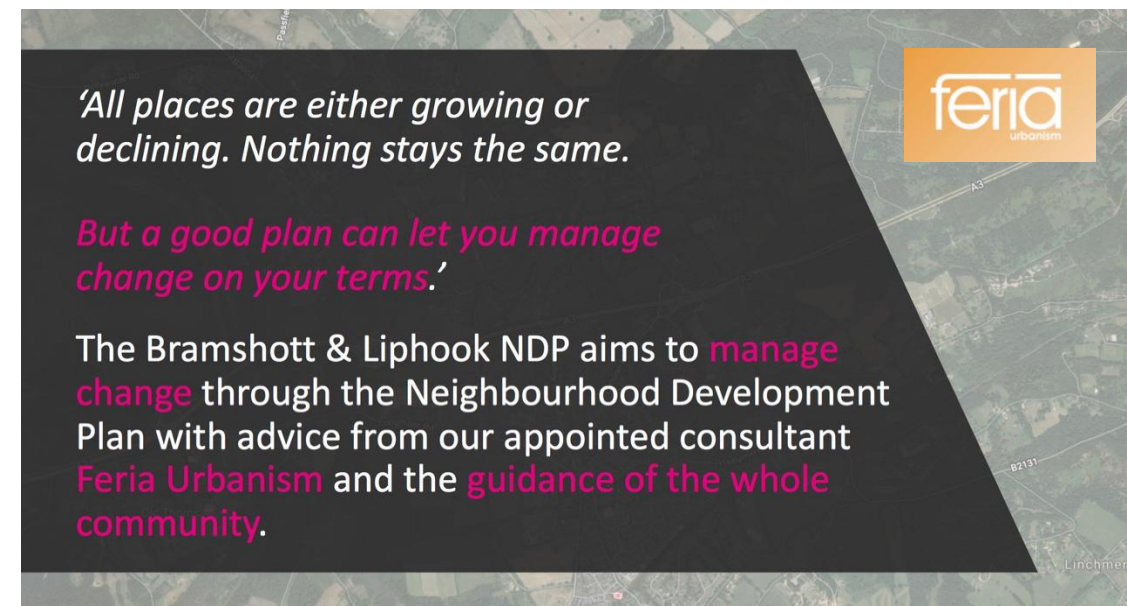


BRAMSHOTT & LIPHOOK NDP CONSULTATION EVENT



IDEAS ABOUT THE **FUTURE** OF
BRAMSHOTT & LIPHOOK?
TELL US ABOUT IT

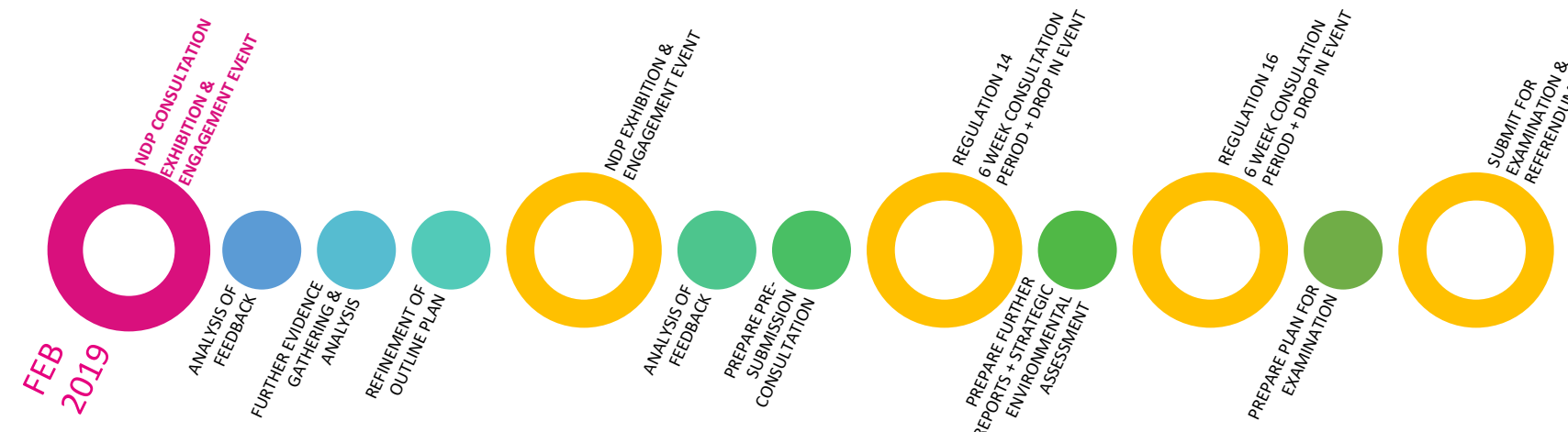
WE NEED YOU

AIM OF NDP CONSULTATION EVENT:

- To obtain the community's comments on the visions and emerging draft planning policies;
- To obtain the community's comments on the initial proposed options for land uses within the parish;

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Your comments will provide further evidence on the community's vision and desires for the parish, and to allow the NDP to further develop suitable planning policies and land use proposals for the refinement of the NDP.



GETTING INVOLVED AT THIS CONSULTATION EVENT!

