

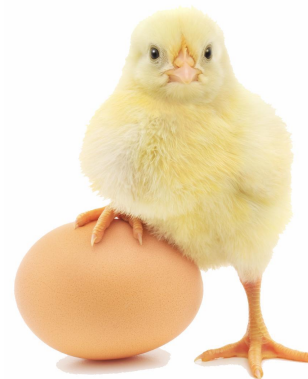
Land @
Penally Farm

Interest Group

Slide 18 Updated
After Presentation



We are recording
tonight's event.





BRAMSHOTT & LIPHOOK NEIGHBOURHOOD DEVELOPMENT PLAN



<https://bramshottandliphookndp.uk>



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Search: Bramshott Liphook NDP






Agenda

- Welcome
- Sites of Interest / Traffic
- Fact or Fiction
- History
- Community
- My “*Building Concerns*”
- Developing Policies
- Subject to...
- Feedback
- Close

8th June 2022



BRAMSHOTT & LIPHOOK NEIGHBOURHOOD DEVELOPMENT PLAN

			
SE LIPHOOK Chiltley & Devils Lane c. 220 Houses 3x SANGs			
Penally Farm c. 175 Houses c. 15 Business Units Large Green Space / SANG			
Passfields Mill c. 5 Houses c. Business Units c. Care Home			
Headley Road c. 40-50 Houses			
Land Behind Bohunt c. xxx Houses c. SANGs c. Large Community Space c. Relief Road			

