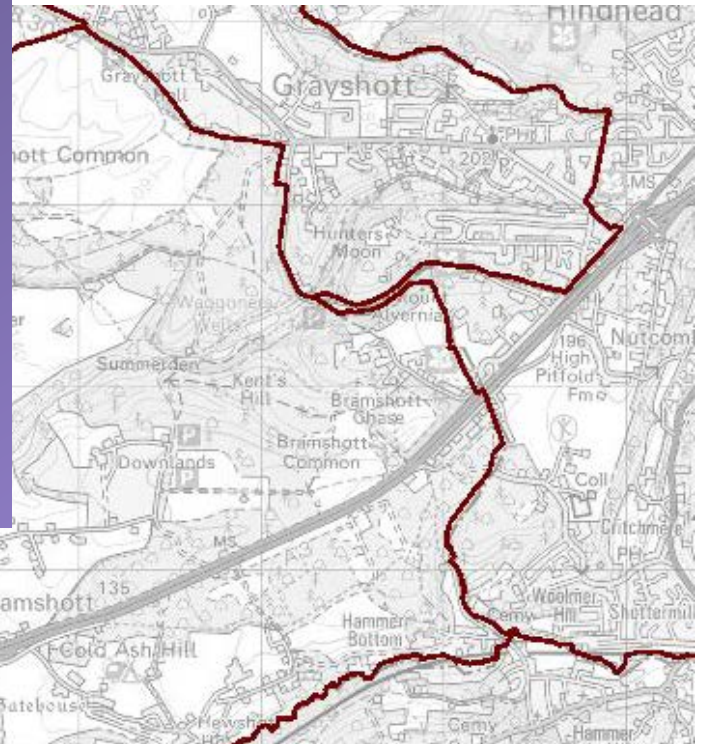
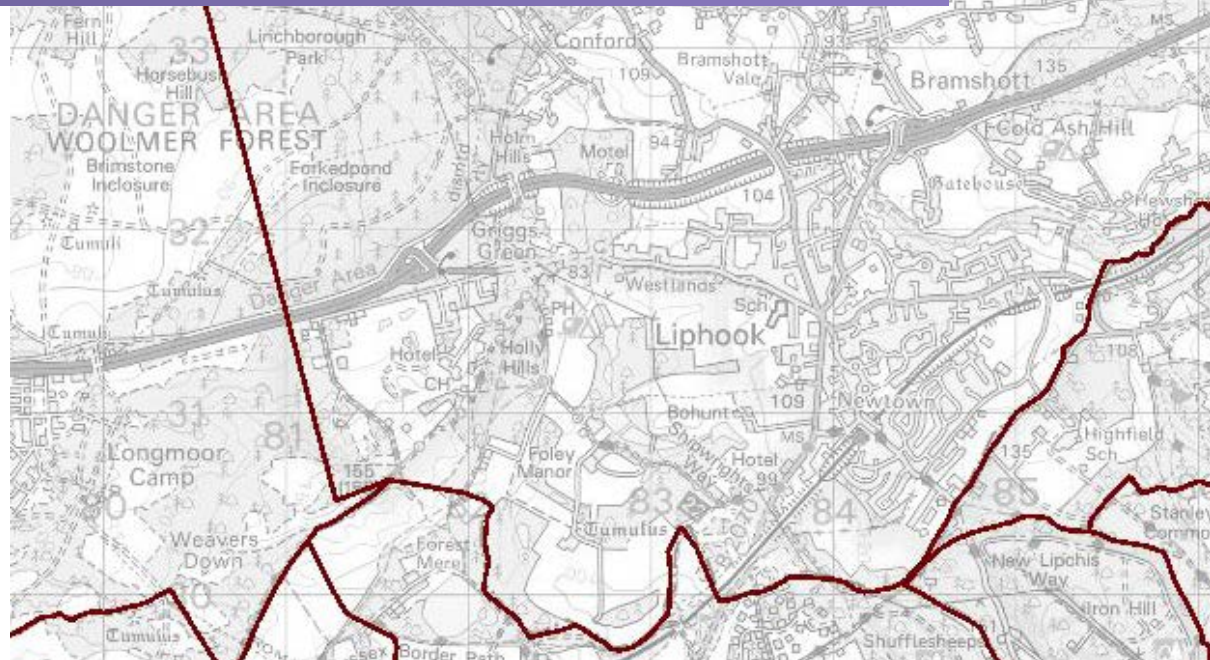


Bramshott & Liphook Neighbourhood Plan

Update Meeting

9th January 2018



feria
urbanism

Bramshott & Liphook Neighbourhood Plan

Update Meeting

9th January 2018

- Review of the recent Design Forum process
 - Allocation of land in the SDNP area
 - Allocations elsewhere in the parish
- Review of policy ideas from the three-day design forum
- Likely structure for your neighbourhood plan
- Q+A