- There are 7 presentations on display, one per Working Party setting out their visions and emerging draft planning policies.
- There is also a presentation of emerging land use proposals for the Parish.
- Please read the proposals and use the feedback forms to provide your comments.
- Speak with the Steering Group and Working Party members available.
- Concentrate on issues which have potential to be addressed by an NDP, local knowledge is invaluable!
- New facts or evidence is vital, provide details on where the evidence has been sourced from.
- **Do not be afraid to say yes to anything you agree with, we need positives as well, because if someone else objects and there is no evidence of public support, a policy could be changed.**



MISSION STATEMENT:

'Listening to the community to deliver a Neighbourhood Development Plan to **enhance the Parish** of Bramshott and Liphook, **both now and into the future.**'

The B&L NDP covers the **whole parish of Bramshott & Liphook**.

A NEIGHBOURHOOD DEVELOPMENT PLAN (NDP)...

CAN:

- Help local communities influence the planning of their area;
- Be used to develop a shared vision for a neighbourhood;
- Propose where new homes, shops, offices and other development such as leisure and entertainment facilities and community centres should be built;
- Promote more development than is set out in the Local Plan;
- Influence what new buildings should look like;
- Be used to identify and protect important local green spaces, allotments, play areas, parks & gardens;
- Set out planning policies and land uses for an area;

CANNOT:

- Conflict with the strategic policies in the Local Planning Authority's (LPA) Local Plan;
- Be used to prevent development included in the LPA's Local Plan (refer to EHDC's current Regulation 18 consultation);

NDPs must be in general conformity with the strategic policies of the Local Planning Authority's (LPA) Local Plan.

Bramshott & Liphook **falls within two Planning Authorities, East Hampshire District Council and South Downs National Park Authority.**

The proposed final Neighbourhood Development Plan must comply with **both EHDC and SDPNA's** Local Plans and strategic policies.

As lead Planning Authority, EHDC arranges the independent examination, which if passed allows EHDC to arrange the local referendum.

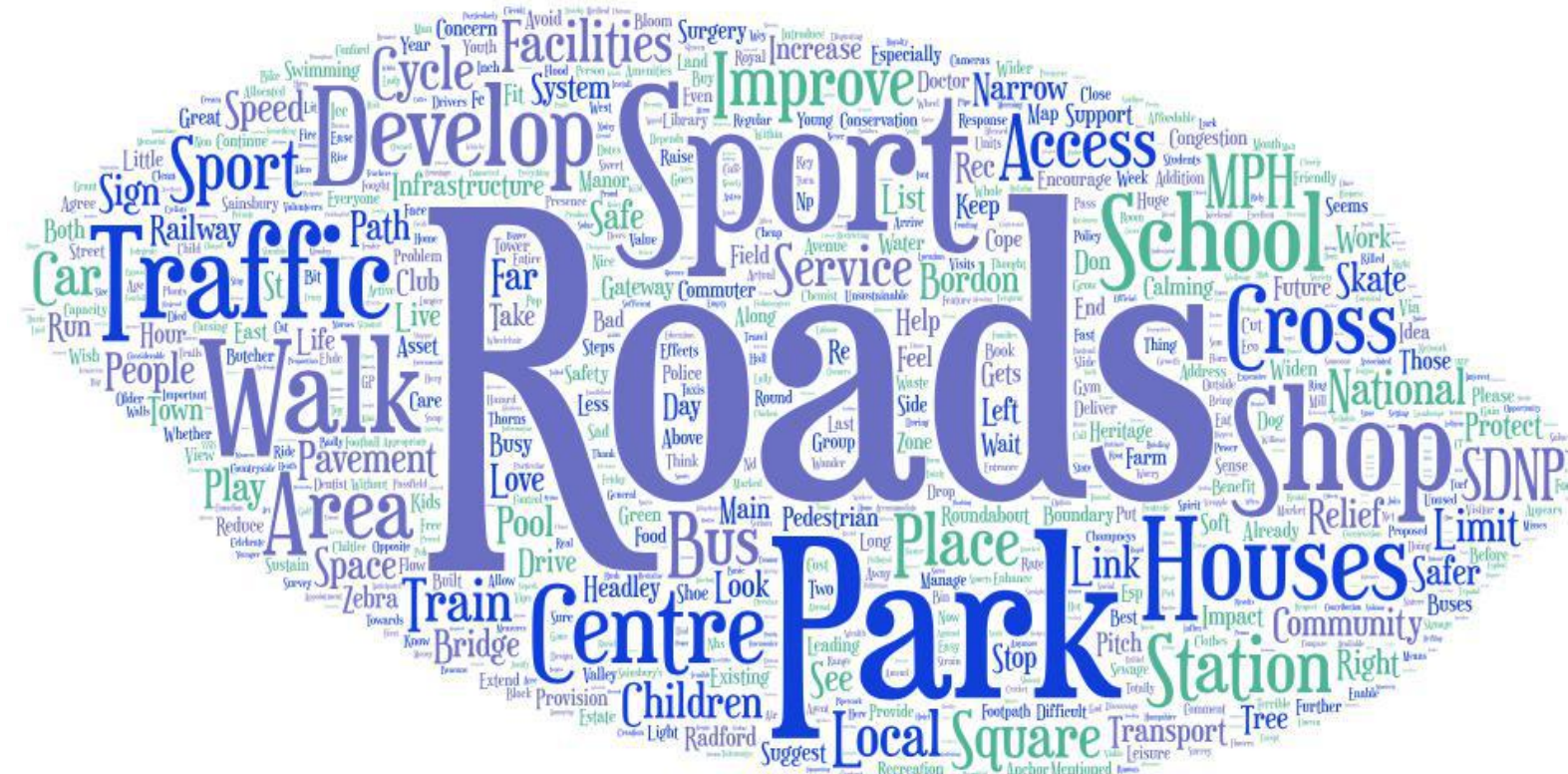
Once a NDP is approved at referendum, the policies take precedence over non-strategic policies in the LPAs Local Plans for that neighbourhood.