EHDC Local Plan - 2038

- 175 new homes
- Affordable Housing

EHDC In Planning

- 10 new homes (Metis)
- 40 Retirement Flats (Mc)
- Cinema

SDNP Concept

- 650 new homes +

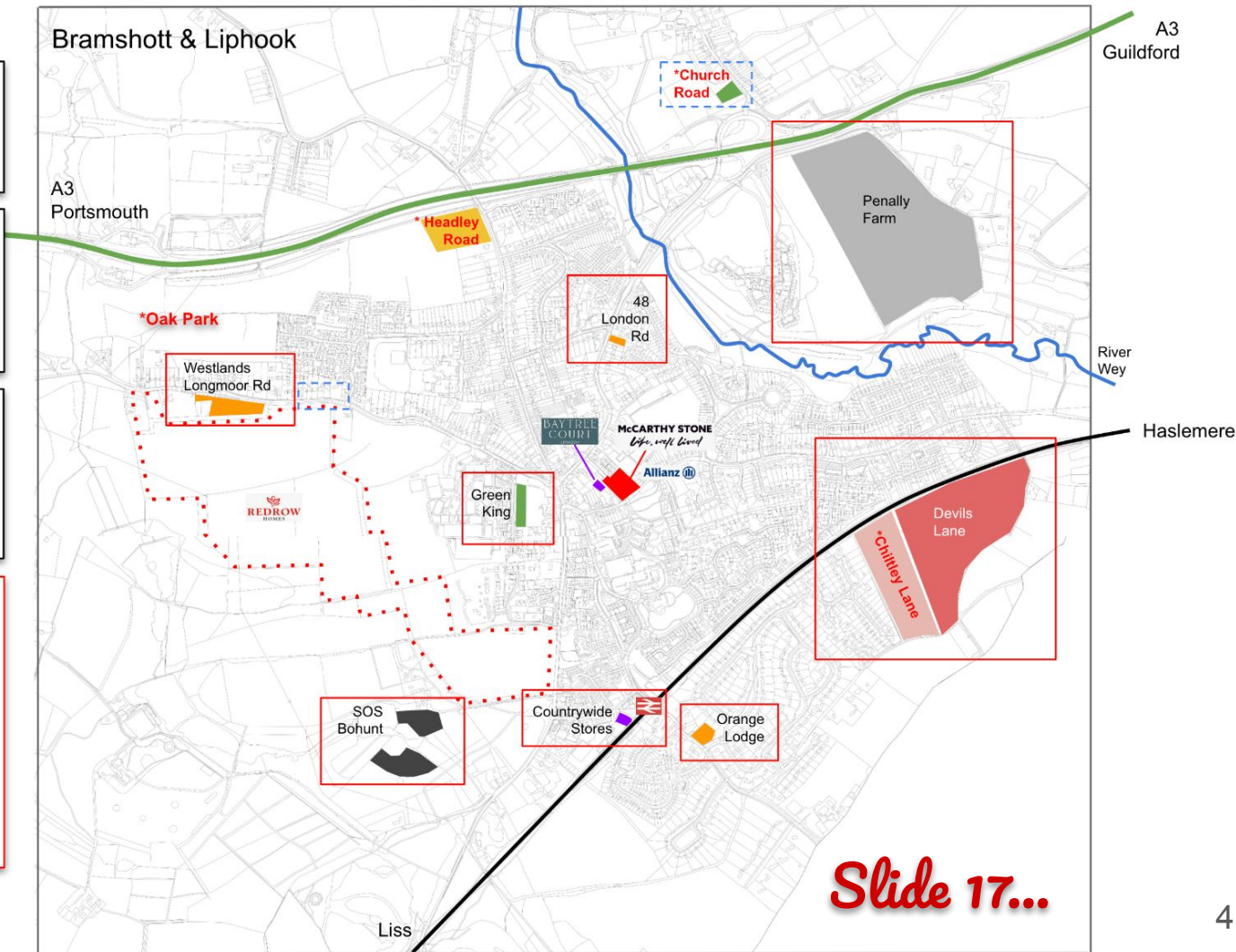
Westlands Park

<https://liphook-vision.com/>

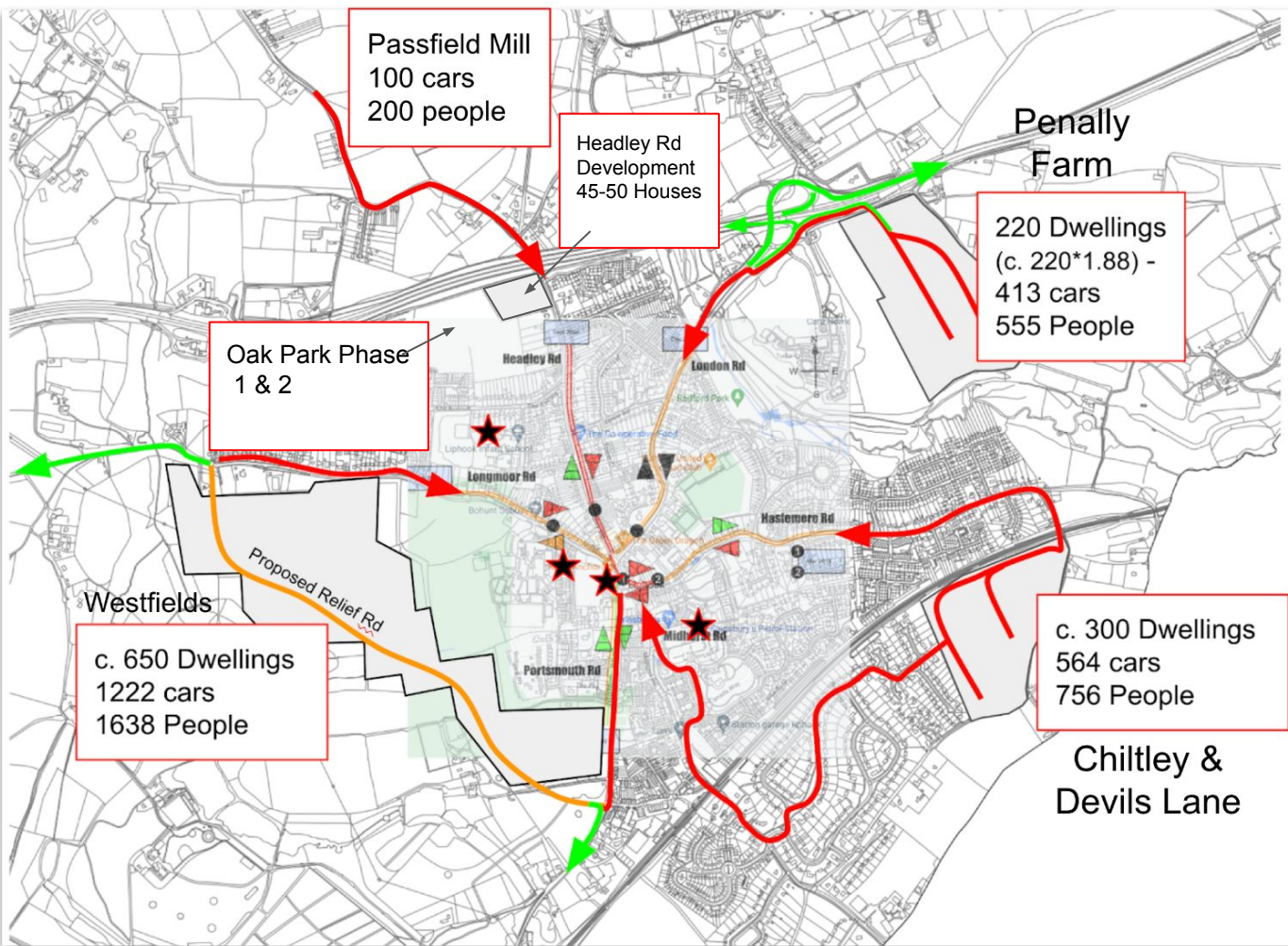
NDP Potentially

- 450 new homes
- 5 Self Builds
- 15 Business / Retail
- 1 Care Home
- Affordable Housing
- Infrastructure Upgrades
- Green Public Spaces

Bramshott & Liphook



Slide 17...