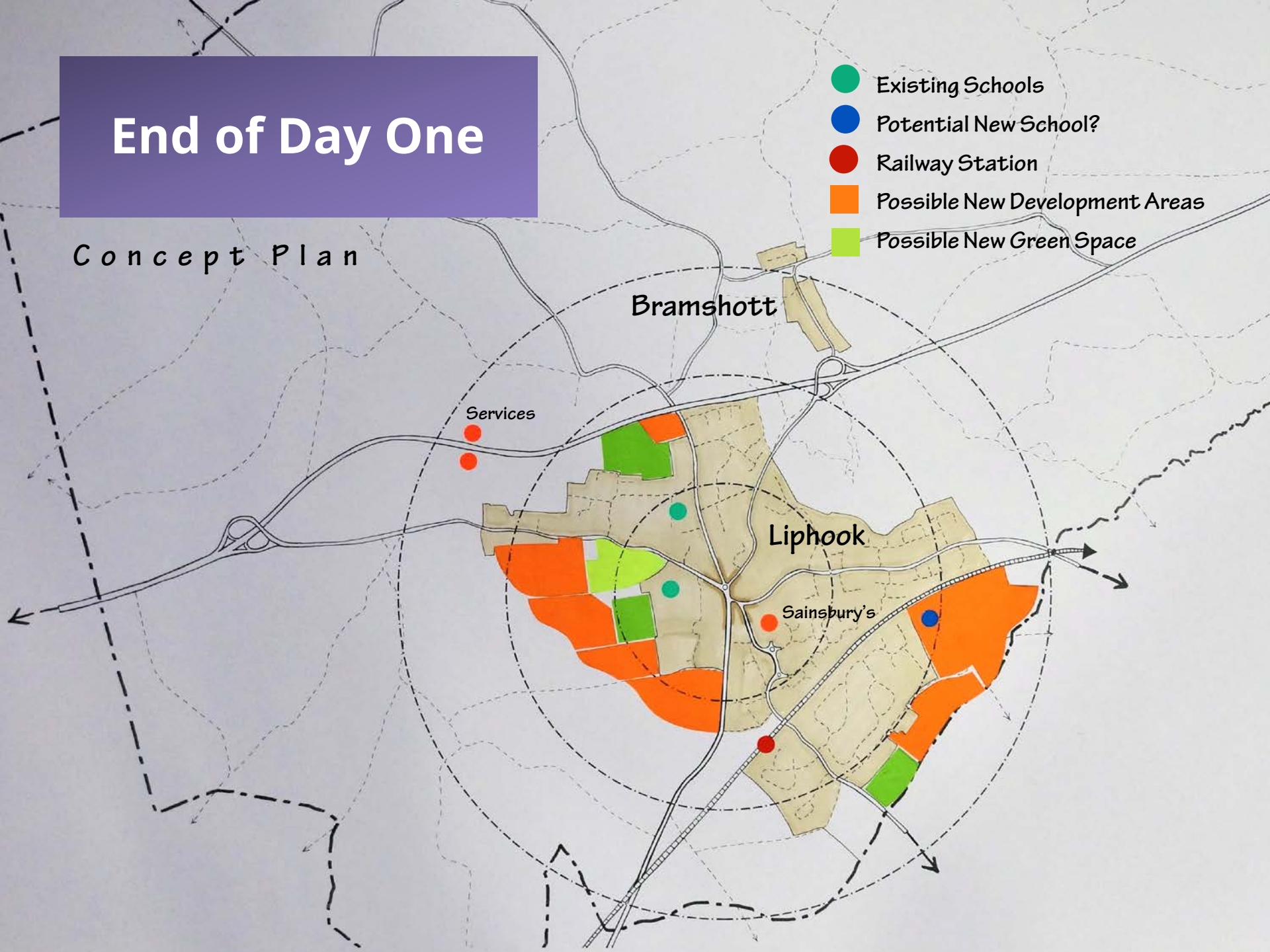
Design Forum



End of Day One

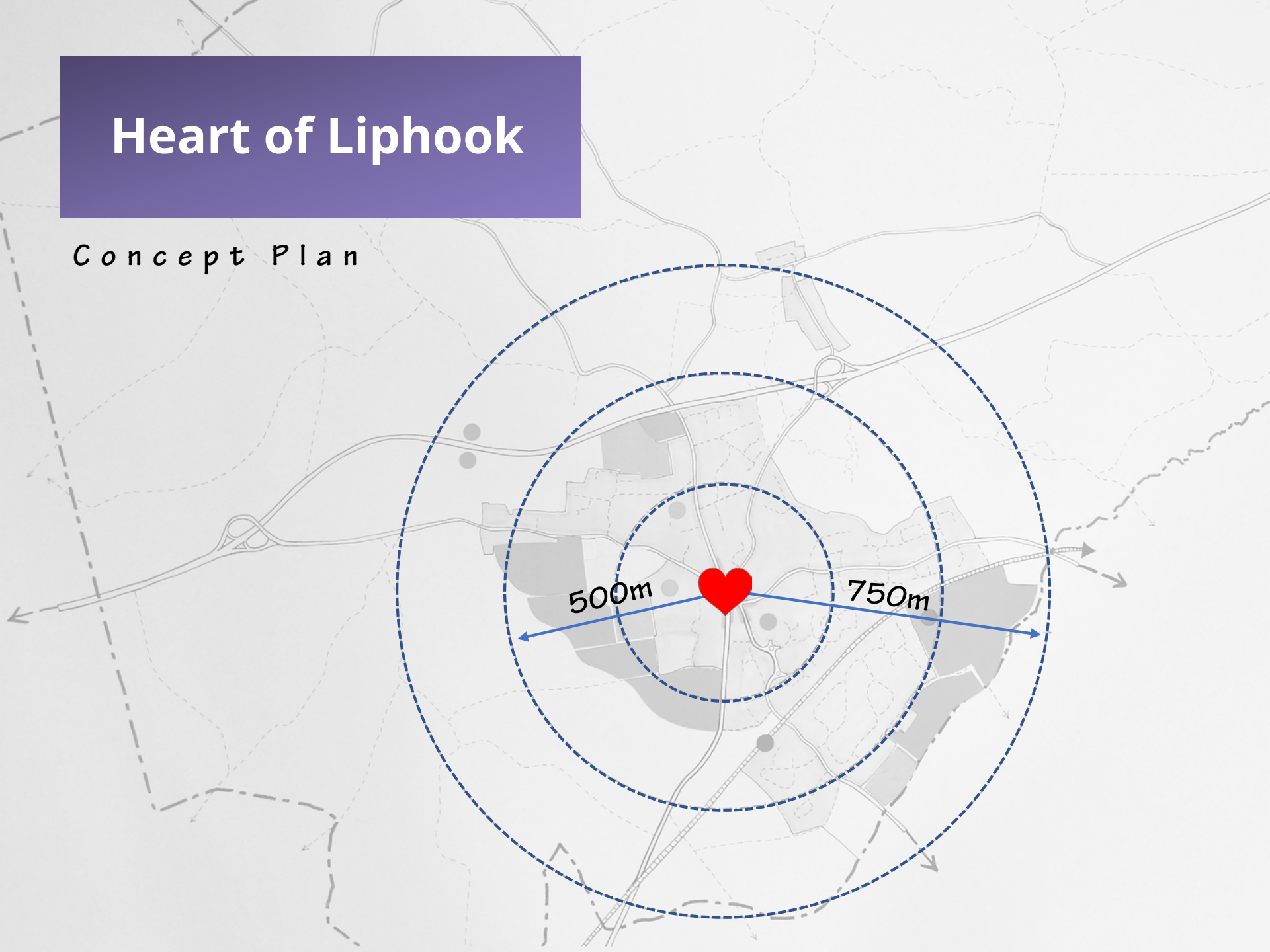
Concept Plan

- Existing Schools
- Potential New School?
- Railway Station
- Possible New Development Areas
- Possible New Green Space



Heart of Liphook

Concept Plan



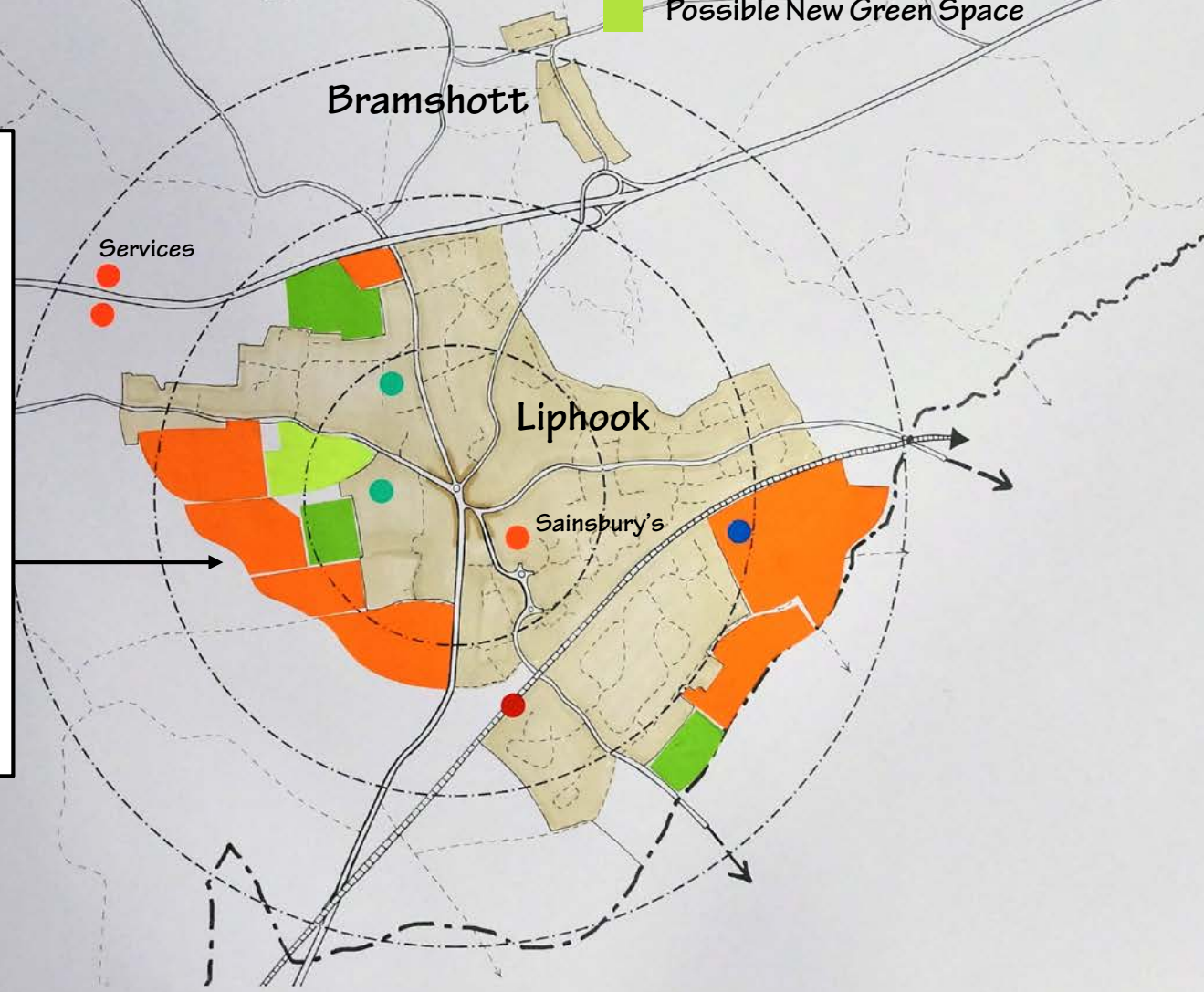
Western Side

Concept Plan

KEY QUESTIONS - WEST

- 1) How do you demonstrate exceptional circumstances? (para. 116 NPPF). Can the neighbourhood plan help do this?
- 2) How do you ensure the development doesn't continue to grow westwards?
- 3) Will this western side only be built after all other non-SDNP options have been explored and built/dismissed?