Your interaction as a member of this parish is necessary to ensure this NDP complies with the community's vision for our area.



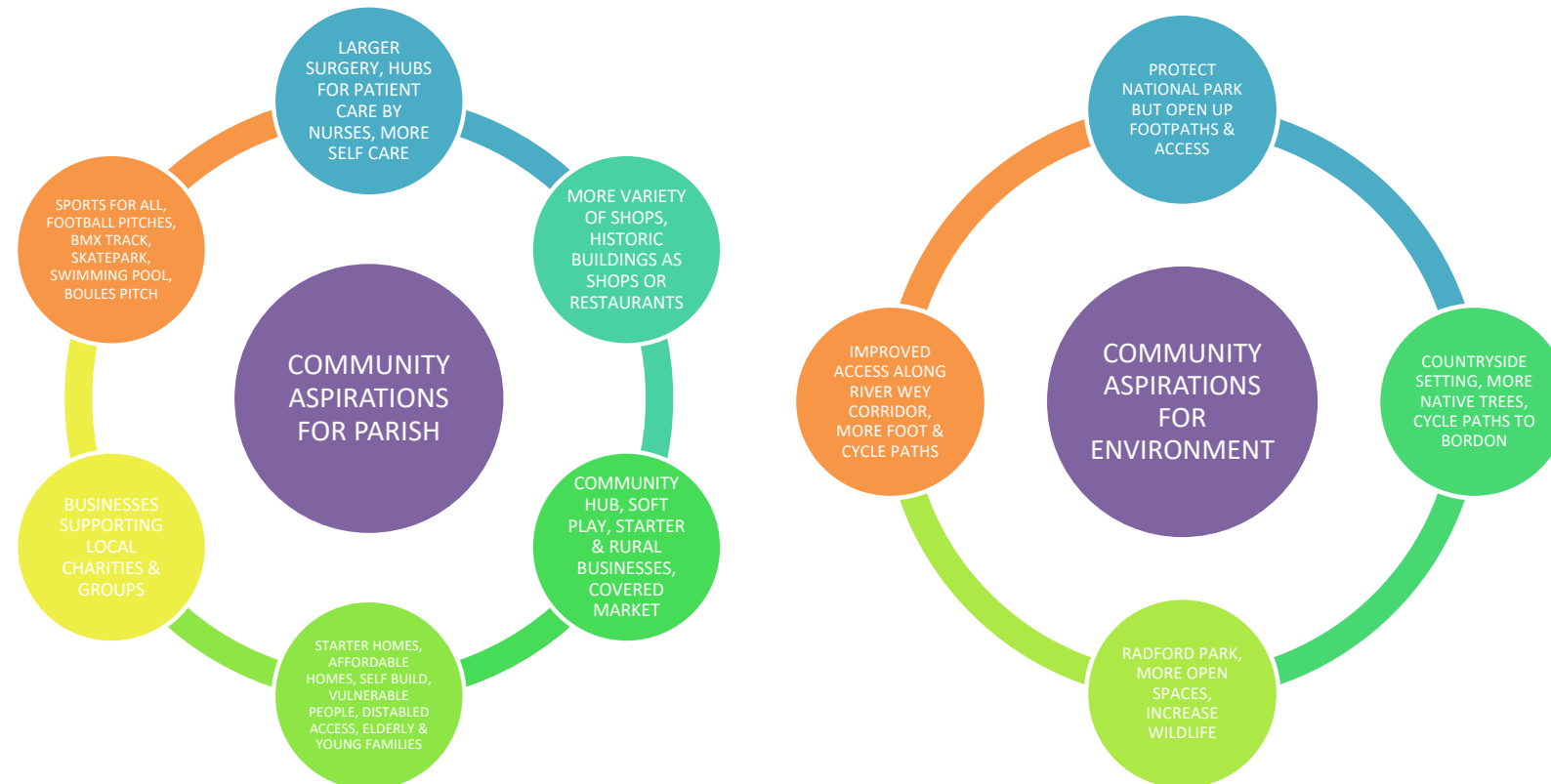
BRAMSHOTT & LIPHOOK
NDP CONSULTATION EVENT

COMMUNITY COMMENTS & ASPIRATIONS WE ARE LISTENING...



Summary of
community's
aspirations raised at
the Design Forum.

These aspirations are currently being addressed through the **7 Working Parties**, through gathering of **factual evidence**, **consultation** and **analysis** of information gathered to date.



PROGRESS & EVENTS

Since the issue of Feria's Interim Report in April 2018, the NDP have been actively gathering evidence, consulting with key groups and stakeholders in the community, and public bodies.

A Travel Survey has been issued to businesses/employers within the Parish with a further survey for their employees regarding travel to and within the Parish.

