellings on new residential allocations. Whilst these figures may be amended as the emerging Local Plan progresses, it has been confirmed that there is no requirement placed on the Parish Council itself by EHDC to deliver additional sites as the NPPF requirement has been fulfilled.

4.3. For the South Downs part of the Parish, the adopted South Downs Local Plan, in Policy SD26, makes provision for approximately 4,750 net additional homes over a 19-year period between 2014 and 2033 across the whole of the National Park area. The parts of Bramshott and Liphook Parish that fall within the National Park have not been allocated a level of housing to deliver. That said, this does not preclude the Parish Council, through the BLNDP, from allocating sites in the South Downs part of the Parish, as the SDLP states that "Neighbourhood Development Plans that accommodate higher levels of housing than is set out above will be supported by the National Park Authority providing that they meet local housing need and are in general conformity with the strategic policies of the development plan". The SDNPA Local Plan Review is currently at the Call for Sites stage and no detailed information on housing numbers have been published.

4.4. There is a recognition that the Parish will need to accommodate a certain degree of growth to ensure the ongoing vitality of the settlements, to address local and strategic housing needs and employment targets, as well as providing opportunities for additional community facilities, sports and recreational facilities. Figure 3 provides a summary of the work undertaken by the Steering Group on sites.

4.5. In 2019, the Steering Group undertook a Local Call for Sites to establish opportunities for site allocations and associated infrastructure that might be delivered with this. 43 potential sites were identified across the area and the consultancy, AECOM, was commissioned to assess each in terms of availability, suitability and deliverability. In parallel to this independent assessment, the Steering Group engaged the community on the sites.

4.6. Of the sites, some were located within the settlement policy boundaries and therefore it was considered that these could come forward in any case should they wish to apply for planning. The remainder, located outside the settlement policy boundaries, were all strategic in nature in terms of the size to be accommodated. Advice from both EHDC and the SDNPA was that such large sites should form part of the strategic site considerations of the respective emerging Local

Plans, so that they could be assessed against the other strategic sites across the two larger geographic areas.

	Story of the sites
2016	SDNP Strategic Housing Land Availability Assessment (SHLAA) - updated July 2017 Used as part of their consultation on their local plan adopted July 2019
2017	Consultation events – Community visioning - 3 day design forum – locals & developers
2018	Feria Interim Report - summarised findings from 3 day design forum EHDC Land availability assessment when?
2019	NDP Call for sites – ended 30/09/2019
2020	AECOM – Site Options and Assessment report – Final report 28/04/2020 – Tech revision 31/07/22 Report considers 43 sites (29 from EH LAA, 5 from SD SHLAA, 8 from BLPC Call for Sites and 1 from the Large Development Sites consultation. Addendum - March 2021 – added in 1 site
2021	AECOM Housing Needs Assessment (HNA) – Final report issued 31/08/2021
2020-22	Site Assessment Matrix - Started in Sept 2020 – Current version 15/05/2022
2022	Negotiations with developers to discuss main 11 sites put forward individual site summary sheets
2023	Community presentations on sites – March 2023

Figure 3: Summary of work undertaken by the Steering Group on sites

4.7. The Steering Group discussed this at length. Considerations included balancing the additional time that allocating sites would add to the overall neighbourhood development plan process versus focusing on broader policies so that these could be 'made' more quickly. Also the fact that there is currently no residual housing need requirement for the Parish, so any sites would be surplus to the current allocation requirements.

4.8. In January 2023, the Steering Group presented two options: the first would be to continue to explore site allocations and consult on this with the community before taking a final decision. The second option would be to delay any site allocations until a clearer picture of the focus of strategic policy would be available. The Steering Group opted for the second option, taking the decision not to allocate sites at this time. Rather it would use the information gathered on the sites to input into the emerging EHDC Local Plan and SDNPA Local Plan Review, and to set out a spatial policy in the BLNDP to provide guidance on how development proposals – both within and beyond the settlement policy boundaries – and including potential future strategic sites should be considered.

4.9. This situation would be reviewed on the adoption of the EHDC Local Plan (and the SDNPA Local Plan, which is at a more premature stage). In turn, this could lead to an early review of the BLNDP, for instance within six months of the adoption of the EHDC Local Plan.

Policy BL1: Location of developments

Purpose

4.10. Whilst the BLNDP does not allocate sites for development, Policy BL1 seeks to ensure that any development within the Parish is directed to the most appropriate, sustainable locations, where there is easy access to the main village services and facilities. This will help to protect the wider landscape of the Parish and safeguards against the coalescence of the individual Parish settlements. The policy supports the re-use of previously developed brownfield sites in preference to greenfield. It also supports a compact and walkable neighbourhood to address the potential additional strain of development in the parish on road systems – particularly for developments that are furthest away from the centres facilities.

Justification

4.11. The Parish is home to a wide range of natural features of local, national and international significance. This includes the internationally designated Wealden Heaths, the South Downs National Park itself (in the south and west) and the Bramshott and Ludshott Commons Site of Special Scientific Interest. Residents strongly value this network of special landscapes and wish to safeguard them against inappropriate development.

4.12. Alongside the natural features, there are also historic features, both above and below ground, worthy of protection. This includes the Liphoook and River Wey Conservation Areas.

4.13. The Parish comprises several settlements, the main village being Liphook and other smaller villages and hamlets including Bramshott, Passfield and Griggs Green. Each of these settlements displays its own distinct local character and spatial layout and it is important to ensure that these characteristics are retained. Policy CP23 of the JCS explains that the concept of restricting coalescence has been long established in East Hampshire policy, not only to protect the open countryside from inappropriate development but also to ensure a clear break between settlements. This helps maintain a “sense of place” for residents and visitors; when passing from place to place (by all forms of transport) these gaps give a recognisable structure to a group of settlements, establishing in travellers’ minds that they have left one settlement before they arrive somewhere else. Whilst Liphook Parish’s settlements are not explicitly named in the JCS policy, there has been much development since then and it is considered that the BLNDP should apply the policy through Policy BL1.

4.14. Policy CP10 of the JCS defines settlement policy boundaries within the Parish. These are the areas within which development would be considered most sustainable and should be focussed. EHDC adopted the Housing Outside Settlements Boundaries supplementary planning document in March 2023, which expands upon CP10 and where housing development may be acceptable. The BLNDP expands upon this at the local level and in particular measures the sustainable location of development as being with a 10-minute walk of the railway station and/or The Square, to promote active travel. Any development that takes place outside the settlement policy boundaries, within the EHDC part of the Parish, is considered to be ‘development in the countryside’ in accordance with Policy CP19 of the EHDC Local Plan. Such development is only supported where there is a genuine and proven need for a countryside location, such as that necessary for farming, forestry, or other rural

enterprises. Within the South Downs National Park locations, the pursuit of National Park purposes will be paramount.

4.15. The adopted settlement policy boundaries are shown on Figures 4 to 8 alongside the statutory natural designations in the Parish. Note that to inform the Regulation 18 East Hampshire Local Plan, an interim Settlement Policy Boundary Review was prepared by EHDC. This recommends minor amendments to the settlement policy boundaries. The amended boundaries will form part of the new Local Plan and will come into force on the adoption of the new Local Plan in parallel with any strategic sites allocated.

4.16. The new Local Plans for East Hampshire and the SNDP will need to accommodate additional housing and employment sites and there is a possibility that some of these may be located on sites in Liphook Parish. The work undertaken by the Steering Group when reviewing potential sites has revealed a series of parameters that should be considered to support the proposed growth strategies for both EHDC and the SDNPA. Policy BL1, supported by other policies in this BLNDP, seek to achieve the following in terms of the location of development:

- focusing development to within the defined settlement policy boundaries;
- restricting coalescence between the individual settlements of the Parish in order to retain their separate identities, distinctive character and settlement patterns;
- prioritising the use of brownfield sites in preference to greenfield sites, although noting that such sites can also be rich in biodiversity and this should be considered (Policy BL5 provides further information about this). Brownfield sites within Liphook village are shown on Figures 4 and 5. Such sites could be used to support community-scale energy regeneration;
- conserving and enhancing the historic and natural environment – there are many designated historic and natural sites within the Parish, including at national and international levels, which need to be safeguarded against the negative impacts of development. This supports JCS Policy CP20 (Landscape);
- ensuring that the overall quantum of development does not put an unacceptable strain on infrastructure capacity, for instance the foulwater network, mains water, natural drainage, the road network and provision of local services. Local Plan policies make provision for this;
- ensuring that new development is well-connected to the existing movement network, including pavements, public rights of way and roads, improving and adding to this network where possible, to provide accessible, safe and pleasant pedestrian and cycle links – this will ensure that developments are not isolated from nearby services and amenities. The Town and Country Planning Association supports Walkable Neighbourhoods and a 10 minute journey time (from home to destination) is promoted in the BLNDP. Additional detail is provided in Policy BL10 (Improving walking, cycling and equestrian opportunities).
- ensuring that new major development (as defined in the NPPF, see Glossary) improves the strategic links within the parish, to help unlock identified pedestrian and vehicular pinchpoints. The strategic links along with the movement network and key pinchpoints are shown on Figure 9. They are detailed further in Policy BL11.

4.17. Figures 4 to 8 show the Neighbourhood Development Plan area, the adopted settlement policy boundaries and the extent of statutory designations that exist in the Parish. Figure 9 illustrates the strategic links that would need to be improved to accommodate new major development in the parish. This could be achieved by prioritising a proportion of developer contributions to these areas from, for instance, any future strategic development allocations.

POLICY BL1: LOCATION OF DEVELOPMENT

A. Development in the neighbourhood area will be focused within the settlement policy boundaries as shown on Figures 4 to 8 but upon the adoption of the East Hampshire Local Plan 2021-2024, the boundaries should comply to Local Plan policy.

B. Development proposals outside the settlement policy boundaries will be supported where they:

- **i. do not individually or cumulatively result in physical and/or visual coalescence and loss of separate identity of the individual communities (Liphook, Bramshott, Passfield, Griggs Green) of the Parish; and**
- **ii. maintain or enhance the natural and built character or appearance of the area; and**
- **iii. where appropriate, bring redundant or vacant agricultural/farm buildings or historic buildings of heritage value back into viable use consistent with their conservation in a manner that does not cause harm in terms of additional traffic;**
- **iv. are capable of connecting to the primary movement route network (Policy BL10), supporting the 10min walkable neighbourhood concept; and**
- **v. for major development proposals, improve the strategic linkages between the development site and Liphook village, focussing on pinchpoints shown on Figure 9 and detailed further in Policy BL11.**

C. In determining development proposals substantial weight will be given to the value of using suitable brownfield land within the settlement policy boundaries for either homes or other identified needs, or to support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land with financial incentives.

Conformity Reference: NP objectives: 1; Saved Local Plan policies: C13, C14, H1, H3, H14, HE14; EHDC Local Plan Part 1: CP1, CP2, CP6, CP10, CP14, CP19, CP20, CP23, CP26, CP31, CP30; EHDC Local Plan Part 2: LP1 ; SDNPA Local Plan: SD1, SD3, SD4, SD25, SD29; NPPF: 60, 69, 70, 73, 78, 79, 80, 104, 119, 120, 121, 125, 127, 174,

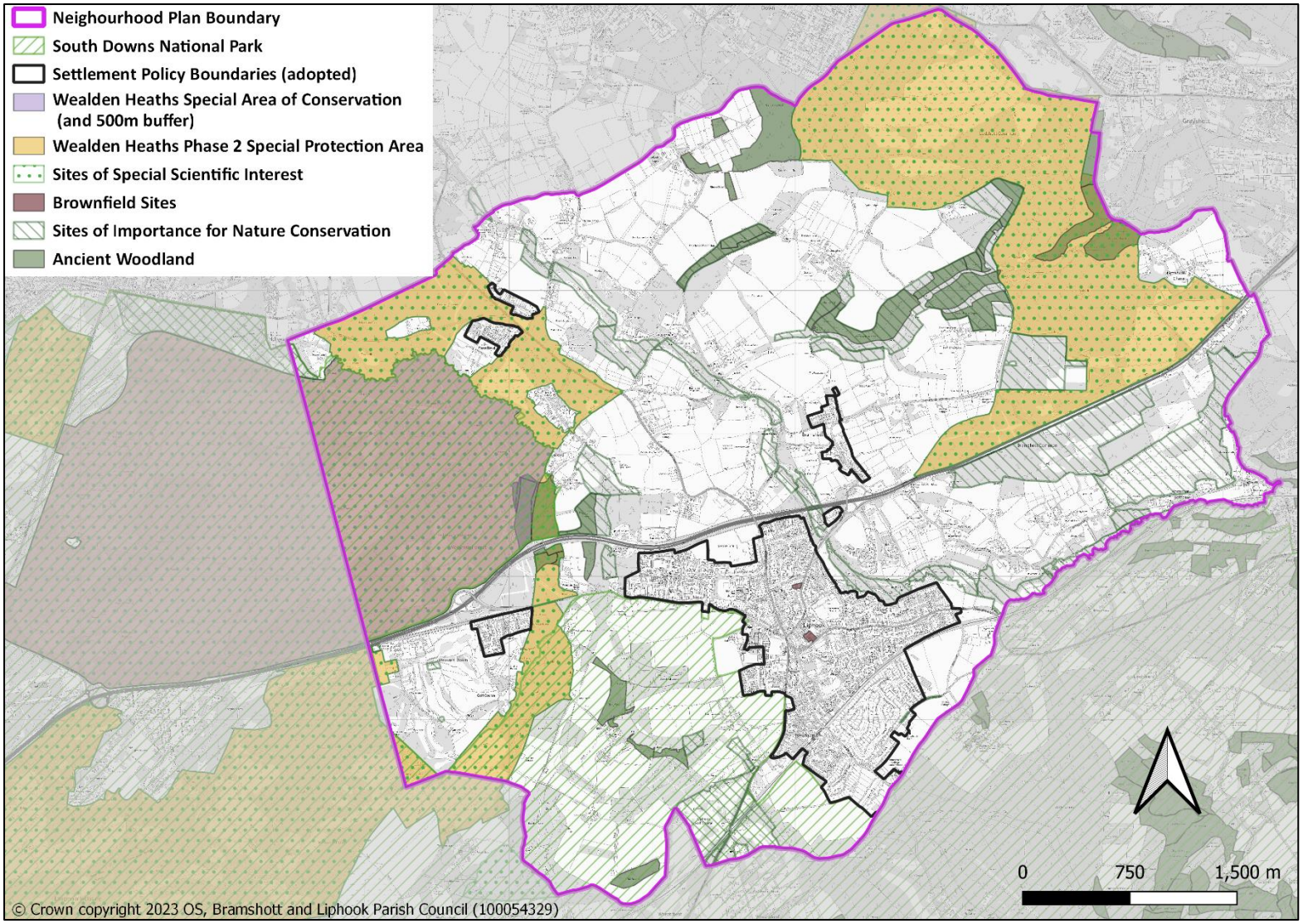


Figure 4: Map showing Settlement Policy Boundaries within the Parish and other key statutory designations (note some designations are subjective to change)

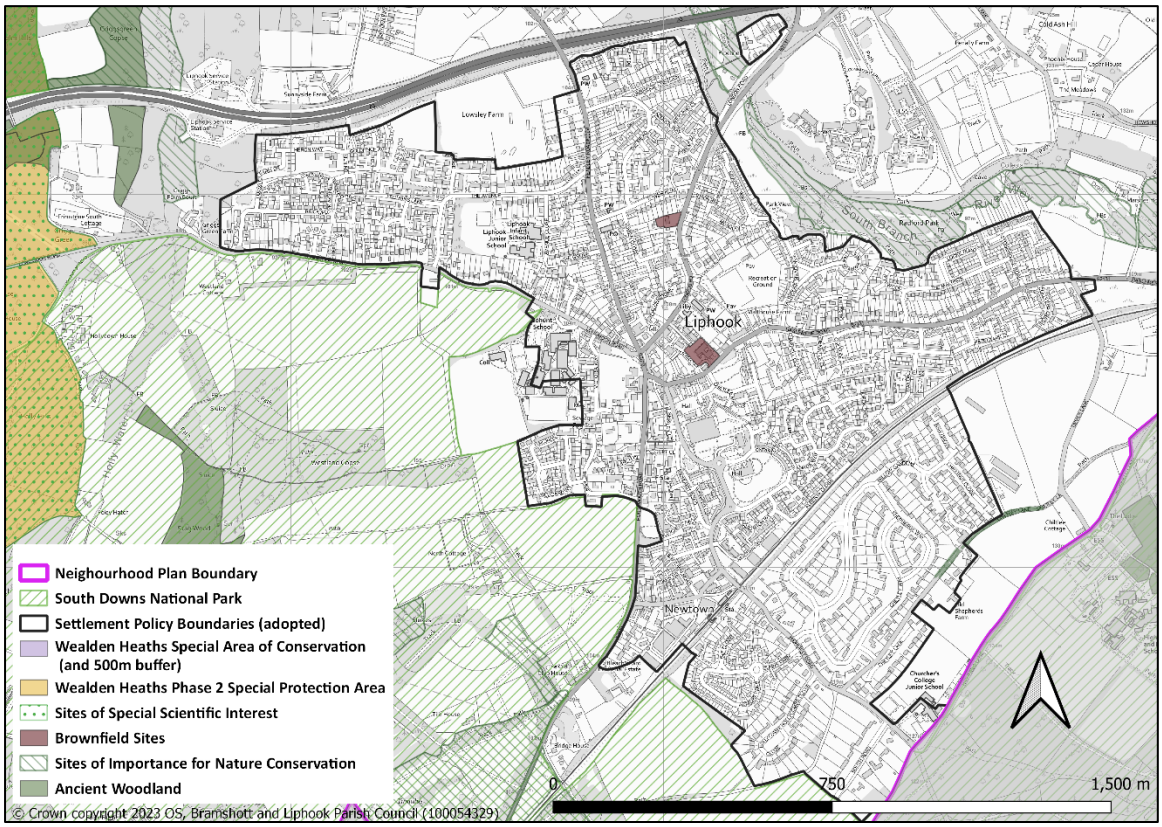


Figure 5: Liphook settlement policy boundary

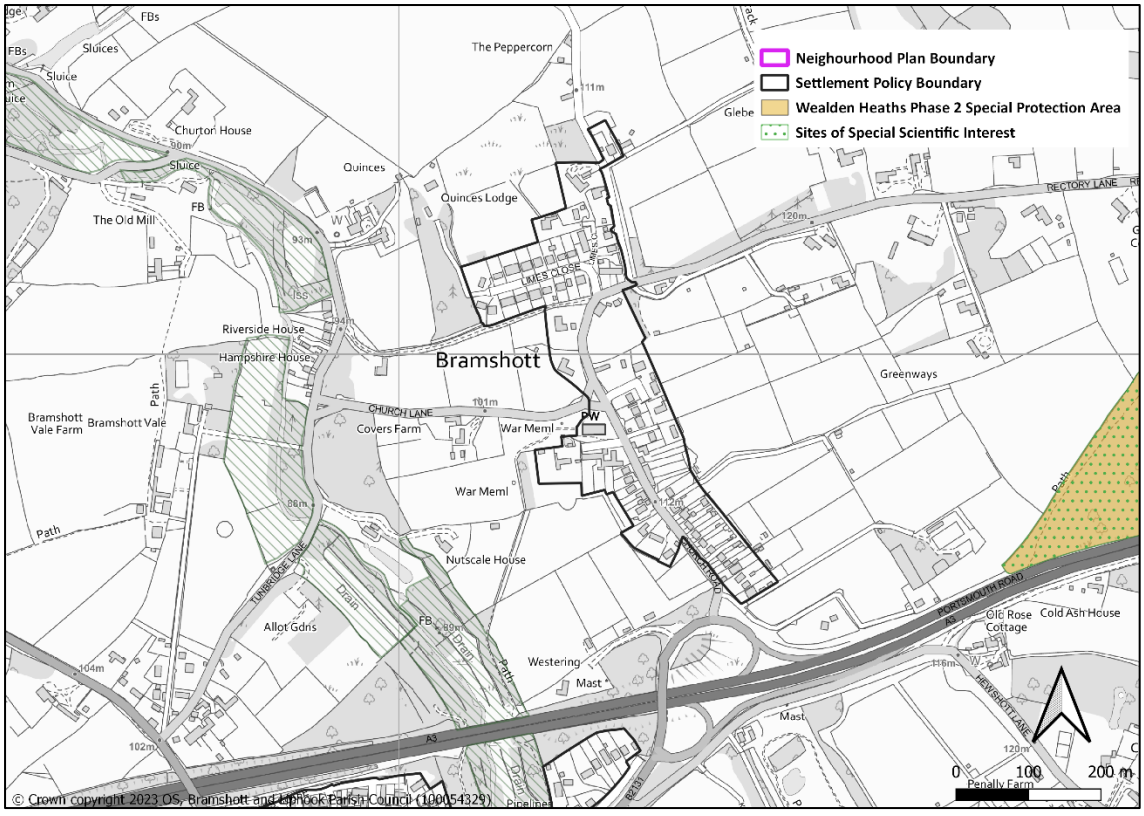


Figure 6: Bramshott settlement policy boundary

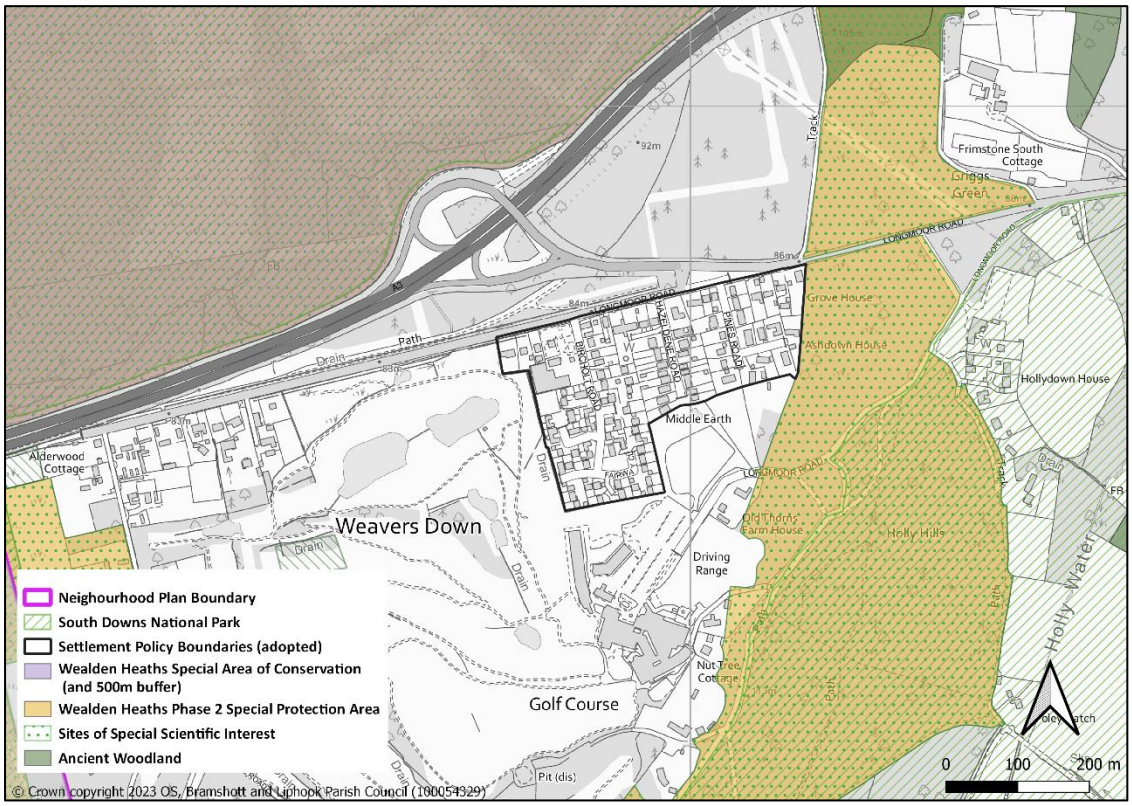


Figure 7: Griggs Green settlement policy boundary

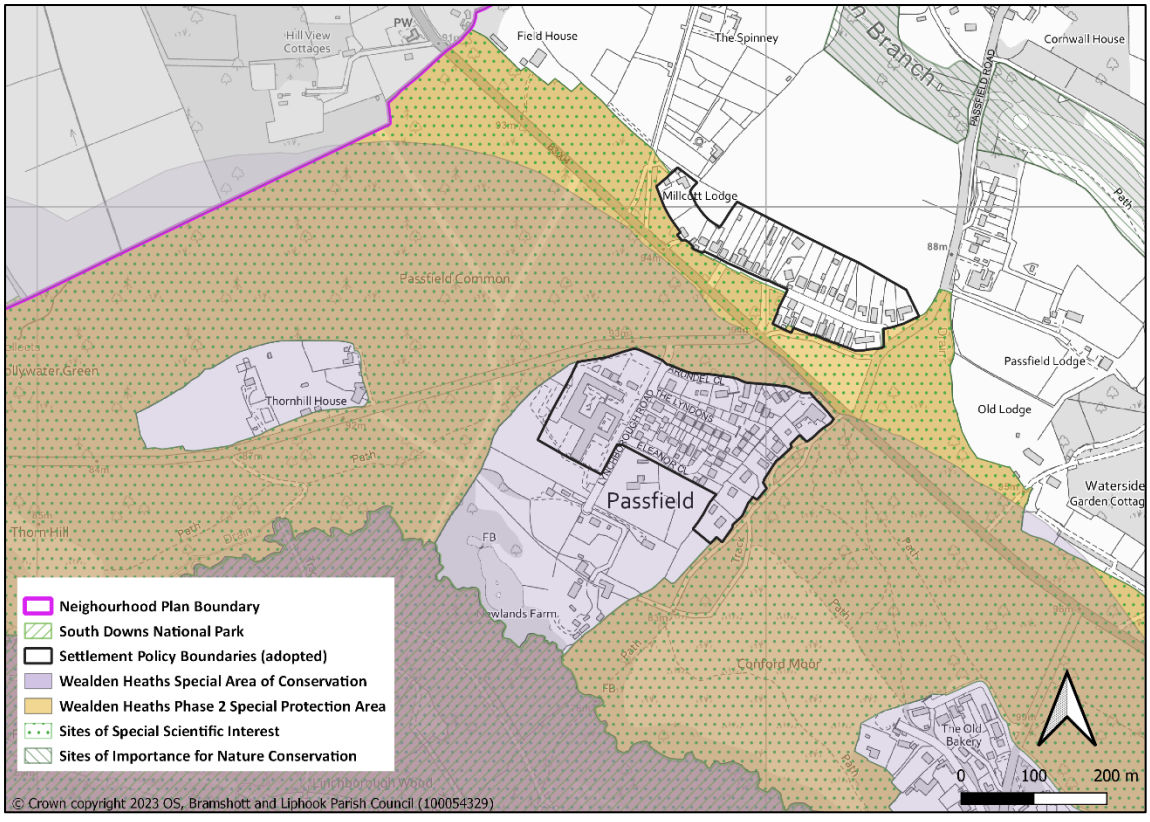


Figure 8: Passfield settlement policy boundary

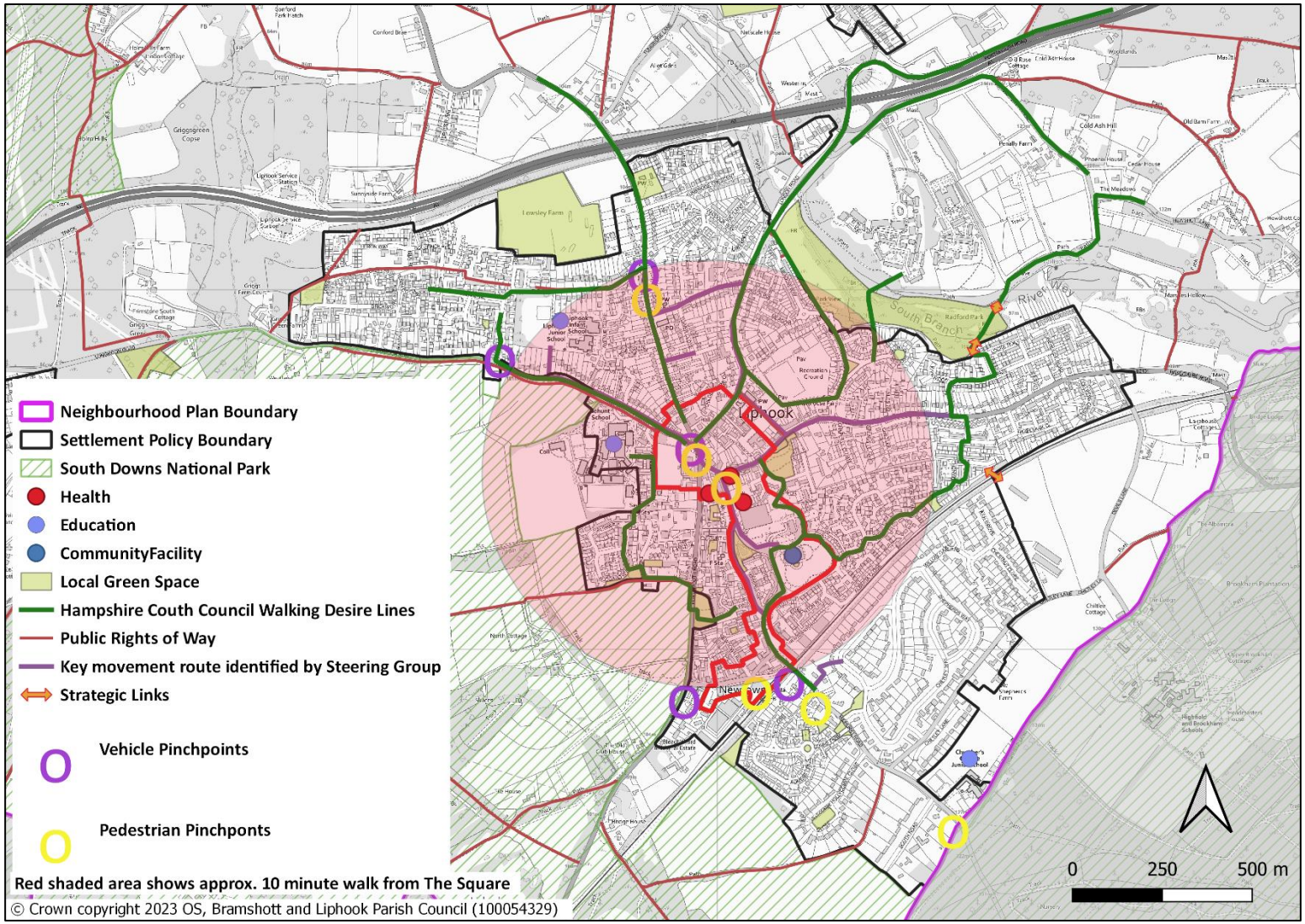


Figure 9: Map showing 'walkable' Liphook and where strategic improvements and links are required to maximise active travel opportunities

Policy BL2: Meeting local housing needs

Purpose

4.18. This policy seeks to ensure that housing delivered in the Parish meets the specific housing needs of the Parish in terms of size, tenure, affordability and meeting the needs of people at different stages of their lives. Policy CP13 of the Local Plan requires 40% of major development sites to be delivered as affordable homes. Policy BL2 sets out the proposed tenure of this contribution to meet locally identified housing need, as well as contributing to strategic need.

Justification

4.19. It is important that any new residential development within the neighbourhood area addresses local housing needs, as endorsed by Policy CP11 (Housing tenure, type and mix) of the EHDC Local Plan Part 1 and Policy SD27 of the SDNPA Local Plan.

4.20. The Steering Group commissioned a Local Housing Needs Assessment (LHNA), which can be found in the Evidence Base. This was published in August 2021 by independent consultants, AECOM, drawing on work at the district level as well as national datasets and population forecasts. The findings reveal the following for Liphook Parish:

4.21. **The right mix of lower cost market housing, intermediate housing and social/affordable rentable housing is needed locally:**

4.22. A calculation based on the Interim Housing and Economic Development Needs Assessment (HEDNA) (December 2018) suggests a total need for 50 affordable homes per annum (18 affordable rented homes and 32 affordable ownership homes) or 950 homes over the BLNDP period. This exceeds the overall indicative housing figure for the neighbourhood area suggesting some form of prioritisation will be required i.e. social / affordable rented homes to meet acute needs. The final HEDNA report was published by EHDC in 2022 and the updated figures indicate a need across the Local Plan period for 297 (net) affordable homes to rent across the district and 336 (gross) affordable homes for ownership. Applied to the parish (which accommodates approximately 7.7% of the district's) dwellings, this indicates a need for 49 affordable homes to 2040.

4.23. Data from EHDC suggests there are currently (at July 2021) 120 households on the affordable housing register. In addition there is a need to support provision that is affordable to keyworkers within the Parish; if locally based, this will help to tackle traffic congestion issues and the cost of living for those we wish to support our local economy.

4.24. The income required to buy an average market home, average new build home, or even lower quartile existing home for sale is higher than what would be expected to be available to those on average household incomes. A 30% discount on average prices (as envisaged in the First Homes product) would not be sufficient for those on average incomes. A discount of at least 50% would be required. First Homes or equivalent discounted market products may be suitable if sufficiently high discounts can be achieved.

4.25. Average earning households can afford to rent on the open market and could afford some highly subsidised routes to home ownership such as shared ownership (25%) and discounted Market Sale (-50%). Average market rents are affordable for those on mean incomes, therefore, Rent to Buy represents a viable route to affordable home ownership to those on mean incomes, however, is likely to be out of reach to those on lower quartile incomes.

4.26. The estimated affordable housing delivery based on the EHDC emerging Local Plan does not meet the quantity of demand identified in estimates of the need for affordable housing. It is not recommended that the Local Plan policy requirement be exceeded in the neighbourhood development plan because such steps are rarely accepted by planning inspectors. Discussions with EHDC as part of the Local Plan are therefore recommended. A further way to support more affordable homes in the Parish would be to adopt a model that provides for this need through layout, density and restricts likely cost increase through development of individual dwellings.

4.27. An indicative tenure mix of Affordable Housing is provided within the B&L HNA based on a 75 (affordable housing to rent):25 (intermediate housing for purchase) tenure split, prioritising affordable rented homes. As First Homes takes up the full 25% share for the affordable home ownership products there is little scope to include the rent to buy and shared ownership.

4.28. **First Homes and prioritising affordable housing for those with a connection to the parish:**

4.29. The introduction of First Homes presents an opportunity for local authorities to require higher discounts on these affordable homes (intermediate housing) for sale, where the need can be evidenced locally. Within the B&L, the LHNA reveals that there would be a benefit to raising discounts on some or all of the 25% First Homes delivered as part of the affordable housing on the sites, in order to enable those in single-person median and lower quartile earnings the opportunity to enter the housing market. This is particularly important in B&L parish, where there is a concentration of keyworkers, for instance at the schools, and where there is a particular shortage of affordable homes for sale. EHDC's work on viability suggests that a 30% discount borough-wide would be appropriate generally. The BLNDP supports this approach but would also support a greater discount of at least 50% where viable.

4.30. First Homes also enables those with a connection to the parish itself to be prioritised for this sort for housing. The BLNDP supports this approach.

4.31. **There is an imbalance of property sizes available within the parish:**

4.32. The housing stock in Bramshott and Liphook is weighted towards detached and semi-detached types. While the proportion of detached homes and semi-detached is similar to that across East Hampshire, the parish has far fewer terraced homes and more flats. There appears to be a healthy quantity of bungalows in the neighbourhood area, suggesting that there is no undersupply of this type favoured by older households.

4.33. New housing should focus on dwellings with two to three bedrooms, suggesting fewer very small or large dwellings are needed. New development might involve prioritising smaller and modest sized dwellings (1-3 bedrooms). This aligns with the need for more affordable homes, which tend to be smaller dwellings. Providing terraces and mews-type housing using higher densities, could enable increased affordability.

4.34. The neighbourhood area has a lower proportion of families with no children compared to East Hampshire. Between 2001 and 2011, the proportion of one family households increased in the neighbourhood area. Within this category all children non-dependent experienced the greatest increase. Perhaps indicating a surplus of large family sized homes and a lack of smaller homes for downsizing.

4.35. **The community in the area is ageing:**

4.36. By 2036 Bramshott and Liphook is forecast to have an over-75 population of 1,704, which will be higher than the proportion of people forecast to be aged 75+ in East Hampshire. Elderly Accommodation Counsel data suggests there are approximately 275 specialist dwellings for the elderly within the neighbourhood area. The 2011 Census identified 61 residents living in care homes with nursing and 21 in care homes without nursing.

4.37. Long-term disability and increasing age are strongly correlated. The rate of those with a long-term health problem or disability (LTHPD) is fairly consistent across neighbourhood and local levels, although Bramshott and Liphook has slightly lower incidences of long-term disability in all age groups compared to East Hampshire.

4.38. For East Hampshire as a whole, analysis show a total increase of 49.1 % for people with an LTHPD by 2036. This may require a potential uplift in specialist housing for people with disabilities that should be planned for in the context of the overall increase in housing provision afforded by the NDP.

4.39. Two estimates of need provide a range, with at least 154 specialist dwellings being required to service the needs of older people over the Plan period, and the projection of 224 dwellings functioning as an upper estimate. The neighbourhood area (particularly Liphook village) is, in broad terms, a suitable location for specialist accommodation on the basis of the accessibility criteria and the considerations of cost-effectiveness.

4.40. Improved accessibility and adaptability standards should also be a key consideration for new mainstream homes (both market and affordable). The "Housing our Ageing Population Panel for Innovation (HAPPI)" has, since 2009, developed a series of principles for good design of housing generally. Many of the principles are recognisable from good design generally - good light, ventilation, room to move around and good storage - but they have particular relevance to the spectrum of older persons' housing which needs to both offer an attractive alternative to the family home and be able to adapt over time to meet changing housing needs. The ten principles are:

- Space and flexibility
- Daylight in the home and in shared spaces
- Balconies and outdoor space
- Adaptability and 'care ready' design
- Positive use of circulation space
- Shared facilities and 'hubs'
- Plants, trees, and the natural environment
- Energy efficiency and sustainable design
- Storage for belongings and bicycles

- External shared surfaces and 'home zones'

4.41. Good design to deliver these criteria is particularly important for smaller dwellings (in terms of bedroom numbers), including apartments and bungalows. Such developments must ensure that it is aimed at meeting the needs of older people as well as the younger working population.

4.42. A further consideration is ensuring that housing is designed to support the needs of those living with other disabilities. The Royal Town Planning Institute's guidance, for instance, "Dementia and town planning: Creating better environments for people living with dementia" should be considered in planning applications.

4.43. **Gypsy and Traveller Accommodation:**

4.44. East Hampshire has a growing Traveller community, of which one of the largest, if not the largest, is within Bramshott and Liphook parish (primarily at Longmoor Road, Queens Road, and Devils Lane). These are well established permitted sites from which there are considerable accommodation needs.

4.45. Travellers generally experience worst health and social outcomes than the settled community, and having a permanent settled base plays an important part in improving those outcomes.

4.46. Provision for sites to address the needs of Gypsies and Travellers is being considered as part of the Local Plan. Further information can be found in the Gypsy and Traveller Accommodation Assessment 2020.