- Existing Schools
- Potential New School?
- Railway Station
- Possible New Development Areas
- Possible New Green Space



Access Options – West

Concept Plan



*Does this land becomes
vulnerable to further
development?*

Access Options – West

Concept Plan

*What if this was an
internal street?*

- *Bus route*
- *Cycle Route*



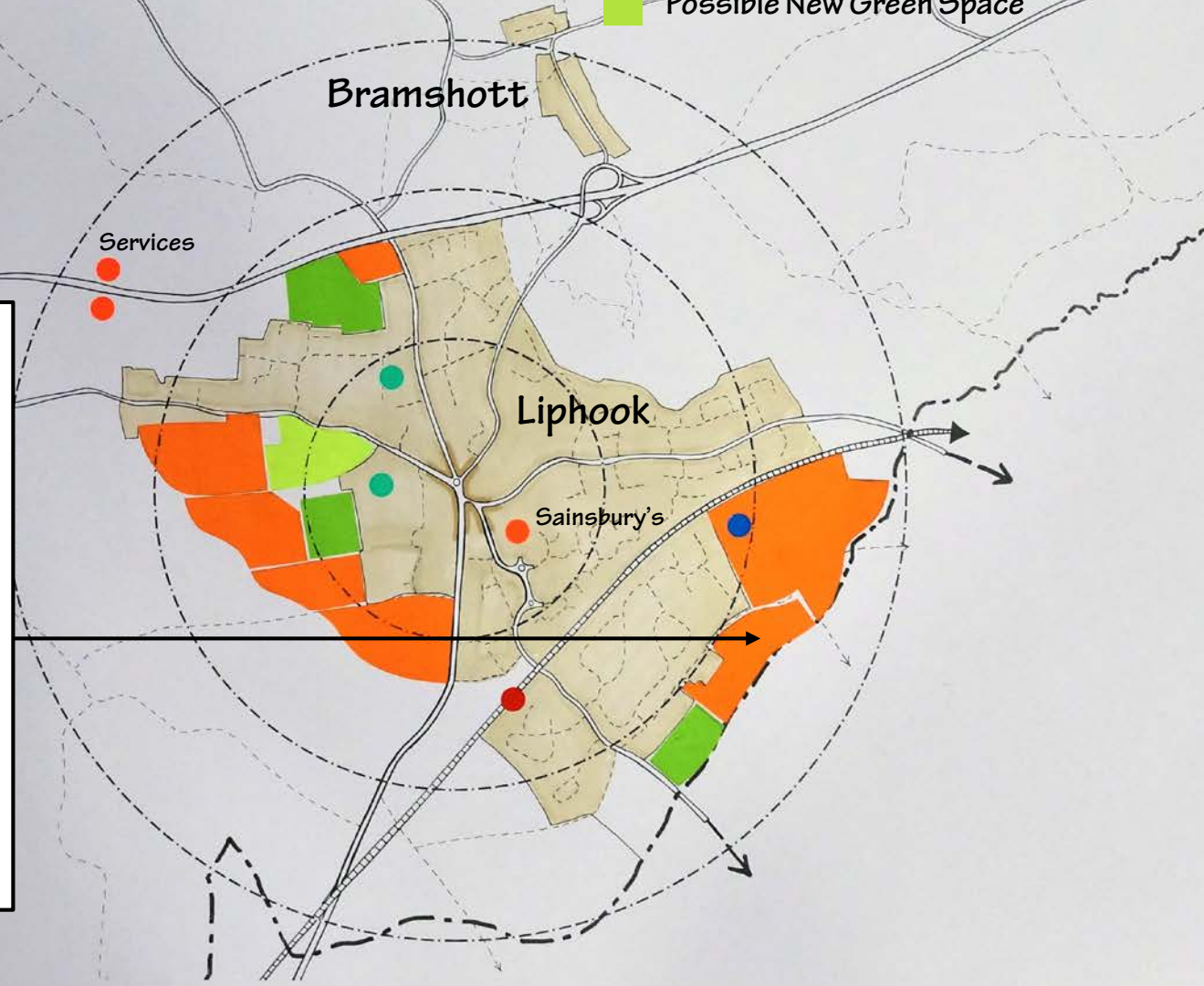
Eastern Side

Concept Plan

- Existing Schools
- Potential New School?
- Railway Station
- Possible New Development Areas
- Possible New Green Space