Questionnaires have also taken place at local events.

The Steering Group of the NDP have also been active at several consultation events held by EHDC and SDNPA.

NDP IN THE COMMUNITY

The NDP have been active and encouraging the community to get involved as Working Party Members!

Liphook Charity Bike Ride

Bramshott Open Gardens

Dylans Ice Cream 10th Birthday Party



WE ARE RECRUITING STEERING GROUP & WORKING PARTY MEMBERS!

If you are interested in getting involved, please speak with a Steering Group member who will be happy to answer queries. We need interested, resourceful and enthusiastic members to help make the NDP a success!

7 POLICY THEMES

The Design Forum had a diverse range of voices that came together to share ideas and successfully explored the challenges and opportunities that the neighbourhood plan needs to address.

After this community consultation 7 clear policy themes emerged, resulting in the publication of the Interim Report.

Each Policy Theme is lead by a Working Party who have been working on the **visions and draft planning policies** for the theme.

The key vision for each theme are:



'Improving the circulation of people, and goods, around and through the Parish.'



‘Ensure new housing developments contributes to the identified local housing needs of the Parish, whilst having regard to affordability, design and sustainability. Any new development must respect our local environment, natural and built.. and have a positive impact on the Parish.’



'To rediscover the heritage of the Parish and address issues of aesthetics, in geographical areas such as the village centre and with regard to design details such as the appearance of shop fronts and shop signs.'



‘To support an economically vibrant, mixed use centre, and to provide facilities for all generations including those living and working in the Parish.’



'Improvement of existing facilities and planning for the future servicing of additional sports and recreational facilities for the community.'

'To endeavour to provide better access to community healthcare, education and to ensure high standards of environmental sustainability throughout the Parish.'

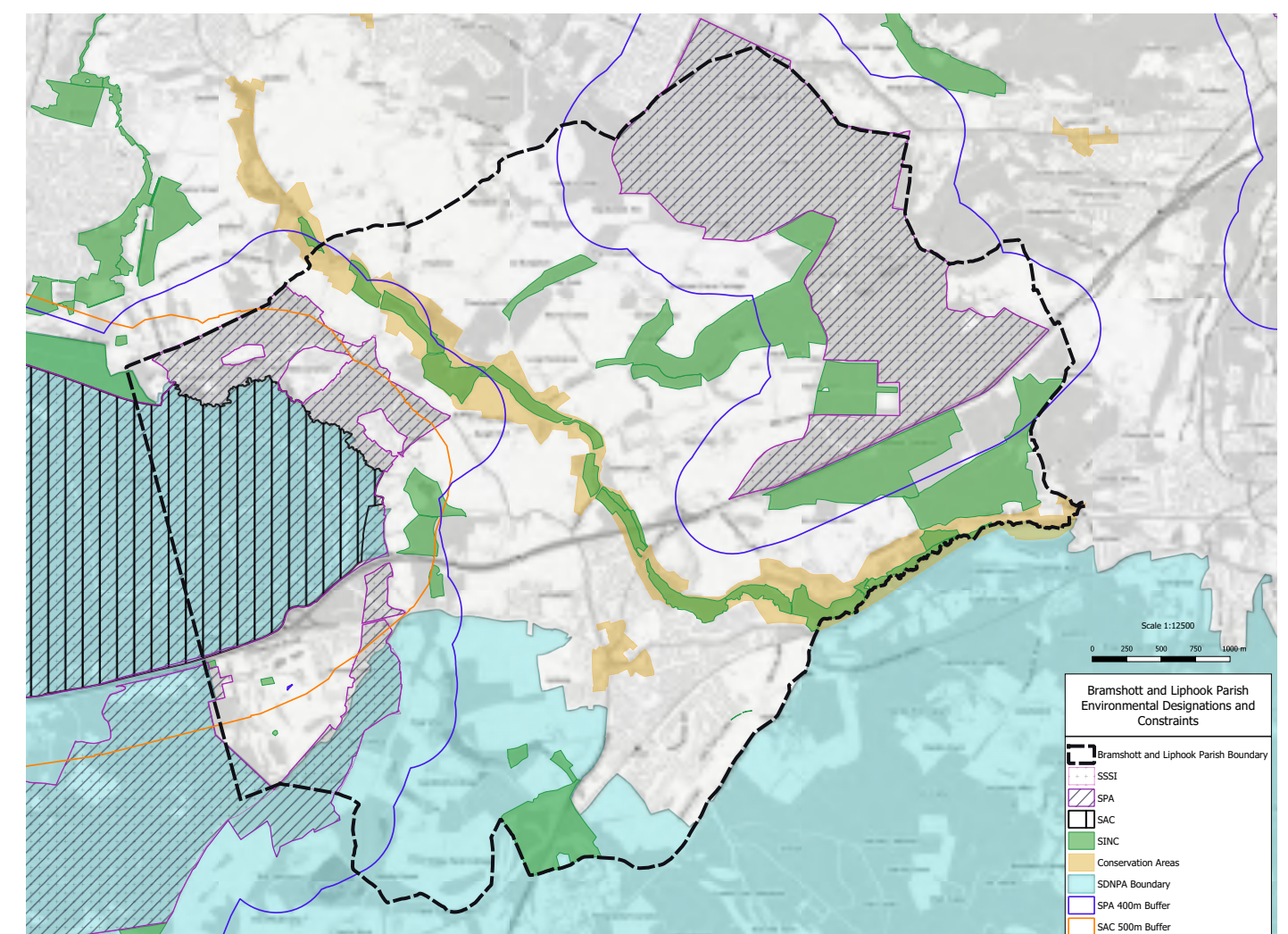


‘Support and promote a vibrant employment base within the Parish. Safeguard existing employment land and identifying new sites and opportunities, along with small business creation, and promote stronger education/ workplace links.’