POLICY BL2: MEETING LOCAL HOUSING NEEDS

A. Other than in development designed to meet an identified specialist housing need, the mix of housing sizes, types, tenures, and affordability in proposed development should, in so far as is reasonably practicable and subject to viability, assist in meeting needs identified in the most recently available Bramshott and Liphook Local Housing Needs Assessment. In particular, the following provision will be supported:

i. new housing should focus on smaller and modest sized dwellings (1-3 bedrooms).

ii. all new residential development within the neighbourhood area must provide a quantity of affordable housing in line with the requirements contained within the East Hampshire Local Plan and/or South Downs Local Plan or their successors. Affordable homes should be tenure-blind and well integrated with market housing. The provision and mix of affordable units for new development must comply with the National Planning Practise Guidance on First Homes, which requires 25% of all affordable housing units to comprise of First Homes. The remaining tenure of affordable units should meet the specific needs of the Neighbourhood area, reflecting a 75 (affordable housing to rent):25 (intermediate housing for purchase) tenure split, prioritising affordable rented homes.

iii. proposals that enable an uplift to the discounts provided on the First Homes element of the development - up to 50% - to assist single occupants on median and lower quartile income, will be particularly supported, unless these can be demonstrated as unviable. Where proven unviable, a discount of at least 30% should be applied. Such proposals should prioritise those with local connections to the Bramshott and Liphook parish and key workers.

B. Proposals for specialist accommodation (use class C2) within the Parish shall be supported. This shall be subject to the proposals satisfactorily addressing all other policy criteria.

C. Residential development that could reasonably be expected to meet the needs of older people (by virtue of its size and location) should demonstrate how it has reflected the Housing our Ageing Population Panel for Innovation (HAPPI) principles and the guidance contained in the RTPI's "Dementia and town planning: Creating better environments for people living with dementia".

D. Subject to the other policies of this plan, proposals for self- and custom build housing will be supported.

Conformity Reference: NP objectives: 1; Saved Local Plan policies: H10, H13; EHDC Local Plan Part 1: CP11-CP14; EHDC Local Plan Part 2: LP1; SDNPA Local Plan: SD1, SD3, SD4, SD25, SD29; NPPF: 60-67, 78

Policy BL3: Character and Design of development

Purpose

4.47. Good quality design can improve social wellbeing and the quality of life by improving the built environment, reducing crime, improving public health, easing transport problems and providing supportive neighbourhoods. Liphook is considered a gateway to the National Park and this policy seeks to encourage development proposals within the Parish to comply with the highest design standards, adhere to the South Downs Design Guide SPD and the locally specific Design Guidance and Codes prepared for the Parish. The policy and its supporting text add greater detail to the Local Plan policies, in particular Policy CP29 of the EHDC Local Plan Part 1 and Policy SD5 of the SDLP, which require development to adopt a landscape-led approach, reflecting local distinctiveness.

Justification

4.48. Past generations of people and development, combined with the underlying geology of the area, have created the features that give the Parish its identity today. This process has been gradual, taking place over many centuries, and the settlements that exist each have a distinctiveness that derives from variety.

4.49. The importance of good design has received renewed attention over recent years. In October 2019 a National Design Guide was launched, forming part of the Government's collection of Planning Practice Guidance. The document sets out the ten characteristics (Figure 10) necessary for creating a well-designed place, contributing to its physical character, a sense of community and addressing environmental issues affecting climate.

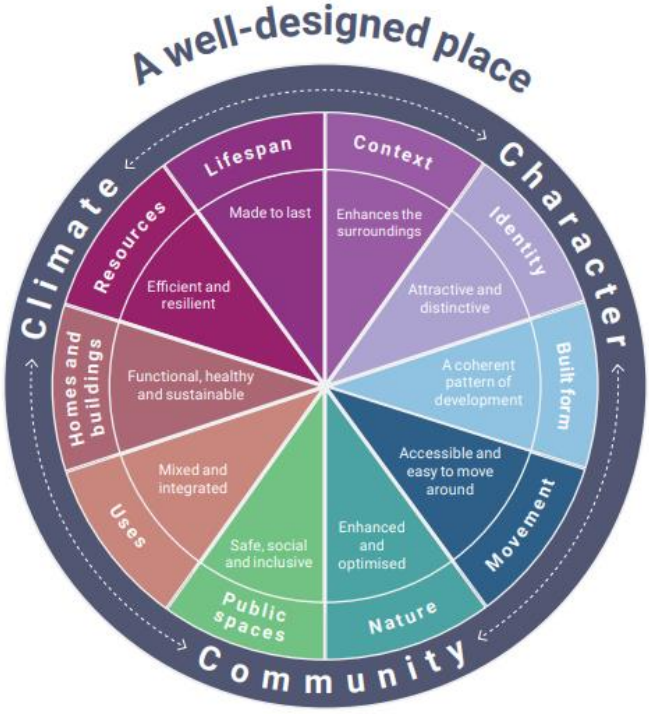


Figure 10: The ten characteristics of good design (source: National Design Guide)

4.50. The guide Building for a Healthy Life 2020 is the Government-endorsed industry standard for the design of new housing developments. It is a tool for assessing the design quality of homes and neighbourhoods. The criteria also link to other standards for housing design, including the Housing Quality Indicators (HQI) standards and the information prepared for different types of development by the Secured by Design Initiative. It should be used to inform development proposals along with other policies contained within this plan to achieve the industry standard's 'Building for a Healthy Life' commendation.

4.51. The report, Distinctively Local, illustrates key aspects of design, aiming to show in detail 'what good looks like'. It provides guidance and case studies that show how to create genuinely distinctive and popular places. Additionally, development must be guided by Building with Nature 12 guiding principles, placing nature at the heart of development.

4.52. At the strategic level It is important that development is designed from a landscape-led perspective and the South Downs Design Guide SPD provides a comprehensive set of advice, specific to the characteristics of the landscape, to promote well-designed places and conservation and enhancement. The Landscape Checklist for New Development was jointly prepared by planning authorities in Hampshire in 2007 and should still be used today.

4.53. At the Parish level, the NPPF encourages neighbourhood planning groups to take an active role in identifying the special qualities of their area's defining characteristics (para 127). For this reason, the Steering Group commissioned the consultancy, AECOM, to develop a local set of design guidance and codes to influence development proposals. The Design Guidance and Codes is an integral part of the BLNDP and should be used to inform all development proposals in the Parish.

4.54. Table 2 describes the key characteristics for Bramshott and Liphook that should be considered in development proposals. Table 3 sets out the specific criteria that applicants should use to guide their proposals. Applicants are encouraged to consult the Bramshott and Liphook Design Guidance and Codes for further detail and practical examples.

Table 2: Features of Bramshott and Liphook's character

Factor to consider	Description as it relates to Bramshott and Liphook
Land Use	The vast majority of buildings are of a residential use which support the various businesses in the centre of the village. In the village centre there is pubs, shops, restaurants, cafes, a surgery, a supermarket and a cinema. Many of these uses are within the Liphook Conservation Area. The Conservation Area is centred upon the square and the roads that lead onto it. It is believed to have grown out since the 16th century and was originally designated in 1977. Found in the Parish are several public and private schools and a golf course.

Pattern of Development	The Liphook Conservation Area is in the centre of the village and as well as this, historic maps suggest that the settlement has grown out from here since. There are six primary roads which connect to this central node from various places outside the Parish and it is from these six roads where residential developments sprawl from. Bramshott is separated from Liphook by the A3 and has much more of a rural feel to it. It is well spaced out by heavy woodland and countryside fields. The area as a whole benefits from the River Wey which cuts through the heart of the Parish.
Building line/ Plot arrangement	Buildings are of a higher density in the Conservation Area and village centre so typically have a short setback from the pavement. However, some businesses benefit from having a little more space between the front on the street which creates space for the use to spill out onto the leftover space. Plots are orientated so that they face the street which activates the frontages as is expected for an area that mostly contains small businesses. Elsewhere in the Parish the density varies. Most of the more recent development is of a higher density however much of the residential parts of the Parish are low density such as the Chiltley Way estate. This lower density allows for a more open suburban feel to the streetscape which is often filled with large grass verges and vegetation such as trees. This creates a somewhat rural feel to a village which has a host of great amenities. In Bramshott, buildings line the street in a linear style with fronts facing the road and backs facing the open countryside and woodland.
Boundary Treatment	Typically throughout the Parish, boundaries are defined by vegetation, low walls and fencing. In central parts of the Parish and within the Conservation Area there is no boundary treatment between the building and the pavement, which is suitable for the land uses in that area. Generally the local people of Liphook and Bramshott prefer that houses have vegetation as the boundary and front yards that are not dominated by on-plot parking.
Heights and Roofline	Properties are 1, 2 and 3 storeys in height throughout Liphook and Bramshott.

Materials	Red brick, painted brick, white render, stone, clay pantiles, slate tiles and brown tiles are all common building materials in Liphook and Bramshott. It is important that these materials are respected by future developments while using materials that allow for environmentally friendly passive housing.
Public Realm	The streets are typically lined with pavement on either side which provides safe passage for pedestrians. As well as this there are a couple of public squares in the centre of Liphook (outside The Anchor) that provide a place for people to meet. As well as this there are several parks scattered throughout the Parish. One of which is Radford Park which is a stunning location to enjoy a walk alongside the River Wey. Bramshott does not have pavements, however the grass verges provide pedestrians with relief from any oncoming traffic. People in the Parish also have many public footpaths with direct access to the surrounding countryside of East Hampshire.

Table 3: Extract from the Design Guidance and Codes showing the key Design Code criteria

Theme	Code	Title
Settlement Layout (SL)	SL 01	Patterns of development
	SL 02	Layout of buildings
Street, cycling and parking (SP)	SP 01	Active travel
	SP 02	Car parking solutions
	SP 03	Trees and landscaping on streets
	SP 04	Street lighting and dark skies
Built form (BF)	BF 01	Overlook public space
	BF 02	Accessible and attractive footpath network/access to the countryside
	BF 03	Define front and back gardens
	BF 04	Design workspace into new developments
	BF 05	Maintain a consistent building line
	BF 06	Desired height profile
	BF 07	Respect locally important views
	BF 08	Extensions
	BF 09	Infill developments
	BF 10	Design of flats
	BF 11	Architectural details, materials and colour palette
Environmental and Energy Efficiency (EE)	EE 01	Features in dwellings
	EE 02	Sustainable Urban Drainage System
	EE 03	Rainwater harvesting
	EE 04	Permeable pavements
	EE 05	Waste storage and servicing
	EE 06	Wildlife friendly features
	EE 07	Electric vehicle charging points

4.55. For new development to contribute to maintaining the character of the area, a balance needs to be struck between the scale, bulk, density, and height of the built form and that of open green spaces and, where relevant, the countryside.

4.56. The River Wey contributes significantly to the natural and built character of the Parish. Not only is it designated as a Conservation Area, but it is also identified in Policy BL5 (Green and blue infrastructure and delivering biodiversity net gain) as a biodiversity opportunity area. The Management Plan prepared by the River Trust provides policy guidance for developments relating to the waterway and should be read in conjunction with Policy BL3 (Character and Design of Development).

4.57. All development should be designed to a high quality and reinforce and enhance local character, heritage assets and the rural setting of the area. The density of development should create a character that is appropriate to the site's context, including the landscape in which it is set, whilst making best use of the land available. Lower density housing should be located towards the outer edges of the settlement where it abuts open countryside, to maintain views from and into the individual settlements.

4.58. Policy BL3 has a close relationship with Policy BL4 (Climate Change and Design) of this BLNDP and where it is appropriate to do so, developments should take account of both policies.

POLICY BL3: CHARACTER AND DESIGN OF DEVELOPMENT

A. Development proposals should incorporate a high quality of design, which responds and integrates well with its surroundings, meets the changing needs of residents and minimises the impact on the natural environment of the South Downs National Park and its setting.

Proposals should reflect the architectural variety found locally, using materials that are in keeping with those used in existing buildings in the immediate locality. This will help to avoid building design that is inappropriate to the Plan area. Innovation in design will be supported where this demonstrably enhances the quality of life inside and around a dwelling and the built form.

B. Subject to their scale, nature and location development proposals should demonstrate how they have sought to address the following matters as they are appropriate to their scale, nature and location:

- **i the guidance contained in the Bramshott and Liphook Design Guidance and Codes, the South Downs National Park Design Guide, the Landscape Checklist for New Development, and the relevant Conservation Area Appraisal and Management Plan; and**
- **ii make a positive contribution to the visual appearance of the main highway approaches into the settlements (A3, B3004, B2131, B2070). Improvements and enhancements should include, where appropriate, additional tree planting, the enhancement of roadside green spaces (for instance through planting and street trees), the reduction/consolidation of road signs and other street furniture and wider green infrastructure improvements that are identified as being necessary; and**
- **iii incorporate soft landscaping, including large canopy trees with sufficient root protection areas to ensure growth to maturity, and other boundary treatments to provide active frontages; and**
- **iv promote the use of sustainable transport and active travel; and**
- **v provide adequate vehicular access and space for cycle parking and off-road parking for residents, visitors and service vehicles, in accordance with the adopted East Hampshire Vehicle Parking Standards.**
- **vi there is no unacceptable loss of amenity for neighbouring uses through the loss of privacy, loss of light or visual intrusion; and**
- **vii traffic generation and parking does not adversely affect vehicular and pedestrian safety.**

C. Where development sites abut open countryside, development on the rural boundary edge should mitigate any detrimental visual impacts on the countryside. This should be achieved through the siting of lower density development at the rural boundary of the site in order to provide a gradual transition from the built form to open countryside, or by other means such as through a layout that clearly minimises the visual impact of any larger buildings on both the open countryside and existing village-scape.

Conformity Reference: NP objectives: 1; Saved Local Plan policies: HE2, HE4-HE6; EHDC Local Plan Part 1: CP29; EHDC Local Plan Part 2: LP1; SDNPA Local Plan: SD5, SD22; NPPF: 126-136

Policy BL4: Climate change and design

Purpose

4.59. Noting that energy use in UK housing accounts for 27% of total carbon emissions, this policy seeks to ensure that development meets the highest environmental standards in terms of its construction, materials and energy use. This will help to mitigate against climate change and contribute to achieving the national target of zero net carbon by 2050.

Justification

4.60. On 12 June 2019 the Government voted to amend the Climate Change Act 2008 by introducing a new target for at least a 100% reduction of greenhouse gas emissions (compared to 1990 levels) in the UK by 2050. This is otherwise known as a net zero carbon target. This is a demanding target, which will require everyone to be engaged, from households and communities to businesses and local and national government. As part of this, the government has set an interim target to cut the country's greenhouse gas emissions 78% by 2035 compared to 1990 levels.

4.61. The introduction of the Future Homes Standard from 2025 will require CO_2 emissions produced by new homes to be 75-80% lower than those built to current standards. Homes will need to be 'zero carbon ready', with no retrofit work required to benefit from the decarbonisation of the electricity grid and the electrification of heating. Fossil fuel heating (such as gas boilers) will be banned in new homes, with an expected shift to reliance on heat pumps and heat networks.

4.62. Unlike Local Plans, neighbourhood development plans are more limited in what they can dictate in terms of environmental standards, as they must confirm to the minimum requirements as set out by national policy and building regulations. The BLNDP can, however, strongly encourage the design and layout of new development to maximise its potential to be as energy efficient as possible and to encourage the use of renewable energy. This will be aided by the Future Homes Standard, to be introduced in 2025.





Examples of discreet solar panels (source: Historic England)

4.63. Hampshire County Council declared a climate emergency in June 2019, as a response to the need to act locally and in the context of climate change impacts being observed at the local level. The aim is for the county to be carbon neutral by 2050 and improve resilience to the impacts of temperature rise.

4.64. EHDC too declared a climate emergency in July 2019, recognising the need for energy-efficient buildings, affordable renewable energy, sustainable transport, food security, improved local biodiversity, and opportunities to strengthen enterprises of all types in the transition to a low-carbon economy. These principles are embedded in the emerging local plan, for instance Policy S24 (Planning for Climate Change) supports development proposals to be designed to adopt climate change adaptation measures and support resource efficient design.

4.65. At the local level, in September 2022, the Centre for Sustainable Energy published the Carbon Footprint Report for Bramshott and Liphook Parish, which demonstrated that the average household emissions (stemming from consumption of goods and services, housing, travel, food and diet, and waste) in the Parish are higher than for the district and Great Britain. Whilst not all these issues can be tackled through planning policy, the sustainable design of development is one area that can be influenced. The Steering Group ran a workshop in early 2023, which featured a discussion on sustainable design. It was widely recognised that affordable housing should champion Net Zero housing as a means of reducing living costs to future residents. Sustainable features should not have to be bolted on a greater expense in the future. The duration of the plan requires action to ensure future homes are fit for 2050.

4.66. There was widespread support for developments to incorporate a range of sustainable features which would help to deliver the government's climate change targets, including:

- following basic passivehaus environmental design including use of efficient and insulative materials;
- integrating renewable energy systems into new development (including existing and new public buildings) such as photovoltaics, air and ground source heat pumps;
- reducing water consumption including through grey water systems; and
- promoting sustainable forms of transport through priority systems for pedestrians and cyclists.

4.67. There was also support for broader schemes, for instance to generate energy at a community-scale. The River Wey may have the potential to contribute to low carbon technologies, for instance ranging from residential heating and cooling projects to industrial cooling of commercial premises and heat networks. Opportunities to draw on this resource should be explored with the River Wey Trust.

POLICY BL4: CLIMATE CHANGE AND DESIGN

A. Proposals which incorporate design and environmental performance measures and standards to reduce energy consumption and climate effects will be supported, subject to compliance with other policies in this Plan.

B. Proposals which incorporate the following sustainable design features as appropriate to their scale, nature and location will be strongly supported, where measures will not have a detrimental impact on character, landscape and views:

- **i Siting and orientation to optimise passive solar gain.**
- **ii The use of high quality, thermally efficient building materials.**
- **iii Installation of energy efficiency measures such as loft and wall insulation and double glazing.**
- **iv Incorporating on-site energy generation from renewable sources such as solar panels, ground and air source heating and wind generation etc.**
- **v Reducing water consumption using water re-use measures including rainwater harvesting, surface water harvesting and/or grey water recycling systems.**
- **vi Providing low carbon sustainable design and avoid or mitigate all regulated emissions using a combination of on-site energy efficiency measures (such as insulation and low energy heating systems), on-site zero carbon technologies (such as solar panels) and, only where necessary, off-site measures to deal with any remaining emissions.**
- **vii Providing the infrastructure for adequate electric vehicle charging points for each individual dwelling, including provision for guest parking, where new parking provision is expected to be made.**

Where a development cannot achieve one or more of the criteria above (for practical reasons), this would not render the scheme unacceptable, provided that a robust justification can be provided by the developer.

C. The retrofitting of historic buildings is encouraged to reduce energy demand and to generate renewable energy where appropriate, providing it safeguards historic characteristics.

D. Proposals for individual and community scale energy schemes, for instance water-source heat pumps utilising the River Wey and installation of solar panels on community and public sector buildings will be supported subject to the following criteria:

- **i. the siting and scale of the proposed development is appropriate to its setting and position in the wider landscape; and**
- **ii. the proposed development does not create an unacceptable impact on the amenities of neighbouring residents; and**
- **iii. the proposed development does not have an unacceptable impact on a feature of natural or biodiversity importance.**

Conformity Reference: NP objectives: 1; Saved Local Plan policies: H10, H13; EHDC Local Plan Part 1: CP24-27; EHDC Local Plan Part 2: LP1; SDNPA Local Plan: SD5, SD14; NPPF: 126-136

5. BIODIVERSE ENVIRONMENT AND GREEN SPACE

Policy BL5: Green and blue infrastructure and delivering biodiversity net gain

Purpose

5.1. This policy seeks to ensure that the multiple benefits of the Parish's green and blue spaces – including their importance in combating pressure on wildlife, habitats, biodiversity and geodiversity and in off-setting the effects of air pollution - are recognised and enhanced. This applies particularly where individual spaces have a greater collective value as part of wider chains of green infrastructure. This will serve to support the requirement to conserve and, where possible, provide a net gain in biodiversity through planning policy whilst accommodating sustainable development.

Justification

5.2. The natural landscape that underlies the Parish contributes critically to the character, history and sense of place. The South Downs Society describe this importance in the context of the novelist and naturalist, Flora Thomson, who moved to the Old Post Office in Liphook from 1916:

"The South Downs Society would like for Flora Thompson, were she to return, to still recognise Liphook in the way she described it in her diary, as "…a perfect panorama of beauty". There is no better tribute to and description of their countryside and scenic views, nor a better qualified person to say so."

5.3. This quote forms part of the evidence base of the SDNP Local Plan. The Society would like to see the policies and management objectives of the South Downs National Park Authority followed through to grass-roots level, to ensure that the Parish remains clean and un-polluted, including the headwaters of the River Wey, and supporting a diverse range of flora and fauna.

5.4. The NPPF states that plans should seek to protect and enhance biodiversity and geodiversity including by identifying and mapping habitats and networks. The Environment Act includes provision for a mandatory requirement for new developments to provide a 10% biodiversity net gain. It also recognises the need to protect what it describes as "Nature Recovery Networks", joined-up system of places important for wildlife on land and at sea.

What is biodiversity net gain? It is an approach to development, and/or land management, that aims to leave the natural environment in a measurably better state than it was beforehand. The word 'biodiversity' comes from the term 'biological diversity.

For developers, the **Defra biodiversity metric** has been designed to determine and quantify existing biodiversity value, in terms of habitats, and the consequent measures required to ensure measurable net gain. Net gain involves a post development increase in biodiversity units of 10%. Natural England considers this to be the most appropriate mechanism for determining current ecological value and delivering biodiversity net gain. Ecological assessment by suitably qualified people must utilise this metric on all habitats to determine net gain. Ecological reports must be consistent with BS 42020 Biodiversity – code of practise for planning and development.

5.5. The green and blue infrastructure assets of the parish are shown on Figure 11. These should be safeguarded, better connected, improved and and made properly accessible, where feasible and sustainable. Development proposals are encouraged to facilitate improved connectivity between wildlife areas and green spaces that are used by the community.

5.6. If significant harm resulting from a development cannot be avoided (for instance by locating to an alternative site with less harmful impacts), suitably mitigated, or, as a last resort, compensated for, then planning permission should be refused.

5.7. Planning permission should also be refused for any development resulting in the loss or deterioration of irreplaceable habitats such as veteran trees and trees of a high conservation value, unless the need for and benefits of the development in that location clearly outweigh the loss. In this instance, substantial compensation as quantified by the Defra biodiversity metric will be considered.

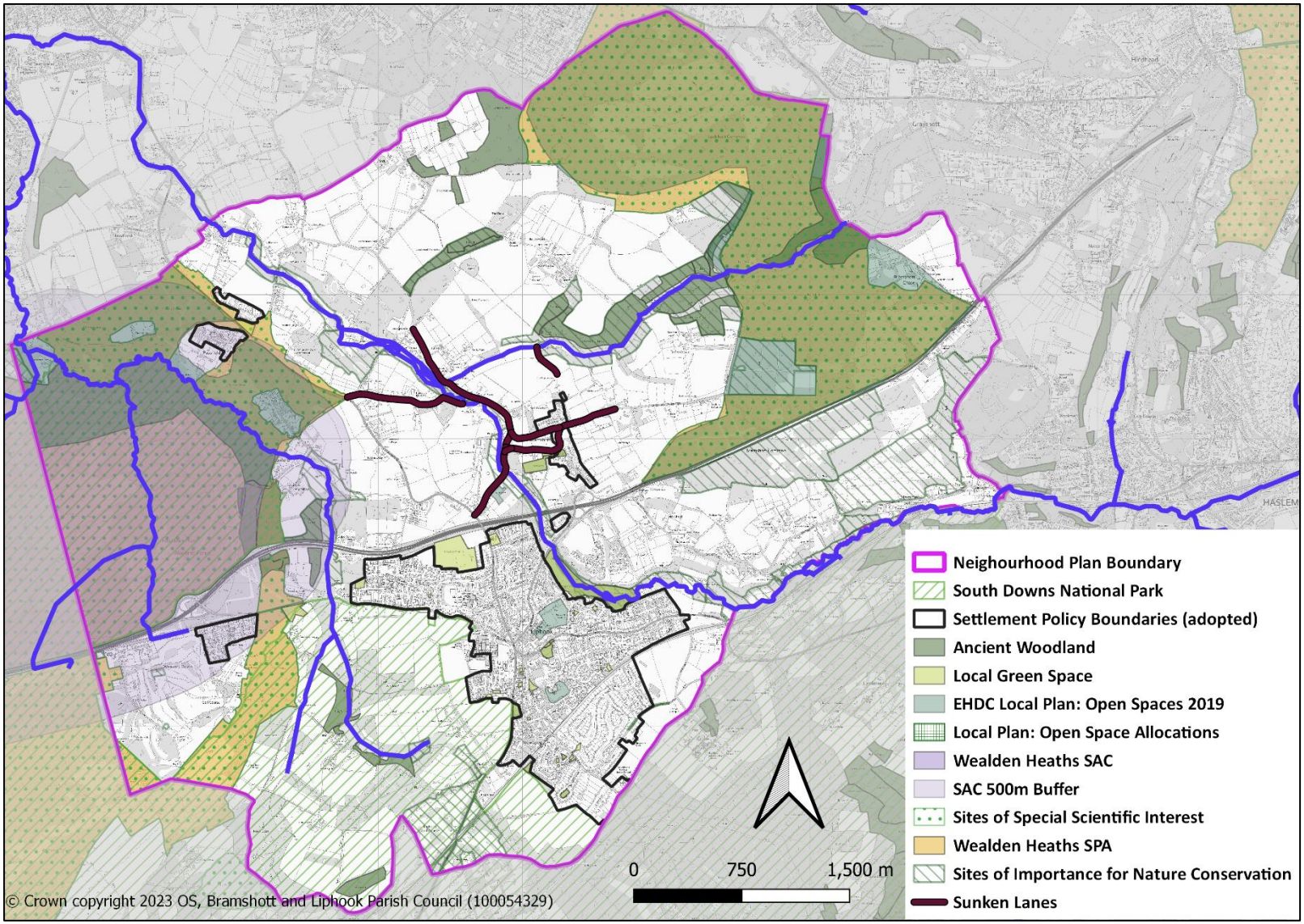


Figure 11: Green and Blue infrastructure network in the Parish

Biodiversity opportunity areas within the Parish

5.8. Whilst developments are strongly encouraged to deliver their biodiversity net gain on site, this is not always possible; equally there may be opportunities to enhance other parts of the parish in need of attention. It is therefore useful to consider where Biodiversity Opportunity Areas (BOA) exist within the Parish.

5.9. The following biodiversity opportunity area have been identified in the Parish (shown on Figure 12):

5.10. Wealden Heaths: Identified by Hampshire Biodiversity Information Centre as a biodiversity opportunity area, additional information about this underlying landscape and network of habitats can be found in the Biodiversity Statement (Statement 15).

5.11. The River Wey: The River Wey, including its valley and tributaries, is close to all settlements within the Parish and provides natural landscape corridors which should be preserved. It plays an important role in storm water management, provides a habitat for wildlife and space for local recreation, for instance in Radford Park and the footways linking the former industrial use of the rivers flow and production of winter feed.

5.12. The River Wey Trust would like an access strategy for the valley incorporating environmental improvements and greater consideration of the effects of runoff is needed, including improvements to historic storm water systems.

5.13. A Management Plan for the River Wey has been produced by the Trust which, in combination with the Conservation Area guidance, provides information on managing the river environment and opportunities for enhancements.

5.14. Sunken Lanes: These can be found in and around Bramshott and are important wildlife corridors. It is particularly important to retain the integrity of the banks of the remaining sunken lanes, which necessitates preventing the creation of additional property accesses off them. This does not necessarily preclude development along them; simply that any new development must make use of existing accesses. Further information on sunken lanes is found in Policy 14 (Sunken Lanes).

5.15. Radford Park: The Park is proposed for designation as a local green space; a large part of it lies within the River Wey Conservation Area and is also designated as a SINC. The Parish Council have a developed a Strategy Plan for managing the area which is separated into three distinct areas (historic, amenity, and conservation). The ancient water meadows will be kept open and restored as much as possible. There is a wayleave for electricity wires meaning that trees will have to be cleared on a regular basis. An annual tree survey is carried out and some tree management will be implemented (including felling some trees) to reduce risk to visitors due to the numerous footpaths. There are some areas where new trees could be planted, especially on the amenity area. The bridge was replaced in 2021 and there are plans to construct a boardwalk to enable a circular walk around the Park for all abilities.




Images of Radford Park

5.16. Bohunt Manor Estate: Protecting the tranquil and scenic character of the Bohunt Manor estate for public benefit should be prioritise. This will help to champion the intentions of the benefactors who gave the property to the World Wildlife Fund and to continue their conservation and birdlife management. The space would benefit from greater public access to and the provision of additional sports and youth-based facilities.

5.17. Community Supported Agriculture (CSA): the community engagement revealed support for setting up a CSA in the Parish. This is a partnership between farmers and consumers in which the responsibilities, risks and rewards of farming are shared. Farmers receive a more stable and secure income and closer connection with their community. Consumers benefit by eating fresh, healthy local food, feeling more connected to the land where their food is grown and often learning new skills.

5.18. Enhancements should involve the planting of new trees and hedgerows of native species in gardens, communal areas and on roadsides, where practical, which will provide the added benefit of screening against road noise and traffic fumes. Species characteristic of the area are detailed by the Hampshire and Isle of Wight Wildlife Trust and include Field elm, Bilberry., Common gorse, Hawthorn, Hazel, Blackthorn and Broom.

5.19. This policy also links closely with Policy BL16 (Allotments and Community Growing Spaces), where local people have expressed a desire to participate actively in improving planting and biodiversity in the parish.

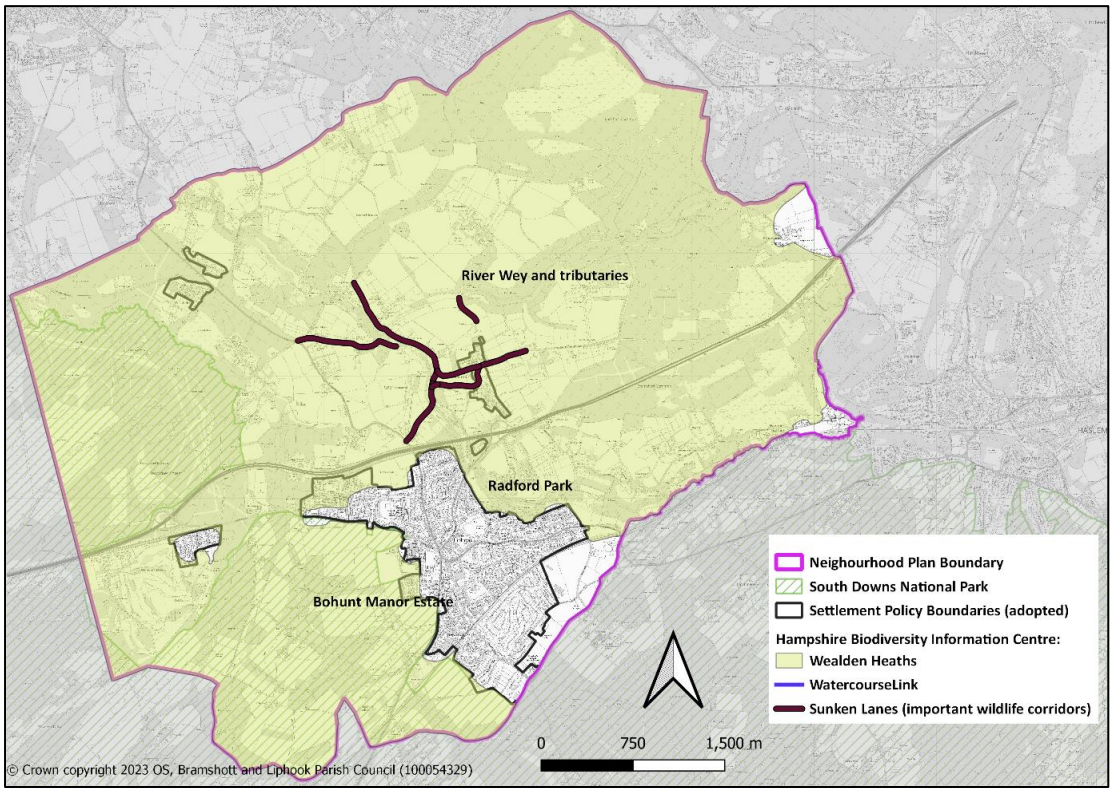


Figure 12: Biodiversity Opportunity Areas

5.20. Development proposals should be guided by the Building with Nature Standards to ensure that high-quality green infrastructure is integral to placemaking, putting nature at the heart of development in a way that is good for people and for wildlife. The 12 Standards are shown in Figure 13 and developers are encouraged to seek the Building with Nature Award accreditation.

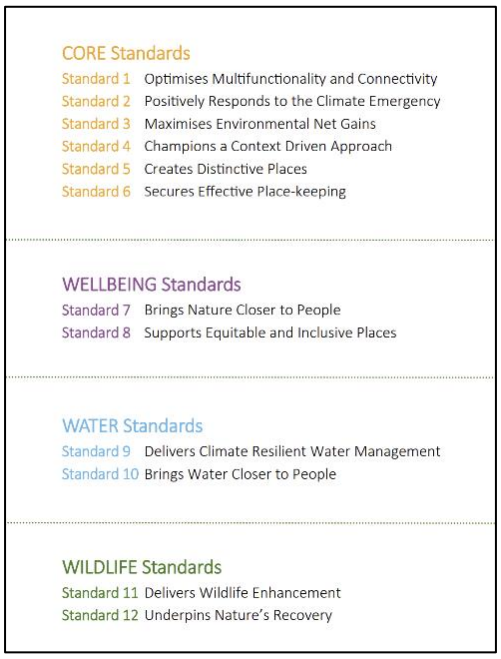


Figure 13: Building With Nature 12 Standards

POLICY BL5: GREEN AND BLUE INFRASTRUCTURE AND DELIVERING BIODIVERSITY NET GAIN

A. Proposals should be designed to create, conserve, enhance and manage green spaces and connect chains of green infrastructure, as identified on Figure 11, with the aim of delivering a measurable net environmental benefit (where Net gain involves a post development increase in biodiversity units of at least 10%) for local people and wildlife. Proposals for development must be supported by a biodiversity appraisal, which must demonstrate how negative impacts would be minimised and biodiversity net gain achieved.

B. The appraisal should demonstrate that where significant harm cannot be avoided, proposed development and other changes should adequately mitigate or, as a last resort, compensate for the harm. The appraisal must demonstrate a measurable biodiversity net gain of at least 10% by utilising the Defra biodiversity metric (or as amended). Where this is not demonstrated, permission for planning or for change should be refused unless material planning considerations indicate otherwise.

C. Where net gain units cannot be delivered on site, these should be prioritised for use within the parish, focussing on maintaining and improving the biodiversity opportunity areas identified locally.

D. Measures to achieve biodiversity net gain, mitigation or compensation involving the creation of habitat and/or relocation of species, must be agreed by the Local Planning Authority and include sufficient funding to support at least 30 years of post-development habitat management or land use change (in accordance with the Environment Act).

E. Proposals that seek to improve the connectivity between wildlife areas and green spaces will be encouraged to enhance the green infrastructure of the Neighbourhood area. Proposals that support the enhancement and management of the identified Biodiversity Opportunity areas (Figure 12) will be supported, including linking these to the wildlife corridors. Conversely, proposals which threaten to damage such connectivity will be strongly resisted.

F. Along streets, the planting of additional native, climate resilient trees and/ or continuous hedgerows to provide wildlife corridors and to offset the effects of air pollution and to provide cooling and shelter for people as well as a habitat for wildlife will be supported.

G. Subject to their scale, nature and location, proposals should be designed in accordance with the Building with Nature 12 Standards. Projects should be accredited to Building with Nature for the Parish to support applicants.

Conformity Reference: NP objectives: 2; Saved Local Plan policies: C6, R1, R4, R5; EHDC Local Plan Part 1: CP20-22, CP28; EHDC Local Plan Part 2: LP1; SDNPA Local Plan: SD4, SD9-11; NPPF: 131, 174, 175, 176, 177, 179-182

Policy BL6: Managing the environmental impact of development

Purpose

5.21. The policy seeks to ensure that natural areas designated as important are protected and, where possible enhanced. In addition to identify other natural features in the parish that are important but not formally protected. Development should seek to minimise its impact on such features and, where possible, integrate them into their designs. Finally the policy sets out some design factors around green space that should be considered within proposals.

Justification

5.22. The NPPF, at para 174, stresses that planning policies and decisions should contribute to and enhance the natural environment including requiring net gain in biodiversity.

5.23. The two underlying landscape character areas in the Parish have the following priorities when it comes to management, which should be considered as part of any development proposals:

5.24. **Wealden Farmland and Heath Mosaic (Type 8):**

- Enhance biodiversity interest of riverside pastures and retain/extend rich wet woodland, marsh and wet meadow habitats.
- Control invasive species such as Japanese knotweed and Himalayan Balsam along the river.
- Conserve areas of pasture and seek to ensure good management of horse grazing, including retention of hedgerow boundaries, management of the sward and avoiding proliferation of buildings/sheds etc.
- Conserve and manage the network of hedgerows that give the landscape its structure - consider re-planting hedgerows that have been previously removed.
- Conserve and manage Heath Common for it landscape, biodiversity and archaeological interest.
- Encourage regeneration of hedgerow oak trees. Also consider new tree planting in hedgerows denuded of trees.
- Conserve the historic Bronze Age barrow cemeteries which provide a sense of time depth and evidence of a prehistoric ritual landscape. Maintain these sites free of trees and enhance their settings.

5.25. **Greensand Hills (Type 9):**

- Conserve pre-1800 woodland, monitor/check the spread of introduced invasive species in ancient deciduous woodland, and plan for long term woodland regeneration.
- Conserve the sense of remoteness and tranquillity of this character area, which is particularly valued in close proximity to areas of dense settlement.

- Encourage re-introduction of traditional woodland management techniques, such as coppicing, and promote interest in, and marketing of, local wood products, including wood for fuel.
- Encourage sensitive forestry practice within areas of plantation, for example mixing different species and felling small coupes. This is particularly important on the ridge where any change is likely to be highly visible.
- Assess potential for creating new, interconnected heathlands as part of wider initiatives in the area to the east (beyond the district boundary). Conserve the mix of ancient woodland, heathland and pasture on acidic grassland.
- Reinstate former field boundaries in the pastoral clearings. Conserve the pattern of assarts and early enclosures.
- Conserve areas of pasture and seek to ensure good management of horse grazing, including retention of hedgerow boundaries, management of the sward and avoiding proliferation of buildings/sheds etc

5.26. Protected natural assets in the neighbourhood area are shown in Table 4.

Table 4: Protected natural assets in the neighbourhood area

Designated Sites - Designation	**Local Examples**
National Park World-class landscapes with the power to inspire everyone, they've been designated on behalf of the entire nation because of their special qualities.	South Downs National Park;
Special Area of Conservation Designated because of a possible threat to the special habitats or species which they contain and to provide increased protection to a variety of animals, plants and habitats of importance to biodiversity both on a national and international scale. **Special Protection Area** Sites designated under the EU Birds Directive to protect rare, vulnerable and migratory birds. The Directive came into force in April 1979.	Weavers Down - Five reptile species can be found at East Weavers Down: adder, grass snake, viviparous lizard, slow worm and sand lizard. The sand lizard population is the result of a successful reintroduction project carried out by Amphibian and Reptile Conservation in 1990. Designated as an SSSI, East Weavers Down is also a Site of Special Protection recognising the important bird species it supports, including heathland specialists such as Dartford warbler, woodlark and nightjar.
Sites of Special Scientific Interest Describes an area that's of particular interest to science due to the rare species of fauna or flora	Woolmer Forest, Bramshott and Ludshott Commons

it contains - or even important geological or physiological features that may lie in its boundaries	
Ancient woodland Woods that have existed since at least AD 1600 and have developed irreplaceable, complex ecosystems.	including Gentle's Copse, Griggsgreen Copse, Croaker's Patch
Local Wildlife Sites/ Sites of Important Nature Conservation Recognised at county level, these support either a notable species and/or a species rich semi-natural habitat.	[information request sent to Hampshire Biodiversity Information Centre for details]
Road verges of ecological importance Support either a notable species and/or a species rich semi-natural habitat.	[information request sent to Hampshire Biodiversity Information Centre for details]

5.27. Other distinctive features particular to the parish that are not protected, yet provide vital habitats for flora and fauna, include veteran and mature trees and established woodland, hedgerows, mature planted gardens, agricultural and grazing land, the wide green verges alongside roads and the banks of the River Wey. Such features form vital corridors for many animals and birds, especially those migrating, to safely navigate around their domains.

