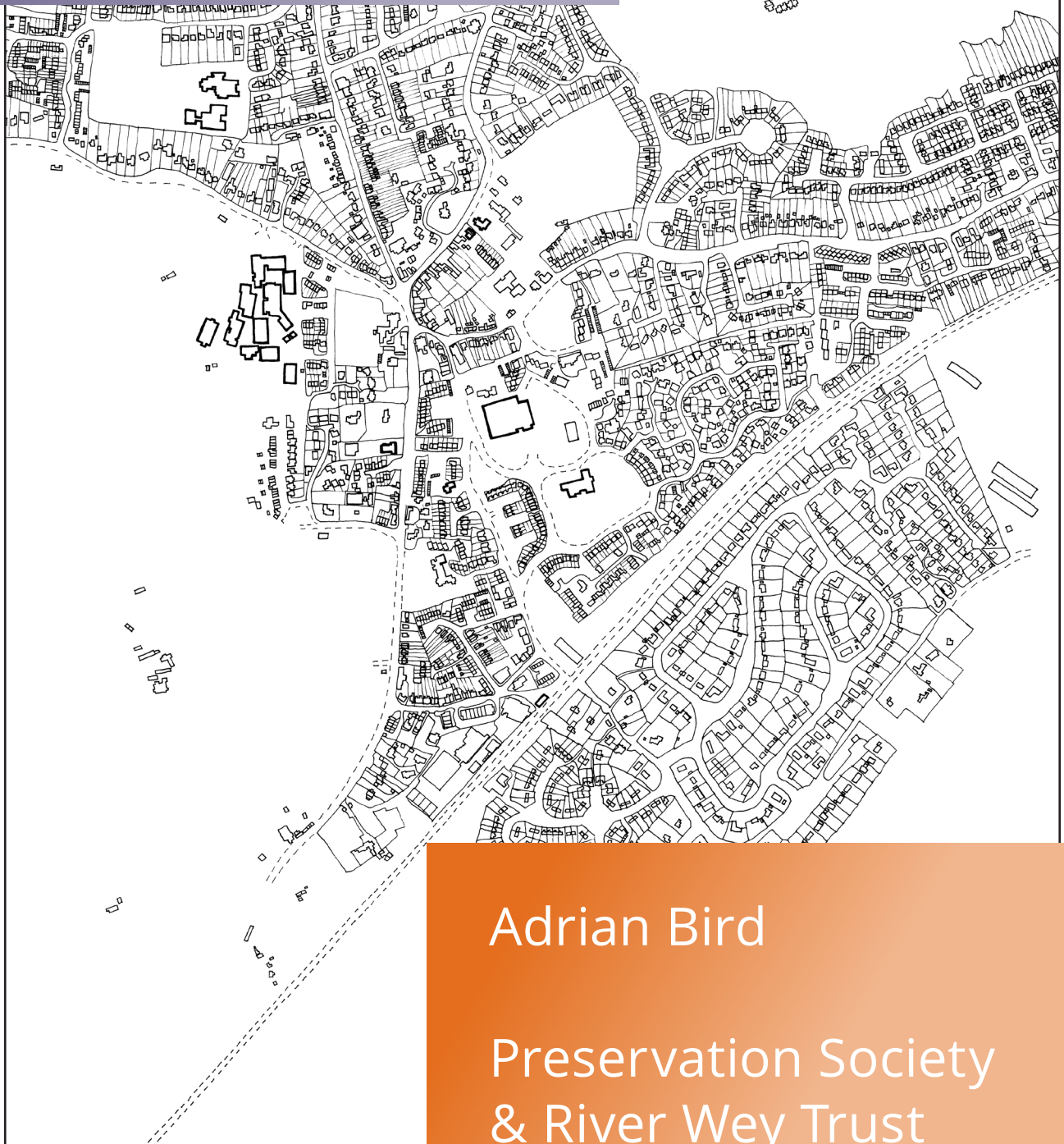


Bramshott & Liphook
Neighbourhood Plan

Position Statement

November 2017



Adrian Bird

Preservation Society
& River Wey Trust