ENVIRONMENTAL DESIGNATIONS & CONSTRAINTS

This map shows the environmental designations and constraints on the parish, including Special Protection Areas, Sites of Special Scientific Interest, Conservation Areas, and the South Downs National Park.

Of importance is the remaining land outside of these constraints, which is approximately 1/3 of the parish.



RELEVANT PLANNING POLICIES

So what is a Neighbourhood Plan?

- Localism Act 2011
- National Planning Policy Framework (NPPF)

“Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Parishes and neighbourhood forums can use neighbourhood planning to:

- set planning policies through neighbourhood plans to determine decisions on planning applications”.*
- para. 183 NPPF*

“Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan.... Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies.” - para. 184 NPPF

“Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area. Once a neighbourhood plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict.” - para. 185 NPPF

NPPF policies regarding development in National Parks

11. Conserving and enhancing the natural environment

109. The planning system should contribute to and enhance the natural and local environment by:

- protecting and enhancing valued landscapes, geological conservation interests and soils;
- recognising the wider benefits of ecosystem services;
- minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
- preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability; and
- remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

110. In preparing plans to meet development needs, the aim should be to minimise pollution and other adverse effects on the local and natural environment. Plans should allocate land with the least environmental or amenity value, where consistent with other policies in this Framework.

115. Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas, and should be given great weight in National Parks and the Broads.²⁵

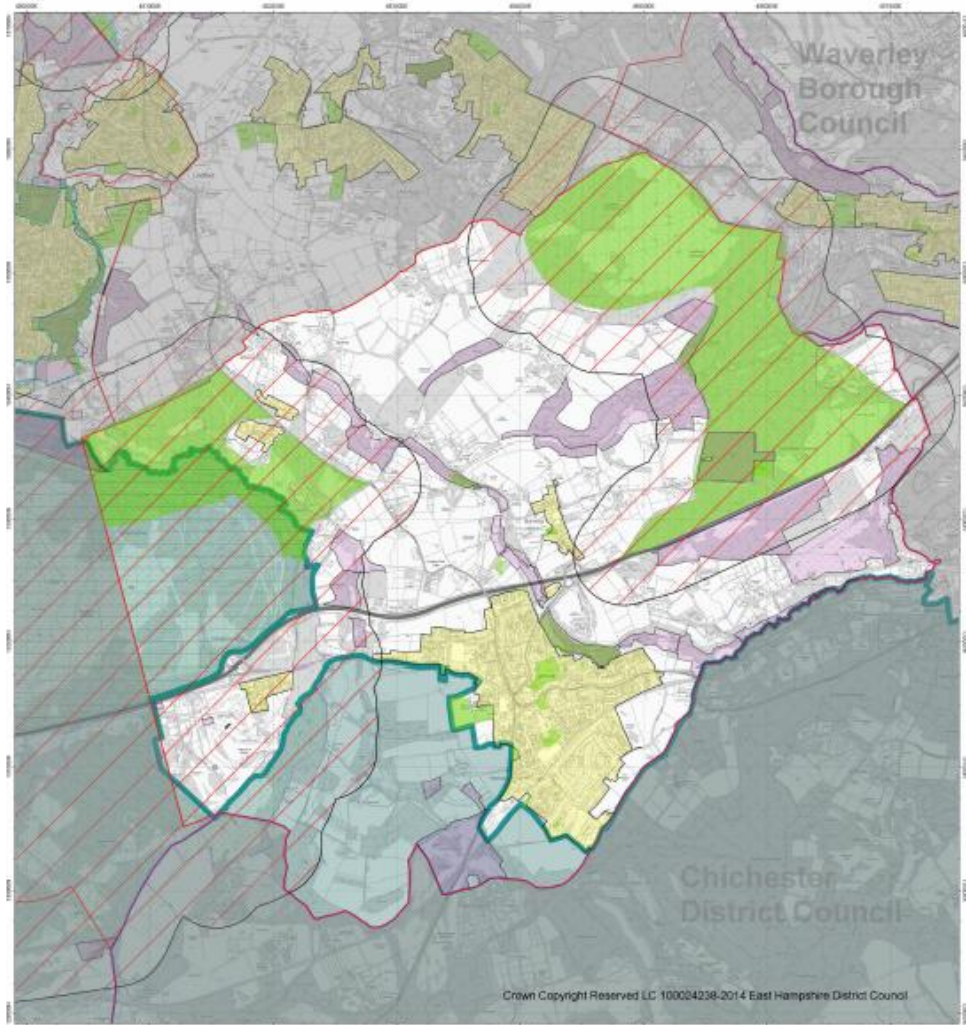
116. Planning permission should be refused for major developments in these designated areas except in exceptional circumstances and where it can be demonstrated they are in the public interest. Consideration of such applications should include an assessment of:

- the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;
- the cost of, and scope for, developing elsewhere outside the designated area, or meeting the need for it in some other way; and
- any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.