If NDP Allocates
6 Key Sites

2299 additional cars
3149 additional people

Who Pays?

1. *Developer Fund
2. HCC
3. CIL

*** May Drive higher
housing numbers!**

Infrastructure Fund EHDC
£106,791,236 20/21

Consented and built Adjoining Development

Bramshott Place

Radford Park
Enhanced Accessibility Works



Site Access

Formal recreation and sports facilities

Open Space (SANGS)

Sustainable drainage and
water management

Perimeter footpath
(Informal Open Space & Amenity)

Sensitive re-development of the existing buildings
(brownfield). Business Start-Ups (B1 Use Class)

Self-build development

Development offset from
existing landscape elements
improving landscape setting

Landscaped Meadows buffer
existing development

Hedges and Trees retained

Access to footpaths

150-225 Dwellings

c. 175 Dwellings



The East Hampshire District Local Plan

Statement of Community Involvement

**“We all have a right to
document our planning views
- the NDP is the community
led approach”**

May 2022 Update

- 1.8 Planning has a direct impact on the daily lives of residents and the business community therefore, it is very important that development proposals are transparent and that you have the opportunity to have a say in the planning decisions that are made by the Council. **The public have a right to get involved and the only way that the Council will understand what people's views are, is if they are told by the public.**

December 2021

[https://cdn.easthants.gov.uk/public/documents/East%20Hants%20Statement%20of%20Community%20Involvement%20\(2021\).pdf](https://cdn.easthants.gov.uk/public/documents/East%20Hants%20Statement%20of%20Community%20Involvement%20(2021).pdf)

INTEREST GROUPS

A - Southeast Residents Gp 250+

B - North East Residents Gp - ???

C - Passfields Residents Gp - ???

D - Any Other Group...

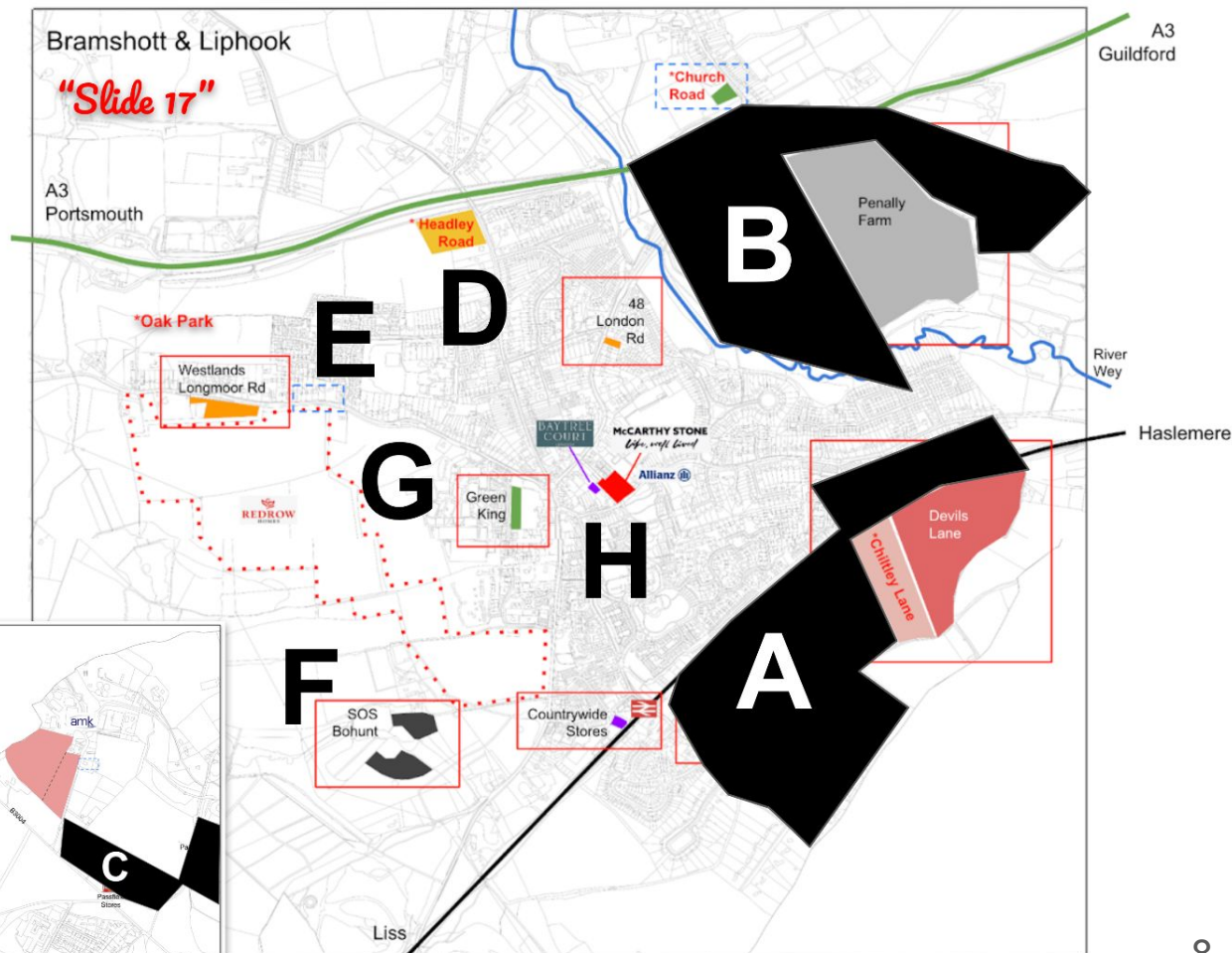
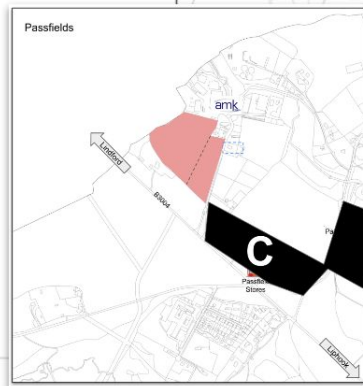
E - Schools 1600 + Families