Bramshott and Liphook
Preservation Society
and the
River Wey Trust



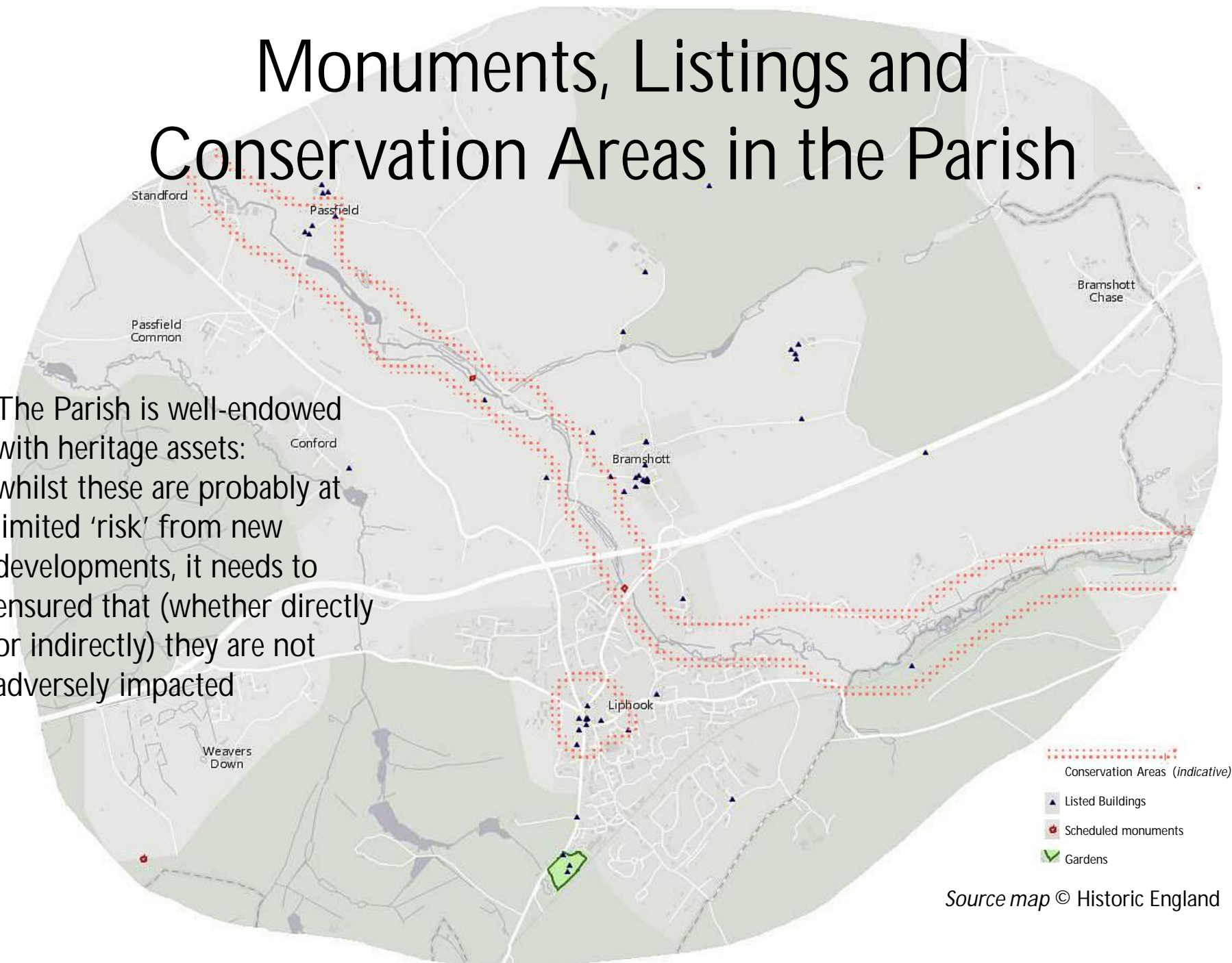
The Preservation Society was formed in
1967.