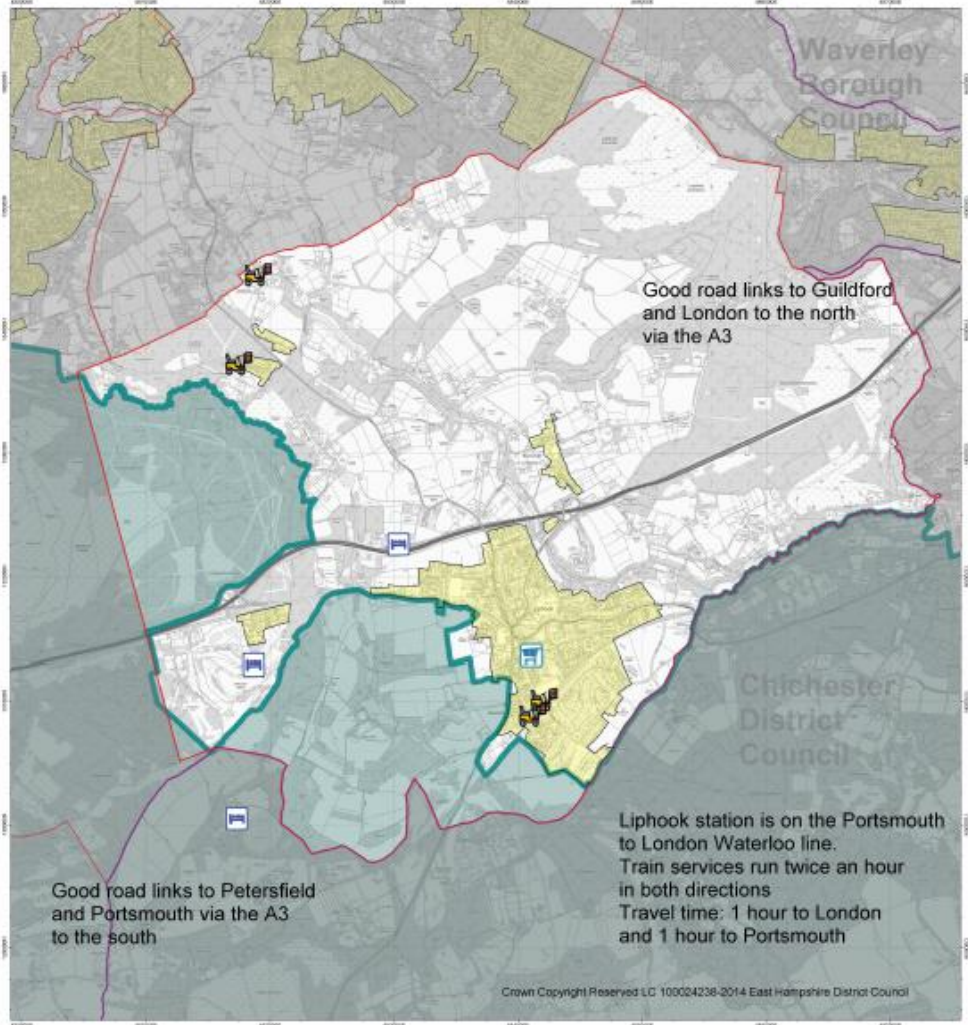
117. To minimise impacts on biodiversity and geodiversity, planning policies should:

- plan for biodiversity at a landscape-scale across local authority boundaries;
- identify and map components of the local ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity, wildlife corridors and stepping stones that connect them and areas identified by local partnerships for habitat restoration or creation;
- promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations, linked to national and local targets, and identify suitable indicators for monitoring biodiversity in the plan;
- aim to prevent harm to geological conservation interests; and
- where Nature Improvement Areas are identified in Local Plans, consider specifying the types of development that may be appropriate in these Areas.