F - SOS Bohunt 100+

G - Football Club 600

H - Whole Community
(Infrastructure Issues)

Subject to...





They are going to build 100 houses near me!

(MY Building Concerns - priority order)

1. Being overlooked *(we would move)*

1. Spoil our view *(that's why we moved here)*
2. More urbanisation of Liphook *(love the rural setting - that's why we moved here)*
3. Environmental concerns *(devastation of ecosystem)*
4. Noise of neighbours *(parties, general, especially social housing, quality of neighbours)*
5. Noise of additional traffic *(rush hour and young lads and lasses!)*
6. Design of estate and style of housing *(crammed in, three story type of shit)*
7. Additional traffic & congestion in Sq *(something has to be done!)*
8. Devalue our house *(assumption)*
9. Piecemeal development create a 'rat-race' environment by stealth *(fact!)*
10. Building works disruption *(2+ years noise, dust, traffic lights, road works, general impact)*
11. Pubs, Shops / Sainsbury's *(SB's cant cope now let alone 300 more people)*
12. Schools, Utilities, Medical Services *(can they cope?)*



They are going to build 100 houses near me!

(MY Building Concerns - priority order)

NDP - Policies

Housing Policies	1. Being overlooked (<i>we would move</i>)
Climate & Health Policies	1. Spoil our view (<i>that's why we moved here</i>)
Climate & Health Policies	2. More urbanisation of Liphook (<i>love the rural setting - that's why we moved here</i>)
Climate & Health Policies	3. Environmental concerns (<i>devastation of ecosystem</i>)
Housing Policies	4. Noise of neighbours (<i>parties, general, especially social housing, quality of neighbours</i>)
Infrastructure Policies	5. Noise of additional traffic (<i>rush hour and young lads and lasses!</i>)
Housing Policies	6. Design of estate and style of housing (<i>crammed in, three story type of shit</i>)
Infrastructure Policies	7. Additional traffic & congestion in Sq (<i>something has to be done!</i>)
Not True - Check Estate Agents	8. Devalue our house (<i>assumption</i>)
Holistic Approach	9. Piecemeal development create a 'rat-race' environment by stealth (<i>fact!</i>)
Build Disruption	10. Building works disruption (<i>2+ years noise, dust, traffic lights, road works, general impact</i>)
Employment Policies	11. Pubs, Shops / Sainsbury's (<i>SB's cant cope now let alone 300 more people</i>)
Infrastructure Policies	12. Schools, Utilities, Medical Services (<i>can they cope?</i>)



BRAMSHOTT & LIPHOOK NEIGHBOURHOOD DEVELOPMENT PLAN

Developing NDP Policies

(AM) Access & Movement

- AM1 Enhance Parish Travelling
- AM2 Promote Eco Friendly Transport
- AM3. Support Enhanced Public Transport Services

(PS) Public Services

- PS1 Improving Healthcare
- PS2 Improving Education Facilities
- PS3 Guarantee Sustainable Infrastructure & Flood Protection
- PS4 Demonstrably Improving Parish Eco Environment

(H) Housing

- H1 40% Affordable Housing - Prioritising Local Residence
- H2 Size, Density and Type of Housing Required
- H3 Specialist Housing for Older and Disabled People
- H4 New Environmental Friendly Housing
- **H5 Build Disruption (Access, Working, Noise...)**