5.28. In addition, they support a wide range of small mammals, amphibians, insects, and birds that make their homes in this area. These habitats and species have evolved in response to local geology and land use, may have taken hundreds of years to establish and cannot be replaced in any meaningful way. Although they have no statutory protection, they need to be considered in the planning process.

5.29. Ancient, veteran and mature trees woodland: As noted in the NPPF at paragraph 131, trees play a vital part in dealing with the effects of climate change and managing pollution. They provide shade, reduce flood risk, enable carbon capture, improve air quality and contribute to the purification of water. They also contribute to local character.

5.30. The Woodland Trust defines notable and veteran trees in as those which are special because of their age or historic significance. Ancient woodland and veteran trees are irreplaceable habitats, which have both heritage and cultural value. Natural England advises that development which would result in the loss of, or damage to, ancient woodland and ancient or notable trees will not be permitted except in wholly exceptional circumstances, as set out in paragraph 180 of the NPPF. The Woodland Trust recommends that where arboricultural work is required to a veteran tree it should be veteranised where possible to keep it as 'standing'. This is much preferred for wildlife habitat and will retain the natural scene

5.31. They also advise that it is preferable to link up fragmented areas of woodland, which might be divided by development, with green bridges or tunnels. Also, to buffer ancient woodland and notable/veteran trees by leaving an appropriate zone of semi-natural habitat between the development and the woodland, providing wildlife corridors, and balancing new developments and residential areas with green infrastructure and allowing space for trees.

5.32. Local engagement has stressed the need to ensure that new development incorporates wildlife friendly features and adequate open space. Development proposals are expected to retain, protect, and enhance these habitats where possible and, where appropriate, include a landscape and ecological management plan including a list of trees and shrubs to be planted to ensure the rural and green character of the parish is enhanced and which should involve the planting of new trees and hedgerows of native species in gardens, communal areas or on roadsides where practical.

5.33. Species-rich hedgerows: Linear features such as hedgerows not only provide habitats for a range of fauna, but also link up habitat patches and have a conservation value in their own right. HBIC maintains a Hampshire-wide GIS layer of digitised hedgerows, representing six different types of hedgerow 'structure' up to 5m wide. Hedgerows should be retained and extended wherever possible. The use of hedgerows to define the street scene should be integral to major developments.

5.34. Ponds: These provide a valuable habitat for BAP species, which comprises those identified as being the most threatened and requiring conservation action under the UK Biodiversity Action Plan (UK BAP). Sightings locally include great crested newts and emerald dragonflies. The great ponds in the Parish provide connectivity as part of the wider freshwater 'patchwork'. Species such as birds, amphibians and invertebrates use these waterbodies as stepping-stones across the landscape.

5.35. River banks: Waterway banks, where land and water meet, such as along the River Wey, are particularly valuable for biodiversity. Depending on the structure and vegetation cover, the waterway banks can provide habitat for a wide variety of wildlife including dragonflies, water birds, water voles, crayfish, and otters.

5.36. In addition, the East Hants Open Space, Sport and Recreation Needs and Opportunities Assessment sets out the need for alternative strategic open space provision around Grayshott and Liphook to reduce visitor pressure on the local SAC/SPA/SSSI sites. Major development should seek to incorporate such space.

5.37. Provision for wildlife needs on-site includes, for example, bird and bat nesting-boxes, hedgehog holes in fencing, ponds (a distinctive feature locally) and wildlife friendly communal green spaces.

5.38. An associated action to this policy is to install information boards at key wildlife sites, for instance Weavers Down.

POLICY BL6: MANAGING THE ENVIRONMENTAL IMPACT OF DEVELOPMENT

A. Development proposals should maintain, enhance the natural environment, landscape features and the rural character and setting of the neighbourhood area. Where possible, development proposals should seek to deliver the aims of the East Hants Landscape Character Assessment (Types 8 and 9), incorporating natural features typical of the Parish, for instance ponds, hedgerows and trees.

B. As appropriate to their scale, nature and location, development proposals should demonstrate that they have addressed the following matters:

Trees and woodland:

- **i. at least one fruit tree should be provided in each residential garden.**
- **ii. proposals which include additional native woodland planting will be supported, in particular where this enables public access.**
- **iii. there should be no unacceptable loss of, or damage to, existing trees or woodlands during or as a result of development. If veteran or notable trees must be removed, they should be replaced with trees of a similar potential size and native species elsewhere on the site, unless this is clearly not possible.**
- **iv. where trees and/or shrubs are replaced with new plantings, native or locally appropriate varieties attractive to insects, birds and other wildlife must be used.**
- **v. all priority habitats and mature trees must have a minimum buffer of complimentary habitat of 10m, and more if required (for instance ancient woodland or veteran trees require a minimum buffer of 15m).**
- **vi. appropriate management measures will be required to be implemented to protect newly planted and existing trees, woodlands and/ or hedgerows.**
- **vii. where arboricultural work is required to a veteran/mature/notable tree (as defined by the Woodland Trust), the tree should be veteranised where possible to keep it as 'standing'.**

Hedgerows

- **viii. natural boundaries (i.e. hedgerows in preference to fencing) are supported.**
- **ix. development that would result in the loss of, or the deterioration in the quality of, hedgerows will not be supported, except for removal for vehicular access; in this case, the access should include trees at either end of the retained hedgerow to aid wildlife to cross overhead from crown to crown.**

Wildlife-friendly features

- **x. provide hedgehog holes in new residential fencing will be supported and bird and bat nesting boxes.**

Proposals should seek to incorporate open space that is:

- **i. in usable parcels of land and not fragmented.**
- **ii. safe, easily accessible, and not severed by any physical barrier.**
- **iii. is accessible to the public.**
- **iv. creates a safe environment considering lighting and layout.**
- **v. complemented by high quality landscaping schemes.**

Conformity Reference: NP objectives: 2; Saved Local Plan policies: C6, R1, R4, R5; EHDC Local Plan Part 1: CP20-22, CP28; EHDC Local Plan Part 2: LP1; SDNPA Local Plan: SD4, SD9-11; NPPF: 131, 174, 175, 176, 177, 179-182

Policy BL7: Local Green Spaces

Purpose

5.39. The parish benefits from a beautiful rural setting and local engagement has revealed the importance community members attach to green space and the wider countryside. This policy designates Local Green Spaces within the Parish, that are demonstrably special to the local community.

Justification

5.40. Under the NPPF, neighbourhood development plans can designate Local Green Spaces which are of particular importance to the community. This will afford them protection from development other than in very special circumstances. Paragraph 102 of the NPPF says that the Local Green Space designation should only be used where the green space is:

- in reasonably close proximity to the community it serves;
- demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- local in character and is not an extensive tract of land.

5.41. A survey of green spaces in the parish was undertaken. The Steering Group reviewed each one to ascertain whether they might be suitable for designation as a Local Green Space. Many are already adequately protected, for instance where they are already located within the Green Belt or have an existing protective designation attributed to them.

5.42. Figures 14 to 16 show the location of each of the Local Green Spaces. Detailed maps and descriptions of the spaces, including how they meet the NPPF criteria, are included in Appendix B. The following areas are considered to fulfil the criteria of the NPPF:

1. Passfield Triangle
2. Land adjacent to Presbytery, Headley Rd
3. Triangle at Malthouse Meadows
4. Malthouse Meadows Roundabout
5. Chiltlee Manor
6. Chiltlee Manor Pond
7. Radford Park
8. Midhurst Road SUDS and tree boundary
9. Court Close Shared Space
10. Shipley Court Shared Space
11. Liphook Millennium Green
12. Fletcher's Field
13. Tip of Fletcher's Field

14. Church Centre Space
15. Rudgard Way Seating Area
16. Admers Crescent Community Playground (formerly Admers Crescent)
17. Gunns Farm Allotments (formerly Gunns Farm)
18. Gunns Farm Roundabout
19. Gunns Farm Green Walkpath (formerly Gunns Farm shared space)
20. Gunns Farm Oak Tree Space (formerly Gunns Farm Community Space)
21. Lark Rise Recreation Area (formerly Yeoman's Lane Rec Area)
22. Lowsley Farm Pond
23. St Mary's Churchyard
24. Bramshott War Memorial and War Graves
25. Huron Drive Triangle
26. Manor Fields Community Space (formerly Huron Drive Community Space)
27. Newtown Road Community Space
28. Chiltley Way (Berg Estate) Main Entrance (formerly Gunns Farm Shared Space)
29. Hollycombe Close Shared Space
30. Gunns Farm Entrance (formerly Gunns Farm Small Space)

5.43. Several green spaces that are considered important to the local community, for instance the Village Green, have not been proposed for designation as Local Green Space. This is because they are already adequately protected from inappropriate development by other mechanisms, such as Village Green Status and ancient woodland.

POLICY BL7: LOCAL GREEN SPACES

A. The following green spaces, mapped in Figures 14 to 16 and detailed in Appendix B, are designated as Local Green Spaces:

1. **Passfield Triangle**
2. **Land adjacent to Presbytery, Headley Rd**
3. **Triangle at Malthouse Meadows**
4. **Malthouse Meadows Roundabout**
5. **Chiltlee Manor**
6. **Chiltlee Manor Pond**
7. **Radford Park**
8. **Midhurst Road SUDS and tree boundary**

9. **Court Close Shared Space**
10. **Shipley Court Shared Space**
11. **Liphook Millennium Green**
12. **Fletcher's Field**
13. **Tip of Fletcher's Field**
14. **Church Centre Space**
15. **Rudgard Way Seating Area**
16. **Admers Crescent Community Playground (formerly Admers Crescent)**
17. **Gunns Farm Allotments (formerly Gunns Farm)**
18. **Gunns Farm Roundabout**
19. **Gunns Farm Green Walkpath (formerly Gunns Farm shared space)**
20. **Gunns Farm Oak Tree Space (formerly Gunns Farm Community Space)**
21. **Lark Rise Recreation Area (formerly Yeoman's Lane Rec Area)**
22. **Lowsley Farm Pond**
23. **St Mary's Churchyard**
24. **Bramshott War Memorial and War Graves**
25. **Huron Drive Triangle**
26. **Manor Fields Community Space (formerly Huron Drive Community Space)**
27. **Newtown Road Community Space**
28. **Chiltley Way (Berg Estate) Main Entrance (formerly Gunns Farm Shared Space)**
29. **Hollycombe Close Shared Space**
30. **Gunns Farm Entrance (formerly Gunns Farm Small Space)**

B. Local policy for managing development on a Local Green Space should be consistent with policy for Green Belts (NPPF 101); proposals for development on Local Green Spaces will not be supported unless they conform to national policy guidelines.

Conformity Reference: NP objectives: 2; Saved Local Plan policies: C6, R1, R4, R5; EHDC Local Plan Part 1: CP20-22, CP28; EHDC Local Plan Part 2: LP1; SDNPA Local Plan: SD4, SD9-11; NPPF: 101-103, 147-151

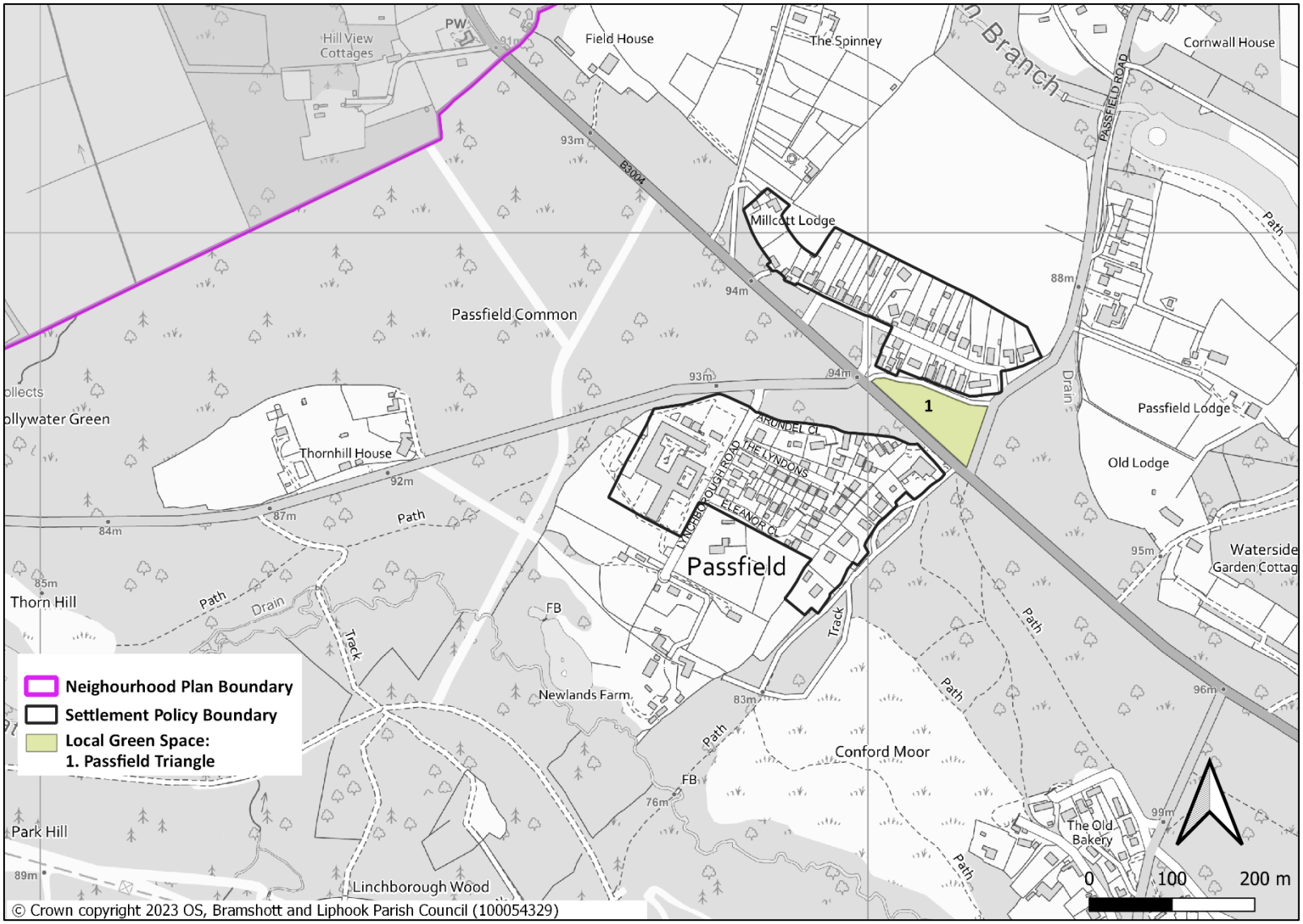


Figure 14: Local Green Space (Passfield)

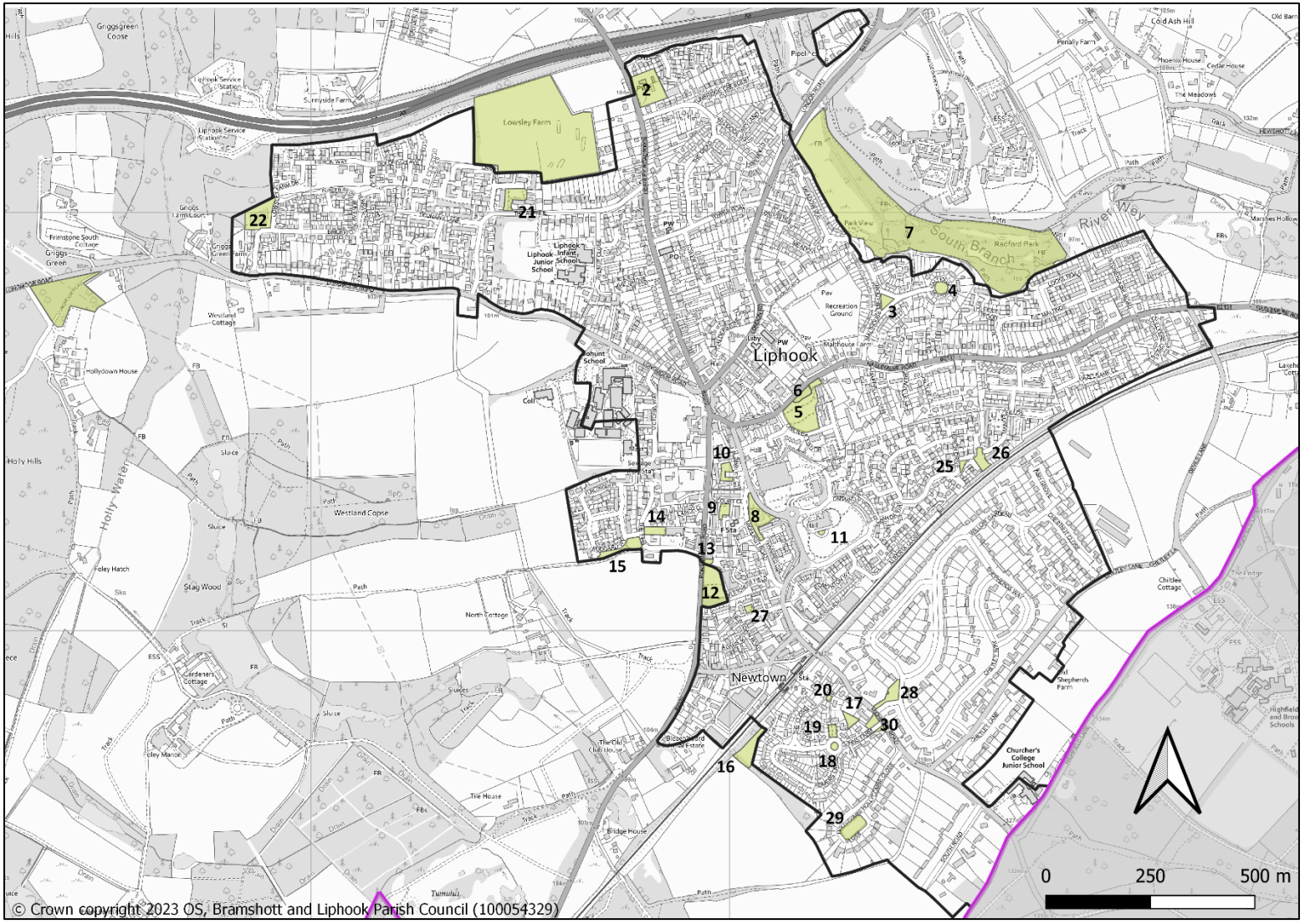


Figure 15: Local Green Space (Liphook) (Numbering is as per Policy BL7)

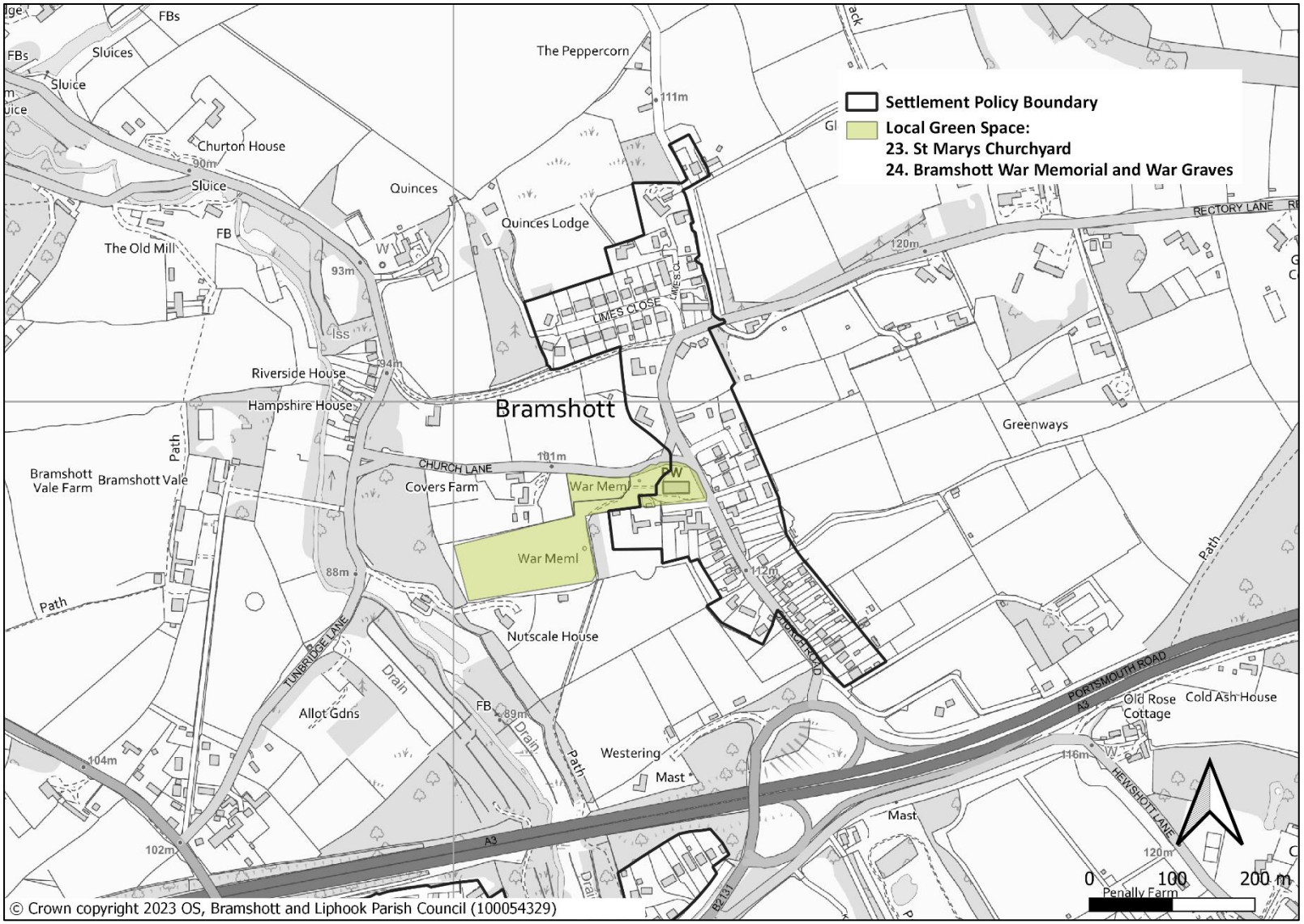


Figure 16: Local Green Space (Bramshott)

Policy BL8: Protection of locally significant views

Purpose

5.44. 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 safeguard the views from inappropriate development.

Justification

5.45. The parish comprises the historic settlements, partially set within the South Downs National Park. The topography of the area means that there are some significant long-distance views which contribute to the character of the local area both for residents and increasingly for visitors. In particular views take in aspects of the vast array of designated landscapes, adding to the sense of place and sense of rurality.

5.46. In consultation with the community, five views have been identified, which are felt to be particularly important. Figure 17 provides a map of the views and further details about why they are important is contained in Appendix C. The views are:

View 1: From Station Road to Weavers Down

View 2: From Highfield Lane to Goldenfields, particularly Lychgate, 53 Goldenfields

View 3: View across fields of SNDPA and to right up to Weavers Down from Longmoor Road

View 4: view from bottom of Weavers Down entrance area towards and across fields of Foley Manor

View 5: View across SNDPA area and to right to Weavers Down from Longmoor footpath as it rises up after it has crossed underneath the A3.

5.47. In addition, the Liphook Conservation Area Character Appraisal and Management Plan notes important views within the conservation area. These focus on the tight streetscapes, which are characterised by the contrast between buildings, as well as their proximity to each other and the line of the street. Views along and across the Square, as well as along the south side of London Road are especially notable for demonstrating the architectural evolution of the conservation area.

5.48. The areas in front of the Royal Anchor and Lloyds Bank are particularly important view points on the Square. At the east end of the conservation area, the mature greenery along the north boundary of Chiltlee Manor softens the view along Haslemere Road and indicates where the historic boundary of the settlement ended, giving way to what was a private country estate. Similarly, along Portsmouth Road, the tall masonry walls and mature trees behind are the primary focus in views up and down the road, and also demonstrate how development historically spread out from the medieval village core and houses were set back from the highway. As well as the main streetscape views, there are also a number of important glimpsed views, especially where buildings are set back behind from the public highway and can be glanced up driveways or between street-fronting buildings.

POLICY BL8: PROTECTION OF LOCALLY SIGNIFICANT VIEWS

A. Development proposals are required to ensure that they do not have a significantly detrimental impact on:

i. the five locally significant views listed below and mapped in Figure 17; and

ii. views within the Liphook Conservation Area as described in the Liphook Conservation Area Character Appraisal and Management Plan

B. As appropriate to their scale and nature development proposals within the shaded arcs of the various views as shown on Figure 17 should be designed in a way that safeguards the locally significant view or views concerned. Proposals for major development should be supported by a landscape/visual impact assessment which clearly demonstrates the potential impacts that such a proposal would have on significant views where relevant and how these impacts will be mitigated.

Conformity Reference: NP objectives: 2; Saved Local Plan policies: R1, H4-8; EHDC Local Plan Part 1: CP19-22, CP28, CP29; EHDC Local Plan Part 2: LP1; SDNPA Local Plan: SD4, SD9-11; NPPF: 126, 127, 130

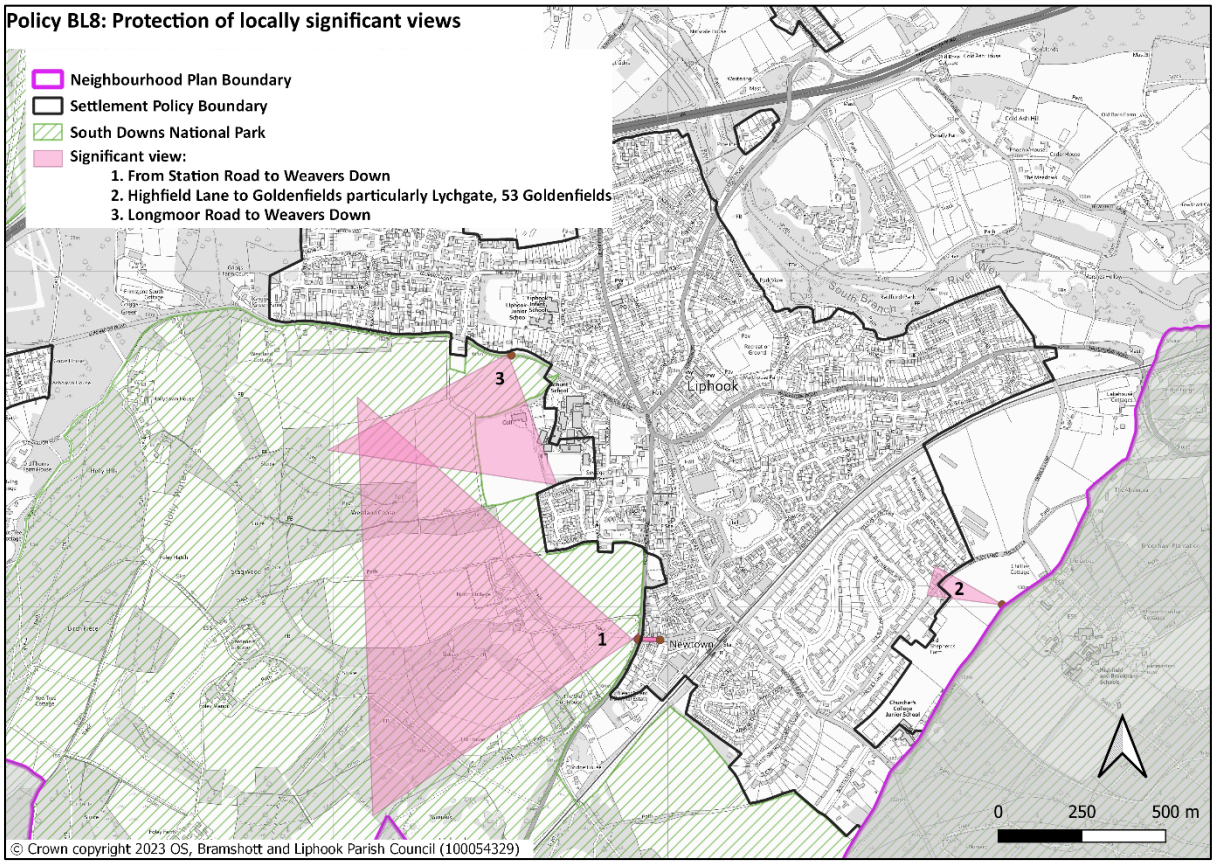


Figure 17: Significant local views 1 to 5 (View 5 and view 5 still to be mapped)

Policy BL9: Dark skies

Purpose

5.49. Situated partially within the South Downs National Park, parts of the parish provide ideal locations from which to enjoy dark skies and stargazing. These dark skies also support both nocturnal and diurnal wildlife. This policy seeks to ensure that development does not encroach on this valued aspect of parish, supporting Policy SD8 (Dark Night Skies) of the SDLP and CP27 (Pollution) of the EHDC Local Plan Part 1.

Justification

5.50. Parts of the parish remain largely unlit. The Campaign to Protect Rural England (CPRE) monitor light pollution and Figure 18 reveals the findings for the area in and around the Parish.

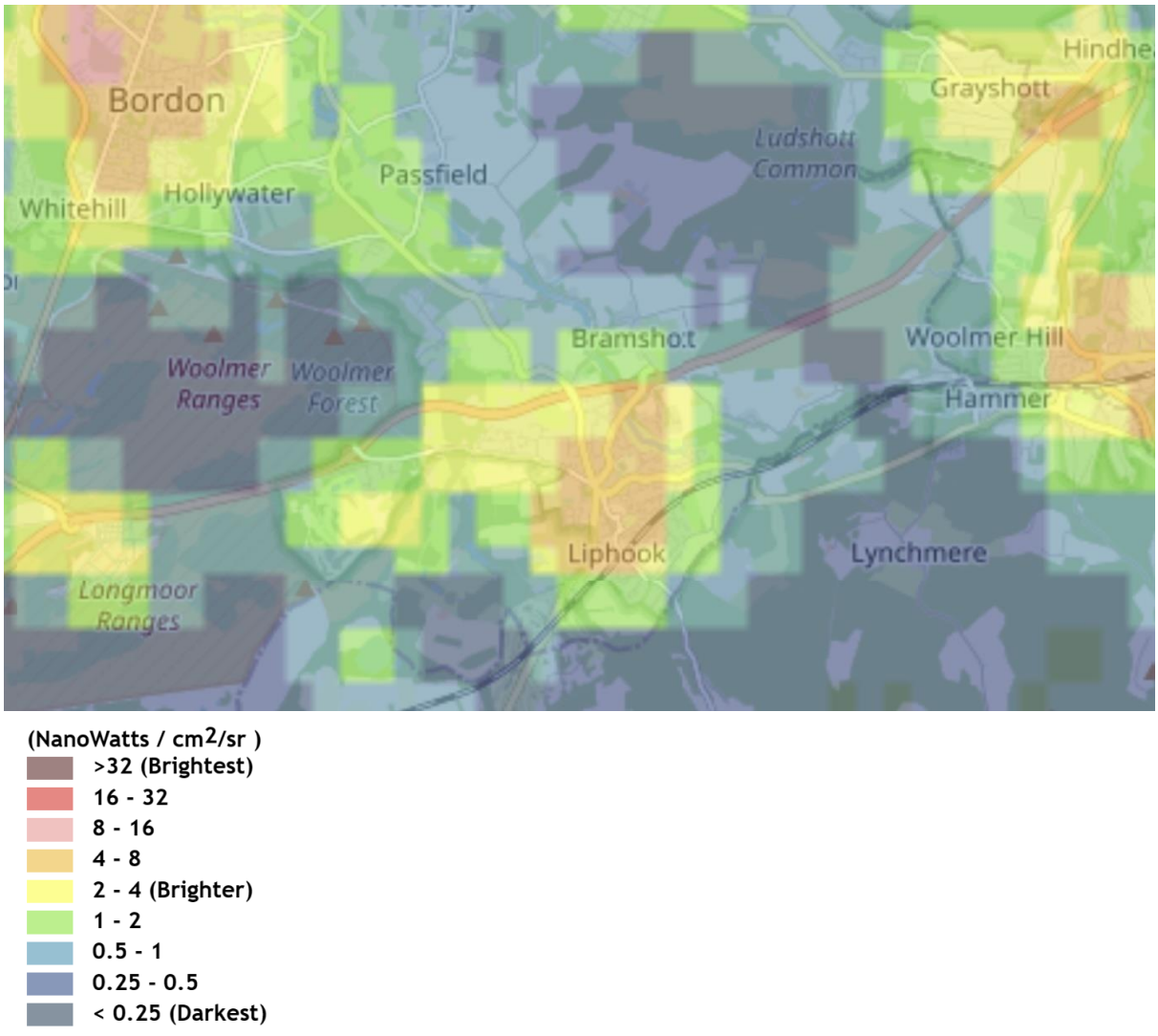


Figure 18: Dark Skies map for the Parish and surrounding areas (Source: CPRE)

5.51. The dark night skies in the more rural parts of the Parish are predominantly unspoilt, particularly across the designated areas of Woolmer Forest and Bramshott and Ludshott Common, and it is important that they are kept that way. The benefits derived from the prevention of light pollution include:

- Enjoyment and appreciation – improving quality of life and providing creative inspiration
- Health – promoting better sleep patterns and reducing stress
- Wildlife – supporting a more natural environment for both nocturnal and diurnal animals. In particular, bats are found in the Parish and the artificial lighting of bat roosts, access points and foraging pathways can be extremely disturbing to bats and should be avoided.
- Energy efficiency – reducing wastage from unnecessary or excessive lighting, thus reducing the parish's carbon footprint

5.52. The impact of light pollution is particularly harmful in the open countryside where rural character is eroded. Light pollution can also compromise the architectural and historical character of conservation areas and listed buildings or their settings. Artificial lighting has an impact on biodiversity especially for nocturnal animals and invertebrates can be seriously affected by artificial light at even very low levels, adversely affecting their ability to feed and reproduce.

5.53. The Institution of Lighting Professionals (ILP) produces guidance on light pollution and this should be consulted when preparing development proposals. In particular the Guidance Note GN01: The Reduction of Obtrusive Light and Guidance Note 08/18 Bats and artificial lighting in the UK, which is to be updated in 2023.

POLICY BL9: DARK SKIES

Proposals for development will be supported where it is demonstrated that, if external lighting is required, it protects the night sky from light pollution.

i. the lighting is necessary for operational, safety or security reasons;
ii. any light spillage beyond the application site is eliminated, or reduced by measures such as timing and proximity controls, orientation, screening, shielding or glazing;
iii. impact on nearby residential properties, wildlife, local heritage assets or the wider landscape is minimised; and
iv. the guidance on lighting provided in the Institution of Lighting Professionals (ILP) Guidance Note GN01: The Reduction of Obtrusive Light (and any subsequent revisions) and is adhered to. Proposals should consider 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 so that they only come on when needed.

Conformity Reference: NP objectives: 2; Saved Local Plan policies: R1, H4-8; EHDC Local Plan Part 1: CP27; EHDC Local Plan Part 2: LP1; SDNPA Local Plan: SD8; NPPF: 185

6. SAFE AND ACTIVE TRAVEL

Policy BL10: Improving walking, cycling and equestrian opportunities

Purpose

6.1. This policy seeks to enhance opportunities for active modes of transport (walking, cycling and equestrian) along routes which are most likely to encourage a shift away from the private car for short journeys in and around the Parish.

Justification

6.2. The anticipated growth in the population within both the parish and wider district over the plan period through housing and economic development, in combination with increased visits to the area, will inevitably lead to heavier vehicle use within the parish. Bramshott and Liphook is a largely rural parish and therefore car ownership is high, with approximately 90% owning at least one vehicle (2011 Census).

6.3. Feedback from the engagement process consistently reveals a high level of concern about the existing amount of traffic in the parish, notably Liphook, which causes heavy congestion particularly at peak times. This is exacerbated by the proximity of the A3, the fact that the majority of routes force traffic through the centre of Liphook, the narrowness of some of the roads and walkways, and the prevalence of on-street parking. Daily throughout school term times, there is additional pressure throughout the parish on both active modes of transport (mainly walking) for families accessing the Federation of Liphook Junior Church of England and Liphook Infant Schools, and young people accessing Bohunt Secondary School, and additional private cars accessing Churchers Prep/Pre-Prep, Highfield and Brookham Schools as well as private cars accessing the two state provided schools.

6.4. Many people rely on their car for a variety of reasons - they may have limited mobility, they may be transporting young children, carrying larger loads, or simply be short of time to reach their destination.

6.5. Whilst the BLNDP cannot prevent people from using their cars, encouraging active travel (i.e. walking and cycling), particularly for journeys within the parish and to nearby settlements, will be important. This will be helpful for members of the community and those visiting the parish, perhaps parking in the village car park, and then exploring more widely by foot and cycle. Promoting active travel brings health benefits – both physical and mental – and can assist in reducing congestion and air pollution, whilst freeing the roads for those who are less able to give up their cars for the reasons stated.

6.6. The Our Future Environment workshop convened by the Steering Group found that for shorter journeys (up to 1 mile), attendees were prepared to walk, while longer journeys (3+ miles) are more car dependent, although some noted they would be prepared to cycle these distances. There is scope therefore to consider how to promote more walking (and cycling and equestrian, where safe and reasonable) for intra-parish journeys.

6.7. The Parish has some public rights of way, but few dedicated cycling routes. This means that walking and cycling opportunities are generally reliant on some use of roads or pavements. There is a need to enhance the active travel network, both to improve connections across the Liphook village and particularly to the village centre, where the main facilities are located, and to the schools. This is very much in line with Hampshire County Council's transport vision for the wider area.

6.8. There are also a range of important recreational footpaths, such as the Shipwrights Way. Improving opportunities to access the wider countryside is important not only for locals but also for visitors to the area. This could include identifying better physical links to open green spaces, developing nature trails and providing educational and heritage information along the routes.

Promoting Walking

6.9. Hampshire County Council's Local Cycling and Walking Infrastructure Plan (LCWIP) V1.2 Technical Report has highlighted potential walking desire lines that should be prioritised in terms of making those routes more accessible to a range of users, pleasant, safe, better connected and well-signed.