Its principal concerns are the history of the
area and its built heritage, its countryside
and landscape setting, and their value to the
community and our sense of place.

The Society was a key player in the Square
Area Conservation Area Enhancement
Group and the VDS Group

Monuments, Listings and Conservation Areas in the Parish

The Parish is well-endowed with heritage assets: whilst these are probably at limited 'risk' from new developments, it needs to be ensured that (whether directly or indirectly) they are not adversely impacted



Source map © Historic England

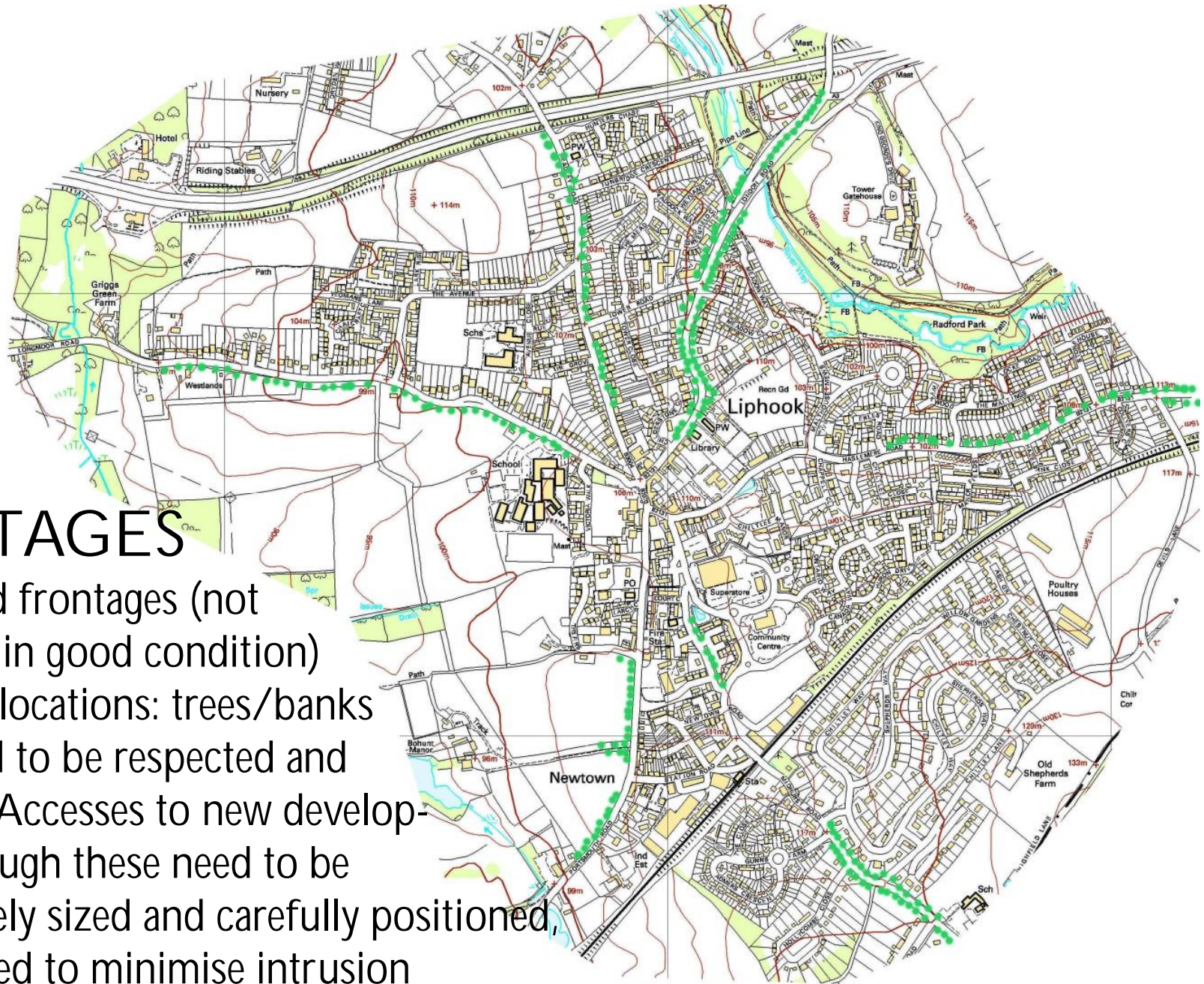
Tree-belts and woodland as 'natural' boundaries