(HD) Heritage & Design

- HD1 Enhancing Parish Conservation Areas
- HD2 Enhancing Shop Frontages and Designs
- HD3 Standardise All Signs & Furniture
- HD4 Promoting Parish Heritage

- **N1-IN4 Infrastructure (Roads, Water/Sewage, Medical, Schools...)**
- **CH1-CH5 Climate and Health (Bio, Green Solutions, Green Environment...)**
- **SN1-SN2 Safer Neighbourhoods (Public Space, Cycle, Walking and Traffic...)**

(SR) Sports & Recreation

- SR1 Enhance Sports Facilities
- SR2 Expand Green Spaces
- SR3 Enhance Biodiversity
- SR4 Expand & Enhance Facility Quality
- SR5 Promote South Downs National Park

(CR) Community

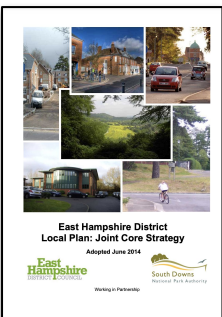
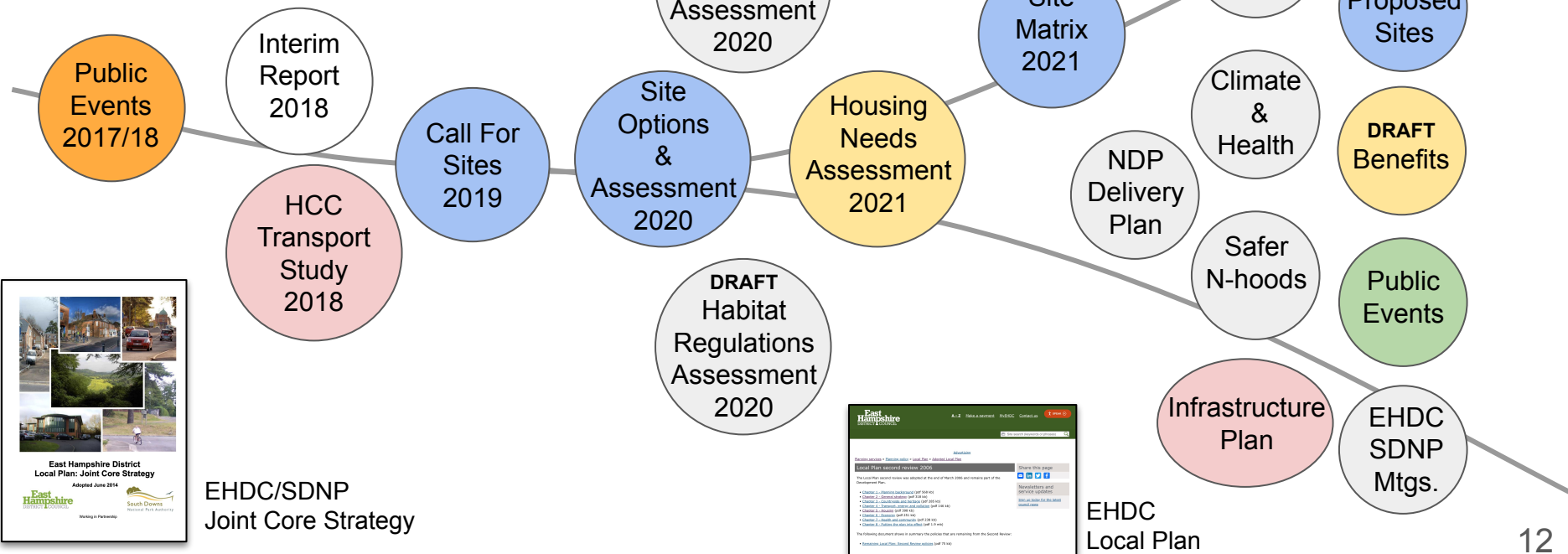
- CR1 Improve Retail Facilities
- CR2 Enhance Accessibility
- CR3 Manage Residential Growth & Visitors

(EMP) Employment

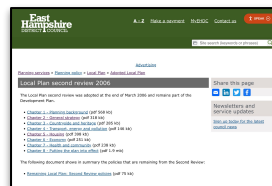
- EMP1 Enhance Local Employment
- EMP2 Combine Living & Working
- EMP3 Enhance Links Between Work & Education



“Our NDP Journey”



EHDC/SDNP
Joint Core Strategy



EHDC
Local Plan



BRAMSHOTT & LIPHOOK NEIGHBOURHOOD DEVELOPMENT PLAN

Community - (Census Data 2021)

*Community Stakeholders & Community Facilities

Young Children in Families (**1,069**): Homes, Schools, Activity Parks, Woodlands, Ponds, Wildlife, Clean Air, SDNP
Teenagers in Families (**1,221**): Safe Neighbourhoods, Public Transport, Teen Activities, Social Clubs, Sports Facilities
Young Adults/Couples (839): Pubs, Affordable Housing, Jobs, Local Opportunities, Retail Services
Working Families (**3629**): Work Opportunities, Railway Station, Road Network, Working at Home Environment,
Retired / Semi Retired (1040): Walks, Social Groups, Social Activities, Trips,
Elderly (1642): Medical Facilities, Specialist Local Services,
Business Owners: Youth, Skilled People, Trade.