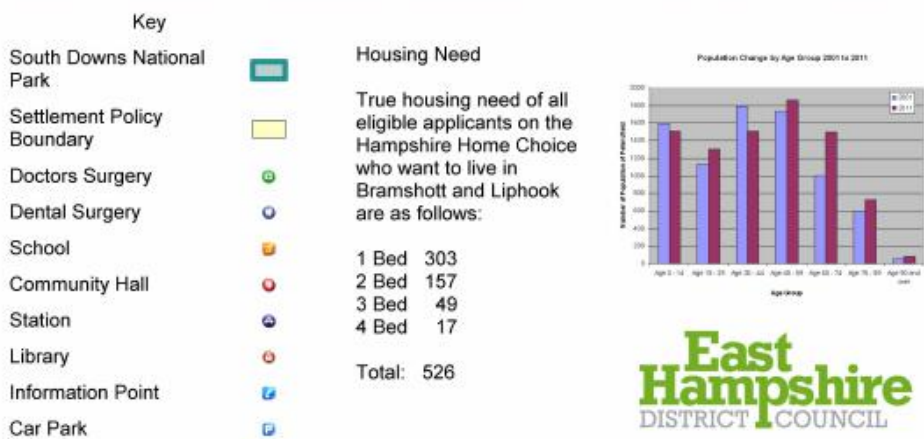
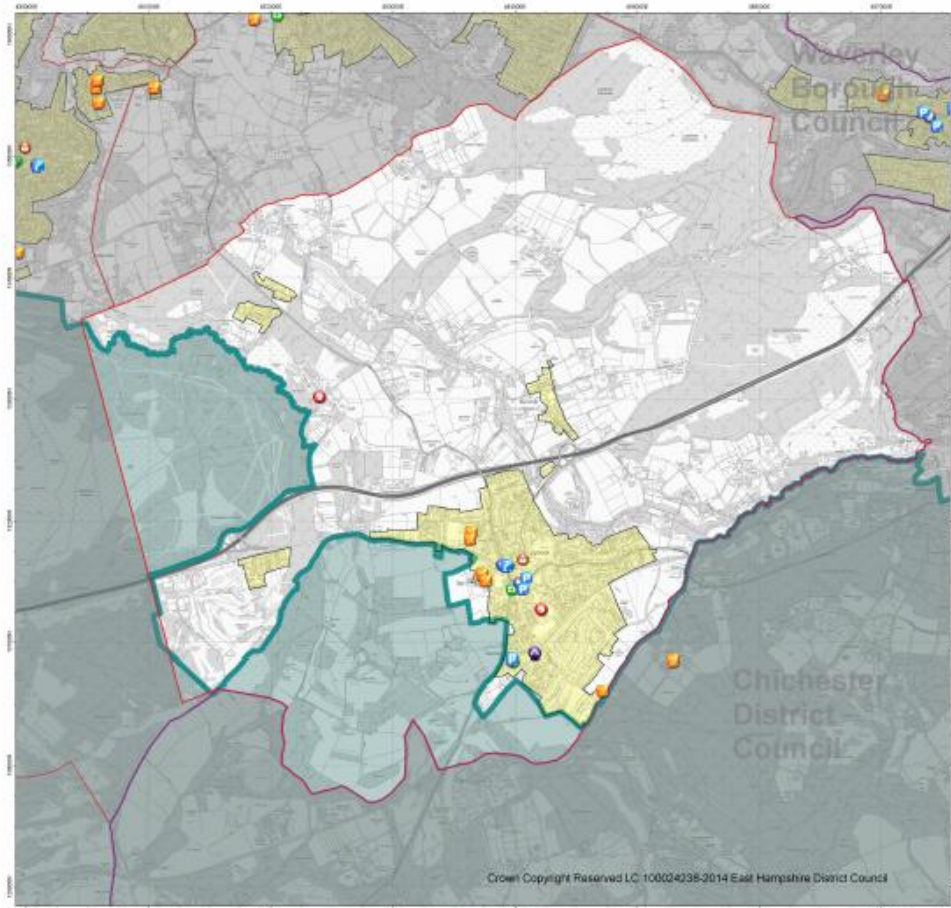
Bramshott and Liphook - Conservation



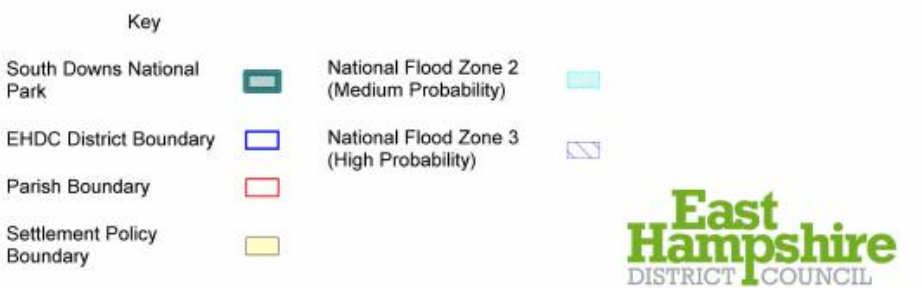
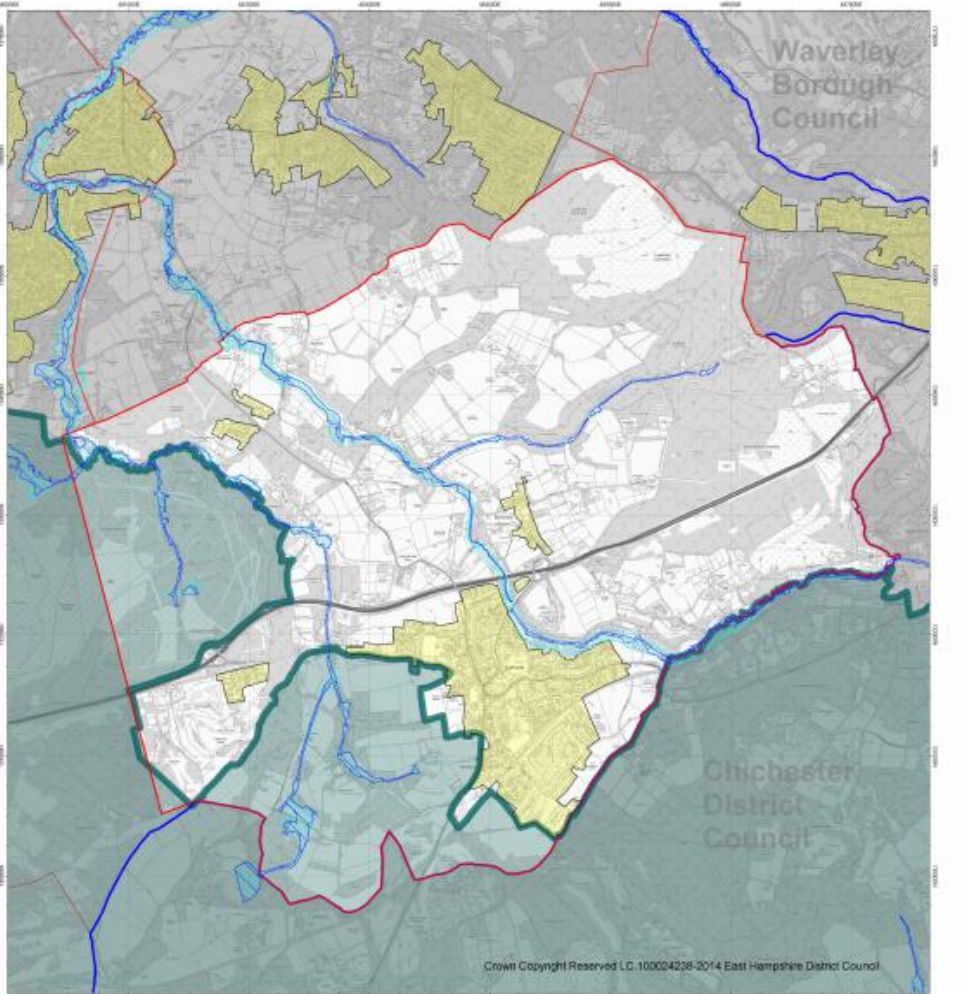
Bramshott and Liphook - Economic