THESE FORM A BACKDROP TO DEVELOPMENT AND – WHERE PRESENT – FRAME AND CONSTRAIN VIEWS IN AND OUT OF THE VILLAGE, AND LEND MATURITY TO NEIGHBOURHOODS: THESE SHOULD FORM THE STARTING POINT FOR ANY DEVELOPMENT – REPLANTING IS VERY MUCH A SECOND BEST. The map also shows important un-protected (non-TPO-ed) trees [NOTE this information is not fully up to date: sourced from VDS document]



KEY FRONTAGES

Established frontages (not necessarily in good condition) in 'lead-in' locations: trees/banks which need to be respected and enhanced. Accesses to new developments through these need to be appropriately sized and carefully positioned, and designed to minimise intrusion (mini-roundabouts are not always the most effective answer!)



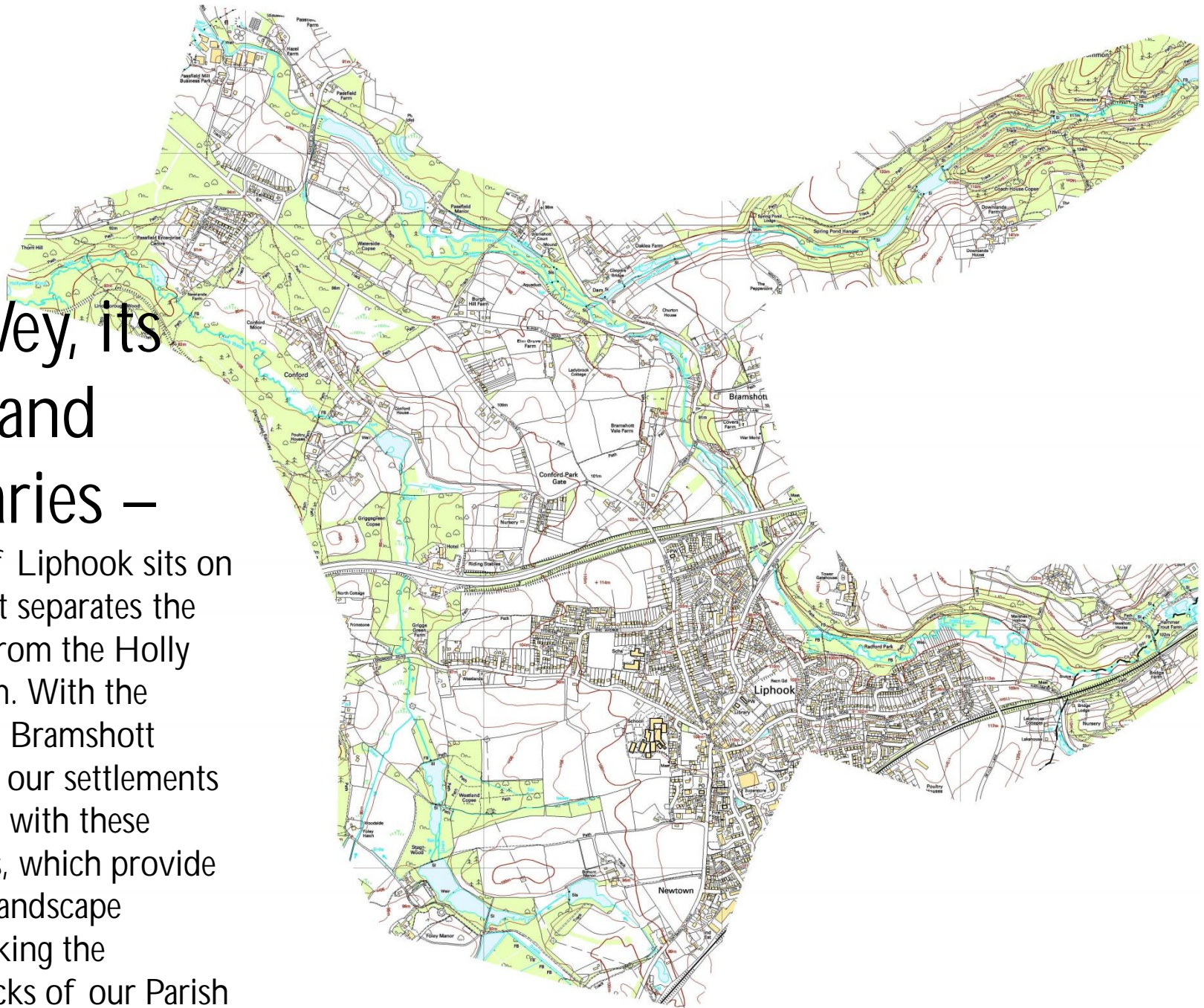
THOUGHTS ON ALLOCATING AND PLANNING OF DEVELOPMENT SITES

- Avoid intrusion into open countryside (meaning visual – particularly disrupting views in towards settlement – rather than Planning definition)
- Exploit characteristics of site in development (natural features and landform; character of adjoining development; history)
- Respect existing established frontages (integrate access and new development where it impinges on frontage; exploit existing access locations)
- Limit size of individual developments to manage impact on setting and integration into community – think ‘little and often’ rather than ‘big is best’: no more developments of 100+ houses!
- Developments should nonetheless be positioned and laid out to cater for their future expansion; the possibility of their enabling ‘relief’ roads should be included – but these can create as many problems as they solve. The Planning system often seems to be fighting rearguard actions in the face of development proposals – what happened to Development Briefs for sites?