“Our
Customers”

5919 - Families and Children
1642 - Elderly (+ c.500 Great Grandchildren)
1040 - Retired / Semi Retired (+ c.500 Grandchildren)
839 - Young Adults

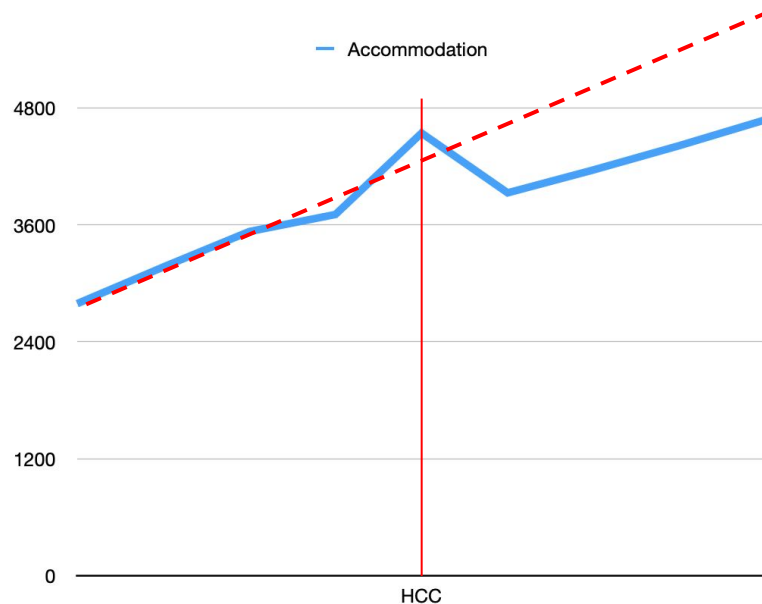
*

https://www.citypopulation.de/en/uk/southeastengland/admin/east_hampshire/E04004494_bramshott_and_liphook/ 2021 Data

Age Groups (E 2020)	
0-17 years	2,099
18-64 years	5,222
65+ years	2,136
Age Distribution (E 2020)	
0-9 years	1,069
10-19 years	1,221
20-29 years	839
30-39 years	850
40-49 years	1,343
50-59 years	1,436
60-69 years	1,040
70-79 years	968
80+ years	674

Housing Forecast Bramshott & Liphook

					HCC				
Year	1991	2001	2011	2021	2027	2031	2041	2051	2061
Accommodation	2792	3168	3532	3707	4542	3929	4165	4415	4680
		376	364	175	835	222	236	250	265
Source (Census)	https://bramshottandliphook-pc.gov.uk/wp-content/uploads/2020/11/Part-2-Annexures-V3.4-Aug-16.pdf								
ONS (National)	+6% to 2050								
HCC (B&L)	Dwelling Forecasts for all Parishes in East Hampshire to 2027								



HOUSING NUMBERS

“NDP Will Promote Sustainable Growth”

2021 - #3707 (+175) .. +6% (2011-2028 Plan)
 2031 - #3929 (+222) .. (#3882) (2029-2033 Plan)
 2041 - #4164 (+236) (2034-2038 Plan)
 2051 - #4680 (+250)
 2061 - #4680 (+265)