6.10. Engagement with the local community to inform the BLNDP has added to this work to define further what might be described as the Primary Walking Route network – it is this network that all new proposals should seek to link up to, in order to ensure that developments are sustainably located and supporting active travel, at least for shorter journeys. The network is shown in Figure 19.

6.11. The map also identifies where the network as a whole can be improved / better connected etc. based on feedback from the local community. These improvements could form the basis for priorities for any developer contributions and should be considered in partnership with Hampshire County Council:

- Additional places to cross the road safely, notably near to the triple roundabouts in the village centre.
- The Liphook Guides run refreshment stops around the route while most Liphook charities have stalls at Bohunt and enter riders and car parking is run by Petersfield Air Cadets. Crankers enjoy cycling round the beautiful countryside which surrounds Liphook. The only issue they would like to see resolved is pot holes which are a constant threat to road users. This is echoed by the community engagement and is included as a non-policy action.
- Improved signage along the key movement routes to local facilities and the wider countryside public rights of way.
- Ensure key pedestrian routes are well-lit.
- Protecting and enhancing the small lanes and cut-throughs within housing developments, which provide safe routes. These could be further enhanced with planting to promote their dual purpose as wildlife corridors.

- Provision of safe, covered buggy parking space, particularly in the village centre and to serve visitors to the National Park.
- Enable circular cycle route around village, including across South Downs land
- Creation of a footway to enable pedestrian access to the church.
- Areas where traffic pinchpoints exist and which should be the focus of improvements to the network.
- Areas where pedestrian pinchpoints exists and which should be the focus of improvements to the network.
- Strategic links for pedestrian (and cycle) access that would need to be developed should strategic development on the east and north of Liphook village take place.

6.12. An aspiration of the BLNDP is to promote Liphook Village as a walkable village. Figure 19 shows the areas that are walkable within 10 minutes of The Square, as a central point in the village. The railway station could provide an alternative central point from which 10 minutes should be walkable. Any new strategic developments in the Parish, which may be allocated in a future Local Plan for instance, should seek to ensure that they are within this 10-minute walkable zone.

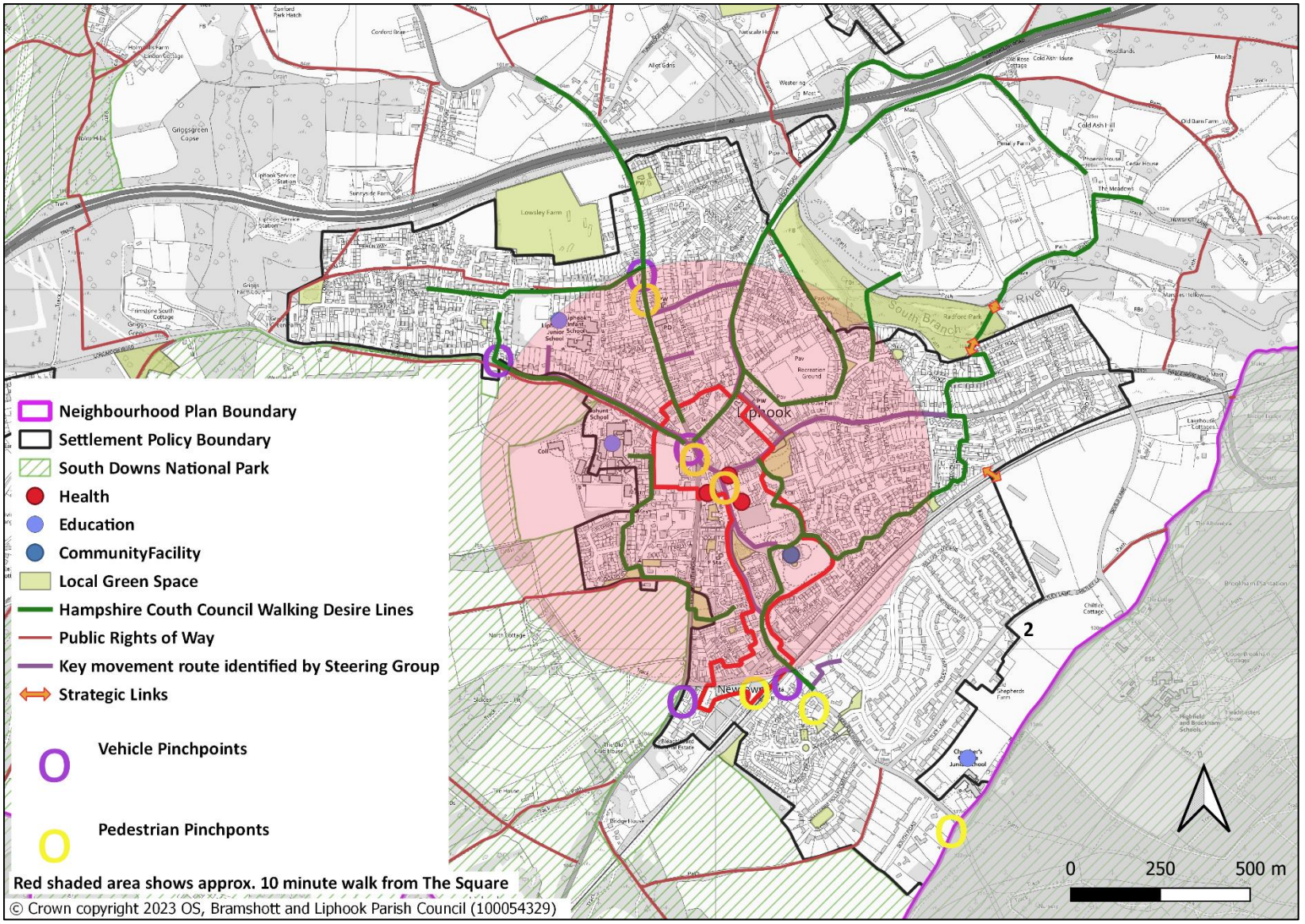


Figure 19: Key movement routes, Desire Lines, vehicle and pedestrian pinchpoints and required strategic links in Liphook Village

Promoting cycling

6.13. Hampshire County Council's Local Cycling and Walking Infrastructure Plan (LCWIP) V1.2 Technical Report also includes a bikeability appraisal for Liphook village. This is shown in Figure 20. The aim would be to improve cycle access along routes towards the green end of the scale. Lines in purple of the map denote priority areas for upgrading cycle routes to 'green'.

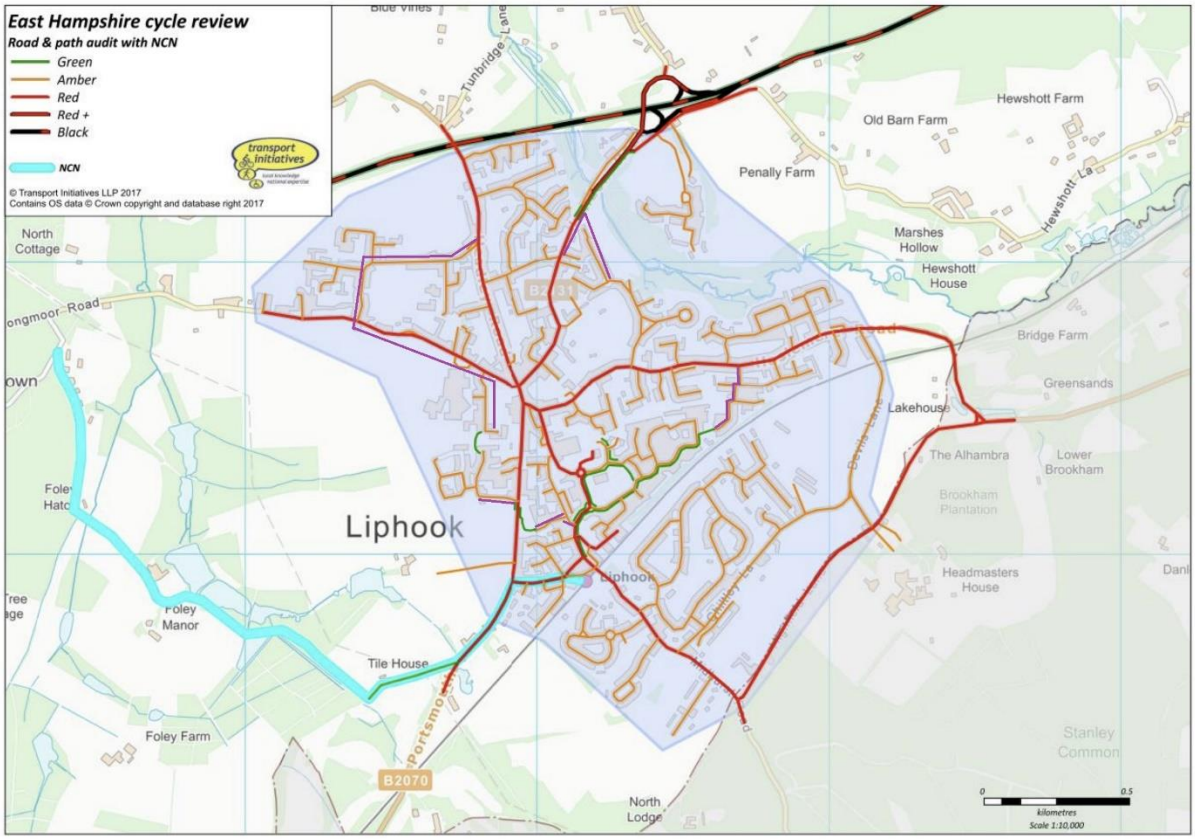


Figure 20: Bikeability map for Liphook village

6.14. Additional improvements that should be considered to promote additional cycling include:

- Creation of safe cycling trails to connect Liphook to Bordon
- Improved cycle routes between Passfield and Bramshott
- Provision of secure, covered cycle parking in the village centre and at key local facilities.

Public transport

6.15. Buses: The frequency of buses was mentioned at various points during the engagement phase, notably the lack of services including into the evening. The BLNDP has limited influence over the provision of public transport, the funding for which falls within the remit of the Highways Authority. Some parishes provide support for community transport to meet specific needs. With the parish, there are a several community transport services available:

- Age UK has purchased a minibus and had it especially adapted for disabled passengers, and dedicated volunteer drivers transport people from their homes to various activities. This has helped reverse the declining group numbers due to transport difficulties.

- Mayflower Care Communities operate the Bramshott Grange Care Home. They provide a bus service to the village for residents and team members of both the care home and the village, to enable villagers to access the local facilities, and a community dial a ride service with wheelchair access. Mayflower will give incentives for team members who travel to work other than in a car or team members car share.

6.16. Rail services: Train services to Liphook serve stations to London and Portsmouth. Some residents have suggested that the timing of services could be improved to integrate more closely with bus transport. This would require discussions with a range of partners and is included in Section 11 of this BLNDP as a non-policy action.

POLICY BL10: IMPROVING WALKING, CYCLING AND EQUESTRIAN OPPORTUNITIES

A. To ensure that residents can access social, community, public transport, the school, retail and other important facilities in the Parish and in neighbouring settlements in a sustainable and safe way, all new developments 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 19 and 20. Proposals should demonstrate that they are accessible to The Square or railway station within a 10-minute walking radius.

B. The provision of new, or the enhancement of existing, cycle and pedestrian routes that are, where feasible, physically separated from vehicular traffic and from one another will be strongly supported. Such routes should be of permeable material and ensure that access by disabled users and users of mobility scooters is secured.

C. The design and layout of works related to the widening of footways or the provision of traffic-calming measures should enhance the rural, village character, for example retaining and/or providing hedgerows, trees and soft verges where possible. Materials and layout must be sympathetic to local character, in accordance with Policy BL3.

D. Proposals for new bridleways will be supported wherever possible; in all new developments existing bridleways must be retained where they exist or, alternatively, new or amended bridleway links provided together with safe road crossing points that enable connectivity between the village and the wider countryside.

E. The provision of covered and secure cycle racks and buggy parking will be supported.

Conformity Reference: NP objectives: 3, 5; Saved Local Plan policies: T3; EHDC Local Plan Part 1: CP31; EHDC Local Plan Part 2: LP1; SDNPA Local Plan: SD19; NPPF: 113

Policy BL11: Mitigating vehicular impacts at junctions and pinchpoints

Purpose

6.17. This policy seeks to ensure that development proposals fully assess both their potential impact and their cumulative impact on the key roads and junctions in the parish that already experience congestion problems and actively seek ways to mitigate this.

Justification

6.18. The current traffic flow management plan that has resulted in, among other mitigations, dropped kerbs and mini-roundabouts, was designed and implemented at a time that the A3 bypass around Liphook had not been implemented, and before the A3 tunnel under Hindhead Common was opened. The traffic flow management has not been reviewed since these two major infrastructure changes. At the time it was designed and implemented, the A3 ran through Liphook and the intention of the traffic flow management was – as best as possible- to secure the consistent flow of traffic from the A3 (London Road) through to the A3 (Portsmouth Road). The junctions from the A3 serving Longmoor Road and Tower Road have also impacted the changed flow of traffic as well as the introduction of the A3 bypass and tunnel itself.

6.19. The Parish has several road junctions and routes that experience regular congestion, particularly at peak periods. This not only delays journeys but increases emissions and associated air pollution. A particular issue is the large volumes of traffic, including heavy goods vehicles, that travel through Liphook village centre. The following areas were identified through the neighbourhood development plan process as being problematic:

6.20. Tackling congestion through the Square, Liphook: Figure 21 illustrates the reliance on this part of the village to take traffic, given the lack of alternative routes. The local engagement found that 74% of traffic in The Square is seeking to access local destinations within Liphook. The plan shows how the Liphook road network has developed radially from The Square and without regard to cross connections. There is very limited scope to create informal relief roads via interconnected street networks. There are only three roads which provide informal relief roads:

- The Avenue (traffic calmed), which provides access to the Liphook Infant and Junior Schools and so is quite congested with drop-off and pick up traffic; and
- Tower Road (traffic calmed) which surveys suggest is through traffic travelling between Headley Road and London Road, avoiding the square; and
- Station road (not traffic calmed), a shopping area. There is a need for interconnections between other roads to assist in distributing traffic but because of the local nature of traffic, these would need to be within half a mile of The Square. The existing pattern of development severely restricts the possibilities for new interconnections

6.21. Encouraging more active travel for shorter journeys, as set out in Policy BL10, will help to reduce the pressure in The Square. In addition, Policy BL11 will seek to ensure that all new

development actively considers its impact on this part of the road network and demonstrates that these impacts will be mitigated. More broadly, however, a strategic solution is required to fully tackle the pressure here. This might include traffic calming measures, additional pedestrian crossing points and restricting HGV usage. These are all beyond the scope of the BLNDP but the Parish Council will discuss options with HCC, EHDC and the SDNPA to identify workable solutions.



Figure 21: Images demonstrating the pressure of vehicles on The Square

6.22. Improving access to Bohunt School: there is a need to promote non-car alternatives to those reaching the school. Suggestions include providing new pedestrian crossings at key points in the village centre, introducing a lollipop person to help children cross at these points, providing additional schools buses and introducing a dedicated drop-off/pick-up area.

6.23. Policy BL11 will assist in ensuring that key movement routes are accessible, joined up, well-signed and pleasant. Additional measures will be considered by the Parish Council and may be funded using developer contributions or other funding sources.

6.24. Within the policy, larger sites is taken to mean 'major development', which is defined in the NPPF as: For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development (other than for the specific purposes of paragraphs 176 and 177 in the Framework) it means additional floorspace of 1,000m2 or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

POLICY BL11: MITIGATING VEHICULAR IMPACTS AT JUNCTIONS AND PINCHPOINTS

A. Development proposals should ensure that they have no unacceptable impact on the following locations:

i. The Square, Liphook
ii. School drop-off/pick up points

B. In particular, such transport impacts must include the impact on the safety of cyclists and pedestrians at the respective local road junction.

C. Proposals for major development on the 'school pick-up / drop-off streets' should demonstrate how pedestrian safety will be maximised and the impacts of queuing cars minimised - for instance demonstrating, where relevant, how the proposal will enhance the walking and cycling routes as set out in Policy BL10. Proposals to address such impacts will be strongly supported.

Conformity Reference: NP objectives: 3; Saved Local Plan policies: T3; EHDC Local Plan Part 1: CP31; EHDC Local Plan Part 2: LP1; SDNPA Local Plan: SD19; NPPF: 113

Policy BL12: Publicly available electric vehicle charging

Purpose

6.25. 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.

Justification

6.26. The Design Guidance prepared for the parish supports residential development to make provision for charging points for low and zero carbon vehicles. However, it is important that this is supplemented by charging points at suitable publicly accessible locations around the parish. This will benefit not only residents but also those visiting the town for leisure and work.

6.27. Currently EV provision is provided at the A3 petrol station and within the Old Thorns Hotel and Resort.

6.28. Locations within the village centre, at the public car parks, key visitor attractions, school car parks and community facilities and at the railway station are considered good locations for charging points as people can charge their vehicles whilst they are in town.

POLICY BL12: PUBLICLY AVAILABLE ELECTRIC VEHICLE CHARGING

A. Proposals to provide publicly available vehicle charging points in the Parish – at public car parks, school car parks etc. - will be strongly supported.

B. Such charging facilities should provide parking spaces with future-proofed four hour or faster electric vehicle charging points (or wireless charging facilities) that are affordable, reliable, and open access.

Conformity Reference: NP objectives: 3; EHDC Local Plan Part 1: CP31; EHDC Local Plan Part 2: LP1; SDNPA Local Plan: SD19; NPPF: 104, 106, 107, 112

7. PRESERVED HERITAGE

Policy BL13: Conserving the heritage of the Parish

Purpose

7.1. This policy recognises the important contribution that the Conservation Areas and heritage assets – both designated and non-designated – make to the local character and distinctiveness of the Parish and its settlements. Where possible, they should be conserved, enhanced and celebrated.

Justification

7.2. The parish has a rich heritage, some of which is protected already through planning policy. Figure 22 maps the heritage assets.

7.3. **Conservation Areas:** There are two Conservation Areas in the Parish:

- The River Wey Conservation Area was designated in May 1983 to protect the series of aqueducts built along the River Wey in the 18th century to create an extensive water meadow system. The River Wey Conservation Area Guidance Leaflet contains further information. The River Wey Trust was established as a joint initiative between HCC, EHDC, local Parish Councils and the Bramshott and Liphook Heritage Society to spearhead the protection of the river and management of the river corridor.
- The Liphook Conservation Area was originally designated in April 1977 and extended in October 1992. The designation covers the medieval village centre, which developed along a busy route between London and Portsmouth. It is described in the Liphook Conservation Area Character Appraisal And Management Plan, which also sets out development principles.

  Within the Liphook Conservation Area, the village square is identified as a space that could be further enhanced and improved. This is described more fully in Chapter 9 of the BLNDP.

7.4. **Listed heritage assets:** In addition to the Conservation Areas, there are 54 individual and collections of heritage assets in the Parish that are nationally listed, including Bramshott Manor, the Church of St Mary, various farmhouses and public houses as well as features such as war memorials, a K6 telephone kiosk and milestone markers.

7.5. **Historic Rural Settlements:** To understand how Hampshire's towns and villages have developed and to assess their archaeological potential, two surveys have been undertaken by Bournemouth University in conjunction with Hampshire County Council. Within the Parish, Bramshott has identified as a historic rural settlement and a report has been produced detailing its significance from a heritage angle.

7.6. **Archaeological assets:** Hampshire County Council's Atlas of Hampshire's Archaeology contains details of the 50,000 entries contained in the Historic Environment Record. Guidance for developers is provided on the HCC website. Figure 22 shows the green, amber and red alert

layers and their buffers, provided by HCC, demonstrating where archaeological sites have been recorded.

7.7. Locally, the Bramshott and Liphook Heritage Society comprises volunteers whose aim is to celebrate the built heritage, the countryside and landscape setting of the area, and promote their value to the community and local sense of place. An extensive archive of historic material has been assembled, much of which is displayed at the Liphook Heritage Centre.

7.8. The Heritage Society is keen to ensure that local heritage - both built and natural - is carefully considered and preserved. As part of the BNLP process, they have provided the following feedback:

- protect and celebrate heritage assets e.g. Flora Thompson's home
- new developments should not adversely impact the local listings and conservation areas;
- tree-belts and woodland should be retained as natural boundaries;
- frontages to properties should be well designed and in-keeping with the prevailing character of the area in which they are situated;
- developments should avoid visual intrusion into open countryside;
- proposals should be creative with open space;
- proposals should incorporate local character features in their design, for instance using existing quality designs as an inspiration for new architecture.

7.9. These considerations have been incorporated within the Bramshott and Liphook Design Guide, which underpins Policy BL3 (Character and design of development) and are also addressed through the BLNDP policies.

Non-designated heritage assets

7.10. The National Planning Practice Guidance supports the identification of non-designated heritage assets through the neighbourhood development planning process (Paragraph 018-039). These are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets.

7.11. Such assets can be recorded by the Local Authority within their Local List. At the moment, EHDC has yet to develop a Local List. The Steering Group therefore invited local people to nominate buildings and assets they considered to be important locally from a heritage angle. The Heritage Society, in partnership with the Steering Group, drew on the advice contained in Historic England's Advice Note 7: Local Heritage Listing: Identifying and Conserving Local Heritage to review the nominations and decide which had merit to be designated as a non-designated heritage asset. The following 16 assets, shown on Figure 22, have been identified and photographs and descriptions are provided in Appendix D:

1. Old Toll House, London Road
2. 74 Headley Road (Brambles)
3. The Passfield Oak
4. Conform Village Hall
5. Priors, Ludshott Common
6. Summerden, Waggoner's Wells
7. Clerks, Rectory Lane
8. Prince of Wales Public House, Hammer Lane
9. Deer's Hut Pub
10. Old Mill House, Tunbridge Lane, Bramshott
11. Coopers Bridge, Bramshott
12. Bramshott Court (Fir Grove)
13. Queen Street Cottages, Haslemere Road
14. 14 Tower Close
15. Jubilee Terrace, Headley Road
16. Post Office Depot

7.12. In parallel with this policy, it is proposed that the non-designated assets are considered by EHDC for inclusion on their list of local heritage assets once it is developed. However, the inclusion of any building or structure on such a register is not necessary for the application of this policy.

7.13. Furthermore, there are numerous recorded areas of archaeological importance in the Parish and there may be further as yet undiscovered assets. Major development proposals and those outside the settlement policy boundary should prepare a Heritage Statement.

Local Heritage at Risk

7.14. Historic England produces an annual Register of Heritage at Risk. Outside of London it does not include Grade II listings, apart from churches. Whilst no assets within the Parish have been identified at this time, opportunities to restore assets should be taken when they arise, in partnership with the owner, Historic England, EHCD, the Parish Council and the Heritage Society.

7.15. All owners are encouraged to follow the guidance contained in A Stitch in Time, which sets out guidance on maintenance. Where repair works are needed to a heritage asset, EHDC can provide a modest historic grant budget towards the repair (not general maintenance) of listed buildings and other buildings or features of historic interest.

Conservation Areas

7.16. The public consultation revealed support for the identification of new conservation areas, for instance Gunns Farm and the Berg Estate. The designation of such areas is the responsibility of the district council and cannot be achieved through the BLNDP. This is therefore included for further investigation as a non-policy action in section 12 of this BLNDP.

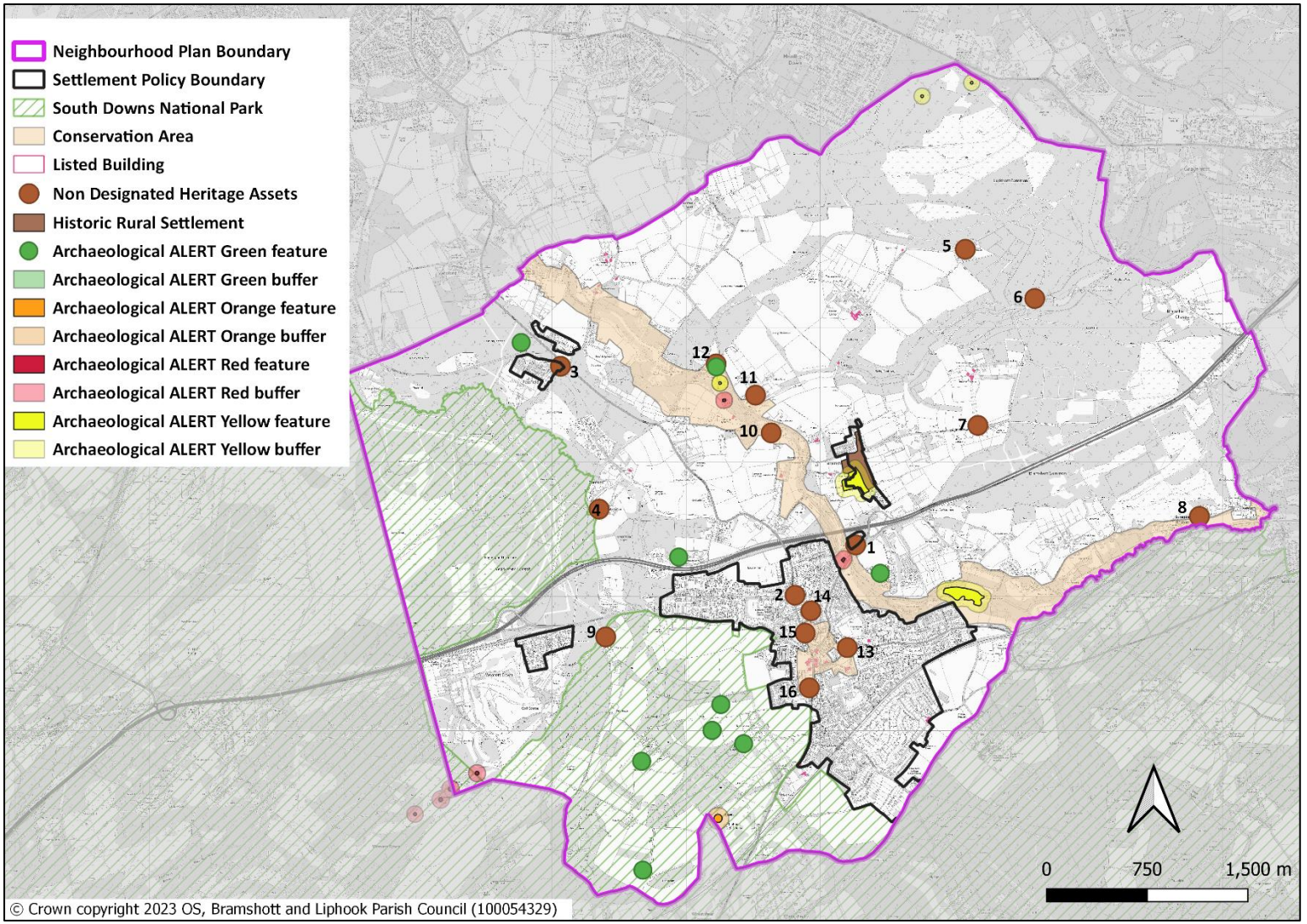


Figure 22: Map showing the Conservation Areas, archaeological features, designated and non-designated heritage assets (1 to 16) in the Parish

POLICY BL13: CONSERVING THE HERITAGE OF THE PARISH

Designated and non-designated heritage assets

A. The following buildings and structures as shown on Figure 22 and detailed in Appendix D are designated as non-designated heritage assets:

1. **Old Toll House, London Road**
2. **74 Headly Road (Brambles)**
3. **Passfield Oak**
4. **Conform Village Hall**
5. **Priors, Ludshott Common**
6. **Summerden, Waggoner's Wells**
7. **Clerks, Rectory Lane**
8. **Prince of Wales Public House, Hammer Lane**
9. **Deer's Hut Pub**
10. **Old Mill House, Tunbridge Lane, Bramshott**
11. **Coopers Bridge, Bramshott**
12. **Bramshott Court (Fir Grove)**
13. **Queen Street Cottages, Haslemere Road**
14. **14 Tower Close**
15. **Jubilee Terrace, Headley Road**
16. **Post Office Depot**

B. 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 particular regard given to the prevailing styles of design and use of materials in a local area. Proposals are expected to be accompanied by a Heritage Statement.

C. Development proposals should demonstrate that they have taken into account the potential impact on above and below ground archaeological deposits to ensure that evidence which could contribute to the understanding of human activity and past environments is not lost. Where a scheme has a potential impact on archaeological remains (below or above ground) a Heritage Statement or similar should be prepared in support of planning applications.

Conservation Areas

D. Particular care should be taken in the Liphook Conservation Area and the River Wey Conservation Area to ensure that alterations and new developments contribute to the enhancement of the historic environment. Development within the Conservation Areas and there setting must:

i. **be guided by the relevant Conservation Area Management Plan/ Guidance; and**
ii. **be designed to a high quality and preserve and enhance the character of the Conservation Area and its setting; and**
iii. **retain those buildings and other features, including trees and hedges, which make a significant contribution to the character of the Conservation Area; and**

iv. protect open spaces and vistas important to the character and setting of the Conservation Area; and

v. where appropriate, make provision for the enhancement measures.

Heritage at risk

E. A proactive stance will be taken to any heritage assets that may be at risk. This will include working with property owners to find a use that will enable them to be put back into optimum viable use.

Conformity Reference: NP objectives: 4; Saved Local Plan policies: C6, C14, HE4 to HE14; EHDC Local Plan Part 1: CP30; EHDC Local Plan Part 2: LP1; SDNPA Local Plan: SD14 to SD16; NPPF: 189 to 208

Policy BL14: Sunken Lanes

Purpose

7.17. This policy seeks to identify and protect the network of historic sunken lanes within the parish, which provide a valuable movement network through the parish, particularly for horse riders.

Justification

7.18. East Hampshire has a large number of Britain's sunken lanes. They form an important feature in the landscape, are invaluable as wildlife habitats, and are historically noteworthy. The lanes and their associated linear woods are of ancient origin with tracks between settlements being gradually worn down into the soft chalk and greensand. Ancient woodland associated with sunken lanes is of great value for flora and fauna. The depth, varied aspects and varying degrees of shade of the sunken lanes provide unique micro-climates. The mix of soils, bare rock, roots, stumps and water seepage from the land above provide exceptional habitats for flowering plants, ferns, mosses and lichens. The lanes are rich in insects, molluscs, small mammals and birds.

7.19. The network of sunken lanes is shown in Figure 23, and sections of road around Bramshott village.

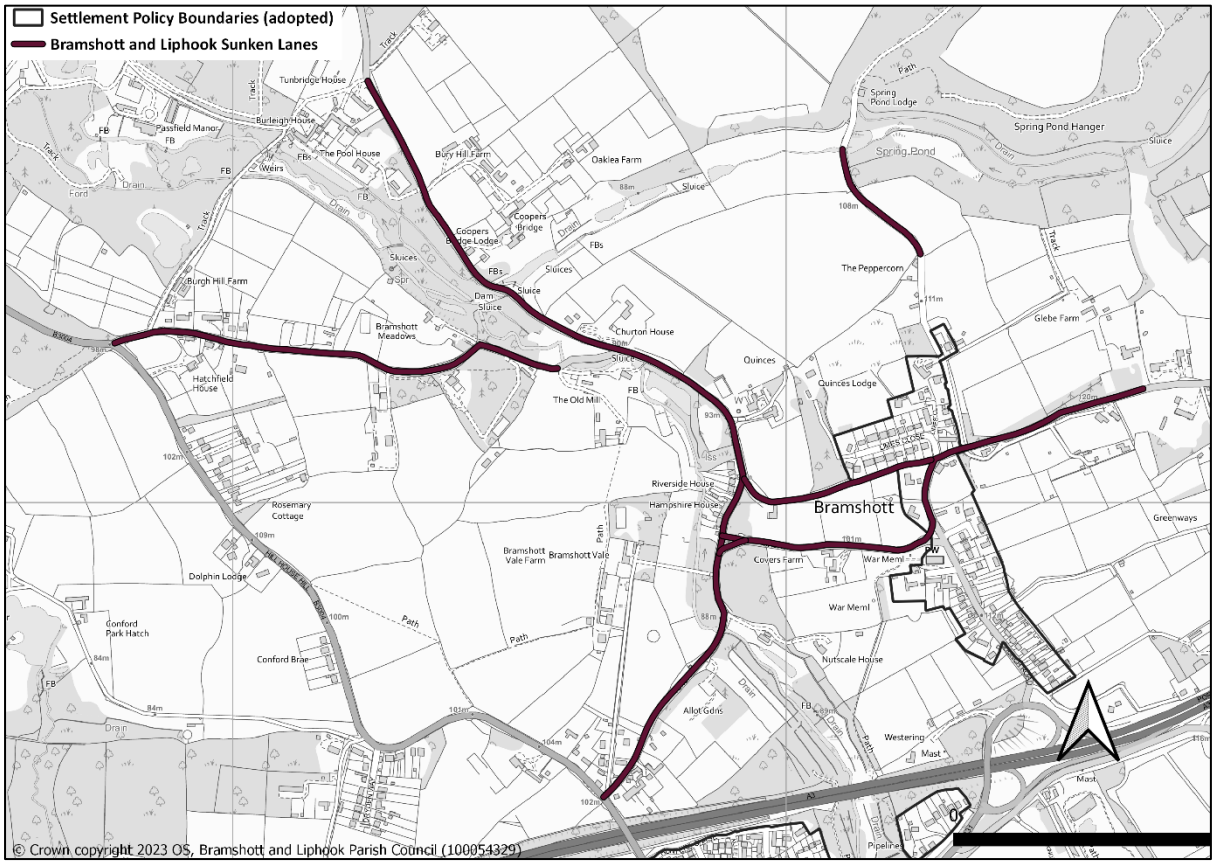


Figure 23: Sunken lanes

7.20. The nature of 'sunken lanes' is that they are roads or tracks that are significantly lower than the land on either side and that have not been formed by the recent engineering of a road cutting but are of a much greater age. Such features have been formed in a variety of ways over the years, including erosion by water and traffic, digging embankments to assist with the herding of livestock and/or to mark natural boundaries. These are the historic natural routes through the parish and, as such, are part of the heritage and landscape of the parish to be protected.

7.21. The sunken lanes within the neighbourhood area are particularly important for their mosses, ferns and lichens. There has, however, been a general decline in their ecological value due to neglect, poor management, and changes in land and road use. Increasing volumes of traffic, and the size of vehicles on rural roads can have a particularly damaging effect. There are a number of other important features which could be investigated as valuable wildlife corridors including rivers and railway embankments.

7.22. It is important to retain the integrity of the banks of the remaining sunken lanes, which necessitates preventing the creation of additional property accesses off them. This does not necessarily preclude development along them; simply that any new development must make use of existing accesses.

7.23. Whilst the parish is well serviced by footpaths, the number of bridleways in the parish is limited, resulting in horse riders sharing the roads with vehicles. The roads that are used by horse riders are, in the main, those that are also sunken lanes. It is for this reason consideration is being given to establishing them as 'Quiet Lanes', as an associated action within Section 11.

7.24. The policy supports the objectives of the SDNPA and the WHDC Local Plan, both of which seeks to conserve and enhance the intricate network of sunken and other country lanes through the sympathetic management of banks and verges. The policy identifies those specifically located in the Parish.

7.25. In parallel with the policy, the Parish Council will work with EHDC, the SDNPA an HCC to explore options to reduce the speed limits on the sunken lanes.

Policy BL14: SUNKEN LANES

A. Development proposals should respect the character and appearance of sunken lanes within the neighbourhood area, as shown on Figure 23. Development proposals which would detrimentally affect the character of a sunken lane or create a new access onto such a lane will not be supported. In particular, the following will need to be incorporated:

i. the level of the road or track should not be raised;
ii. the height of the embankments should not be reduced;
iii. the existing width should be retained, with no widening; and
iv. minimal or, ideally, no road markings.

Conformity Reference: NP objectives: 4; Saved Local Plan policies: HE19; EHDC Local Plan Part 1: CP20; EHDC Local Plan Part 2: LP1; SDNPA Local Plan: SD4; NPPF: 126 to 130

Policy BL15: Enhancing Liphook's shop frontages and designs

Purpose

7.26. This policy seeks to ensure that shop fronts and signage are in keeping with and contribute positively to the character of Liphook village. This is important given that the village centre is located within the heart of the Conservation Area and individual properties are often listed buildings. The policy is underpinned by the Bramshott and Liphook Design Guide.

Justification

7.27. To enhance the aesthetic appeal of Liphook centre, ensure consistency in design, respect established frontages, ensure shop fronts and associated signage are sensitive to Conservation Area status.

7.28. Shopfronts are prevalent along The Square, London Road and Station Road, where commercial units were historically established to take advantage of passing footfall. There are a number of different styles but common historical features include large windows over a stallriser (lower section of wall) and recessed entrances.



Shop fronts in the centre of Liphook

7.29. If the historic nature and character of the town is to be preserved, the following guidelines should be followed:

- Shop frontages should contribute to the local character in terms of materials and retention of architectural features;
- banners on glazing should not be permitted – this would comprise an enforcement issue;
- window displays should seek to utilise the depth of the bay, with illumination that contributes to the character of the street scene. Use of lighting that is less than 3000 kelvins provides a warm light with less impact on nocturnal creatures.

- Advertising, including on-street, should be limited.
- If shop units are permitted for change of use, the window bays must preserve visual connection to the street for passive surveillance and to maintain character of the street.
- Accessibility, particularly to shops housed within historic units, can be problematic for some users. Access should be improved where possible (retrofit).

7.30. An associated action of this Plan will be to work in partnership with EHDC to ensure that signage guidance is adequately enforced.

POLICY BL15: ENHANCING LIPHOOK'S SHOP FRONTAGES AND DESIGNS

A. **Proposals for new or replacement shop fronts in Liphook should be designed in accordance with Policies HE15, HE17 and CP29 of the East Hampshire District Plan, and the guidance contained in the Liphook Character Appraisal and the Bramshott and Liphook Design Guide.**

B. In addition to the guidance, support will be given in particular to the following design guidelines, which are considered to demonstrably retain or enhance character:

i. the protection of original architectural detail and, where appropriate, its restoration where corporate image is important to the retailer, consideration of how this will contribute to local character rather than detract from it
ii. the use of high quality signage from sustainable materials, such as timber, with the use of plastic or aluminium signage being strongly resisted the avoidance of illuminated / neon-type displays which fill the shops window and which have an overbearing effect on the townscape. Where illumination is required, it should utilise lighting that is less than 3000 kelvins provides a warm light with less impact on nocturnal creatures.
iii. choice of colour that blends well with the surroundings
iv. advertising boards, including on-street, should be limited.
v. If shop units are permitted for change of use, the window bays must preserve visual connection to the street for passive surveillance and to maintain character of the street.

Conformity Reference: NP objectives: 4; Saved Local Plan policies: HE2 – HE13; HE15, HE16 EHDC Local Plan Part 1: CP29; EHDC Local Plan Part 2: LP1 ; SDNPA Local Plan: n/a; NPPF: 126 to 130

8. CONNECTED AND SUPPORTED COMMUNITIES

Policy BL16: Allotments and community growing spaces

Purpose

8.1. The policy seeks to safeguard the existing allotment space within the Parish. It also supports the provision of new allotment space. Such spaces are not only important community facilities, allowing for self sufficiency, but also contribute positively to mental and physical health and well being. In addition, they form an important habitat for wildlife and part of the green infrastructure network connecting green (and blue spaces) across the Parish.