- Be creative with open space and SANGs allocations – these could include improving public access to existing open spaces not just creating new ones (e.g. main road crossings, new public paths). In particular, development adjacent to the Wey valley should offer planning gain for the valley – *cf.* formation of much of Radford Park – and protect its landscape setting

The River Wey Trust was formed in 1984 (as a spin-off from the Preservation Society) at a time of growing interest nationally in rivers and their environment: the Trust's area of interest goes well beyond the parish boundary, covering the river valley of the whole Southern Wey catchment. Its remit covers ecology, archaeology, water quality and landscape, with particular emphasis on access and interpretation.

The Wey, its valley and tributaries –

the village of Liphook sits on the ridge that separates the Wey Valley from the Holly Water Stream. With the exception of Bramshott Chase, all of our settlements relate closely with these watercourses, which provide natural and landscape corridors linking the building-blocks of our Parish



OBJECTIVES FOR THE RIVER WEY CORRIDOR

- Access strategy for the valley – either open access over land, or new public paths creating or extending and connecting routes along the valley
- Environmental improvements could come with (limited) further development (e.g. Passfield Mill)
- More consideration of effects of runoff (heavy rainfall runoff and pollution potential), including improvements to 'historic' stormwater systems (e.g. stormwater from old OSU site (Sainsburys area developments) discharges into the Holly Water stream at Westlands Copse)