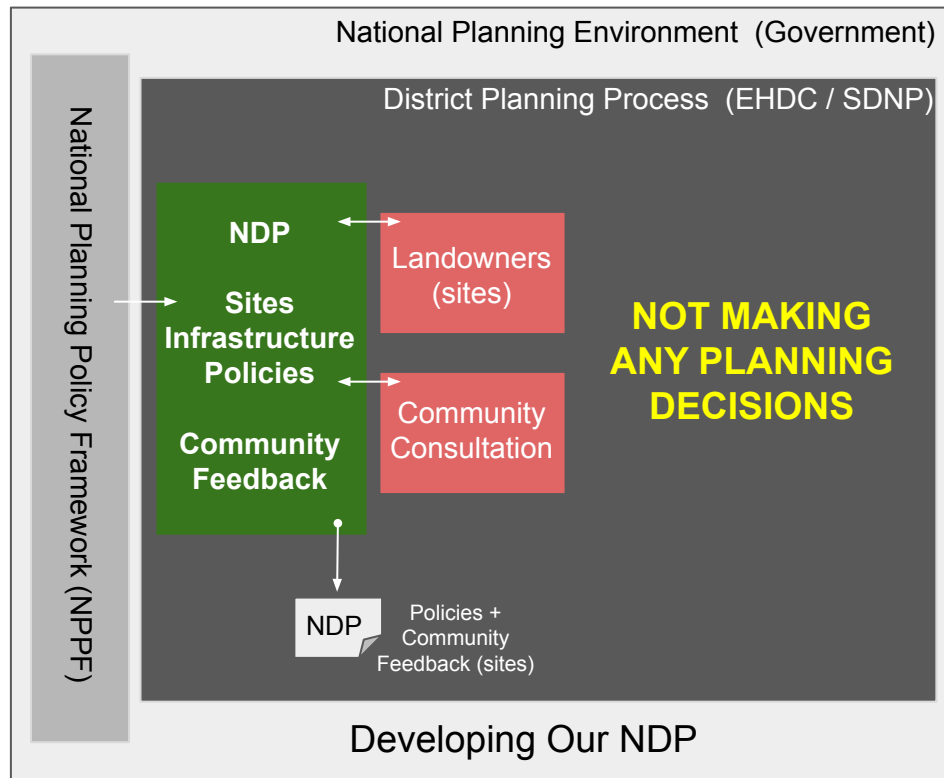
Source -

- 30 years - Census Data
- ONS Population Growth @ +6%



NDP Development Process

“The NDP is our legal right to document community views that can influence planning decisions”

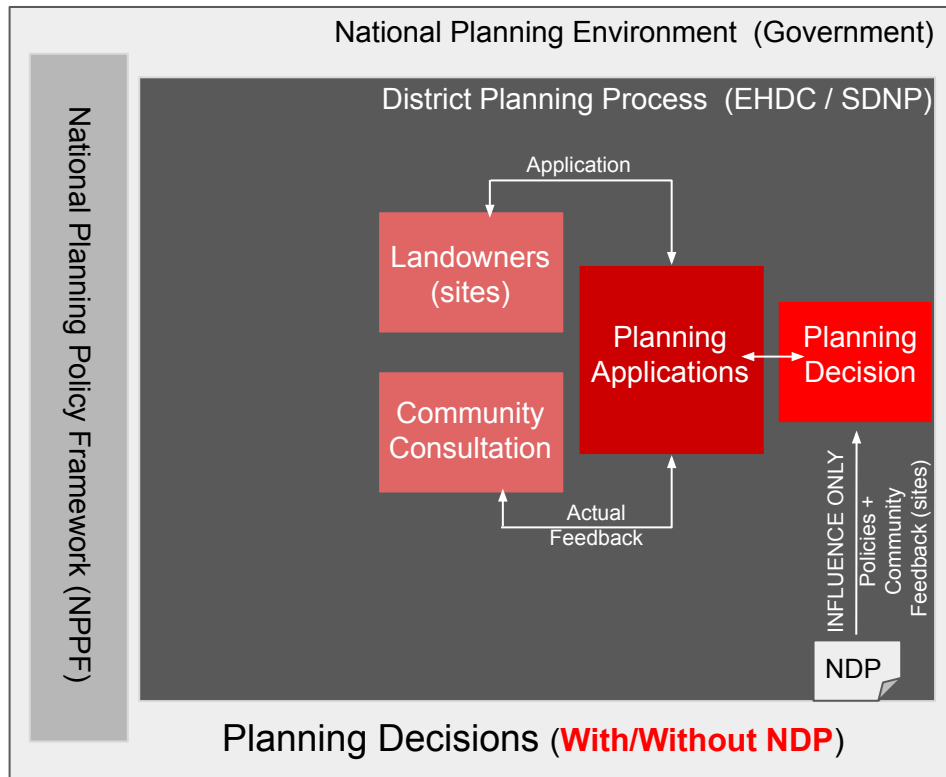




Standard Planning Process

**“ Planning Decisions
will happen with or
without a NDP ”**

**Community Feedback for
each Planning
Application is crucial**

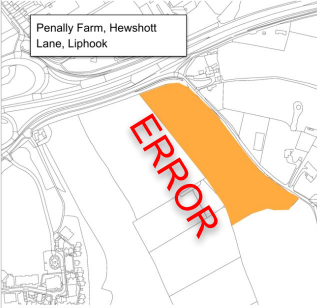




Location Assessment

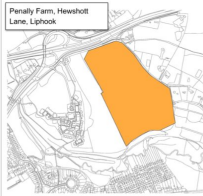
**“ Land Behind
Bohunt School is not
suitable because
..... ”**