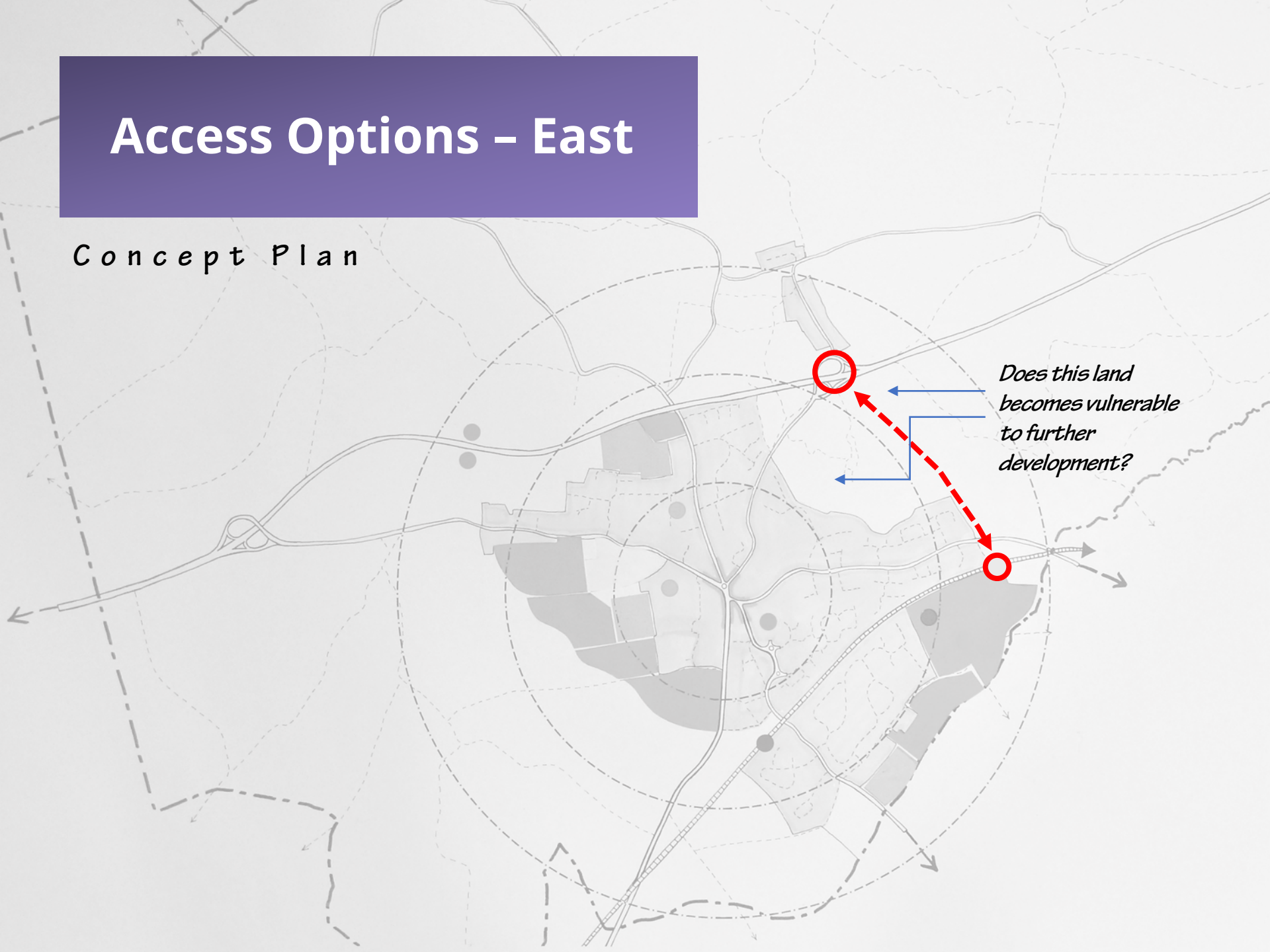
KEY QUESTIONS - EAST

- 1) Is this an "all or nothing" scenario? Make it comprehensive so it can deliver a range of facilities inc. new school?
- 2) How can this area not feel isolated from the rest of Liphook given the barrier of the railway?
- 3) How can you access the A3 without going through the village centre?