Justification

8.2. Many people wish to grow their own food and allotments provide space to do this. They bring other benefits too including bringing together people of different cultural backgrounds, improving physical and mental health, providing a source of recreation and wider contributions to green and open space. Liphook in Bloom has achieved a great deal in supporting planting initiatives over the last 25 years and this is recognised and celebrated locally.

8.3. The Parish Council provides allotments located off Tunbridge Lane, Bramshott. There is also an allotment in Gunns Farm. There can sometimes be a waiting list for them and this has led to most plots now being half or quarter size which is more manageable and facilitates more availability. The original allotment site was 2.75 acres in size and was acquired from the Allee Trust for £1 in 1991. A further 6.75 acres was bought from the Allee Trust in 1996. Part of the site was unused and 3.25 acres was sold to a neighbouring householder in 1997.

8.4. Any additional allotments provided in the Parish, to support any new major housing development, would need to be on productive ground to fulfil their purpose, so shaded and badly drained land would be inappropriate.

8.5. It should be noted that existing allotments are designated as Local Green Spaces in Policy BL5.

POLICY BL16: ALLOTMENTS AND COMMUNITY GROWING SPACES

A. Proposals that would result in the loss of all or part of existing allotment spaces will not be supported.

B. Development proposals that incorporate new community growing spaces of a size appropriate to the development and with access to features such as good drainage, light exposure and water/electric options , will be supported, in particular where these can be used to create attractive green screening, for example, car parking areas, roads, and commercial servicing areas.

Conformity Reference: NP objectives: 5; Saved Local Plan policies: n/a; EHDC Local Plan Part 1: CP18; EHDC Local Plan Part 2: LP1 ; SDNPA Local Plan: SD43, SD45; NPPF: 92, 93

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

Purpose

8.6. With the levels of growth expected over the period of the BLNDP, for instance that may come forward through the Local Plan strategic site allocation process, it is particularly important that development is supported by appropriate provision of community facilities. This policy seeks to ensure that those living in and moving to the Parish are adequately served with a range of good quality community, cultural, sporting and recreational facilities and that there are opportunities for residents to shape this.

Justification

8.7. Priorities set out in the East Hampshire Open Space, Sport and Recreation Needs and Opportunities Assessment 2018 to 2028, combined with the local engagement undertaken for the BLNDP– both with residents and facility operators – has revealed the following needs and aspirations. Major development proposals should engage at an early opportunity with residents in order to shape their provision and should be guided by the findings in Table 8.1.

Type of provision	Current provision and commentary on future provision
Football	The Liphook United Football Club (LUFC)club is currently located on Liphook Recreation Ground. The clubhouse has 2x changing rooms, 2x toilets, 2x shower rooms, 1x referee changing room and a bar. Due to planning restrictions and lack of finances, LUFC has not been able to update and upgrade the clubhouse, therefore limiting their options. The recreation ground is approximately 8 acres, the perfect size for the club's requirements. Games are played dependent on the weather and cancellations are a common occurrence. Winter training requires floodlit pitches but the only available location is Bohunt School which has an all-weather surface, yet this costs LUFC over £1,000 per month. LUFC is unable to accommodate any more teams due to limited facilities and funds, when they would like to expand to fit in with development and the increased local population. They require a minimum 6-acre site, a floodlit all-weather pitch, and clubhouse large enough to host events. **Need: Expanded facilities including provision of a new club house, with associated storage space, floodlit pitches, all-weather surface upgrade; remove closed pavilions and assess feasibility of mini-soccer on grass tennis courts (if no longer in use by tennis club), pitch quality improvements and pavilion extension. At Bohunt School replace AGP floodlights (planning condition); negotiate more access to grass pitches for youth football.**
Golf	Liphook Golf Club wish to be part of the community. No immediate plans for expansion or upgrade. **Need: none at present.**
Bowls	The green in Liphook Recreation Ground is very popular. **Need:** To support the Liphook club to continue to improve the quality of the existing bowling green.

Type of provision	Current provision and commentary on future provision
Multi-Sports	Many local sports clubs use the facilities at Bohunt School. However, the community lacks adequate leisure facilities and many would like a public swimming pool. Tri-high members love playing three sports but would like their own place to go which does not require booking. Liphook Infant and Junior School and Highfield School allow the club use of their facilities, and without this there would be no Tri-High. However, the club is still very limited with what they can offer due to available facility slots and the ever-increasing membership. Like many other clubs, schools and individuals, it would make a huge difference if they all had a public leisure centre to use with a swimming pool. The East Hants states that in the north east sub area of the district, there is likely to be the loss of the courts at the Roller Rink to development of the Garrison site. There is an opportunity to compensate for this loss by upgrading and proactively promoting the Bohunt School courts in Liphook with a view to re-establishing a squash club in the North East area as the population increases. **Need: Consider how development could enable, in partnership with Bohunt School, the provision of a wider range of community sports and recreation within their facilities e.g. existing dance studio, gym, sports hall, squash court, outdoor pitches etc.**
Church space	St Mary's Church members like the sense of community and neighbourliness within Liphook; its good accessibility by car and train; good social mix of people; and proximity to accessible countryside. The PCC like that the church is integrated into the community; the support given to maintaining the Grade II* listed building and grounds; and that the church is seen as the village church even though it is geographically remote. Members would like the village to see the church centre as a place of worship as well as a community hall and help maintain the building, and consider supporting the setting up of an additional food bank to serve the village. The church feel that the `dispersed nature of retail and service outlets does little for the sense of community and there is an "empty village" feel outside of rush hour. There is a need to integrate people from new developments to provide a sense of community as well as church information. The church would like to meet social needs, e.g. drop-ins, parenting and marriage courses with a Christian ethos and values. **No immediate need for the Church itself, but access to the building to be improved and its role within the heart of the community**
Library	Liphook Library is well-regarded by the local community and there is a desire to expand its services and widen its appeal through longer opening hours. An exploration of innovative new management models, such as Community Interest Companies, Community Land Trusts, may be needed to achieve this.

Type of provision	Current provision and commentary on future provision
	No immediate planning need.
Community Events	Liphook Carnival is a highlight of the year and links between the organisers and the neighbourhood development plan group should be established to better understand how the plan can support the successful continuation of the event. **No immediate planning need, although provision of additional public space within The Square could enable more community events within Liphook Village.**
Provision for younger children (under 5s and under 12s)	There are a number of playgrounds in the Parish. A key facility is Radford Park for which the Parish Council has developed a Strategic Management Plan for Radford Park, which is managed for a natural state. It provides a haven for wildlife comprising water meadows, woodland and open grassland and is crossed by the River Wey. There is a natural play area for children within the amenity area. Local engagement has revealed a desire for a soft play centre, perhaps with a cafe. There are unused industrial units around Liphook that could be utilised, should an interested party come forward to open one. **Need: Additional provision for under fives, for instance a soft play area, more playgrounds including provision of accessible equipment.**
Provision for teenagers	There is little interest in the skate park in the little Rec and is scheduled for demolition as it is no longer fit for purpose. Preference has been expressed locally for a BMX / bike track to be created. The Little Rec was gifted to the Parish in trust for the use of families and young children so a replacement or a BMX/cycle track would not comply with the terms of the Trust. Such a facility might be better developed therefore as part of a new strategic development. **Need: BMX/ bike track; improvements to the skate park, which could potentially include finding a new location.**
Provision for older people	Liphook Day Centre was opened in 1982 at the Peak Centre Midhurst Road to help the elderly residents of Liphook to have a place to spend a day and share time with others and have a freshly cooked meal. The Day Centre is open Tuesday Wednesday & Thursdays from 9:30am to 3:15pm. Clients are collected from their homes and returned again at the end of the day. During their time at the Day Centre they take part in quizzes, bingo, art and crafts, flower arranging and enjoy the company of others. They are taken on trips out during the year and have special birthday cakes made by the cooks on birthdays to help celebrate. **Need: Additional investment in the Day Centre and other such facilities to combat isolation; bowling.**
Indoor / outdoor exercise classes	Various individuals and groups use the Rec and the Millennium Green for outside exercise, with classes run by a local resident. Activities are also hosted at the Methodist Church, Church Centre and Millennium Centre.

Type of provision	Current provision and commentary on future provision
	No immediate need but could explore desire for outdoor gym equipment.

Table 8.1: Community facilities required in Bramshott and Liphook Parish

POLICY BL17: ENHANCING COMMUNITY, CULTURAL, SPORT AND RECREATION FACILITIES

A. Proposals for new sports and recreational, facilities, or the improvement of existing facilities will be supported. Major development proposals should seek to engage with residents at the earliest opportunity to shape provision and be guided by the requirements as set out in Table 8.1. Proposals should:

i. where relevant, contribute to the South Downs National Park and its setting; and
ii. not have significant harmful impacts on the amenities of surrounding residents and the local environment; and
iii. not have significant adverse impacts upon the local road network; and
iv. not have harmful impacts on the heritage aspects, including the setting, of the facility; and
v. where relevant, the facility is fit for purpose and designed in accordance with Sport England's design guidance notes.

B. Where new pitches and sports facilities are proposed, this should be based on a robust evidence base of supply and demand, rather than on space standards, in accordance with para 99 of the NPPF.

Conformity Reference: NP objectives: 5; Saved Local Plan policies: HC2, HC3, CF1, LC1, UI4, R1, R4; EHDC Local Plan Part 1: CP18; EHDC Local Plan Part 2: LP1 ; SDNPA Local Plan: SD3; NPPF: 92, 93

Policy BL18: Providing adequate health and education services

Purpose

8.8. Building a confident and socially connected community is an important part of health and wellbeing for the parish's residents, especially for those who are less mobile and need more support in accessing resources. In addition, retaining educational facilities, and supporting and growing these as necessary, will help to attract families to the area.

Justification

Health services

8.9. The big issues for the NHS are mirrored in the local health economy. The NHS model means care will become centralised and hubs are in place where patients are dealt with by nurses, paramedics, and pharmacists. Patients may have to travel further for initial consultations but can access specialist clinical care in some cases closer to home. There is also a greater emphasis on self-care and electronic consultation methods.

8.10. GP surgeries currently serve the local population of Liphook and Liss include:

- Swan Surgery (based over two sites – often referred to as Liphook Village Surgery and Liphook and Liss Surgery) is considered too small for its patient population, leading to questions of its suitability for the future. Planning permission was granted for a new medical centre in 2011, at the Bohunt site. This land is to be given free of charge within the SNDP, however, the current lack of funding means it is unlikely this development will take place. There is no investment being made based on local need and prioritisation, yet the population of Liphook continues to grow.

8.11. The Peak Centre Trust is a charity that runs the Day Centre. This is open to elderly residents (including those with mild dementia) and provides activities, social interaction, a midday meal and refreshments.

8.12. State-funded facilities are shown on Figure 24.

8.13. In the context of the likelihood that the local population will grow and accepting that health provision falls outside the remit of the BLNDP, proposals that maintain or enhance existing health facilities and encourage regular liaison between local health services and the Parish Council to improve provision will be supported.

Education provision

8.14. Bramshott & Liphook parish currently has good education provision for children from aged 4 to 18.

8.15. Nursery provision: Nursery schools report that they have been regularly oversubscribed for at least the last six years, with children being turned away. It is important that children have stability in their lives and the transition between schools is crucial to their education and settling in process. If children must attend a nursery several miles away, they may not make the friendships that help this transition process, and these nurseries will not have a relationship with local schools. Educating children from Liphook in Liphook is essential for the well-being of the children. In the context of a growing population, and the desire to attract

families to the parish, there is a need to safeguard existing spaces and provide for more, otherwise families with children from the local area will have to travel outside the village to find nursery places.

8.16. Liphook Infant and Junior schools: both have outstanding reputations and parents strive to live in the catchment area for these schools.

8.17. Bohunt School: is a mixed academy providing schooling for 11- to 18-year-olds. It is an outstanding school and a draw for many people to move to the parish.

8.18. There is also private school provision in the parish at Highfield and Brookham School, located just outside the neighbourhood area, and Churchers Prep and Pre-School.

8.19. All schools (private and state-funded) are shown on Figure 24. Highfield and Brookham schools are located just outside the BLNDP boundary but have an impact on the Parish as employers and users of the local facilities and services, including highways.

8.20. The local engagement revealed concern that school provision needs to meet demand as the population in the parish continues to grow. Whilst planning for education is the responsibility of the Education Authority (HCC), the BLNDP seeks to ensure that existing space is safeguarded and opportunities for expansion as required are available.

POLICY BL8: ADEQUATE HEALTH AND EDUCATION PROVISION

A. Proposals which provide, enhance and facilitate the continued delivery of health facilities (Use class E(e)) and educational facilities (Use classes E(f) and F1(a)) on the sites shown on Figure 24 will be supported.

B. Proposals for the expansion, including relocation of these services and facilities locally if the statutory authorities responsible for their provision determine that this is required in accordance with their legal duties, will be supported subject to the following criteria:

i. the proposal would not have significant harmful impacts on the amenities of surrounding residents and the local environment; and

ii. the proposal would not have unacceptable impacts on the local road network; and

iii. the proposal is located within the development boundaries as defined in Policy BL1.

Conformity Reference: NP objectives: 5; Saved Local Plan policies: n/a; EHDC Local Plan Part 1: CP18; EHDC Local Plan Part 2: LP1; SDNPA Local Plan: SD43, SD45; NPPF: 92, 93, 95

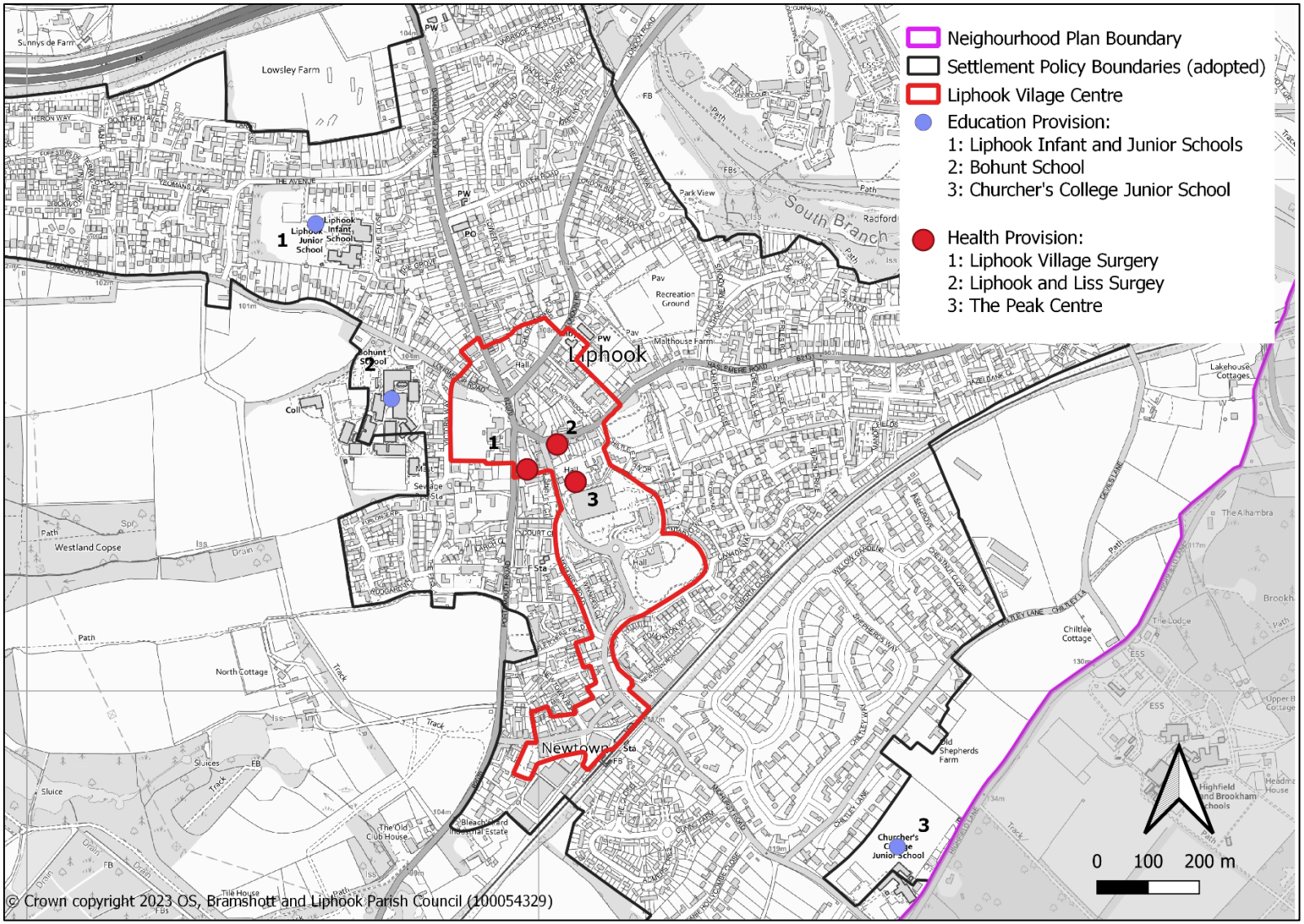


Figure 24: Health and education provision

9. ENHANCED AND CIRCULAR LOCAL ECONOMY

Policy BL19: Enhance opportunities for local employment

Purpose

9.1. The policy seeks to safeguard existing employment space in the parish, while also supporting additional provision. This will help to reduce reliance on out-commuting, which will have knock-on benefits for other themes of the BLNDP, notably reducing traffic congestion.

Justification

9.2. Feedback from the community has revealed three main areas where local employment opportunities can be supported:

9.3. To ensure supply of employment land meets demand: In a largely rural parish such as Bramshott and Liphook, it is important that the business base of is protected. This will help to ensure that employment opportunities in the parish itself are maximised, reducing reliance on out-commuting, and attracting working age people to the area. This can be achieved by safeguarding existing employment sites, as shown in Figures 25 and 26, and allowing a change of use away from employment uses only in specific circumstances.

9.4. Additionally, by supporting proposals – in appropriate locations – that offer affordable rental space for start-ups and entrepreneurs. Is there a specific site identified? Station Road has been identified as an area that has the potential to offer flexible work hubs, as there are many large buildings capable of conversion.

9.5. To encourage home-working and small business creation: Ways of working are continually evolving and homeworking is becoming a more accepted and attractive option for many, catalysed by the Covid-19 pandemic. There is an opportunity to promote opportunities for this, for instance by providing work space (including shared workspace) within residential development. This will help to reduce the need to commute, in turn improving mental health and easing traffic congestion. The village has just been fitted with a fibre network supporting home working with robust digital infrastructure, this will further increase home working in the neighbourhood. Temporary ("pop-up") shops are also supported, which can provide a service to the growing number of home-workers.

9.6. To encourage stronger links between education and local workplace links: Feedback from the local community has emphasised a desire to establish stronger links between local students and local employers. Examples of where connections might be helpful including supporting local employers as mentors, implementing placement schemes with schools and matching students with entrepreneurs. This could help to encourage local students to consider locating longer-term in the parish, which could help to provide wider local employment opportunities. These aspirations sit outside the scope of planning policy and are therefore included in Section 11 as a non-policy action.

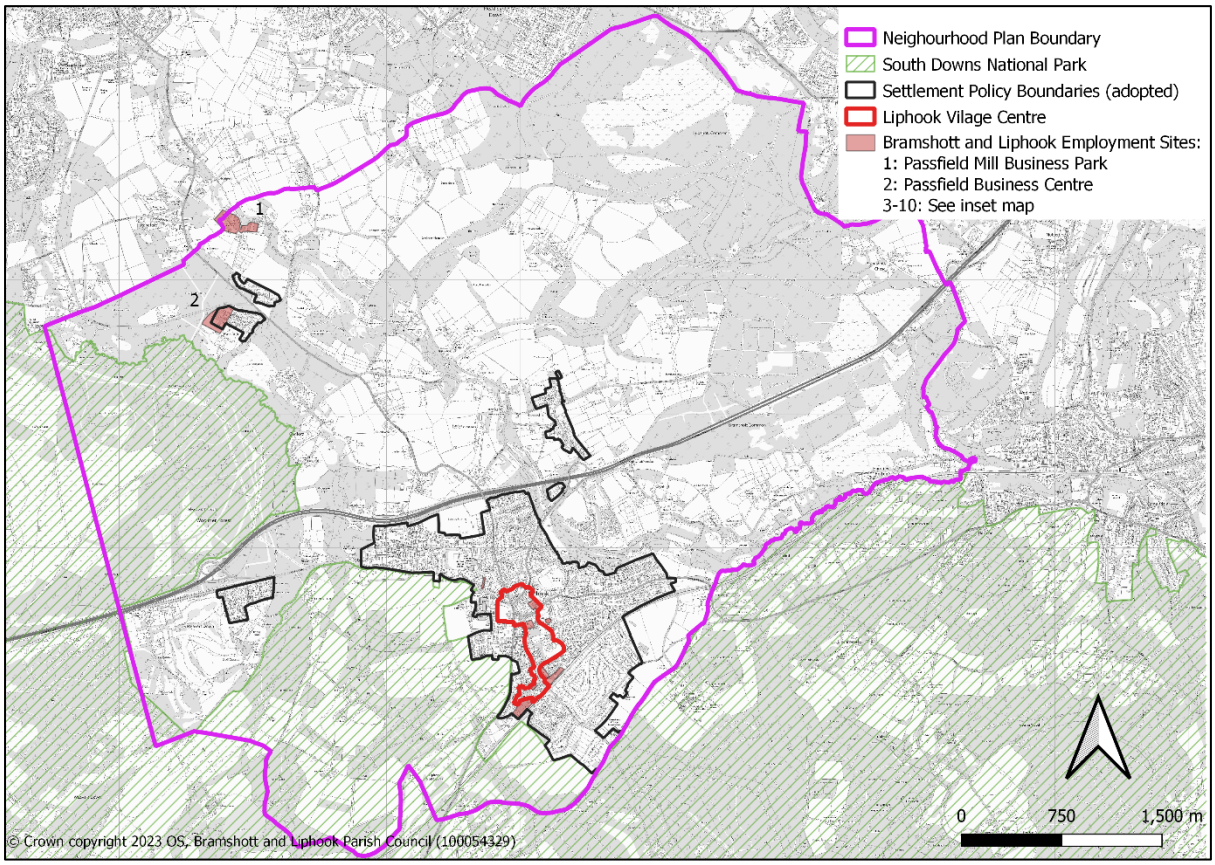


Figure 25: Employment Areas as identified in the Local Plan – Parish-wide

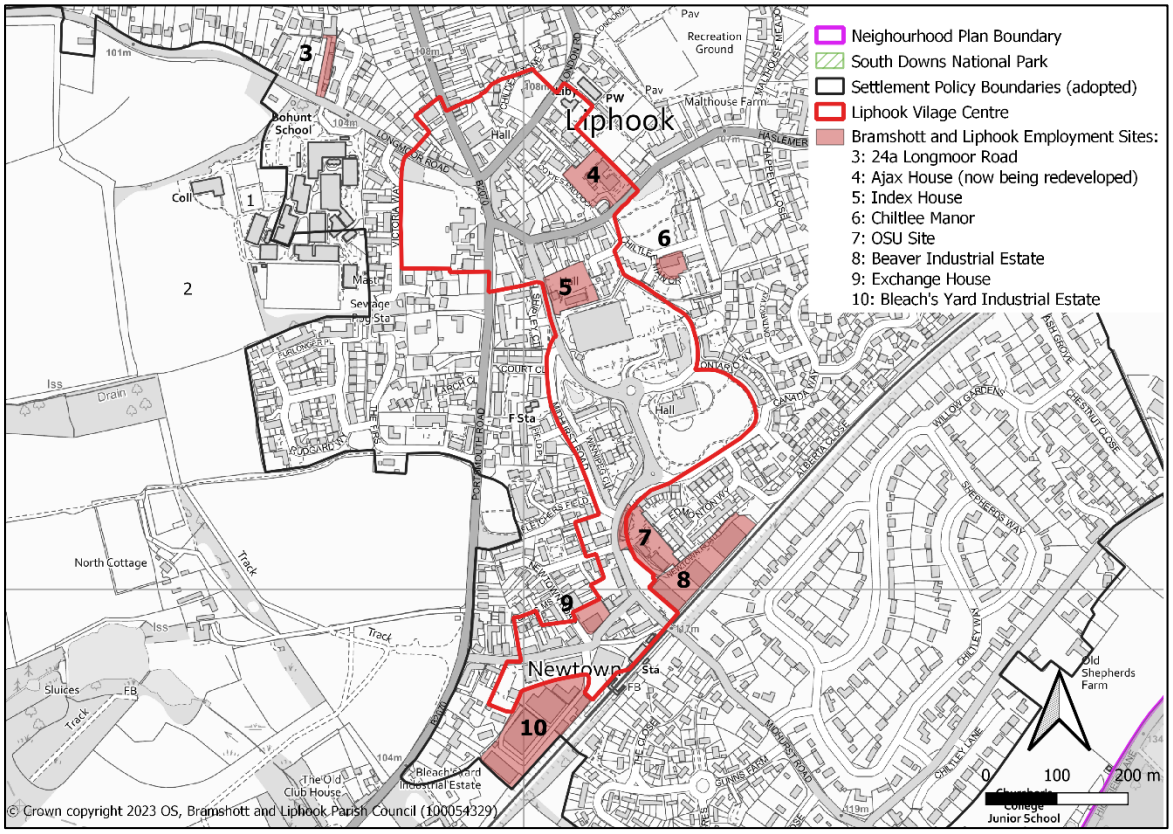


Figure 26: Employment Areas – Liphook

POLICY BL19: ENHANCE OPPORTUNITIES FOR LOCAL EMPLOYMENT

Protecting existing employment

A. Where relevant, proposals for a change of use of an existing Employment Site (as shown on Figures 25 and 26) and/or commercial premises (Use Classes E and F) to an activity that does not provide employment opportunities will not be supported unless it can be demonstrated that the commercial premises or land:

i. has not been in active use for at least 12 months; and
ii. has no potential for either reoccupation or redevelopment for employment generating uses as demonstrated through the results of:

a) marketing campaign lasting for a continuous period of at least six months and a supplemental report evidencing the marketing undertaken and the market response; and
b) a detailed valuation report assessing the viability of the land and buildings for employment use.

Special consideration may also be given where it proposed to develop affordable homes, in particular where this can be achieved as part of a mixed (commercial/ residential) development.

Supporting new employment

B. 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, provided that:

i there is no adverse impact on the character and nature of the surrounding area from visual or operational impacts or on nearby occupiers of existing premises or residential properties; and
ii it is accessible in accordance with the Local Transport Plan hierarchy of movement - by foot, cycle and public transport - and catering for all users.

Conformity Reference: NP objectives: 6; Saved Local Plan policies: IB1-4; HE15, HE16 EHDC Local Plan Part 1: CP3, CP4; EHDC Local Plan Part 2: LP1 ; SDNPA Local Plan: n/a; NPPF: 81

Policy BL20: Enhancing the role and setting of Liphook village centre

Purpose

9.7. The policy seeks to support uses that will enable an economically vibrant, mixed-use centre in Liphook, attracting additional footfall to the village centre, enhancing the historic village square, which could house a flexible space/covered market, and improving the look and feel of the public realm.

Justification

9.8. Liphook village occupies an enviable location within East Hampshire. It is a historic and attractive village located along the Wey Valley and on the edge of the South Downs National Park providing access to a beautiful and vast landscape resource. It is also very well connected and has grown over time to take advantage of access to the strategic transport corridors of the A3 and railway station on the Portsmouth Direct Line. Liphook has retained its rural charm, with thriving community and is a desirable place to live.

9.9. Feedback from the engagement activities has demonstrated support for the following priorities within Liphook village (which incorporates The Square and surrounding commercial areas):

9.10. Support uses that will enable an economically vibrant, mixed-use village centre: The purposes would be to protect the diverse architectural, historical and environmental qualities of the two designated retail areas in Liphook and promote a mix of uses that will draw footfall and reinforce the village centre as the heart of community. This will be beneficial to both local people and visitors alike. Priorities include:

- Providing new and improved signage for pedestrians within and between the two retail areas along Portsmouth Road and Midhurst Road and combined area of Station Road and Bleaches Yard.
- Retaining the distinctive village centre character by ensuring that proposals for development or alteration to retail units in the Square conserve or enhance the historic character of the Square.
- Supporting opportunities for new or replacement tree planting in the street scene is encouraged.
- Supporting residential uses at first floor level and above (where this is accessible and adaptable to changing needs) provided there is no adverse impact on the highway system and there is no impact on the setting of the South Downs National Park.

9.11. Improve the look and feel of the public realm: The public realm in and around the village centre needs to be pedestrian-friendly, safe, accessible and attractive. Priorities include:

- Reducing the negative effects of car movements in the centre, in partnership with HCC and EHDC. This could incorporate traffic calming measures and to investigate feasibility for a “shared space” scheme to better prioritise space between cars and people.
- Provision of additional outdoor seating.

- Installing public art that reinforces the link between the South Downs National Park and the parish, particularly in the Station Road area as the gateway by rail into the parish.
- Providing additional planting and trees, which will improve the aesthetic appeal of the village centre. Trees are also beneficial in terms of providing shade and helping to mitigate climate change. They should be selected to reflect native species, colour etc. (see the UTAQ chart).
- Reducing superfluous clutter in terms of bollards, bins etc. Where these are required, there needs to be a consistency in design to reflect the local character.
- Identifying an outdoor space that can be used for gatherings, local activities, open air/ covered market. This will assist in promoting local produce.
- Integrating the area in front of the Royal Anchor with the street scene.

9.12. Wayfinding audit: In order to encourage a pedestrian-first approach to the village centre and assist visitors arriving, for instance, at the railway station, an audit of signage would be beneficial. Priorities would include:

- Removing superfluous and redundant signs. Where required, signs could be relocated onto buildings.
- Restrict signs to those which convey essential information. Reducing signs to a minimum size and number.
- Promoting accessibility, for instance by applying the guidance contained in the RTPI's guidance aimed at planning neighbourhoods for those living with dementia as well as measures to assist other disabilities.
- Ensure that signage is designed to be accessible and that it reinforced local character. Further guidance is available from Historic England's booklet Web link is Streets for All: South East



Signage in the village centre needs consolidating

9.13. It is noted that permitted development rights allow numerous changes without the need for planning permission – for example class E can go to residential (C3). Likewise temporary uses may not need planning permission. Therefore this policy only applies where the scale of activity is such that there is a need for planning permission.

POLICY BL20: PROVIDE A DIVERSE MIX OF SHOPS IN THE RETAIL CORE OF LIPHOOK

A. To secure the ongoing vitality of Liphook village centre (including Newtown and Station Road), proposals which protect, enhance and promote a diverse range of village centre uses – including retail, leisure, commercial, office, tourism, cultural and community - will be supported, subject to the other policies in this Neighbourhood Development Plan.

Upper floor residential

B. Proposals that offer opportunities for housing on otherwise underused upper floors will be supported, in particular, and both where separate access can be achieved and where these are shown to be no longer suitable for commercial use.

Existing retail premises

C. The permanent change of use of Classes E, F1 and F2 to other uses will only be supported where the following can be demonstrated:

i. The proposed use will maintain the vitality and viability of Liphook Village Centre;

ii. The premises in question have not been in continuous active use for at least 12 consecutive months; and

iii. The Class E retail premises have no potential for either reoccupation as demonstrated through the results both of a full viability report and a marketing campaign lasting for a continuous period of at least 6 months.

Temporary uses

D. The use of Class E, F1 and F2 premises for temporary uses will be supported. Such uses include 'pop up' shops and cultural, creative and leisure uses introduced on a temporary basis or for specific events.

E. Such uses must demonstrate that they will not have a detrimental impact on the amenity of neighbouring uses, particularly residential through excessive noise and pollution.

F. Such uses will generally not be considered appropriate if the operation of the business requires such large amounts of vehicle parking in order to function unless sufficient parking arrangements have been presented.

Re-use of historic buildings

G. The reuse of historic buildings within Liphook Village Centre for activities that will enhance the vitality and viability of the Village Centre will be particularly supported. This could include community uses, eating places, retail or business. Any associated physical alterations should be sympathetic to the historic and architectural significance and character of the building concerned.

Public realm

H. Development proposals to enhance the public realm in Liphook Village Centre will be supported where this will not result in the demolition of or significant detrimental impact

to existing heritage assets. Proposals which enhance movement by pedestrians will be supported and:

i. **the widening of pavements;**

ii. **the consolidation of street clutter and superfluous signage, including provision of signage that will improve pedestrian links between the retail areas along Portsmouth Road and Midhurst Road;**

iii. **the inclusion of cycling facilities;**

iv. **reinforce the distinctive character of the area, as set out in Policy BL3 (Design and character of development) including through the use of planting, seating, and installation of public art, celebrating the heritage and history of the parish; and**

v. **improve and provide a new safe, open (in terms of accessibility) public space that is accessible, including to those with physical or mental disabilities, and which are suitable for a range of civic, cultural, recreational and leisure activities, including open air and/ or covered markets.**

Conformity Reference: NP objectives: 6; Saved Local Plan policies: IB6, TC3, S5; EHDC Local Plan Part 1: CP7, CP8; EHDC Local Plan Part 2: LP1 ; SDNPA Local Plan: SD21; NPPF: 86, 92, 93

Policy BL21: Promoting sustainable rural tourism

Purpose

9.14. 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.

Justification

9.15. By 2025, VisitBritain estimates that the UK will have a tourism industry worth over £257 billion - just under 10% of UK GDP and supporting almost 3.8 million jobs, which is around 11% of the total UK number.

9.16. Within East Hampshire district, the Business East Hants District Profile reports that the visitor industry produces £130million turnover, and attracts 3.5 million visitors every year. Recent research has shown that there is capacity to develop hotel and visitor locations across the towns, villages and countryside of the district.

9.17. The South Downs National Park is a major resource for recreation and tourism, which play a significant role in the local economy, as demonstrated in their latest Economic Data Update, and Liphook, as a gateway to the South Downs, with easy access by rail and A3, is in a strong position to capitalise on this.

9.18. The South Downs Visitor and Tourism Economic Impact Study and the South Downs Visitor Accommodation Review found that the tourism sector is largely leisure driven, and there are frequent shortages of all types of accommodation at weekends throughout the year and during the week in summer. There is strong demand for high-quality accommodation and clear prospects for future growth in the demand for all types of visitor accommodation. There are some gaps in accommodation provision. A significant proportion of visits are day trips from those living in the National Park or in the villages, towns and cities surrounding the National Park.

Feedback from the Old Thorns Hotel on tourism potential in Liphook

The hotel considers the location of the parish is a particular benefit to attracting visitors. There are excellent road connections, good rail links, three major airports nearby and a major sea port at Portmsouth.

The parish is also well-placed in terms of attracting a regular workforce, and offers a pleasant location within the South Downs National Park.

Visitors to the hotel are attracted by the range of visitor attractions in the area, sites of historical interest, events, the spa, golf, and range of restaurants.

The hotel would like to see continued support in terms of promoting the parish and reasons to visit and stay; publishing recreational walks and cycle routes; offering events suited to more families and children kids.

9.19. Priorities for the Parish in terms of supporting the visitor economy are:

- Supporting the provision of additional visitor and residential accommodation to meet demand. Attracting greater footfall – notably staying visitors - will help to increase the viability and sustainability of the economic areas of Liphook.
- Enhancing the visitor experience by providing easy access to the South Downs National Park, including from Liphook Village Centre. This can be assisted by providing improved and increased signage to the footpaths leading into the National Park, such as those off the Portsmouth Road, The Serpent Trail, The Shipwrights Way and The New Lipchnis Way.
- Promoting and celebrating the architectural and historic assets of the Parish.
- Enhancing the prominence of Liphook railway station as a designated Gateway Station to the South Downs National Park. Provision of information relating to the National Park through the Railway Station, notice-boards and leaflets.
- Supporting the establishment of an outdoor activity hub and education centre, which could be used for the Duke of Edinburgh and/or school residentials, both within and outside the parish
- Raising awareness of local leisure and recreational walks and cycling trails in the area.
- Provision of tourist information – potentially at either the railway station or at the Heritage Centre

POLICY BL21: PROMOTING SUSTAINABLE RURAL TOURISM

A. Development proposals that support 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 where the following criteria can be met:

i. the proposal provides links to sustainable forms of transport and is accessible by foot, bicycle and mobility transport to the primary movement routes in accordance with Policy BL10.

ii. the proposal should seek to support and provide sustainable employment;

iii. proposals should seek to promote the production and consumption of local produce and materials.

iv. the siting, scale and design has strong regard to the local character of the South Downs; and

v. there are demonstrable economic and social benefits to the proposals; and

vi. there is no significant detrimental impact on the existing community.

B. As appropriate to their scale, nature and location development proposals should contribute to improved wayfinding and signage for the parish, provided that they can be satisfactorily integrated within their surroundings.

Conformity Reference: NP objectives: ; Saved Local Plan policies: TM1-TM5; EHDC Local Plan Part 1: CP9; EHDC Local Plan Part 2: LP1 ; SDNPA Local Plan: SD23; NPPF: 86, 92, 93

10. IMPLEMENTATION AND PLAN REVIEW

10.1. Bramshott and Liphook Parish Council (BLPC) is the qualifying body responsible for the BLNDP.

10.2. Once the Plan has been 'made', there will be a series of actions that to be undertaken to ensure that the policies within the BLNDP are being interpreted and used in the way intended. It will also be necessary to maintain a watching brief on changes to the planning policy landscape, both at the national and local planning authority levels, which may have an impact on the Plan's policies. Finally, any non-planning-related projects and activities that were identified will need to be prioritised for delivery, in partnership with other organisations.

10.3. Specific actions to be undertaken are as follows:

- Pursuing the projects and activities that are not policy-based, but nevertheless contribute to the delivery of the Plan, divided into priorities towards which developer contributions may be directed and broader, community projects, which have been collated throughout the process, but which sit beyond planning policy. A range of organisations may be involved in delivering these projects and there will be a need for a co-ordinated approach. Many will require funding and therefore it would be helpful to consult with the community to understand the potential costs and achievability of each. Funding may be sourced from developer contributions or tailored funds, such as the Big Lottery Fund.
- Commenting on planning applications or consultations relating to the BLNDP area – the Parish Council has a role in ensuring that the BLNDP policies are being adequately considered, where relevant, in decisions to determine the outcome of planning applications in the Parish. A meeting between local councillors, planning committee members and the supporting planning officers at EHBC/SDNPA would be a useful step in ensuring that the purpose and application of the policies is fully understood by all parties. This will assist in ensuring that policies are interpreted and applied in the way intended.
- Monitoring the application of the BLNDP policies to ensure they have been applied consistently and interpreted correctly in response to planning applications – there is scope to identify indicators to measure the effect that each policy is having and the extent to which this is delivering against the associated objective. As a minimum, the Parish Council would wish to maintain a log of planning applications relating to the neighbourhood area, detailing which BLNDP policies have informed the Parish Council response and the outcome of the decision. This will assist in understanding whether the policies have been used in the manner intended or whether changes may be required, for instance in any future review of the BLNDP
- Maintaining a dialogue with EHDC/SDNPA regarding the timing and content of the emerging Local Plan – it will be important to consider the policies in the emerging document and how these may impact the BLNDP policies. The adoption of the new Local Plan may trigger a light-touch review of the BLNDP.
- Maintaining a dialogue with EHDC/SDNPA and the promoter/developers of the sites allocated within the Local Plans and its successors.