Housing and Locality Benefits / Constraints					
	Westlands behind Bohunt School xxx Houses	Penally Farm 175 Houses	SE Liphook 230 Houses	Passfields (Business Units)	Headley Road 50 Houses
Integral To Village Life / Community Connections					
Close to A3					
Close to Railway Station					
Close to Retail / Social Venues					
Close to Bohunt School					
Close to Liphook Infants/Juniors					
Close to Doctors/Medical Services					
Close to Sainsburys / Petrol					
Close to Radford Park / Green Spaces					
Close to SDNP					
?					
?					
?					
< 15 min Walk or <3 min drive					
15-30 min walk or 3-5 min drive					
> 30 min walk or > 5 min drive					

BL9 - Land at Penally Farm, Hewshott Lane, Liphook		Potential for Allocation	YES
W3W	https://w3w.co/harshesh.crowns.conducted		
Source:	NDP Call For Sites	Site Map	
LARGE NDP SITE Proposed Development: Residential (C3), Retirement accommodation, business units, green space. NDP Assessment Potential for mixed use development - residential, commercial, sports, recreation, subject to suitability for sports field (gradient) and access through Radford Park to increase linkages. Partly suitable for residential allocation, partly suitable for employment and community use allocation. Site is detached from the settlement boundary but adjoins a consented development to the west, within 400m of SPA, adjacent to Conservation Area, disconnected from Liphook and services, encroachment on countryside.			
LAA/LIP- 014			
Site Size (ha)	14.7	Authority	EHDC
Existing Use: Fields		DEVELOPER PLANS	
INFRASTRUCTURE REQUIREMENTS		See Attached.	
COMMUNITY BENEFITS		Roads and Pavements All Utility Service School & Medical Upgrades Safer Neighbourhoods Access & Movement Housing Heritage & Design Climate & Health Sports & Recreation Community & Environment Employment	
PLANNING CONSTRAINTS	?		
	?		
	?		
SITE TIME CONSTRAINTS			
<i>Subject to...</i>			

Following
Clarification.
Plz see updated

Site Assessment Form DRAFT 0.2

DRAFT V 0.2			
BL9 - Land at Penally Farm, Hewshott Lane, Liphook		Potential for Allocation	YES
W3W	https://w3w.co/harshesh.crowns.conducted		
Source:	NDP Call For Sites	Site Map	
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LAA/LIP- 014			
Site Size (ha)	14.7	Authority	EHDC
Existing Use: Fields		DEVELOPER PLANS	
INFRASTRUCTURE REQUIREMENTS		Roads and Pavements need changing All Utility Service - need reviewing School & Medical Upgrades - will be required Opportunity to implement HCC Traffic Strategy	
COMMUNITY BENEFITS		Best and easy access to A3 Safer Neighbourhoods - by design Access & Movement - Opportunity to implement HCC Traffic Strategy Housing with 40% Affordable Heritage & Design - Housing Coding Design Climate & Health improvements / Outdoor Learning for schools offered Sports & Recreation Community & Environment - SANG and Green space provided Access to Redford Park offered Employment - is there change for more small units?	
Outstanding Issues			
PLANNING CONSTRAINTS	?		
	?		
	?		
SITE TIME CONSTRAINTS			
<i>Subject to...</i>			



Key points & photo will be document
(Recorded as Evidence)

NDP Events

- Southeast Interest Gp - **8th June**
- Steering Committee - **14th June**
- EHDC Meeting - **15th June**
- Penally Farm Interest Gp - **15th June**
- HCC Strategic Planning - **16th June**
- SDNP Meeting - **21st June**
- Liphook Traffic - LMC - **22nd June**
- Parish Council Meeting - **27th June**
- Passfields Interest Gp - **29th June**
- Land Behind Bohunt School - **9th July**
- Steering Committee - **12th July**
- Community Open-Day - **23rd July**

Subject to... / Your Feedback
admin@bramshottandliphookndp.uk



BRAMSHOTT & LIPHOOK NEIGHBOURHOOD DEVELOPMENT PLAN



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BRAMSHOTT & LIPHOOK NEIGHBOURHOOD DEVELOPMENT PLAN

Post Meeting Notes.

- c. 40 attendees $\frac{1}{3}$ want to stop development $\frac{2}{3}$ willing to hear more about the site before deciding.
- Need to protect Hewshott Lane - A3 rat-run, speeding, volume...
- “Unfortunately” presentation very ‘positive’ - where are the issues?
- More information re decision process is required - benefits and constraints.
- Site development will create more traffic
- Drainage/sewage has been a past issue - Technical reasons may mean site is rejected.
- Concern re ‘weight’ of NDP decisions/policies during Application decision making process
- No Local Plan, No Number ^(Housing) - No decision needed until 2028.
- Information provided (tonight) is not complete - when will we see complete NDP?
- Sound Objections need to be considered
- Chair - requested written feedback from meeting.