Access Options – East

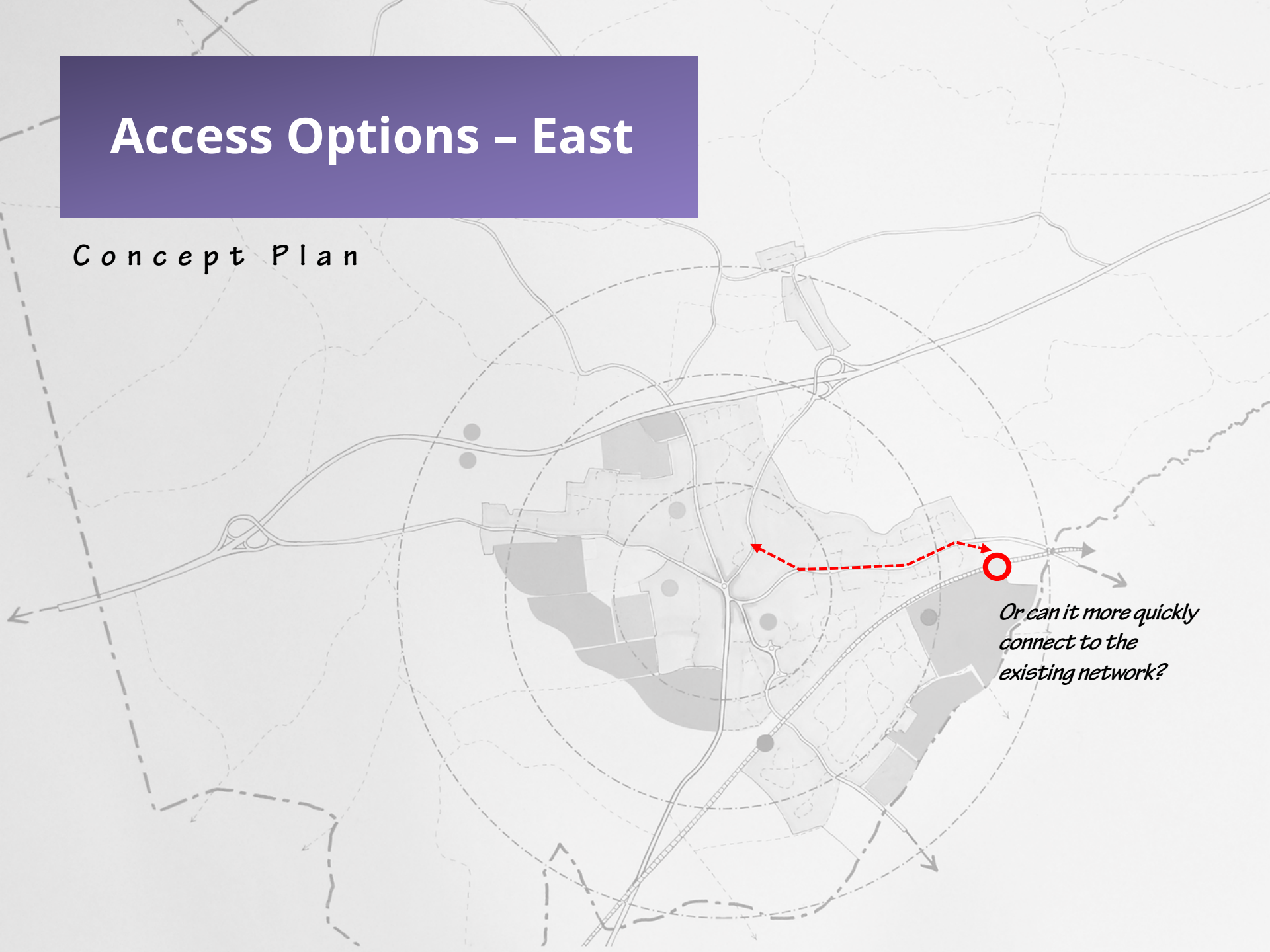
Concept Plan



*Does this land
becomes vulnerable
to further
development?*

Access Options – East

Concept Plan



*Or can it more quickly
connect to the
existing network?*

Design Forum

Over to you... this morning

The Design Forum seeks to be in a position to rule in or out the type of development permitted on SDNP land on Day Three

Better understanding of how land south of the railway can be integrated and connected properly with the existing community

Questions for Day Three of the Design Forum

**Land in the South
Downs National Park**

Land south of the railway





Land south of
the railway



SOUTH DOWNS
NATIONAL PARK



Land in the South
Downs National Park

**Afternoon
Policy writing sessions**

Land west of Liphook

1) It is our opinion that following the engagement work over recent months, there are **significant obstacles** to the allocation of land for development in the B&L NDP that lies to the west of Liphook and is within the South Downs National Park (SDNP).

2) The SDNP Authority has an objection **in principle** to development in this location, and has gone on record via the recent design forum process that it will object to any Liphook NDP that allocates land in the national park at both the pre-submission and submission stages.

If this is the case, then your neighbourhood plan is at **considerable risk** of being a) failed by an examiner or b) not making it to referendum stage.

Conformity with Local Plan

3) Land in the SDNP has been the subject of (refused) planning applications in the recent past. However, it does not matter how well-received these applications were by a design review panel, how many much-needed community facilities were included, how landscape impacts could be minimised or how well-supported it is by the public....

... if an allocation in a neighbourhood plan is not in conformity with the relevant local plan, then an examiner is likely to find against the neighbourhood plan.

4) Essential here is the “objection in principle” point by the SDNPA as this is not something that can easily be overcome through good design, the delivery of community/public benefits and so on and so on.

Sustainability Matters

5) It is likely that the B&L NDP will need a “Sustainability Appraisal” likely to be in the form of a “Strategic Environmental Assessment”.

These are technical pieces of work that will assess alternative development scenarios and advise on the most sustainable patterns of growth. In our experience, **only sites that are in conformity** with planning policy are likely to be subject to an SEA/SA process

6) However, if subject to SEA/SA and the SEA concludes that development in the national park represents the most sustainable outcome it **still will not overcome** adopted planning policy that designates land to the west with the highest level of national landscape protection i.e. that of a national park. The NPPF takes effect here in strong terms.

Next Steps? The NDP choices

7) Based on the above, our advice is that the B&L NDP should **not** allocate land in the SDNP area unless or until there is support for such an allocation from the SDNPA. As far as we can tell, there is no support at this time and there will not be any support be for the foreseeable future.

8) Put another way, if the B&L NDP **does** decide to allocate land in the SDNP then **it will be at considerable risk of failure** at examination and/or will fail to reach referendum if the current circumstances are still applicable.

Next Steps? Landowners West

9) The landowners and developers that have been promoting development in the SDNP have been refused planning permission by the national park authority in recent years. The same area of land is now being promoted through the neighbourhood plan process.

10) However, while the NDP can take its own route, independent of the national park, on some matters, on major issues like housing allocations, conformity with the higher level planning authority is essential.

Next Steps? Landowners south

11) Land **not** in the SDNP has none of the policy barriers to allocation that faces land to the west. However, at this time there is no requirement for a B&L NDP to secure additional land to meet future housing numbers.

12) While land south of the railway is perhaps the most obvious candidate for allocation if the SDNP land is ruled-out, it has technical issues relating to accessibility and relationship to the village centre.

13) The merits of the land south of the railway have **not** been successfully demonstrated at this stage. There was unease at the third day of the design forum that access issues have not been properly addressed.

Next Steps? The NDP choices

14) The NDP process requires further input from EHDC on the **future housing needs** of the parish before any further any exploratory work is undertaken on land to the south of the railway.

15) Without this steer, the NDP could begin to allocate land unnecessarily in an area that has not yet been proven to:

- a) work on a technical level
- b) meet an identified demand

SUMMARY

- The Visioning & Design Forum exercises successfully explored and tested different spatial scenarios for the future.
- It drew out definitive statements of intent from the main agencies and actors involved in the process.
- There is now a stronger platform for future decision-making.

Seven Policy Themes

Access & Movement Policies



Community Policies



Sports & Recreation Policies



Housing Policies



Heritage & Design Policies



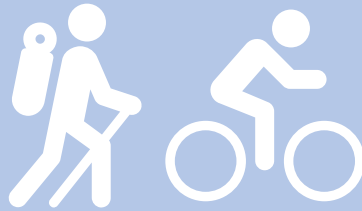
Public Services Policies



Employment Policies



Access & Movement Policies





AM1 Accommodating traffic in a rural environment

POLICY AIM – To ensure continued access but without the negative impacts of high traffic volumes and speeds

- Amend signage to divert traffic away from Liphook
- Implement traffic-calming measures e.g. pedestrianisation and speed restrictions
- Use design guidance and sites specific design/development briefs to create informal “relief road” via interconnected street networks through new development
- Better road surfaces; fill potholes



AM2 Active travel (i.e. walking & cycling) across the parish

POLICY AIM – To increase the proportion of journeys being made by active travel modes