10.4. Maintaining a watching brief on the national policy landscape – changes at the national level may impact on the policies contained in the Local Plan and the BLNDP. It is therefore important to keep abreast of this, as this could also provide a trigger to undertake a light-touch review of the BLNDP.

- Maintaining a dialogue with neighbouring parishes on cross-boundary projects.
- Maintaining a dialogue with the local community on the plan implementation – ensuring that all records of how the plan has been used should be made public. It is also recommended that a regular update – for instance at the Annual Parish Meeting – is provided, to feed back to the community on progress about both the effectiveness of the policies and the pursing of the projects.

10.5. Considering gaps in the BLNDP – local issues, concerns or opportunities may arise during the lifespan of the Plan that trigger the need for the inclusion of a new policy. Such issues can be most effectively understood by maintaining open dialogue with the community and other partners.

10.6. Whilst it is not a legislative requirement to review a Neighbourhood Development Plan, it is good practice to do so periodically. This may be because of any of the points noted above. A light-touch review will enable the Parish Council to keep the BLNDP up to date in general terms, and to ensure that it remains in general conformity with the wider development plan. Any review should be undertaken in partnership with and ensuring the engagement of the wider community.

10.7. The Parish Council will consider how best to progress these actions.

11. INFRASTRUCTURE IMPROVEMENTS AND PROVISION

11.1. The Parish Council is keen to influence the way in which developer contributions are spent in the neighbourhood area to the full extent of their powers under national legislation and planning guidance.

11.2. There are different types of contributions arising from section 106 agreements, section 278 agreements and the Community Infrastructure Levy (CIL):

- A section 106 agreement (based on that section of the 1990 Town & Country Planning Act) or planning obligation is a private agreement made between local authorities and developers and can be attached to a planning permission to make acceptable development which would otherwise be unacceptable in planning terms.
- A section 278 agreement refers to a section of the Highways Act 1980 that allows developers to enter into a legal agreement with the local authority to make alterations or improvements to a public highway as part of a planning application.
- Is a non-negotiable charge on development based on a fixed rate per square metre of net additional development on a site, and levied by the District Council. Different charge rates would apply for different types of uses and in different areas. The levy is intended to fund the provision, improvement, replacement or maintenance of infrastructure required to support development in an area as set out in its local plan. With a 'made' (adopted) Neighbourhood Development Plan, the local community would benefit from an uplift in the level of CIL received, from 15% (capped at £100 per existing property) to an uncapped 25% of CIL receipts from neighbourhood area.

11.3. The Parish Council intends to regularly review its spending priorities. Any proposed changes to spending principles or priorities will be published for comment by the community and other interested parties. Once finalised, any updated list will be published on the Parish Council website and in relevant literature.

12. NON-POLICY ACTIONS

PLEASE NOTE – this section is still being finalised by the Steering Group

Ref.	Issue	Possible Actions	Lead agencies / partners
1.	Influencing local housing delivery	• Continued engagement with EHDC and SDNPA over strategic allocations.	
2.	Improving pedestrian access to Bohunt School	• Introduce a lollipop lady at key crossing points. • Lobby for additional formal pedestrian crossings. • Task group to engage with the school management team and the active travel group (see Policy AM2) to establish projects that will encourage modal shift for travel to school patterns.	School EHDC HCC
3.	A strategy for improving Liphook Village Square and the wider village centre	• Add additional seating in The Square in appropriate locations to complement The Square's heritage status	
4.	Tackling traffic volumes and speed in the village	• Amend signage (e.g. on the A3) to divert traffic away from Liphook, to alleviate pressure on The Square. • Explore traffic-calming measures e.g. pedestrianisation, speed restrictions, raised surfaces – B304 Passfield Green • Use design guidance and sites specific design/development briefs to potentially create informal "relief roads" via interconnected street networks through new or existing development; Better road surfaces • Report potholes and monitor progress on fixing them. • Explore with HCC Highways, options to improve traffic flows through the village, e.g.: • Pedestrian traffic from Sainsbury's to Newtown and The Square to be improved with signage and across the	HCC, National Highways

Ref.	Issue	Possible Actions	Lead agencies / partners
		Midhurst Road car park a delineated footpath to the alley opposite the Anchor Garage [2018]. • Review pedestrian/cycle/vehicle interface. • Investigate merits of introducing automatic number-plate recognition • Redirect traffic travelling northbound to Haslemere on the A3 to the Hindhead junction and not through Liphook via the Griggs Green junction.	
5.	Support local community events	• Require successful businesses to "give back" to community • Identify properties as "Assets of Community Value" • Protect and fund "Liphook in Bloom" and "Liphook Carnival" • Encourage more events	
6.	Effective street signage	• Street signs to be maintained and kept clean using a planned maintenance schedule • Review existing signage to reduce clutter • Appoint a Parish Council warden to control excessive temporary adverts within the centre of Liphook. • Erect a public notice board in each community which will be large enough to accommodate notices for organisations in the Parish. The Parish signboards should include the history of the Parish, location of points of interest and where applicable, shops, cafes, restaurants & pubs, the Millennium Centre, Village Hall, places of worship, schools, walks, public rights of ways/permissive paths, viewpoints, Gateways to the National Park and National Trust areas. Include a QR Code on each board. Existing [2018]notice boards that could be utilised are at Liphook Station on the forecourt and SDNP on the platform, Sainsbury's (2no) and Haskell Centre Parish Office.	

Ref.	Issue	Possible Actions	Lead agencies / partners
7.	Tree planting	• Identify the locations for tree planting to enhance the road scenes throughout the Parish.	
8.	Supporting opportunities for community growing spaces	• Provision of containers for planting. • Working with schools and local groups to encourage growing and learning about 'seed to plate'. • Identifying areas of the public realm that could be planted.	Local community, schools, local businesses, gardening groups
9.	Celebrating local heritage	• Encourage public awareness local history by publicising the Liphook Heritage Centre. • Brief Parish Council Staff on the heritage of the Parish so that they can confidently inform visitors to the Parish Office • Erect information 'Discovery' boards in key positions such as Royal Anchor (Bus shelter), The Links Hotel (Car Park), The Deers Hut, St Mary's Church, Radford Park, showing the Gateway to the South Downs National Park, heritage walks, country walks, viewpoints, etc. These boards to contain a history panel and index of places of historic interest with brief narrative accompaniment, Include a QR Code on each board. • Consider the creation of new Conservation Areas, to recognise the character of newer developments, such as Gunns Farm and the Berg Estate.	BLPC, local history group
10.	Maintaining the public rights of way and improving accessibility	• Parish Council to revive a Public Rights of Way, public areas, common land and permissive paths volunteer team to report on condition on a regular basis. • Engagement with SDNPA access officers and landowners regarding public rights of way into and across the South Downs National Park.	
11.	Conserving the River Wey and its environment	• Encourage public awareness of The River Wey environment •	

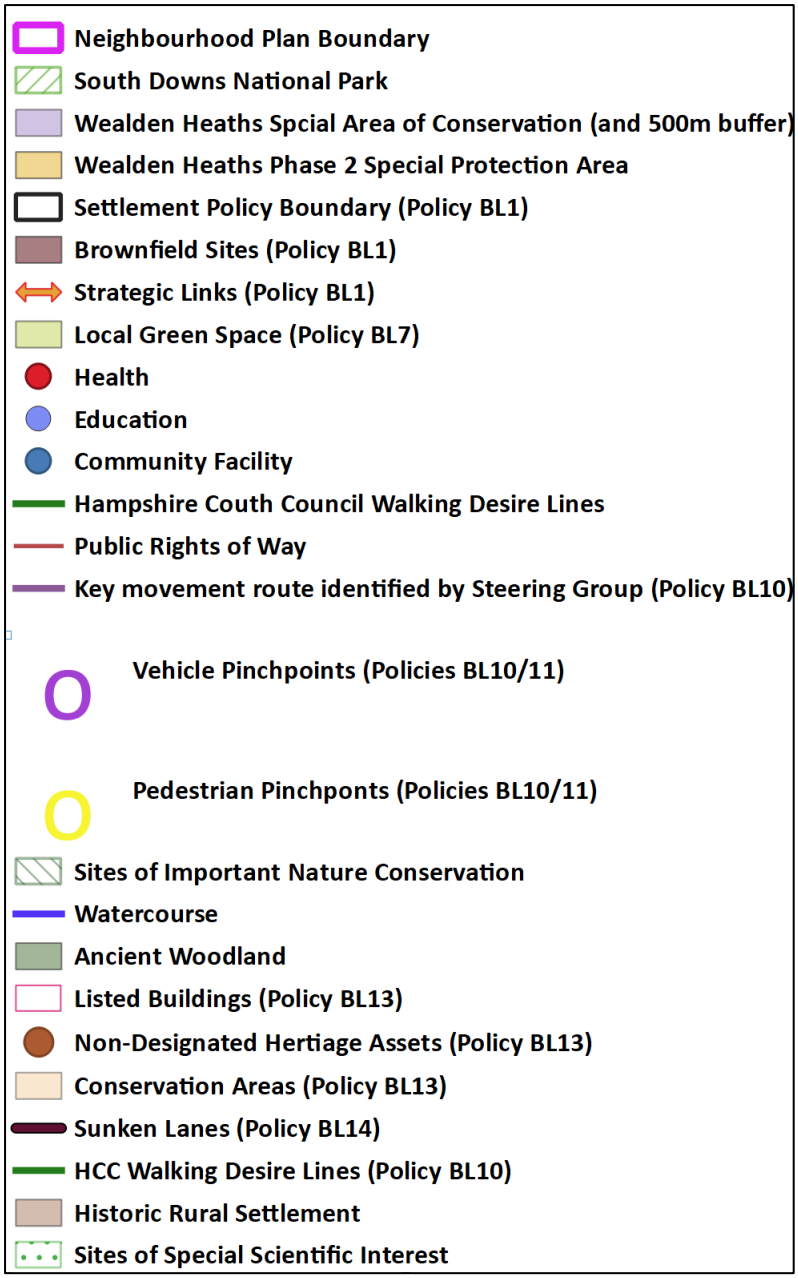
Ref.	Issue	Possible Actions	Lead agencies / partners
12.	Reducing traffic congestion on rural lanes in the Parish	• Reclassify rural lanes as 'Quiet Lanes' where deemed appropriate, but without intrusive signage • Lobby for reduced speed limit along Sunken Lanes.	HCC
13.	Supporting active travel	• Work with partners to enable substitution of the zebra crossing with a Pelican crossing and/or a shared surface environment to reduce delays. There is a particular problem with small groups of pedestrians crossing in one continuous stream during school terms. • Explore opportunities for provision of cycle training for children and adults. • Undertaken a Healthy Streets Questionnaire to understand more fully how people are using their streets and to inform improvements. Complete Healthy streets assessor course and train other to allow survey to be completed for Liphook village. • Explore opportunities to provide a circular route	
14.	Design of development enhances local character	• Establish a Local Design Panel to advise the Parish Council on the 'technical' aspects of planning applications of all types, using the Design Guidance for B&L. • Owners of buildings in the Conservation areas are to be reminded of their obligations to maintain their property. • Work with partners to enable the relaying of the tarmac road surface on the straight section in front of The Royal Anchor between the two roundabouts with a conservation type surface such as block paving. • Provide advice to parishioners about lighting of homes and how this can be achieved without compromising dark skies.	
15.	Improving public transport opportunities	• Work with partners to explore enhanced integration of public services i.e. rail and buses.	Southwestern Rail; bus operators, HCC

Ref.	Issue	Possible Actions	Lead agencies / partners
		• Commission a study to understand existing bus usage and potential need, to inform timetabling and route recommendations. • Explore options to support a community minibus scheme, potentially funded by developer contributions.	
16.	Encourage local volunteering and engagement	• Encourage schools to be engaged with Heritage and Design and volunteering to help the community. • Encourage continuation of voluntary organisations concerned with the environment (e.g. Liphook In Bloom)	
17.	The availability of short-stay on-street car parking to serve local shops	• Re-introduce time limited parking on all roads to encourage pedestrian access to the shops.	EHDC, HCC
18.	Supporting the delivery of an outdoor activity hub in the parish	• Maintain a dialogue with the SDNPA regarding land allocations in the South Downs National Park. Key discussion is extent to which sports and recreation development of the kind anticipated by this policy will be considered compliant with national planning policy.	SDNPA
19.	Improving public toilets	• Working with local businesses to investigate starting a community toilet scheme. • Explore options for an accessible toilet provision.	Local Businesses, arish council
20.	Supporting local farmers	• Explore opportunities to set up a Community Supported Agriculture Scheme in the Parish.	BLPC, local farmers, local businesses (food, shops etc.)
21.	Providing additional sports facilities	• Identifying needs of different age groups and abilities and seeking ways to deliver this. This would include working with any strategic site owner identified in the Local Plan (or future versions). • Supporting provision of an outdoor gym, including identifying site and suitable sources of funding. • Other sports facilities could include: a multi-use games area, skatepark or pumptrack	Local community, existing providers, site promoters, EHDC

13. POLICIES MAPS

The maps on show the designations in the Parish.

Key:



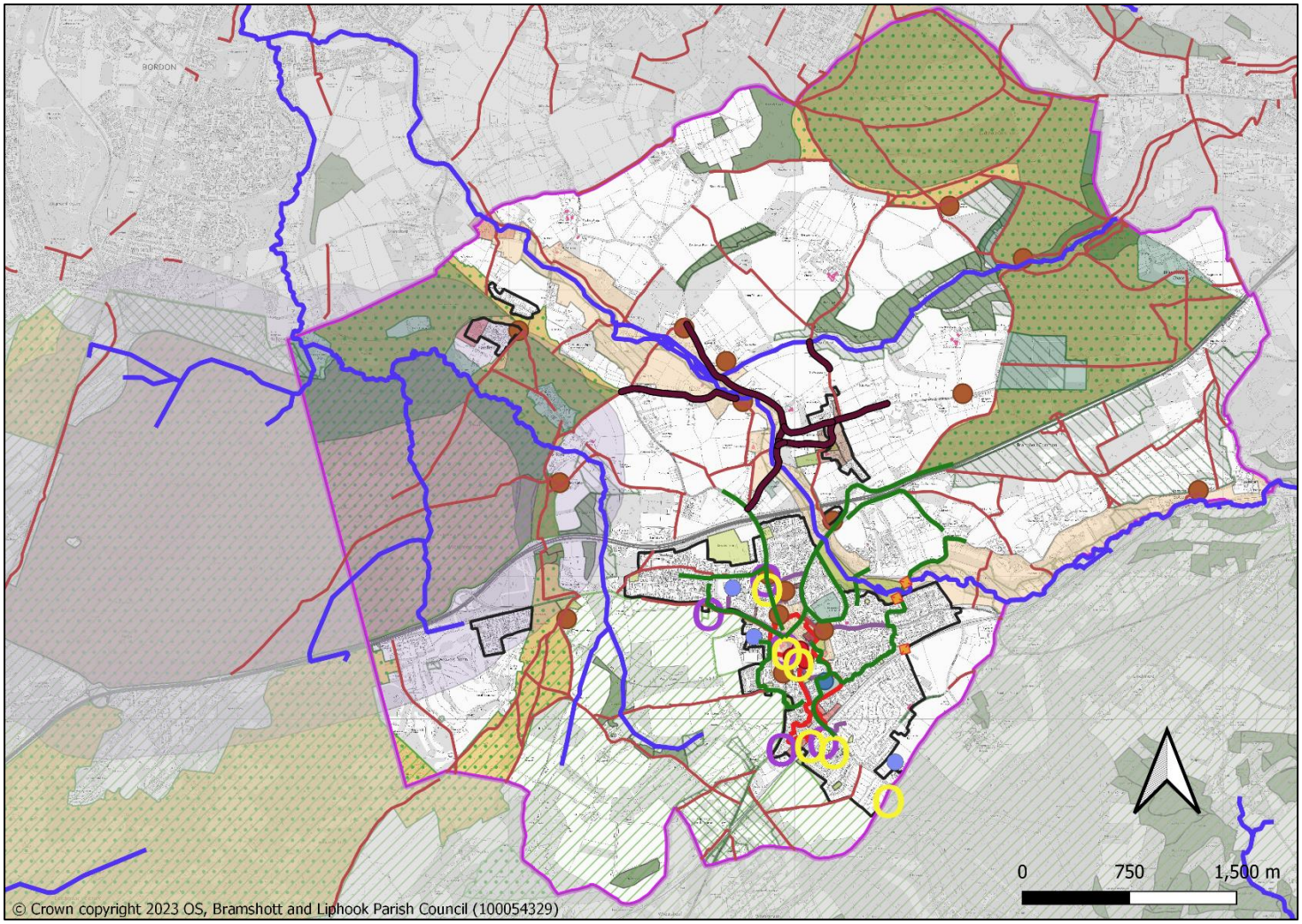


Figure 27: Policies Map - parish-wide

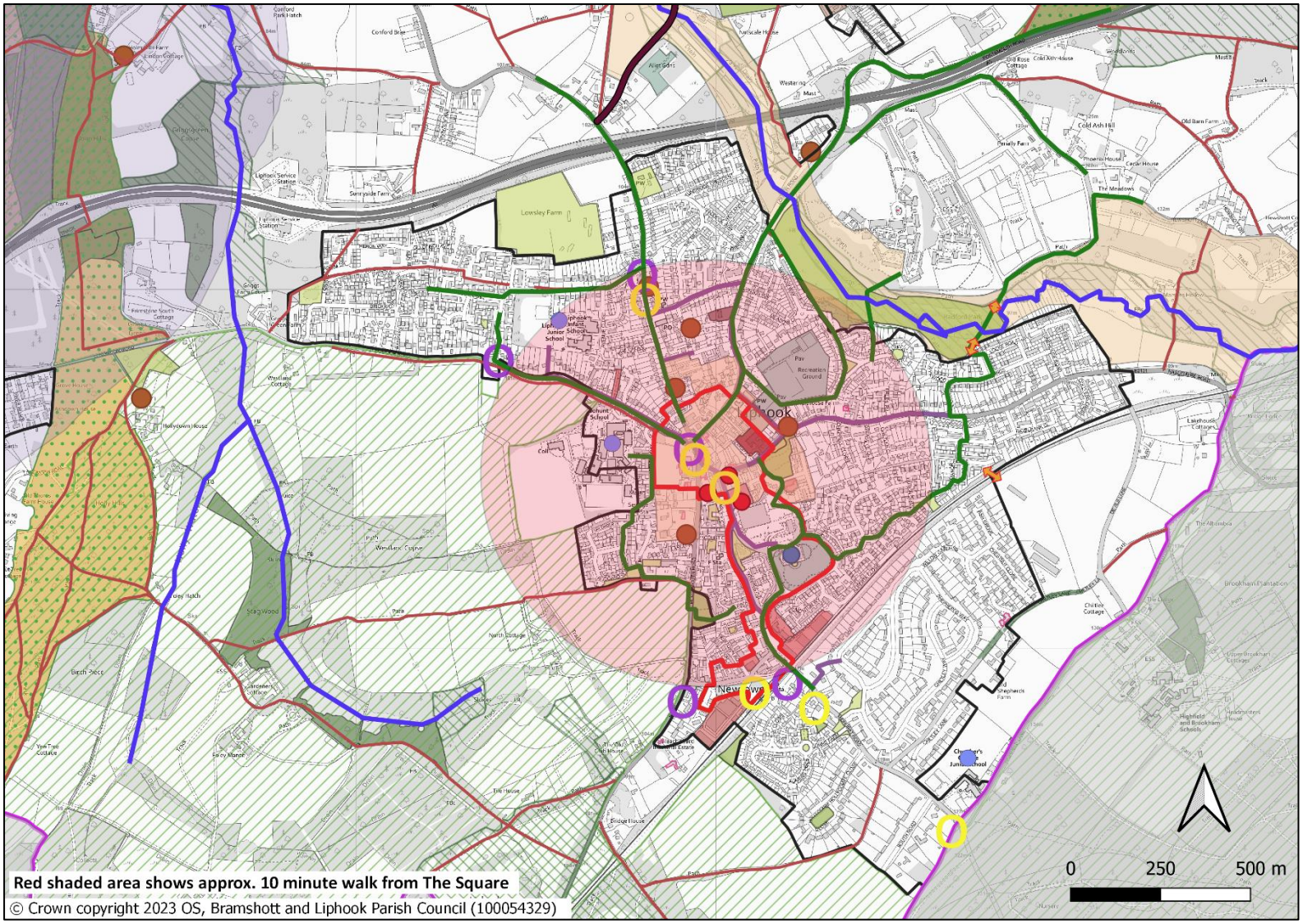


Figure 28: Policies Map – Liphook

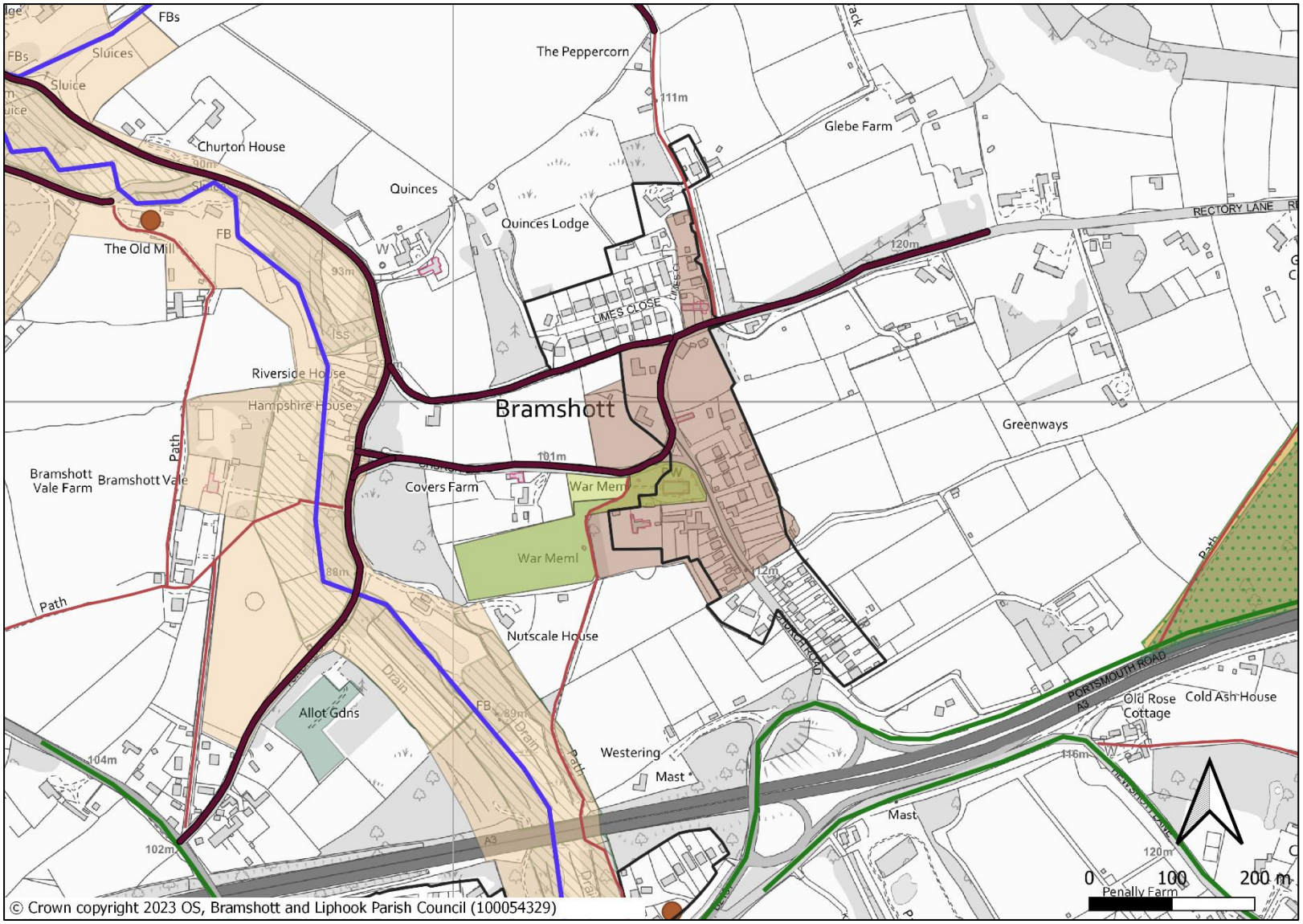


Figure 29: Policies Map – Bramshott

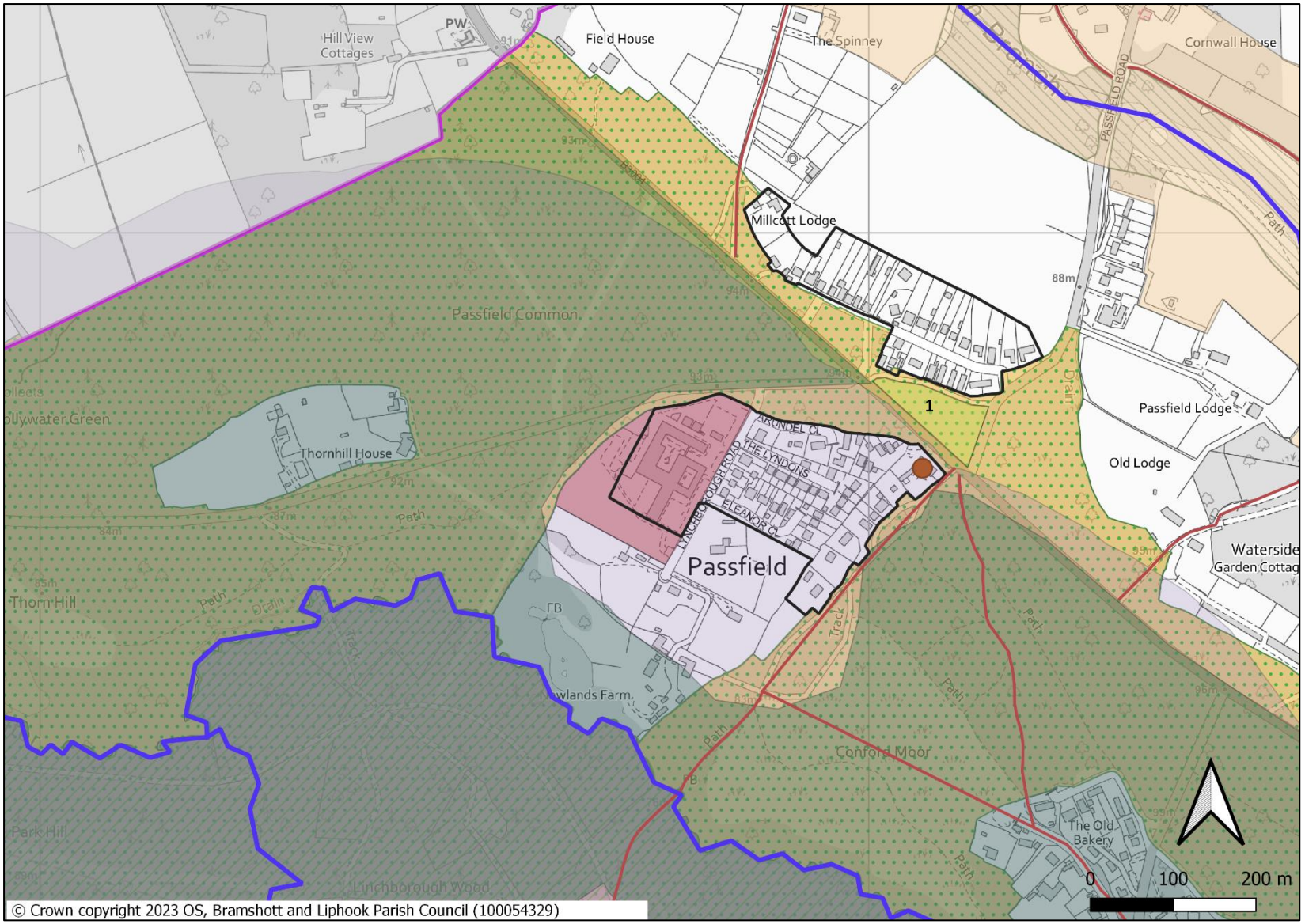


Figure 30: Policies Map – Passfield

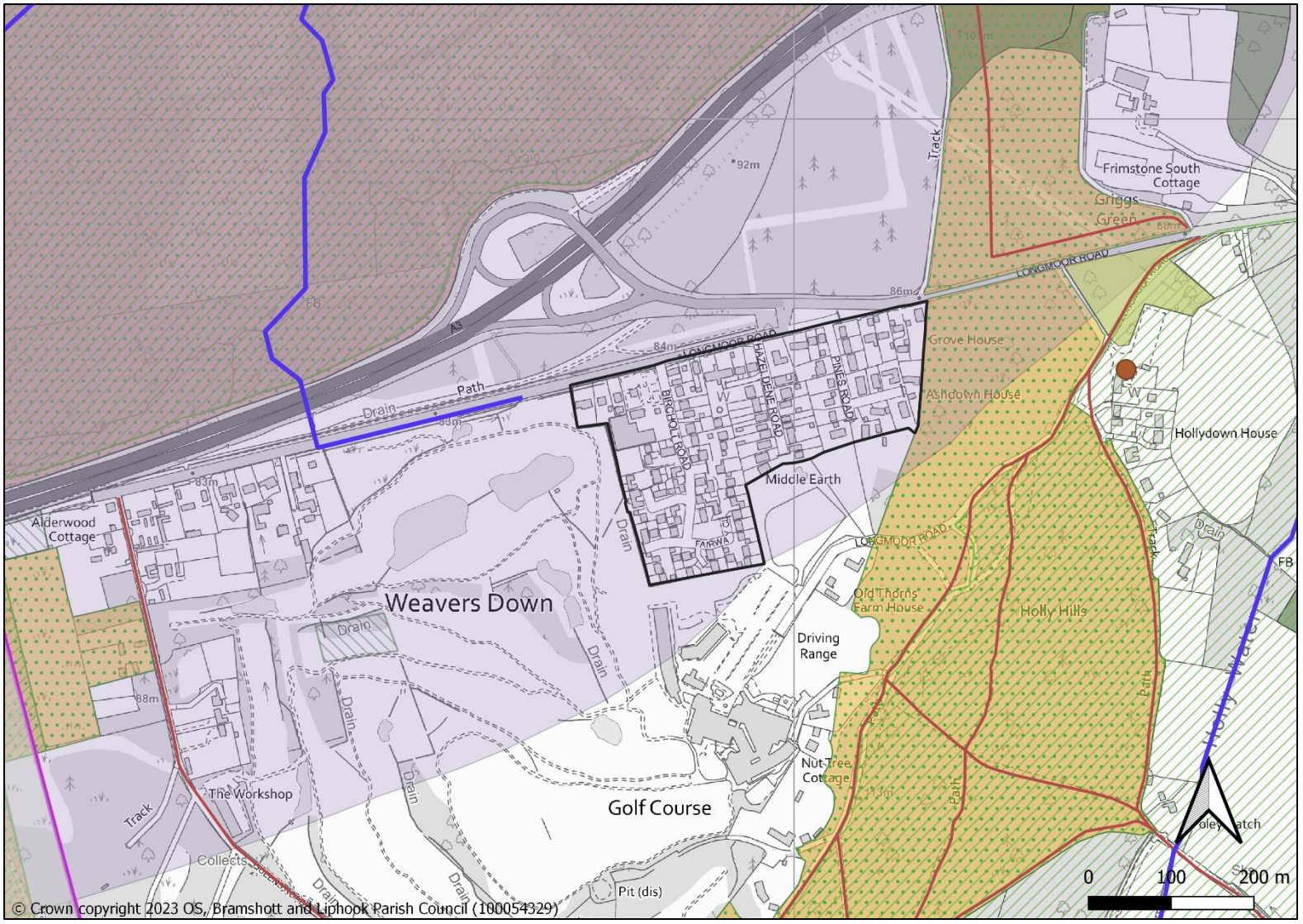


Figure 31: Policies Map - Griggs Green

14. GLOSSARY

- **Affordable housing:** Social rented, affordable rented, intermediate housing, and First Homes provided to eligible households whose needs are not met by the market.
- **Ancient or veteran tree/tree of arboricultural value:** A tree which, because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value. All ancient trees are veteran trees. Not all veteran trees are old enough to be ancient, but are old relative to other trees of the same species. Very few trees of any species reach the ancient life-stage.
- **Archaeological interest:** There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- **Blue infrastructure:** Blue infrastructure refers to water elements, like rivers, canals, ponds, wetlands, floodplains, water treatment facilities, etc. Green infrastructure refers to trees, lawns, hedgerows, parks, fields, forests, etc. These terms come from urban planning and land-use planning.
- **Change of Use:** A change in the way that land or buildings are used (see Use Classes Order). Planning permission is usually necessary to change a "use class".
- **Community Infrastructure Levy (CIL):** a fixed, non-negotiable contribution that must be made by new development. It is chargeable on each net additional square metre of development built and is set by EHDC.
- **Conservation area**: an area of notable environmental or historical interest or importance which is protected by law against undesirable changes.
- **Designated heritage asset:** A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation
- **Disability:** There is no single definition for 'disability'. Under the Equality Act 2010, a person is defined as disabled if they have a physical or mental impairment that has a 'substantial' and 'long-term' negative effect on their ability to do normal daily activities.
- **Green infrastructure:** A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.
- **Habitats Regulations Assessment:** An assessment under the Habitats Regulations to test if a plan or project proposal could significantly harm the designated features of a European site, which is protected by the Conservation of Habitats and Species Regulations 2017 as amended (known as the Habitats Regulations).
- **Habitats site:** Any site which would be included within the definition at regulation 8 of the Conservation of Habitats and Species Regulations 2017 for the purpose of those regulations, including candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation, Special Protection Areas and any relevant Marine Sites.
- **Hampshire County Council:** The county-wide authority has responsibility for strategic matters including waste and minerals planning, maintaining the public rights of way network, education, libraries and roads.
- **Heritage asset:** A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).
- **Limits to built development:** These identify the areas of primarily built form, rather than countryside. They identify areas within which development of brownfield land may normally be appropriate, including infilling, redevelopment and conversions in accordance with Government Policy and Guidance (NPPF and NPPG). They do not include a presumption for the development of greenfield land such as playing fields and other open space. Identified built-up area boundaries do not necessarily include all existing developed areas.

- **Local housing need:** The number of homes identified as being needed through the application of the standard method set out in national planning guidance.
- **Local Plan** - Local Plans set out a vision and a framework for the future development of the area, addressing needs and opportunities in relation to housing, the economy, community facilities and infrastructure – as well as a basis for safeguarding the environment, adapting to climate change and securing good design for the area they cover. They are a critical tool in guiding decisions about individual development proposals, as Local Plans (together with any Neighbourhood Development Plans that have been made) are the starting-point for considering whether applications can be approved. It is important for all areas to put an up to date Local Plan in place to positively guide development decisions.
- **Major Development:** For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m2 or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.
- **National Planning Policy Framework (NPPF)**: the national planning policy document which sets out the Government's planning policies for England and how these are expected to be applied.
- **Nature Recovery Network:** An expanding, increasingly connected, network of wildlife-rich habitats supporting species recovery, alongside wider benefits such as carbon capture, water quality improvements, natural flood risk management and recreation. It includes the existing network of protected sites and other wildlife rich habitats as well as and landscape or catchment scale recovery areas where there is coordinated action for species and habitats.
- **Non-strategic policies:** Policies contained in a neighbourhood development plan, or those policies in a local plan that are not strategic policies.
- **Older people:** People over or approaching retirement age, including the active, newly-retired through to the very frail elderly; and whose housing needs can encompass accessible, adaptable general needs housing through to the full range of retirement and specialised housing for those with support or care needs.
- **Permitted development:** Permitted development rights are an automatic grant of planning permission which allow certain building works and changes of use to be carried out without having to make a planning application. Most houses have permitted development rights, but flats and maisonettes do not, so planning permission is required. A further example is the conversion of offices, for instance to flats, without the need for planning permission.
- **Previously developed land/ brownfield land:** Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure.
- **Section 106 agreement**: A mechanism under Section 106 of the Town and Country Planning Act 1990 which makes a development proposal acceptable in planning terms that would not otherwise be acceptable.
- **SMEs (Small to medium-sized enterprises):** The UK definition of SME is generally a small or medium-sized enterprise with fewer than 250 employees. While the SME meaning defined by the EU is also business with fewer than 250 employees, and a turnover of less than €50 million, or a balance sheet total of less than €43 million. Within this umbrella there are three different categories: medium-sized, small, and micro-businesses. These categories are defined by turnover and number of employees.
- **Strategic environmental assessment:** A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment
- **Supplementary Planning Documents (SPD):** Supplementary Planning Documents may cover a range of issues, both topic and site specific, which may expand policy or provide further detail to

policies contained in a Development Plan Document, where they can help applicants make successful applications or aid infrastructure delivery.

- **Twitten:** a narrow path or passage between two walls or hedges.
- **Use Classes Order**: The Town and Country Planning (Use Classes) Order 1987 (As amended in 1995, 2005 and 2013) puts uses of land and buildings into various categories. Planning permission is not needed for changes of use within the same use class.