Bramshott and Liphook - Social



Bramshott and Liphook - Flooding



HISTORY OF BRAMSHOTT & LIPHOOK

INTRODUCTION

Our 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 in addition 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). 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.

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 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.

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.

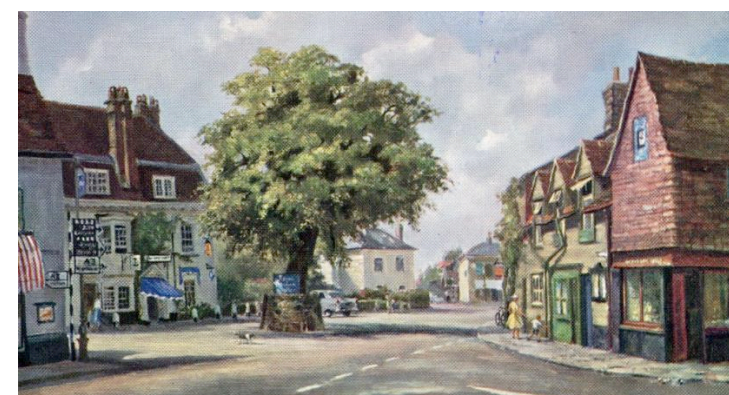
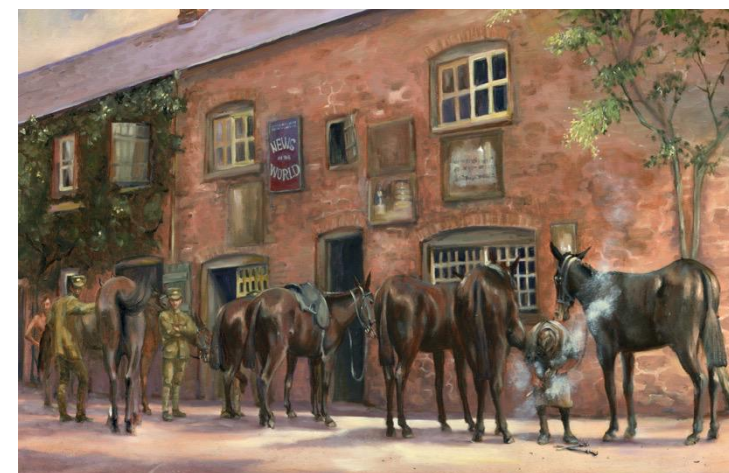
The way in which Liphook developed between the first and second world wars was the classic "ribbon" form, along the roads radiating out from the centre.

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.

COUNTRYSIDE & SETTING

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.

Farming is no longer a dominant activity in this parish: 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). The valleys of the River Wey and its tributaries are the other most significant of the Parish's landscape and landform.

The South Downs National Park [SDNP] boundary runs through the Parish. Therefore the Planning Authority is split between the SDNP and East Hampshire District Council [EHDC].

TREES, HEDGEROWS AND WOODLANDS

Woodlands and hedgerows give structure to our rural landscape and provide the framework of field patterns: it is most critically important when it forms the setting of our settlements and can be exploited in new developments to give character, cultural and physical continuity, and corridors for wildlife. Individual trees add to this function and may provide landmarks as a result of their size, position or individual interest. Not all critical trees, few rural wood lands and no hedgerows (outside Conservation Areas) are specifically protected.

The map located on the internet at maps.easthants.gov.uk/easthampshire.aspx?&tab=maps [example below] identifies such specimens and landscape features in the most pressured area of the parish—Liphook village and its immediate hinterland.

A project has been mooted to record veteran and other especially valuable specimens and woodland tree belts beyond the built-up areas, and this would be well worth following through.