- Implement connected foot and cycle path network throughout parish and out to surrounding areas
- Increase frequency of pedestrian crossings over main roads
- Widen pavements at key pinch-points
- Ensure easy access by foot and bicycle to key locations e.g. shops, schools, station
- Ensure key pedestrian and cycle routes are well-lit
- Improve overall access to SDNP



AM3 Improving access to Bohunt School

POLICY AIM – To reduce traffic impacts of the school-run by offering better non-car alternatives

- Introduce a lollipop person to help children cross
- New pedestrian crossings at key points in village centre
- More school buses with designated drop-off and pick-up areas



AM4 Support for bus services across the parish

POLICY AIM – To deliver a more frequent and more reliable bus service

- Improve frequency and reliability of bus service to surrounding towns
- Local shuttle bus, invest in the No. 250 service
- Utilise school bus park
- Provide more transport for elderly
- Consider “Park & Ride” options



AM5 Support for rail services into and out of the parish

POLICY AIM – To deliver a more frequent and more reliable rail service

- Increase frequency of rail service to surrounding towns
- Increase frequency and reliability of service to London
- Install lift at station and lower trains/ raised platforms for improved disabled access
- Improve facilities at Liphook station e.g. café, toilets, information etc.
- Improvements to railway bridge to allow bicycles to swap platforms more easily



AM6 Accommodating the Car in Liphook village centre

POLICY AIM – To ensure continued access but without the negative impacts of high traffic volumes and speeds

- Balance the need for on-street parking so cars do not dominate yet traffic speed is restricted
- Introduce new measures e.g. residents-only parking and sensible time restrictions
- Improve car parking access at key locations e.g. schools and station

Community Policies





CF1 Provide a diverse mix of shops in the retail core

POLICY AIM – Support an economically vibrant, mixed-use centre to Liphook

- Ensure a variety of shops through land use and use class policies
- Encourage sale of fresh, local produce
- Ensure short walking distances between shops through land use policies
- More cafes and fewer takeaways, to be controlled through use class order and policy
- Revitalise historic shops – *identify specific shop units*



CF2 Introduce a covered market hall

POLICY AIM – To provide social space in form of covered market

- Focus for point of sale for fresh, local produce
- Flexible event space when not is use on market day
- Large span, simple structure, unheated space
- *Q: Is there a site identified for this?*



CF3 Facilities for all generations

POLICY AIM – To cater for the needs of all generations living and working in the parish

- Increase library opening hours, possibly in combination with larger facility – *new location?*
- Increase funding for “Peak Centre” to help combat isolation
- Invest in facilities for 0 – 4 year olds – *which exactly?*
- Invest in facilities for senior/retired people – *which exactly?*
- Improve play parks; improve skate park – *new location?*
- Renew investment in the allotments



CF4 Support for local and community events

POLICY AIM – To ensure continued support for community events across the parish

- Require successful businesses to “give back” to community
- Make certain properties Assets of Community Value – *is there a list in place?*
- Protect and fund “Liphook in Bloom” and “Liphook Carnival”
- Encourage more events

Sports & Recreation Policies





SR1 Developing a sports strategy with Bohunt School

POLICY AIM – To open up wider community access to sports facilities

- Engage with Bohunt School to provide community sports and recreation within their facilities e.g. existing dance studio, gym, sports hall, squash court, outdoor pitches etc.
- Support Liphook Youth Club



SR2 Enhancing and expanding the sports and recreation offer

POLICY AIM – To provide a wider range of sports and recreational facilities for different age groups

- Liphook Football Club pitches & new club house
- Soft play area
- Trampolining
- Bowling
- BMX track
- Swimming pool
- Eco-friendly wooden adventure playground



SR3 Design and implement a series of outdoor trails

POLICY AIM – To provide a wider range of sports and recreational facilities for different age groups

- Promote outdoor access and provide information
- Better physical links to open green spaces
- Include walking, jogging, cycling, horse riding, nature trails and educational information

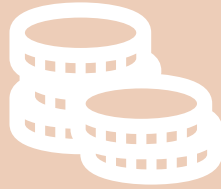


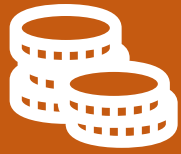
SR4 The South Downs National Park

POLICY AIM – To capitalise on the opportunity to become a gateway to SDNP

- Establish an outdoor activity hub for DofE and/or school residentials, both within and outside the parish
- Education centre
- Enable circular cycle route around village, including across SDNP land
- Cricket pitch, football, allotments and camping/glamping Q:
would these “non-development” uses all be possible on SDNPA land west of Liphook?

Housing Policies





H1 Providing affordable housing

POLICY AIM – To meet local housing needs to allow future generations to remain in parish

- Local housing needs survey – *this is offered by Locality free of charge*
- Provide a range of new homes that respond to average local income levels – *what proportions are required?*
- Offer more social housing, help to buy and shared ownership
- General conformity with SDNPA and EHDC policies required here



H2 Ensuring a mixture of property sizes

POLICY AIM – To meet local housing needs to allow future generations to remain in parish

- Provide small homes for first time buyers and downsizing, as well as family homes
- Local housing needs survey – *this is offered by Locality free of charge*
- Provide a range of new homes that respond to needs local income levels – *what proportions are required?*



H3 Designing well-located developments

POLICY AIM – To meet local housing needs to allow future generations to remain in parish

- Ensure new development sites are closely related to the existing patterns of development – *this will require site specific allocations that are not met with objection from SDNPA or EHDC*
- Effectively integrate retirement living into the community
- Establish strong walking and cycling links to village centre
- Connect existing and new neighbourhoods together more effectively



H4 Delivering high design standards for all development

POLICY AIM – To ensure all new developments, residential, commercial and community, achieve high design standards

- Integrate appropriate community facilities within development e.g. playgrounds
- Deliver acoustic protection, where needed
- Provide beautiful and functional green spaces
- Environmentally-friendly design
- Aspirational architecture
- Deliver fibre optic broadband

Heritage & Design Policies





HD1 Rediscovery of Liphook Square

POLICY AIM – To rediscover the historic centre of Liphook village

- Investigate feasibility for a “shared space” scheme to better prioritise space between cars and people
- Use the redistribution of space to boost local economy through a greater emphasis on “dwell time” in the centre
- Investigate use of new surface materials
- Reduce negative effects of car movements in the centre



HD2 Enhancing Liphook shop frontages and designs

POLICY AIM – To enhance the aesthetic appeal of Liphook centre

- Ensure consistency in design
- Respect established frontages
- Sensitive to Conservation Area status
- Allied to possible “shared space” project?