15. LIST OF EVIDENCE DOCUMENTS

All links correct at July 2023. Evidence documents are also available on the Bramshott and Liphook Neighbourhood Development Plan website: https://bramshottandliphookndp.uk/

Document/ Evidence	Author	Year
A Stitch in Time	Produced for the Institute of Historic Building Conservation	2002
Ancient tree guide 4: What are ancient, veteran and other trees of special interest?	Woodland Trust	2008
Biodiversity metric	Defra	2021
Biodiversity Opportunity Area Statements	Hampshire Biodiversity Information Centre	No date
Bramshott and Liphook Design Guidance and Codes – see Appendix A of this BLNDP	AECOM	2023
Bramshott Historic Rural Settlement Report	Bournemouth University/ Hampshire County Council	1998
Building for a Healthy Life	Homes England	2020
Building with Nature	Building with Nature	ongoing
Business East Hants District Profile	East Hampshire District Council	No date
Carbon Footprint Report: Bramshott and Liphook Civil Parish (available on the BLNDP website)	Centre for Sustainable Energy	2022
Census	Office for National Statistics	2011, updated 2023
Climate Change Act	HM Government	2008
Dementia and town planning: Creating better environments for people living with dementia	Royal Town Planning Institute	2020
Distinctively Local	HTA Design	2019
East Hampshire District Council's Shopfront and Design Guide	East Hampshire District Council	2015
Distinctively Local	HTA Design, Pollard Thomas Edwards, PRP, and Proctor & Matthews	Ongoing
East Hampshire District Local Plan Part 1: Joint Core Strategy 2011 to 2028	East Hampshire District Council, South Downs National Park Authority	Adopted June 2014
East Hampshire District Local Plan Part 2: Housing and Employment Allocations	East Hampshire District Council	April 2016
East Hampshire District Landscape Character Assessment	East Hampshire District Council	2002
East Hampshire Local Development Scheme	East Hampshire District Council	2022
Economic Data Update South Downs National Park	South Downs National Park Authority	2018
Environment Act 2021	HM Government	2021
Future Homes Standard (consultation and response)	HM Government	2019

Document/ Evidence	Author	Year
Guidance Note GN01: The Reduction of Obtrusive Light	Institution of Lighting Professionals (ILP)	2021
Gypsy and Traveller Accommodation Assessment	East Hampshire District Council	2020
Hampshire Biodiversity Opportunity Area Statements (Statement 15)	Hampshire Biodiversity Information Centre	no date
Hampshire Minerals and Waste Plan	Hampshire County Council	2013
East Hampshire Net Zero Carbon Study	East Hampshire District Council	2023
Housing our Ageing Population Panel for Innovation (HAPPI)	Housing LIN	2012
Housing Quality Indicators (HQI) standards	HM Government	2011
Heritage at Risk Register	Historic England	ongoing
Historic Environment Record (accessed via the Heritage Gateway)	Historic England, Hampshire County Council	ongoing
Housing Quality Indicators	Homes and Communities Agency	2011
East Hampshire Local Plan 2021-2040: Issues and Priorities Regulation 18 – Part 1	East Hampshire District Council	2022
Landscape Checklist For New Development	Prepared jointly by and for the planning authorities in Hampshire	2007
Liphook Conservation Area Character Appraisal And Management Plan	East Hampshire District Council	2019
Local Cycling and Walking Infrastructure Plan (LCWIP) V1.2 Technical Report	Hampshire County Council	2020
Local Heritage Listing: Identifying and Conserving Local Heritage Historic England Advice Note 7 (2nd Edition)	Historic England	2021
Local Housing Needs Assessment for Bramshott and Liphook	AECOM	2022
Localism Act 2011	HM Government	2011
National Design Guide	HM Government	2019
National Planning Policy Framework (amended July 2021)	HM Government	Amended 2021
National Planning Practice Guidance	HM Government	Last updated 2021
Neighbourhood Development Planning Regulations 2012 (as amended)	HM Government	2012
Open Space, Sport and Recreation Needs and Opportunities Assessment 2018 to 2028	East Hampshire District Council	2018
Planning and Compulsory Purchase Act 2004	HM Government	2004
River Wey Conservation Area Guidance Leaflet	East Hampshire District Council	1983
Saved Policies of the East Hampshire District Local Plan: Second Review, 2006	East Hampshire District Council	2006
Secured by Design – suite of guidance	UK Policy Service	2005-2019
Settlement Policy Boundary Review (interim)	East Hampshire District Council	2018

Document/ Evidence	Author	Year
The 20-minute neighbourhood	Town and Country Planning Association	ongoing
The South Downs Local Plan	South Downs National Park Authority	2019
South Downs Local Plan Review	South Downs National Park Authority	2022 (ongoing)
South Downs Design Guide Supplementary Planning Document	South Downs National Park Authority	2022
South Downs Visitor Accommodation Review	Tourism South East	2014
South Downs Visitor & Tourism Economic Impact Study	Tourism South East	2013
Species Explorer Tool	Hampshire and Isle of Wight Wildlife Trust	ongoing
Town and Country Planning Act 1990	HM Government	1990
Vehicle Parking Standards' Supplementary Planning Document	East Hampshire District Council	2018
Zero Carbon Britain: Rising to the Climate Emergency	Centre for Alternative Technology	2019

Appendix A – Bramshott and Liphook Design Guidance and Codes

The Design Guidance and Codes for Bramshott and Liphook forms an integral part of the BLNDP. They can be accessed on the Parish Council website:

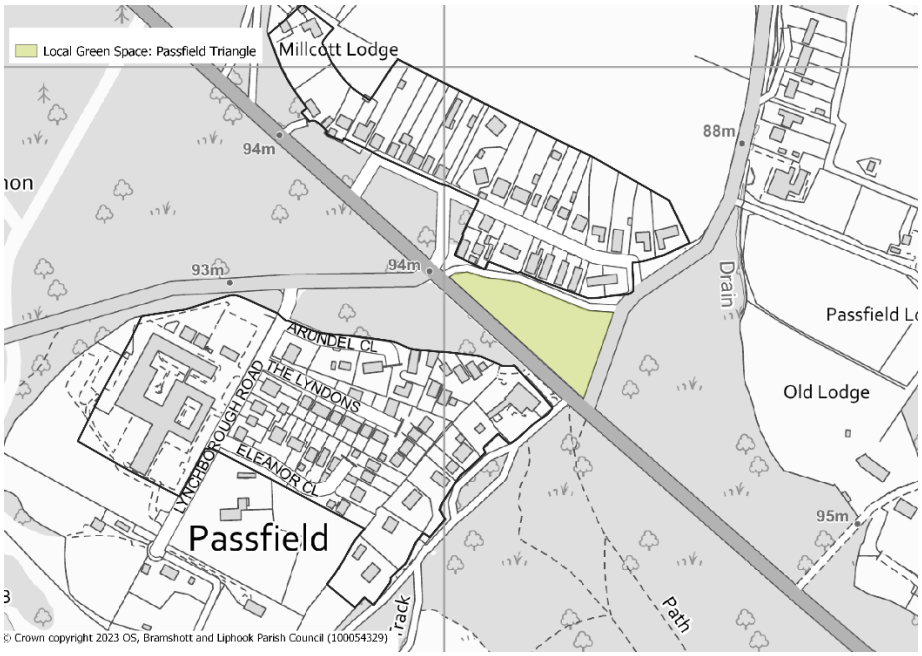
Appendix B – Local Green Spaces

Insert the proformas for each of the designated Local Green Spaces

The list of Local Green Spaces (LGS) has been developed and tested following the Locality guidance "Making local green space designations in your neighbourhood plan".

(https://neighbourhoodplanning.org/toolkits-and-guidance/making-local-green-space-designations-neighbourhood-plan/)

Name of Space	(1) Passfield Triangle
Address and location	Land adjacent to Passfield Stores, Passfield, GU30 7RH
Ownership details	Owned by the National Trust
Description and purpose / current use	A green space separating the B3004 from residential dwellings, and close to Passfield Stores. It is managed for wildlife/species rich grassland by mowing in early Spring and late Summer. Vegetation is allowed to grow unrestricted over the Summer. Managed by the National Trust.
Any designations?	SSSI. Part of extensive Woolmer Forest SSSI
Site allocations in Local Plan?	It is not allocated for development in the Local Plan
Planning permissions?	There are no live planning applications to the site
Access & proximity including how close to the community it serves (in meters)	Close to residential properties, within walking distance. Whole site is surrounded by vehicular access (B3004 and unadopted tracks). Damage to some of the boundary as a result of cars parking on the verges. No barriers to pedestrians.
Demonstrably Special?	Special for **wildlife** as it is unmanaged grassland, providing habitats and corridors for wildlife. The site adds to the local amenity, providing an attractive setting for residential properties. Highly valued for natural **beauty and tranquility** by most residents, providing a green barrier between a busy local road and residential properties. Vulnerable due to misunderstanding of designation by some residents, as it is a small part of a considerably wider SSSI. Some residents would like to see it as a 'village green' and close mown during the summer months.

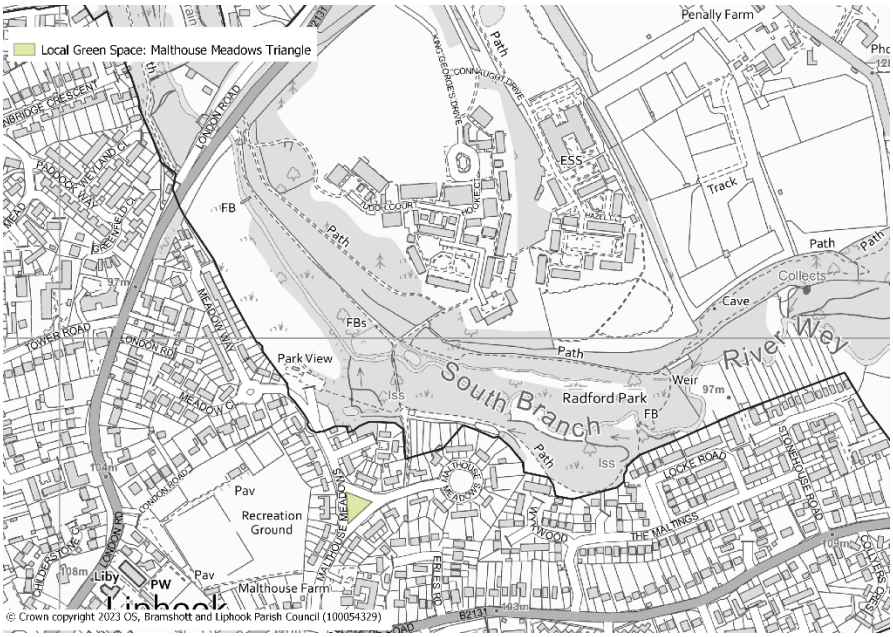
Size in hectares	0.6087 HA
Photo	
Location map	

Name of Space	(2) Land adjacent to Presbytery, Headley Road, Liphook
Address and location	The Church of Immaculate Conception, Headley Road, Liphook GU30 7PT
Ownership details	Catholic Church
Description and purpose / current use	Area of grassland adjacent to Presbytery and car park. Largely unused. The adjacent car park has been used temporarily for parking for local school.
Any designations?	There are no designations to the site.
Site allocations in Local Plan?	It is not allocated for development in the Local Plan
Planning permissions?	There are no live planning applications on the site.
Access & proximity including how close to the community it serves (in meters)	The site is surrounded by residential development to the north, east and south (Tunbridge Crescent, Hunters Chase, The Mead) and is within easy walking distance. It is on the northern edge of the settlement policy boundary.
Demonstrably Special?	The site is within the built up area, it is special for informal recreation, and potentially for wildlife habitats. The site is quiet and particularly important as it lies opposite a site that is likely to be developed in the near future.
Size in hectares	0.4908 HA
Photo	

Location Map	

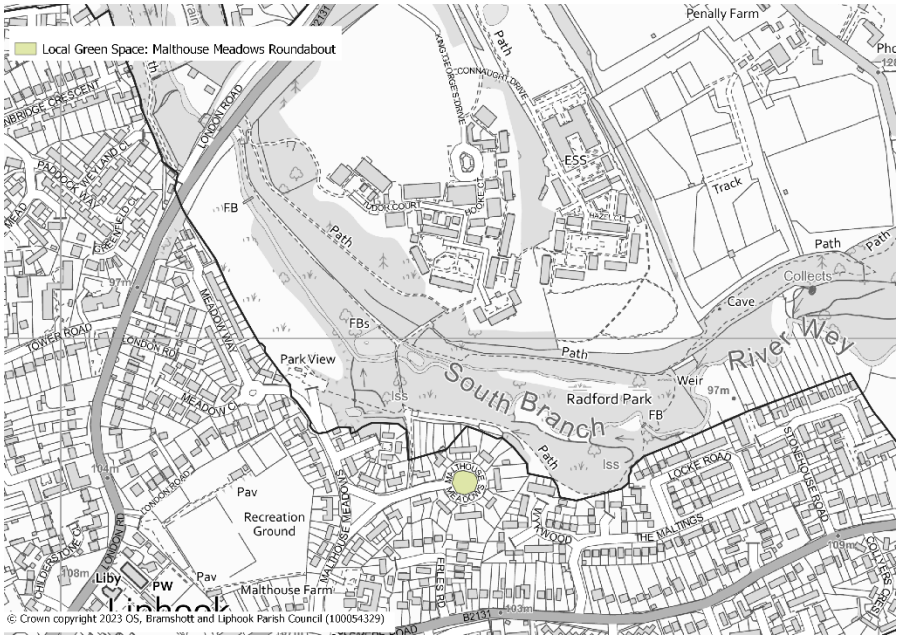
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Name of Space	3 Triangle at Malthouse Meadows
Address and location	Malthouse Meadows, Liphook, GU30 7BE
Ownership details	Owned by East Hampshire District Council
Description and purpose / current use	Large, grassed triangular shaped site set at junction of three routes in the development, enabling safe traffic movement. The ground is often damaged by inappropriate parking, especially horse-trailers or occasionally road maintenance materials. Maintained by EHDC
Any designations?	There are no designations to the site
Site allocations in Local Plan?	It is not allocated for development in the Local Plan
Planning permissions?	There are no live planning applications relating to the site
Access & proximity including how close to the community it serves (in meters)	The site is central to the Malthouse Meadows development. It is easily accessed by the wider community.
Demonstrably Special?	The site is special for creating a natural landscape within the built environment. It is demonstrably special as a wildlife habitat, especially birds as there is little disturbance to the group of mature, mixed species trees (including Lawsons Cypress, Western Red Cedar and Horse Chestnut),

	and provides a pleasing aspect. The site is easily accessed be the younger generation for informal recreation.
Size in hectares	0.0665 HA
Photo	 
Location map	

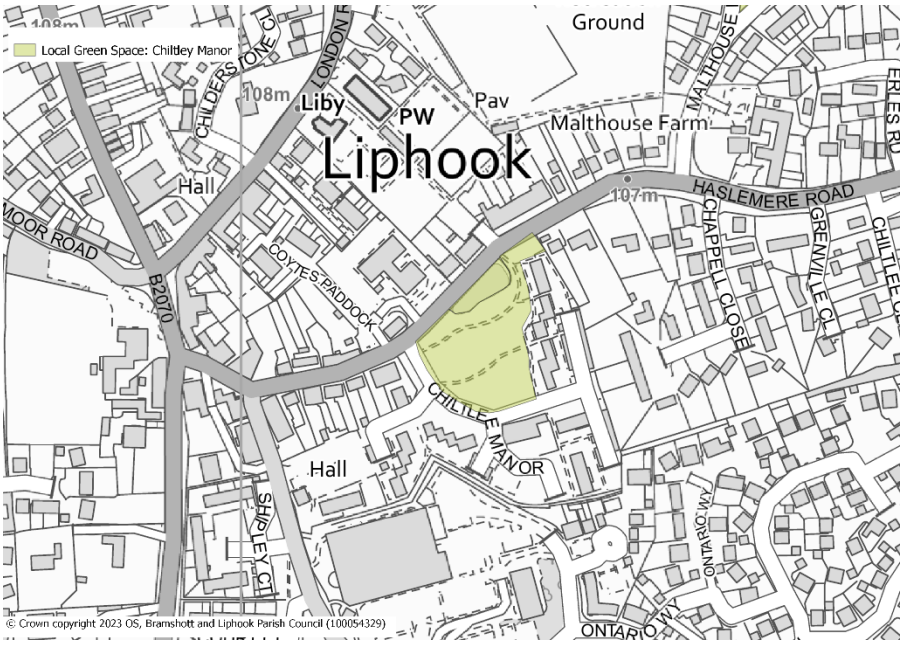
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Name of Space	4 Malthouse Meadows Roundabout
Address and location	Malthouse Meadows, Liphook, GU30 7BG
Ownership details	Owned by East Hampshire District Council
Description and purpose / current use	The grassed roundabout is situated at the end of a cul-de-sac allowing ease of vehicular turning. It is maintained by EHDC
Any designations?	There are no designations to the site
Site allocations in Local Plan?	It is not allocated for development in the Local Plan
Planning permissions?	There are no live planning applications relevant to the site
Access & proximity including how close to the community it serves (in meters)	The site is <500 m of the local community and is easily accessed by the wider community.
Demonstrably Special?	The roundabout is mainly laid to grass and also contains two mature, native trees. It is special for wildlife habitats, including birds for roosting and nesting. The site provides an attractive setting and outlook for surrounding residential properties, adding to the local amenity.
Size in hectares	0.0738 HA

Photo	 
Location map	

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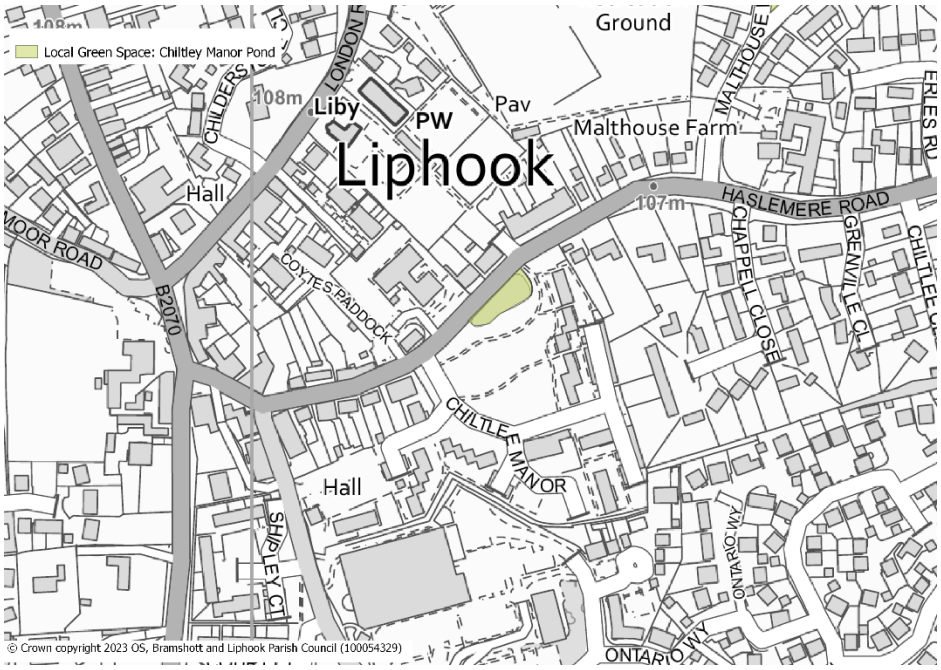
Name of Space	(5) Chiltlee Manor
Address and location	Chiltlee Manor, Haslemere Road, Liphook, GU30 7AY
Ownership details	
Description and purpose / current use	Open area fronting Chiltlee Manor offices and surrounded by development of one and two-bed maisonettes. No public access to the grassed area, only public access to the footpaths crossing the site. Maintained by the Chiltlee Manor Management Company.
Any designations?	The site lies within the Liphook Conservation Area
Site allocations in Local Plan?	It is not allocated for development in the Local Plan
Planning permissions?	There are no live allocations related to the site
Access & proximity including how close to the community it serves (in meters)	It lies within walking distance of the development surrounding the site (<500m).
Demonstrably Special?	The site adds to the local amenity, providing an attractive setting and outlook for surrounding residential properties. It forms part of a network of paths and spaces, enabling movement as a safe pedestrian route from the Midhurst Road area through to Haslemere Road avoiding the busy mini-roundabouts at the Square.
Size in hectares	0.6101 HA
Photo	

Location map	

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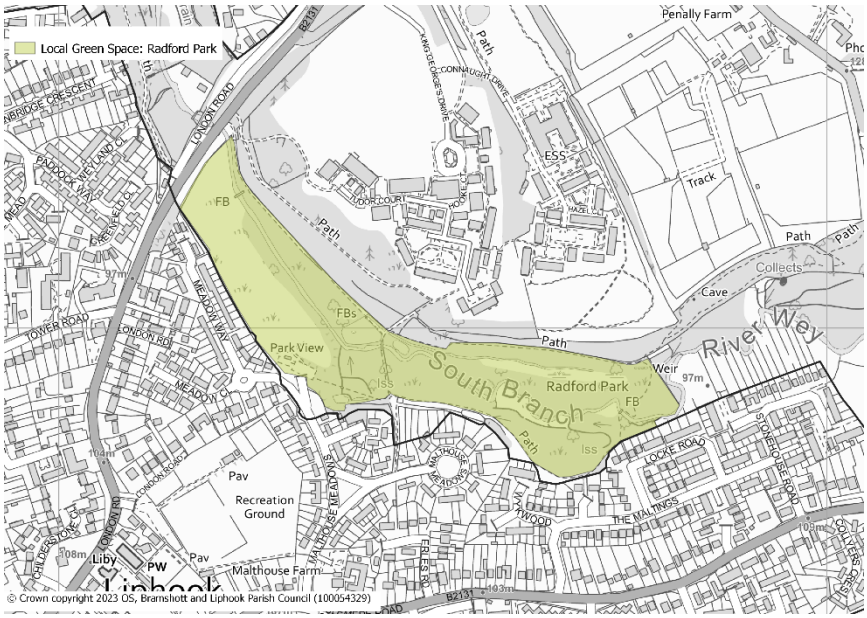
Name of Space	(6) Chiltlee Manor Pond
Address and location	Chiltlee Manor, Haslemere Road, Liphook, GU30 7AY
Ownership details	Unknown
Description and purpose / current use	The pond is one of a few that are easily seen by the public. The site consists of a grassed area, large pond and mature trees. It lies alongside the Haslemere Road, bounded by a stone wall. It appears to be the responsibility of the Chiltlee Manor Management Company but is not regularly maintained as it has a very naturalised appearance.
Any designations?	The site lies within the Liphook Conservation Area
Site allocations in Local Plan?	It is not allocated for development in the Local Plan
Planning permissions?	There are no live planning applications relating to this site.
Access & proximity including how	The site lies on the boundary of the Haslemere Road, it is within a few metres of the footpaths crossing the development.

close to the community it serves (in meters)	
Demonstrably Special?	The site adds to the local amenity, providing an attractive setting and outlook for surrounding residential development. It is particularly special for providing habitats for wildlife and a natural corridor and space through an urban area. It is likely to have a greater level of biodiversity due to its' largely unmanaged state, so is especially important to aquatic wildlife and invertebrates.
Size in hectares	0.0717 HA
Photo	

Location map	

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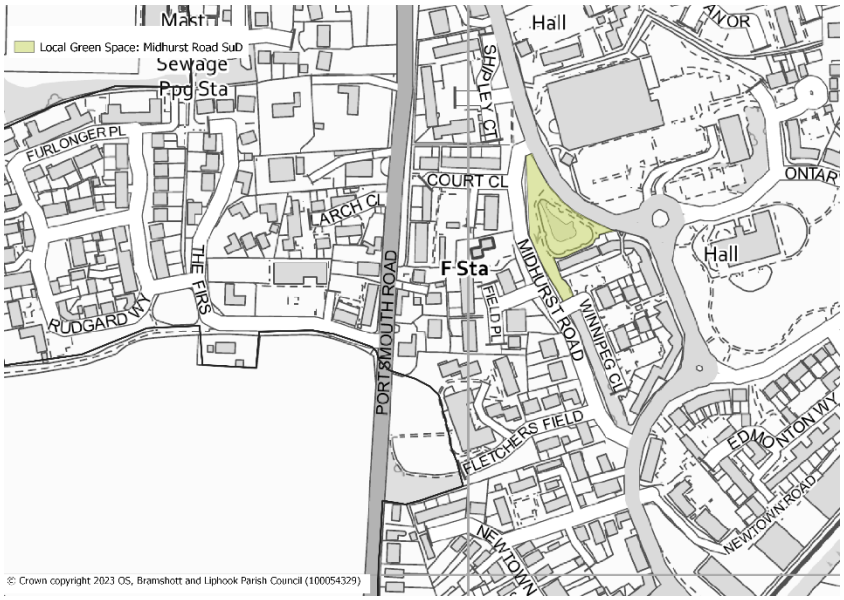
Name of Space	(7) Radford Park
Address and location	London Road, Liphook, GU30 7TA
Ownership details	The site is owned by Bramshott and Liphook Parish Council
Description and purpose / current use	Natural public open space, with amenity areas, unmanaged conservation areas, river corridor with historical features. Owned and managed by BLPC.
Any designations?	Within the River Wey Conservation Area. Parts of the site have SINC designation.
Site allocations in Local Plan?	It is not allocated for development in the Local Plan
Planning permissions?	There are no live planning applications relating to this site.
Access & proximity including how close to the community it serves (in meters)	The site lies at the northern edge of the settlement of Liphook but is easily accessed from many points including London Road, Malthouse Meadows, Haslemere Road, Locke Road and Bramshott Place. It has a car park accessed off Malthouse Meadows.

Demonstrably Special?	The site is demonstrably special for all reasons – recreation, historic (ancient water meadow system), wildlife (mixed habitats, including wetland areas such as river, ponds, water carriers, boggy areas and alder carr), wildlife, beauty and tranquility. It forms part of the character and setting of historic areas. It forms part of a network of paths and spaces, enabling movement through the northern area of the parish. Plans are in place to make this accessible to all users with two circular walks. Currently regularly assessed by HBIC.
Size in hectares	7.9724 HA
Photo	 
Location map	

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Name of Space	(8) Midhurst Road SUDS and Tree Boundary
Address and location	Midhurst Road, Liphook, GU30
Ownership details	B&LPC / managed by Sainsburys
Description and purpose / current use	The SUDS consists of a large pond area on the opposite side of the Sainsburys car park area. The pond is surrounded by largely overgrown shrubs and safety railing, and has been allowed to naturalise. There is a bank of mature trees running from the rear of the pond and behind a small residential development. It is largely unmanaged except for the purpose of safety by Sainsburys.
Any designations?	The tree boundary consists of a group TPO designation.
Site allocations in Local Plan?	The site is not allocated for development in the Local Plan
Planning permissions?	There are no live planning applications relating to this site.
Access & proximity including how close to the community it serves (in meters)	The site is central to the settlement, within walking distance of the Square and Millennium Green. There is a footpath around the pond and pedestrian ways leading into the adjacent development
Demonstrably Special?	The site is especially useful for wildlife habitats as it is largely undisturbed. It adds to local amenity, providing a soft landscape to a busy road leading to the centre of the settlement.
Local in character?	0.281 HA

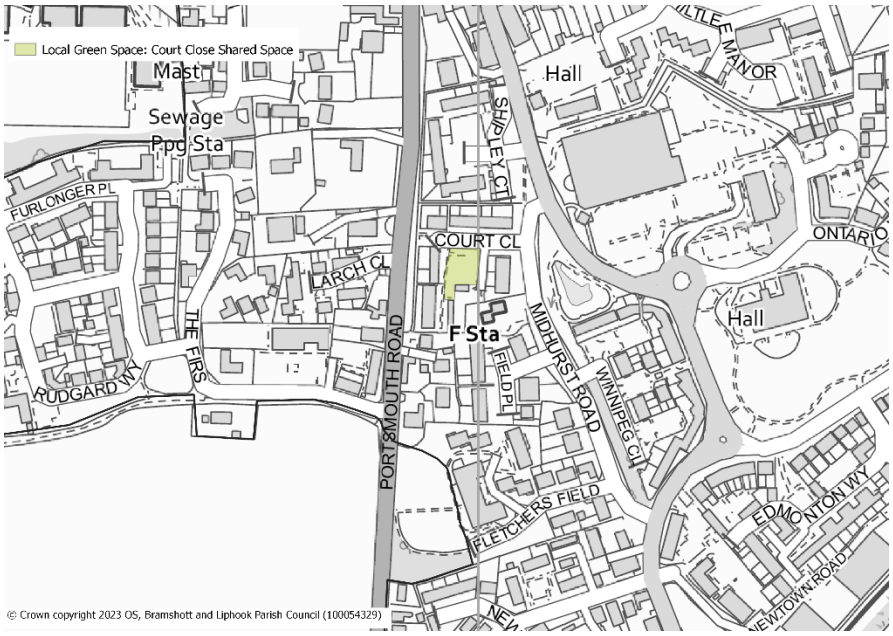
Photo	  

Location map	

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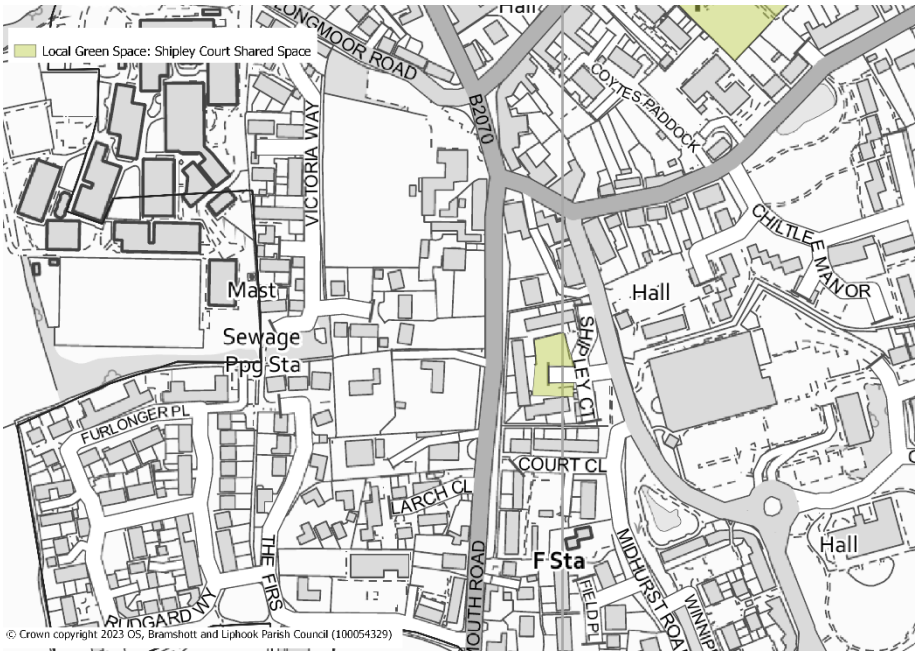
Name of Space	(9) Court Close Shared Space
Address and location	Court Close, Liphook, GU30 7UR
Ownership details	East Hampshire District Council
Description and purpose / current use	A small parcel of grassed area central to a small development of terraced houses.
Any designations?	No designations
Site allocations in Local Plan?	It is not allocated for development in the Local Plan
Planning permissions?	There are no live planning applications.
Access & proximity including how close to the community it serves (in meters)	Within a few metres of the community in Court Close. Walking distance of the Square.
Demonstrably Special?	Particularly special for tranquillity and informal recreation. A small oasis for a development sandwiched between two main roads (Portsmouth Road and Midhurst Road). Adds to the local amenity, providing an attractive setting

	and outlook for surrounding residential properties. Provides habitats for wildlife and natural corridors and spaces through urban areas.
Size in hectares	0.0731 HA
Photo	 

Location map	

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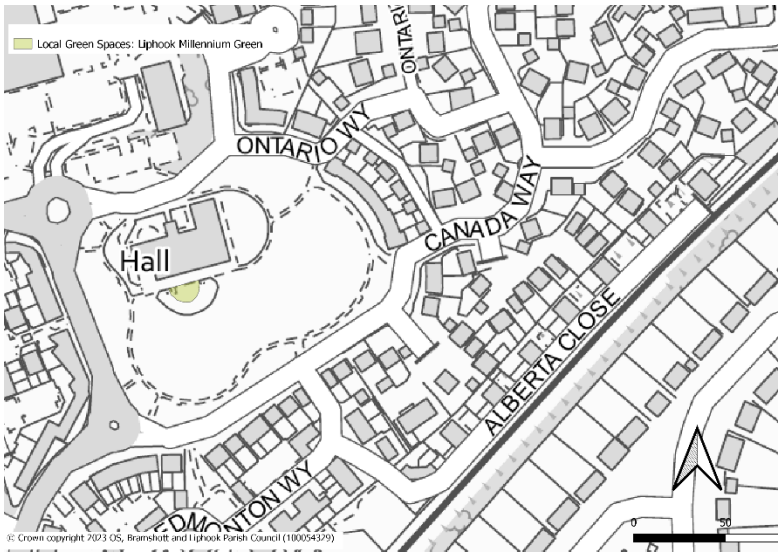
Name of Space	(10) Shipley Court Shared Space
Address and location	Shipley Court, Liphook, GU30 7EB
Ownership details	EHDC
Description and purpose / current use	A small parcel of grassed area central to a small development of terraced houses. Contains a variety of mature trees.
Any designations?	There are no designations
Site allocations in Local Plan?	It is not allocated for development in the Local Plan
Planning permissions?	There are no live planning applications relevant to the site.
Access & proximity including how close to the community it serves (in meters)	Within a few metres of the community of Shipley Court.
Demonstrably Special?	Special for quiet recreation and tranquillity for the local residents. Adding to local amenity, providing an attractive setting and outlook for surrounding

	residential properties. Also special for wildlife especially birds using the mature trees for roosting and nesting and providing habitats for wildlife.
Size in hectares	0.0927 HA
Photo	
Location map	

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Name of Space	(11) Liphook Millennium Green
Address and location	Adjacent to Liphook Millennium Hall, Ontario Way, Liphook GU30 7LD
Ownership details	Bramshott and Liphook Parish Council

Description and purpose / current use	Large public open space. Used for community events such as open air markets, fairs, fairgrounds, also quiet recreation and dog-walking. Numerous benches and flower beds around perimeter accessed by tarmac paths. Mature trees on some of the boundary edges. Maintained by BLPC.
Any designations?	No designations
Site allocations in Local Plan?	It is not allocated for development in the Local Plan
Planning permissions?	There are no live planning applications
Access & proximity including how close to the community it serves (in meters)	Highly sustainable location, central to the main settlement. Close to community hall, railway station, shops and businesses. Easy walking distance.
Demonstrably Special?	This site is part of the public realm, where informal social interaction can take place. Particularly special for providing a flexible space for informal recreation and local community events, and performances. Also special for providing habitats for wildlife such as birds using the mature trees for roosting and nesting. Two large wildflower beds on the perimeter of the site enhance opportunities for pollinators.
Size in hectares	0.0134 HA
Photo	

Location map	

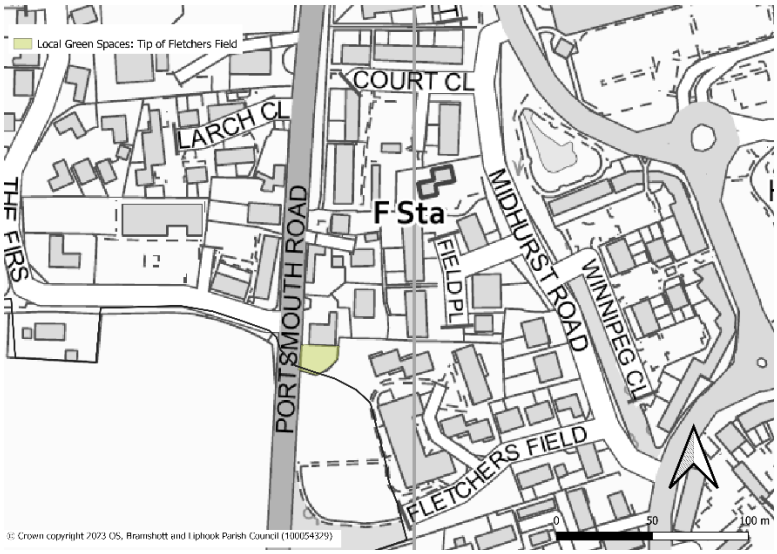
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Name of Space	(12) Fletchers Field
Address and location	Land west of Fletchers House, Fletchers Field, Liphook GU30 7ET
Ownership details	Main part owned by Bramshott and Liphook Parish Council. Smaller parcel to the south, separated by footpath, owned separately.
Description and purpose / current use	Open public space, adjacent to retirement apartments. Grassed areas separated by footpaths. Recently planted Community Orchard with heritage fruit trees. Raised flower beds maintained by Liphook in Bloom. Some benches on site. Orchard and grassed areas maintained by BLPC.
Any designations?	Outside the settlement policy boundary. No designations.
Site allocations in Local Plan?	It is not allocated for development in the Local Plan
Planning permissions?	There are no live planning applications
Access & proximity including how close to the community it serves (in meters)	The site is accessed from Portsmouth Road and Midhurst Road. There is a marked cycle route through the site. It is well used by the general public and students from Bohunt School.
Demonstrably Special?	The site lies opposite an open area of the South Downs National Park and experiences beautiful sunsets. The community orchard is managed to enhance wildflowers, the fruit trees and flowers will attract pollinators. The area is an opportunity for growing local food and having nature inspired

	activities. The raised beds are a tranquil area for quiet reflection for local residents.
Size in hectares	0.4618 HA
Photo	 (Image from Google Earth)
Location map	

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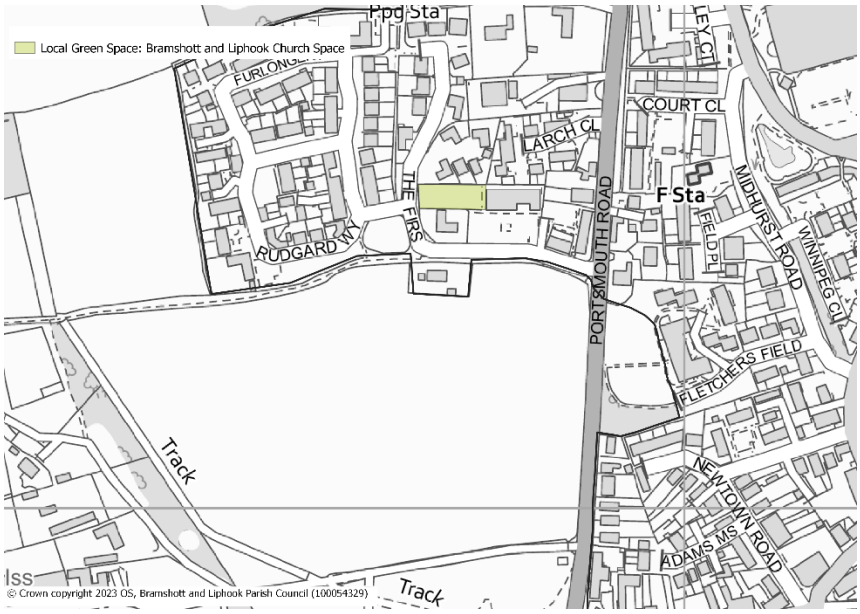
Name of Space	(13) Tip of Fletchers Field
Address and location	Land to west of Fletchers House, Fletchers Field, Liphook GU30 7ET
Ownership details	Bramshott and Liphook Parish Council
Description and purpose / current use	The small site lies directly north of the community orchard but lies within the settlement policy boundary. It is now an extension to the community orchard. The site is maintained by BlPC.
Any designations?	There are no designations
Site allocations in Local Plan?	The site is not allocated for development in the Local Plan
Planning permissions?	There are no live planning applications
Access & proximity including how close to the community it serves (in meters)	The site is easily accessed by the community but is a quiet section of the larger site to the south connected by a footpath. It is easily accessed by foot or car from either the Portsmouth Road or Midhurst Road. A designated cycle path lies in close proximity.
Demonstrably Special?	The site is a quiet corner of a much larger site offering a space of tranquility. There are mature trees on the boundary and a small number of heritage fruit trees enhancing wildlife. The site increases the area for the opportunity of growing local food. It is a safe area for recreation for the elderly residents in the retirement homes adjacent to the site. Raised flower beds lie adjacent to the site. The site forms part of a network of paths and spaces, enabling movement through an area to the west of the settlement.
Size in hectares	0.0375 HA

Photo	
Location map	

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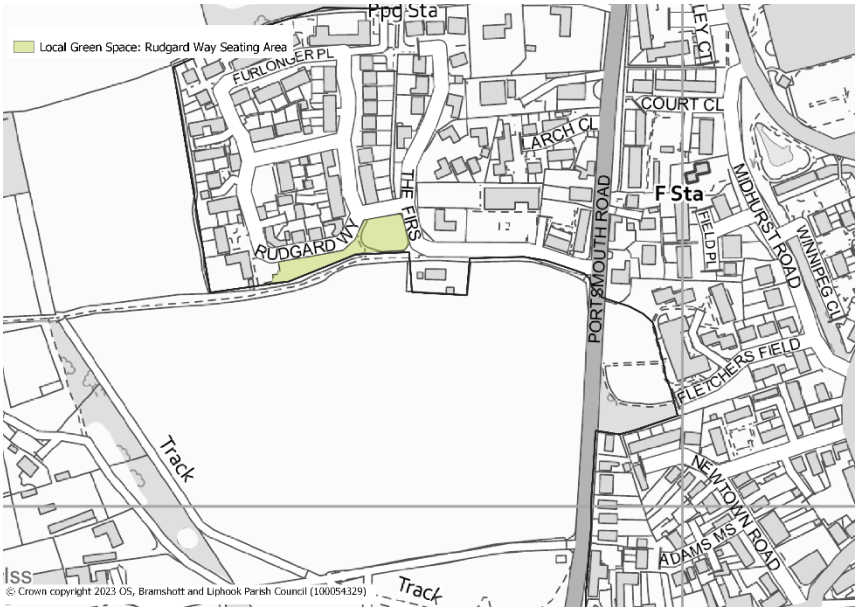
Name of Space	(14) Bramshott & Liphook Church Space
Address and location	Land off the Church Centre, The Firs, Liphook GU30 7DJ
Ownership details	Church Centre Liphook
Description and purpose / current use	A grassed area between the Rectory and the Church Centre. It is used as an open space in connection with community and church events. The area is maintained by the Church.
Any designations?	There are no designations on the site

Site allocations in Local Plan?	It is not allocated for development in the Local Plan
Planning permissions?	There are no live planning applications relating to the site
Access & proximity including how close to the community it serves (in meters)	The site is easily accessed from the Firs and off the Portsmouth Road. There is a car park adjacent to the site. It can serve the Church and wider community. There is a public footpath to the north connecting to the local Schools and the Longmoor Road.
Demonstrably Special?	It is particularly special for quiet recreation, located close to the Church and also the South Downs National Park with a footpath leading into the Park. It enhances the work and community events of the Church.
Size in hectares	0.0955 HA
Photo	 

Location map	

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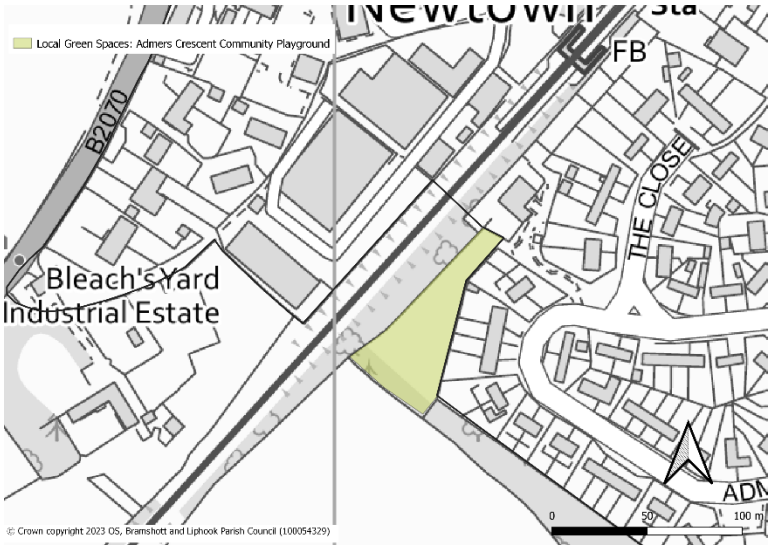
Name of Space	(15) Rudgard Way Seating Area
Address and location	Rudgard Way, off the Firs, Liphook GU30 7GW
Ownership details	EHDC to pass to relevant management company
Description and purpose / current use	Play and seating area relating to the development at Rudgard Way.
Any designations?	No designations
Site allocations in Local Plan?	It is not allocated for development in the Local Plan.
Planning permissions?	There are no live planning applications.
Access & proximity including how close to the community it serves (in meters)	The site is the designated public open space connected to the relatively new development at Silent Garden. Parts of the development are high density apartment blocks and the site is in easy walking distance of this community. There is adjacent connecting pedestrian access from Longmoor Road via Victoria Way and the Firs, off Portsmouth Road.
Demonstrably Special?	The site is particularly special as an open space for recreation for the residents of the development. Its close proximity to a PROW leading into the South Downs National Park enhances the connectivity with an area of

	beauty and tranquility. The site adds to the local amenity, providing an attractive setting and outlook for surrounding residential properties.
Size in hectares	0.1698 HA
Photo	
Location map	

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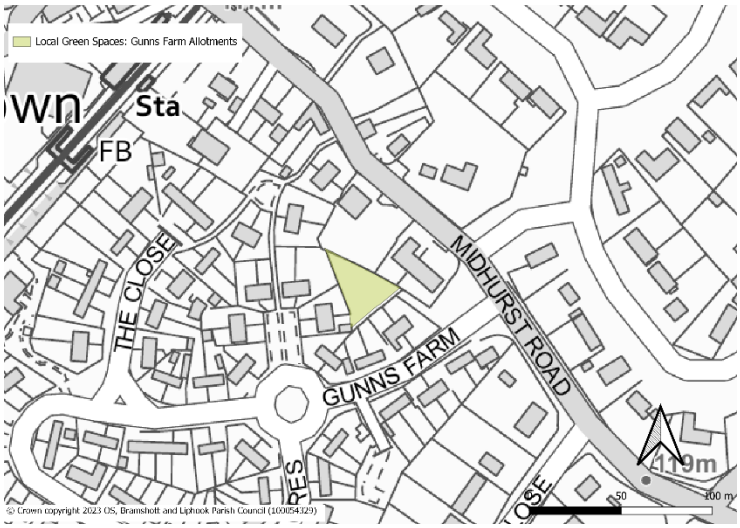
Name of Space	(16) Admers Crescent Community Playground
Address and location	Land to the rear of 65-73 Admers Crescent, Liphook GU30 7HW
Ownership details	East Hampshire District Council

Description and purpose / current use	The site lies to the rear of residential properties and is bounded by the main London to Portsmouth railway. The site has a small playpark and area for informal ball games. The boundary of the South Downs National Park lies to the west. The site is well used by children and as a connecting path for walkers accessing the fields beyond. The site is maintained by EHDC.
Any designations?	There are no designations to the site but it is on the boundary to the South Downs National Park, marked by a bank of mature native trees. Two TPO trees (mature oaks) lie to the entrance of the site.
Site allocations in Local Plan?	It is not allocated for development in the Local Plan
Planning permissions?	There are no live planning applications relating to the site.
Access & proximity including how close to the community it serves (in meters)	The site is easily accessed by residents of Admers Crescent and Gunns Farm and the wider public.
Demonstrably Special?	The site is demonstrably special for informal recreation for children. The path continues on to open farmland in the South Downs National Park. The site forms part of the network of paths and spaces, enabling connectivity to the open countryside and PROWs.
Size in hectares	0.2614 HA
Photo	 

Location map	

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Name of Space	(17) Gunns Farm Allotments
Address and location	Allotments at entrance to Gunns Farm, Liphook GU30 7HW
Ownership details	East Hampshire District Council
Description and purpose / current use	This is a small oddly shaped piece of land currently split into two small allotments. There is no water on site. It is It is maintained by EHDC.
Any designations?	There is no designation to the site
Site allocations in Local Plan?	There is no allocation for development in the Local Plan
Planning permissions?	There is no live planning application associated with this site.
Access & proximity including how close to the community it serves (in meters)	The site is close to existing residential development. The boundary of the site consists of the rear fencing to adjacent dwellings. The site is accessed by a well-concealed footpath.
Demonstrably Special?	It is a useful example of how relatively small spaces can be utilised for opportunities for growing local food, supporting healthy lifestyles and community well-being.

Size in hectares	0.0706 HA
Photo	
Location map	

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Name of Space	(18) Gunns Farm Roundabout
Address and location	Gunns Farm roundabout, Gunns Farm, Liphook GU30 7HL
Ownership details	Hampshire District Council
Description and purpose / current use	The large, grassy roundabout is used as a junction between Gunns Farm and Admers Crescent. It is managed by EHDC on behalf of HCC
Any designations?	There are no designations on the site.
Site allocations in Local Plan?	It is not allocated for development in the Local Plan

Planning permissions?	There are no live planning applications relating to the site.
Access & proximity including how close to the community it serves (in meters)	The site is within a few metres of local residents and easy walking distance of the wider environment.
Demonstrably Special?	The site adds to the local amenity, providing an attractive setting and outlook for surrounding residential properties. It forms a network of paths and spaces, enabling movement through an area (leading on to a green space and footpaths towards the Midhurst Road). The grass is not regularly mown providing habitats for wildlife/wildflowers and a natural corridor to other green spaces.
Size in hectares	0.0267 HA
Photo	
Location map	

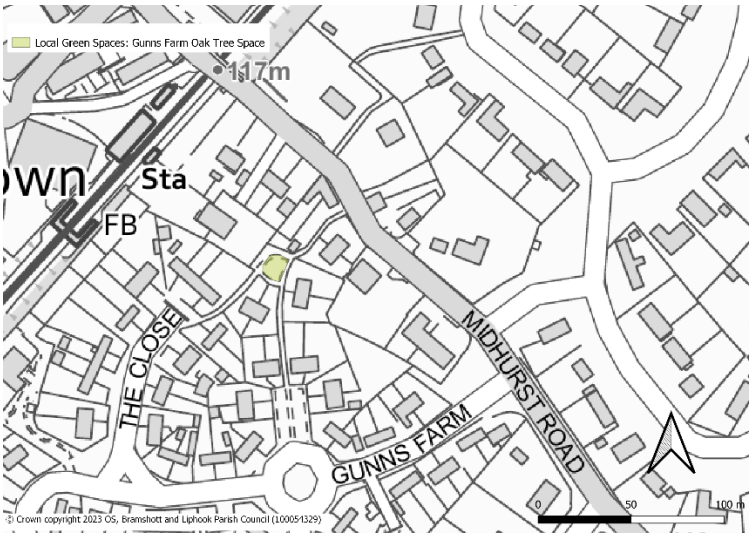
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Name of Space	(19) Gunns Farm Green Walkpath
Address and location	Gunns Farm Green Walkpath, Gunns Farm, Liphook GU30 7HL
Ownership details	Hampshire County Council
Description and purpose / current use	This rectangular site lies opposite the large Gunns Farm roundabout. It is surrounded by a small number of bungalows. It is managed by EHDC on behalf of HCC.
Any designations?	There are no designations on the site.
Site allocations in Local Plan?	It is not allocated for development in the Local Plan
Planning permissions?	There are no live planning applications relating to this site.
Access & proximity including how close to the community it serves (in meters)	It is within close proximity to local dwellings and within walking distance of the wider community.
Demonstrably Special?	The site adds to the local amenity, providing and attractive setting and outlook for surrounding residential properties. The site forms part of a network of paths, and spaces enabling movement through the estate and on to the Midhurst Road. It has the potential for providing habitats for wildlife/wildflowers and a natural corridor and spaces through the wider area. It provides a safe, natural area for informal recreation for younger generation.
Size in hectares	0.0592 HA

Photo	
Location map	

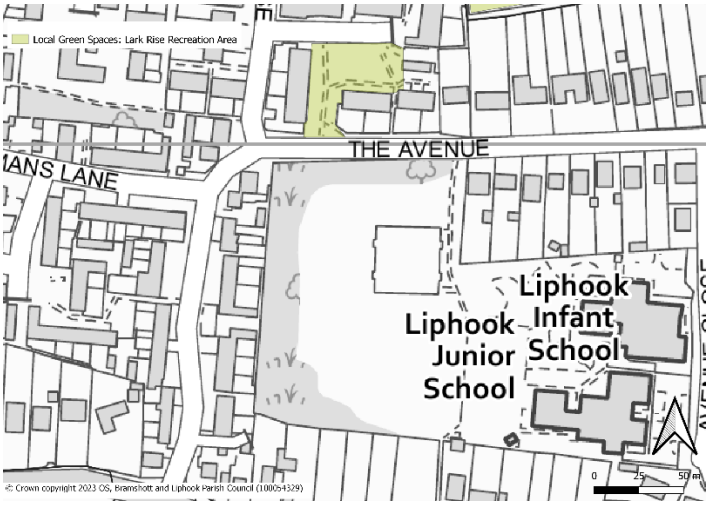
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Name of Space	(20) Gunns Farm Oak Tree Space
Address and location	Gunns Farm Oak Tree space, Gunns Farm Liphook GU30 7HL
Ownership details	Owned by Hampshire County Council
Description and purpose / current use	This small site is fully enclosed and lies at a junction of two footpaths into the estate. It is managed by EHDC on behalf of HCC.
Any designations?	There are no designations on the site
Site allocations in Local Plan?	(The site is not allocated for development in the Local Plan
Planning permissions?	There are no live planning application relating to the site.
Access & proximity including how close to the community it serves (in meters)	The site is easily accessed by local residents and in easy walking distance for the wider community.
Demonstrably Special?	This small space connects three footpaths forming part of a network of paths and spaces, enabling movement between Gunns Farm and the Midhurst Road. The space is away from any roads, there is a mature oak to one side and is surrounded by garden hedgerows providing habitats for wildlife and natural corridors.
Size in hectares	0.0142 HA
Photo	

Location map	

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Name of Space	(21) Lark Rise Recreation Area
Address and location	Lark Rise, Liphook (surrounded by bungalows occupied, in the main, by older residents). Nos. 2 onwards
Ownership details	Owned by East Hampshire District Council
Description and purpose / current use	The site is a well-used open space, providing sheltered quiet recreational and community space. It has several large mature trees on the site in addition to the grassed area. It has been used for celebrations such as street parties for the Queen's Jubilee and King's Coronation. It is maintained by EHDC.
Any designations?	The site itself does not have any designations. The 7 mature trees on the site all have TPOs.
Site allocations in Local Plan?	The site is not allocated in the Local Plan
Planning permissions?	There are no planning applications applicable to this site.
Access & proximity including how close to the community it serves (in meters)	The site is within a few metres of dwellings. Literally on the doorstep. This green space fronts the bungalows, with footpaths to access the dwellings. Car parking is distanced from the bungalows, with the green space separating the two.
Demonstrably Special?	The site is particularly special for recreation and community activities. The mature trees offer shade and roosting opportunities for birds and other wildlife.

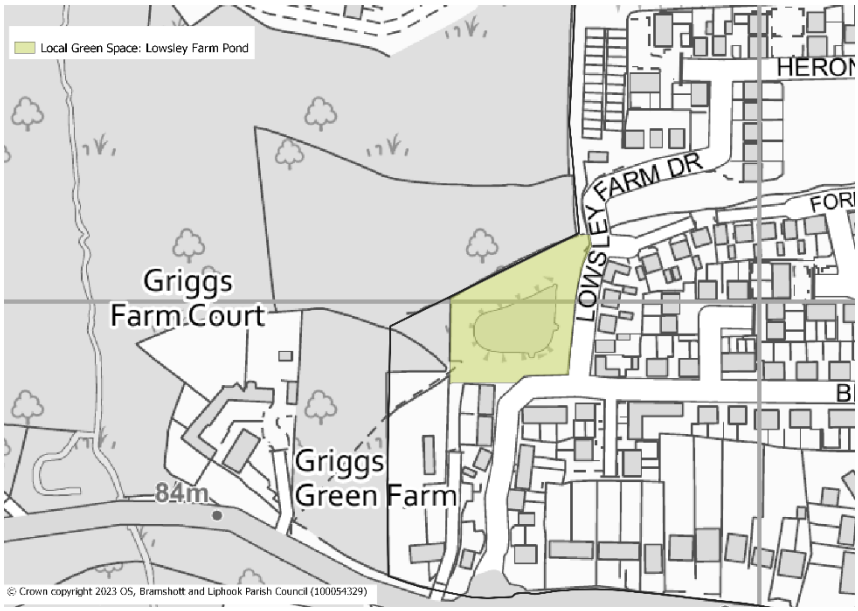
	The development backs on to the Avenue which can be a busy thoroughfare during term time as the Liphook Federated School lies to the west. The site provides an area of peace and tranquility for the residents.
Size in hectares	0.1635 HA
Photo	
Location map	

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Name of Space	(22) Lowsley Farm Pond (SUDS) – Oak Park Development
Address and location	Oak Park, off Longmoor Road, Liphook, GU30
Ownership details	EHDC/developer or management company of the Lowsley Farm Pond site
Description and purpose / current use	The pond with raised banking is the SUDS for the housing development. It has now become naturalised with semi-aquatic vegetation. It has fencing, signs and resources for safety purposes.
Any designations?	The site has no designations

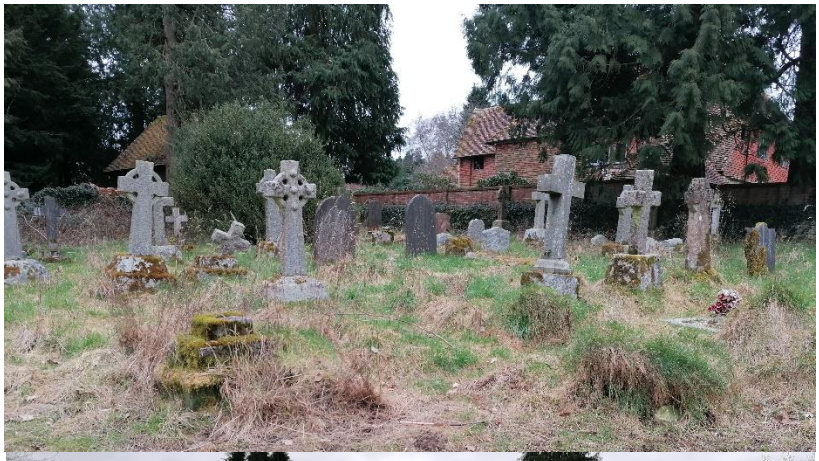
Site allocations in Local Plan?	The pond is not allocated for development in the Local Plan but is part of the drainage system for a recent housing development.
Planning permissions?	There are no live planning applications relevant to the pond.
Access & proximity including how close to the community it serves (in meters)	The pond is easily accessed by footpaths and roads leading into the new housing development.
Demonstrably Special?	The pond forms part of flood mitigation for the residential development. The pond now provides an attractive setting and outlook for surrounding residential properties, adding to local amenity. It is demonstrably special providing habitats for wildlife, especially aquatic, and has become naturalised. It forms a natural corridor for the naturally wet area to the north, leading to the Hollywater River. There is a group TPO area to the north and west, and a large SINC slightly further to the west.
Size in hectares	0.3753 HA

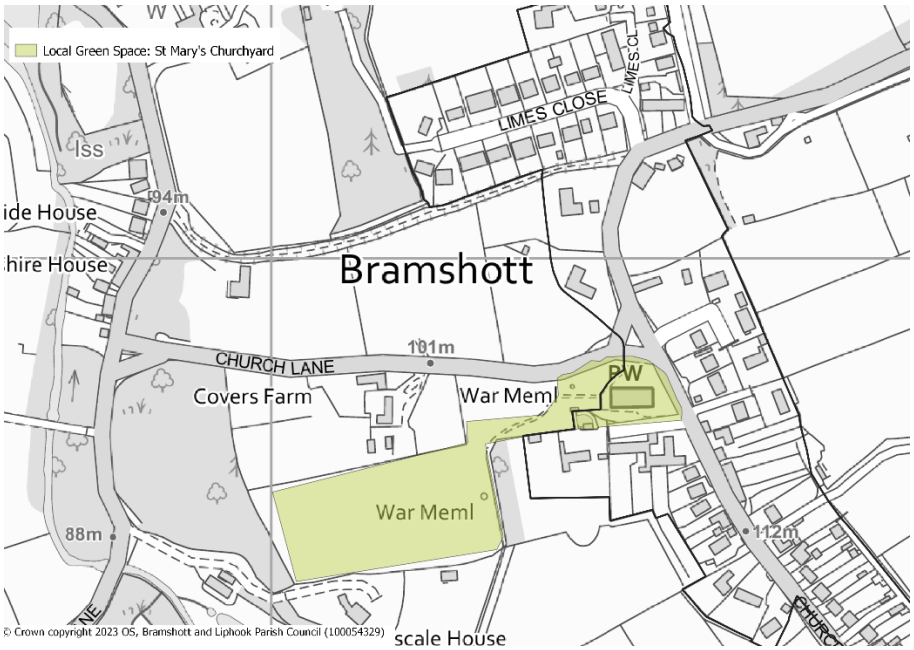
Photo	

Location map	

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Name of Space	(23) St. Mary's Churchyard
Address and location	St. Mary's Churchyard, Bramshott, Liphook, GU30
Ownership details	St Mary's Church
Description and purpose / current use	The churchyard is adjacent to the 12th Century church and includes some listed graves. The area around the older graves is generally overgrown but provides excellent habitats for small mammals and wild flowers. There is good access around the more recent burial areas.
Any designations?	There are no designations on the site, but St. Mary's Church is ? The site is in close proximity to the valley setting of the River Wey Conservation Area.
Site allocations in Local Plan?	It is not allocated for development in the Local Plan.
Planning permissions?	There are no live planning applications relevant to the site.
Access & proximity including how close to the community it serves (in meters)	The site is easily accessed by footpaths off roads in Bramshott. It is also accessed by a PROW running alongside the River Wey Conservation Area and leading to the London Road in Liphook.
Demonstrably Special?	The churchyard is demonstrably special due to its historic connections as a 12th century church lying adjacent to Bramshott Manor, a grade I listed

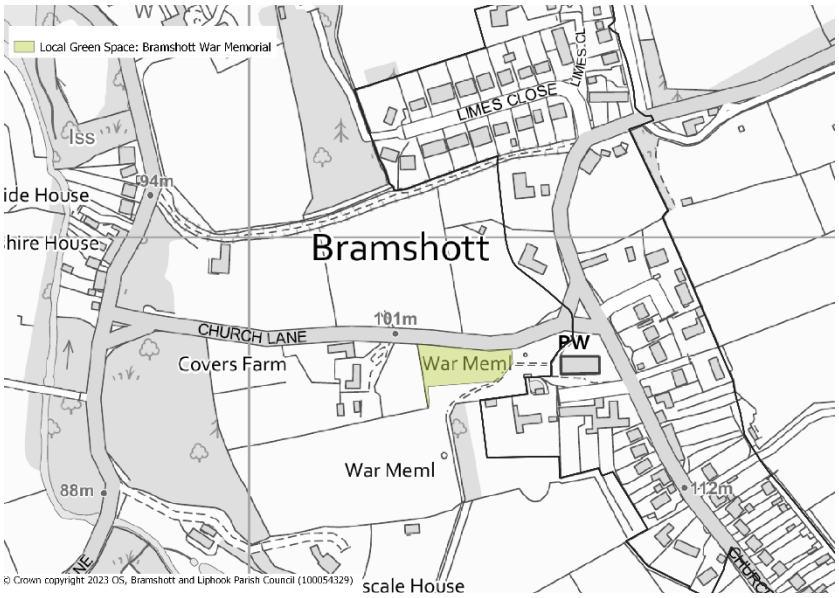
	building. The older section is particularly special for wildlife habitats with ancient yews and providing natural corridors linking with the River Wey Conservation Area. The area contributes to a sense of tranquility and beauty, a place of quiet reflection for many local families.
Size in hectares	1.7325 HA
Photo	 

Location map	

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Name of Space	(24) Bramshott War Memorial and War Graves
Address and location	St. Mary's Church, Church Road, Bramshott, GU30 7SH
Ownership details	St Mary's Church
Description and purpose / current use	The site is part of the wider churchyard for St. Mary's. The war graves are maintained by the CWG and there are two memorials recognising WWI and WWII.
Any designations?	The site is listed as open space by EHDC (2019)
Site allocations in Local Plan?	The site is not allocated for development in the Local Plan
Planning permissions?	There are no live planning applications relevant to the site.
Access & proximity including how close to the community it serves (in meters)	The site is easily accessed by footpaths off roads in Bramshott. It is also accessed by a PROW running alongside the River Wey Conservation Area and leading to the London Road in Liphook.
Demonstrably Special?	The churchyard is demonstrably special due to its historic connections as a 12th century church lying adjacent to Bramshott Manor, a grade I listed

	building. The older section is particularly special for wildlife habitats with ancient yews and providing natural corridors linking with the River Wey Conservation Area. The area contributes to a sense of tranquility and beauty, a place of quiet reflection for many local families. The war graves are visited by overseas visitors especially from Canada. Memorial services are held on Canada Day and Remembrance Day
Size in hectares	0.2113 HA
Photo	 

Location map	

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Name of Space	(25) Huron Drive Triangle
Address and location	Huron Drive, off Canada Way, Liphook
Ownership details	Hampshire County Council
Description and purpose / current use	A small site at the edge of the development, with footpaths providing pedestrian connection with the adjoining housing development. It contains one small tree and a selection of shrubs, and could benefit from further planting and maintenance.
Any designations?	There is no designation on the site.
Site allocations in Local Plan?	It is not allocated for development in the Local Plan
Planning permissions?	There are no live planning applications relevant to the site
Access & proximity including how close to the community it serves (in meters)	The site is easily accessed by residents of both the Canada Way development and Manor Fields development.
Demonstrably Special?	The site forms part of a network of paths and spaces, enabling movement through two large residential estates, and lies close to the railway line. It provides a green corridor providing habitats for wildlife and natural corridors and spaces through urban areas. The site also adds to local

	amenity, providing an attractive setting and outlook for the surrounding residential properties.
Size in hectares	0.0297 HA
Photo	
Location map	

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Name of Space	(26) Manor Fields Community Space
Address and location	Manor Fields, Liphook

Ownership details	East Hampshire District Council
Description and purpose / current use	The wooded site lies at the boundary of the residential dwellings and the railway line runs to the south side .
Any designations?	There are no designations to the site
Site allocations in Local Plan?	The site is not allocated in the Local Plan
Planning permissions?	There are no live planning applications relevant to the site.
Access & proximity including how close to the community it serves (in meters)	The site is easily accessible to residents in Manor Fields and also via a footpath link from Huron Drive and Canada Way
Demonstrably Special?	The site provides habitats for wildlife and natural corridors and spaces through urban areas. There are a number of trees of native species on the site. It adds to local amenity, providing an attractive setting and outlook for surrounding residential properties, and adds a noise barrier from the railway line.
Size in hectares	0.1123 HA
Photo	 Image from Google Earth

Location map	

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Name of Space	(27) Newtown Road Community Space
Address and location	Newtown Road, Liphook
Ownership details	EHDC or management company
Description and purpose / current use	The site is a grassy area overlooked by a small development of terraced properties. There is a small group of TPO trees to the south of the site.
Any designations?	There is a small group of TPO trees to the south of the site.
Site allocations in Local Plan?	The site is not allocated for development in the Local Plan
Planning permissions?	There are no live planning applications relating to the site.
Access & proximity including how close to the community it serves (in meters)	The site is easily accessed by the local residents.

Demonstrably Special?	The site adds to local amenity, providing an attractive setting and outlook for surrounding residential properties. The mature trees provide habitats for wildlife and a natural corridor through the urban area.
Size in hectares	0.0326 HA
Photo	
Location map	

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Name of Space	(28) Chiltley Way (Berg Estate) main entrance
Address and location	Chiltley Way, Liphook
Ownership details	Hampshire County Council

Description and purpose / current use	The site is a grassed area with mature trees to the boundary.
Any designations?	Blanket TPO. Lies within an H9 Area of Special Housing Character.
Site allocations in Local Plan?	It is not allocated for development in the Local Plan.
Planning permissions?	There are no live planning applications relating to the site(s)
Access & proximity including how close to the community it serves (in meters)	The site lies at the entrance to Chiltley Way and is easily accessed off the Midhurst Road
Demonstrably Special?	The site lies within the H9 character area which has a blanket TPO. It adds to the local amenity providing an attractive setting and outlook for surrounding residential properties, and on entering the main settlement from the rural outskirts of the South Downs National Park.
Size in hectares	0.0592HA
Photo	

Location map	

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Name of Space	(29) Hollycombe Close Shared Space
Address and location	Hollycombe Close, Liphook
Ownership details	Hampshire County Council
Description and purpose / current use	The large rectangular site contains a mix of grassed area and mature trees of mixed species.
Any designations?	The site lies within an H9 Area of Special Housing Character
Site allocations in Local Plan?	It is not allocated for development in the Local Plan
Planning permissions?	There are no live planning applications relating to the site.
Access & proximity including how close to the community it serves (in meters)	The site is within easy walking distance of local properties.
Demonstrably Special?	The site adds to local amenity, providing an attractive setting and outlook for the surrounding residential properties. It provides habitats for wildlife, and a natural corridor as the boundary with the South Downs National Park lies a few metres to the west.

Size in hectares	0.2056 HA
Photo	

Location map	

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Name of Space	(30) Gunns Farm Entrance
Address and location	Entrance to Gunns Farm, Liphook
Ownership details	Hampshire County Council
Description and purpose / current use	The wide entrance to Gunns Farm is characterised by grassy banks to both sides of the road. The area is planted with bulbs providing a pleasing entrance during Spring.
Any designations?	There are no designations to the site but there is a TPO tree that has been heavily managed (veteranized?) as standing dead.
Site allocations in Local Plan?	It is not allocated for development in the Local Plan.
Planning permissions?	There are no live planning applications relating to the site(s)
Access & proximity including how close to the community it serves (in meters)	The site lies at the entrance to Gunns Farm, immediately off the Midhurst Road.

Demonstrably Special?	The site adds to local amenity providing an attractive setting and outlook for residential properties and entering the settlement from the rural boundary of the South Downs National Park.
Size in hectares	0.02 HA
Photo	 Image from Google Earth
Location map	

APPENDIX C – Locally significant views

View 4: view from bottom of Weavers Down entrance area towards and across fields of Foley Manor

View 5: View across SNDPA area and to right to Weavers Down from Longmoor footpath as it rises up after it has crossed underneath the A3

View 1: From Station Road looking west towards Weavers Down and land in between



Weavers Down has, since neolithic times, been locally significant in the lives of those who live, work and visit Liphook. It holds four bowl barrows in the area the view opens out to and is an increasingly rare and biodiverse area of South Downs heathland reaching 350 feet from rising from a lower lying field area. It dominates the work of Flora Thompson following her move to Liphook in 1916: she is known before that time as a novelist, (*Lark Rise to Candleford*) but became an enthusiastic and skilled conservationist and naturalist because of the draw of Weavers Down. She wrote the Peverel Papers as the culmination of this work.

The view opening out and onto Weavers Down from Station Road contrasts the higher density of built-up area that has grown up around the station and railway line opening in the later 19th century with the open green space and dominating Weavers Down hill. It brings the green space around the village into its heart and is an invitation to those arriving in Liphook by rail to stop and rest a while in the countryside the village is surrounded by.

View 2: Highfield Lane to Goldenfields particularly Lychgate, 53 Goldenfields



This building and its structures are designated of special architectural interest and have been listed as Grade 2 listed building. It is a fine example of the work of Philip Webb (known by the Victoria and Albert museum as the father of the Arts and Crafts movement and a close friend of William Morris). The view across the fields to this building and its clocktower are reminders that Philip Webb's overriding mission was "*to put up buildings in this country wh' shall be free from art vulgarity". In this structure, he succeeded in this mission and the view of this group of buildings in Goldenfields from the busy and rushing Highfield Lane is a reminder to current and future generations that architecture is a form of art.*

View 3: View across fields of SNDPA and to right up to Weavers Down from Junior School on Longmoor Road



This view, like View 1, contrasts the higher density of housing that was added along Longmoor Road in the 1930s and then protected from further development following the building of a community secondary school in late 1970s/early 1980s. Longmoor Road has become one of the main arterial roads into Liphook feeding the old A3 when it ran through the village; as with LSV1 this view brings

the green space around the village into its heart and is an invitation to those arriving at school or taking their children to and from school to stop and rest a while in the view and the green natural space it draws observers into. Weavers Down has, since neolithic times, been locally significant in the lives of those who live, work and visit Liphook. It holds four bowl barrows in the area the view opens out to on the right, and the view across is over an increasingly rare and biodiverse area of South Downs heathland. Weaver Down as the view opens out on the right dominates the work of Flora Thompson following her move to Liphook in 1916: she is known before that time as a novelist, (*Lark Rise to Candleford*) but became an enthusiastic and skilled conservationist and naturalist because of the draw of Weavers Down. She wrote the Peverel Papers as the culmination of this work.

View 4: view from bottom of Weavers Down entrance area towards and across fields of Foley Manor





The Foley Manor Estate (along with Chitlee and Bramshott/Ludshott Manor Estates) is one of the three core estates that formed the parish of Bramshott and Liphook. Whilst the estate has been subdivided and much of the stucco covered main building turned into apartments, the fields either side of the pathway as the path winds uphill to the CoachHouse attached remain a haven for

wildlife, opening out into the large broad skies which on one side in the early morning show amazing sunrises where the dawn is suffused with daybreak colours and on the other side, in the later evenings, wonderful sunsets where the warm golds and ambers of setting sun spread across the skyscape visible from here. Apart from the coaching route, until the train line came to Liphook, Liphook was a small farming community and much housing development undertaken on the old field systems of Chiltlee Manor in particular as well as Bohunt Manor. Bohunt Manor estate land was incorporated into the Foley Manor Estate during 19th century. The view across fields to the Coach House is memorable and the only part of the buildings of Foley Manor Estate which can now be visibly seen and which were admired by Pevsner for their Italianate style.

View 5: View across SNDPA area and to right to Weavers Down from Longmoor footpath as it rises up after it has crossed underneath the A3





St Mary's Bramshott is the local parish church for Bramshott and Liphook parish since the 1220s and was placed close to what was at that time part of the London to Portsmouth coaching route. As Liphook grew (particularly following the installation of a turnpike at the aqueducts at the bottom of the pathway), Bramshott as the main village began to be smaller than Liphook, but with the building of the A3 bypass around Liphook, the church remains just as close to the main fast travelling route between Portsmouth and London. The current structure is 19th century building on 15th century walls. The view from the footpath that connects the turnpike to the Church is open, green, peaceful and with the church historic reminder of the generations of travellers; and contrasts with the busyness and pollution of the A3 underpass as it leads upwards into the peaceful churchyard (a Commonwealth War Graves Commission graveyard for Canadian soldiers from 1914-1945).

Appendix D – Non-Designated Heritage Assets

D1. The following list of assets have been identified as non-designated heritage assets. A long-list of nominations were sought from the local community and, in partnership with the local history society, each was carefully considered in terms of its heritage value. The guidance provided in Historic England's Guidance Note 7 on Identifying and Conserving Local Heritage was used to inform the shortlist.

Ref	Name and why important	Photograph
1	Old Toll House, London Road SU 84203 3230 The only surviving toll house between Hindhead and Waterlooville. Built circa 1759, but much modernised since then. Charles Cover, the turnpike keeper, lived there in 1830. **Historical significance** – building was the toll house at the turnpike between Kingston and Petersfield. Liphook was for many years an important coach stop on the route between London and Portsmouth, Cary's New Itinerary of 1819 records seven coaches on weekdays left London for Portsmouth by way of Liphook and three during the night.	
2	74 Headley Road (Brambles) GU30 7PR SU 83826 32047 Built between 1st and 2nd World Wars, **representative of architecture during that time**.	
3	Passfield Oak GU30 7RB SU 82090 3372 Built in the late Edwardian period 1908, **representative of architecture** for pubs built at that time (now in use as offices).	

4	Conford Village Hall SU 82448 32955 Built in 1871, originally the village school. Closed in the 70's as a school but now used as the village hall. Stone and brick construction. **Social and communal valu**e – still used by the community and contributes to collective memory of Conford, some still remember going to school there.	
5	Priors, Ludshott Common SU 85090 34590 **Important due to historic association:** Was part of Ludshott Manor, held by the Prior of Selborne and then by Magdalen College, Oxford. See village archives https://www.headley-village.com/historical/LudshottManor8	 Image from Google Earth
6	Summerden, Waggoner's Wells SU 85615 34233 Situated at the bottom of the pond's of Waggoners Wells, home of the National Trust warden of the area**. Landmark status** as viewed from the ponds or by the Wishing Well (mentioned in Tennyson's poetry), and **historic interest** as a former Tea House. https://grayshottheritagecom.files.wordpress.com/2020/11/lud-wag-nt001.pdf	Image from Google Earth 
7	Clerks, Rectory Lane SU 85185 33288 Built in 1936, beautiful **representation of pre-2nd world war house** from this area.	Image from Google Earth 
8	Prince of Wales Public House Hammer Lane. SU 86813 32645 **Historical significance** - built in the 1920's along the proposed route for the A3, this place should have been a busy roadside pitstop. Details are **representative of time** period such as etching on windows. **Landmark point** in Hammer Vale where three counties (Hampshire, Sussex & Surrey) converge.	Image from Google Earth 

9	Deer's Hut Pub SU 82518 31639 Owned by Northcott Trust. **Historical significance** – built in 1600's as a hunting lodge for medieval kings. Home to one of the stone sculptures on the Shipwright's Way, a deer seated in a book by Gilbert White who refers to the pub in his writings. Contact: Debbie Steel, manager	
10	Old Mill House, Tunbridge Lane Bramshott SU 83589 33247 GU30 7RF **HISTORICAL SIGNIFICANCE**: A corn mill once known as Bramshott Old Mill. Built in 1750 and in operation until 1912, the site has probably been used for this purpose since the Domesday: Bramshott had 2 mills in 1086 and one of them would likely have been on this site. Although the mill house was burnt down in 1913, the mill itself survives as a private dwelling, converted in the 1930's and substantially remodelled. It had three pairs of millstones; with a good head of water, it could grind about 120 sacks of corn a day (1½-2¼ tons, depending on the cereal being ground). The last miller, Walter Spershott, used to grumble that the Chalcrafts, who owned the land between the London Road and the Mill, left him short of water when they were 'drowning' their water-meadows; his son remembered up to 10 or 12 carts waiting to unload at busy times. SEE RIVER WEY TRUST NEWSLETTER FOR MORE INFO.	 Image from Google Earth
11	Coopers Bridge Bramshott SU83527 33471 House and garden, carved out of Ludshott Manor Estate in 1911. Designed for Captain Laurence Beaumont Chamberlain by **locally famous Arts and Crafts architect Inigo Trigg:** most notable are the formal garden with sunken pool. One greenhouse remains as does part of a kitchen garden and orchard. Triggs was a partner in Unsworth and Triggs by 1912 and was producing many designs for small country houses in and around East Hampshire of which Coopers Bridge is a **typical example.** The 2014 Ordinance Survey Maps show Coopers Bridge remarkably unchanged from 1911. http://research.hgt.org.uk/item/coopers-bridge/	

12	Bramshott Court (Fir Grove) GU30 7RG SU 83203 33682 Large gardens originally part of Ludshott Manor Estate. An unexcavated mound designated as a Barrow lies on the river bank within the garden: this has been exploited as a garden feature **at least from the middle of the nineteenth century** when it is first shown on a map. Begun as an 18th century 'wilderness' attached to a burial ground; developed with the addition of a lawn, a lake and an orchard in the mid-19th century. Early 20th century additions including a water garden and arboreum and possible **Gertrude Jekyll** planting. Two new enclosed gardens beside a house extension by **J D Coleridge** in the early 20th century and glass houses of 1919 by **James Gray**. http://research.hgt.org.uk/item/bramshott-court/	
13	Queen Street Cottages (Haslemere Road) SU 84064 31512 Stone built cottages, **group value**	
14	14 Tower Close. **Historical significance**: Built in the early 1900's and still features tower which was an original water source for Liphook. A deep well was sunk at the side of the property and a windmill pumped water up to supply homes. Used until the 1920's when Wey Valley began supplying water to the area – made redundant in 1926. Still in local memory.	 
15	Jubilee Terrace, Headley Rd (numbers 32-48), built in 1887 by local builders Tom & William Rapley, are **representative of 19th century houses**. Row of red brick terraced houses with stone walls in front and distinctive long narrow back gardens.	 Image from Google Earth

16	Post Office Depot: 1930's, characteristic of post office from that period.	 Image from Google Earth