HD3 Rationalise and review all street furniture

POLICY AIM – To improve the pedestrian experience by reducing street clutter

- Enhance the aesthetic appeal of Liphook centre
- Consistency in design – seats, benches, bins, bollards etc
- More frequent and better quality outdoor seating



HD4 Rediscover the heritage of the parish

POLICY AIM – To rediscover the heritage of the parish and use this to support local economic, environmental and cultural initiatives

- Protect and celebrate heritage assets *e.g. Flora Thompson's home*
- Positively exploit local character features in new development – *use existing quality designs as an inspiration for new architecture*
- Linkages between the local landscape, sports and SDNP recreational opportunities

Public Services Policies





PS1 Designing for healthcare

POLICY AIM – To provide better access to community healthcare and that demand is met by supply

- Support new medical centre through a land allocation
- Investment in NHS dental services
- Increase opportunity to access GP services
- Ensure accessibility to health services through central locations and better pedestrian links



PS2 Designing for education

POLICY AIM – To provide better access to education for all age groups and that demand is met by supply

- Ensure school provision rises with population
- Possibility of new primary school and satellite campuses – *is there support for this?*
- Promote sustainable school transport
- Integrate train timetable with school hours
- Improve the appearance of Bohunt grounds



PS3 Investment in water infrastructure

POLICY AIM – To ensure sufficient investment in flood protection and associated infrastructure

- Ensure there is sufficient sewage system and treatment capacity by linking investment in this to development sites
- Likewise, improve storm-water systems
- Flood mitigation for all identified development sites
- Widespread application of SuDS technologies and approaches



PS4 Planning & design to achieve clean energy and air

POLICY AIM – To use the planning system to ensure high standards of environmental sustainability

- New developments should aspire to be “off-grid” and generate own energy
- Widespread use of PV systems, ground source heat pumps and combined heat and power, where appropriate
- Provide electric car charging points
- Restrict HGV movement – create local clean air zones
- Increase tree planting along streets, requires wider pavements
- Replace trees +1 that are lost to new development

Employment Policies





E1 Provide local employment space

POLICY AIM – To use the planning system to ensure supply of employment land meets demand

- Provide affordable rental space for start-ups and entrepreneurs – *is there a specific site identified?*
- Encourage small businesses to locate in parish
- Encourage local workforce employment and retention
- Allow change of use away from employment uses only in specific circumstances



E2 Combining living and working

POLICY AIM – To use the planning system to encourage homeworking and small business creation

- Provide work space within residential development
- Use design briefs and development controls to ensure new developments include such spaces
- Reduce commuting time
- Improve mental health and ease traffic congestion
- *Q: Is research required into demand for such spaces?*



E3 Cultivating stronger links between work and education

POLICY AIM – Stronger education/workplace links

- Use local employers as mentors
- Implement placement schemes with schools
- Match students with entrepreneurs

7 x Policy Themes / 29 x Individual Policies

- Of all the suggested policy headings, only some are directly applicable to a neighbourhood plan.
- Several of the topics and themes lie outside the land use planning system and therefore will need to be pursued through means other than a neighbourhood plan e.g. healthcare, employment/education links.
- Our interim report (pending) will reassess this list of policy topics and make clear which should become:
 - a) **land use policies**
 - b) **supporting projects and/or objectives**



Bramshott & Liphook NDP Structure

1 x Vision Statement

e.g. "In 2028, Bramshott & Liphook will be a place that..."



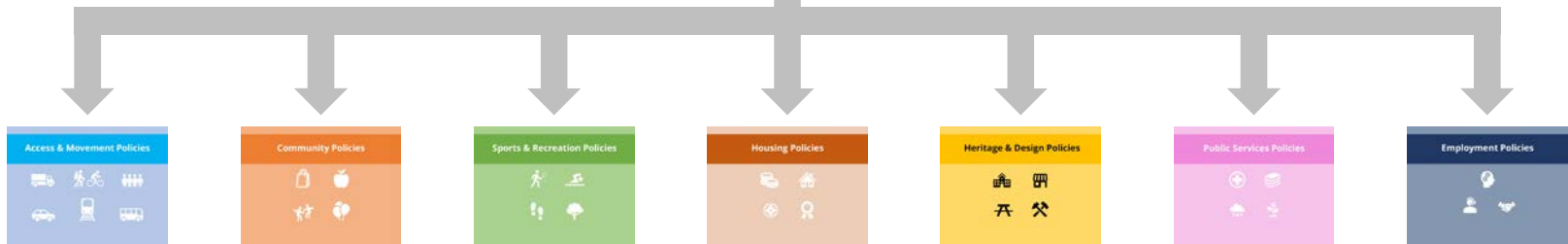
[estimated] 10 x Plan Objectives

e.g. "The neighbourhood plan will seek to deliver the following objectives..."



29 x Plan Policies

e.g. "These plan objectives will be met through the implementation of the following policies..."



[unknown number] x Plan Projects

e.g. "The following projects will help implement the individual policies..."

Thank you

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