



## Bramshott & Liphook Neighbourhood Development Plan's response to the South Downs National Park's Call for Sites

September 2022

With regards to the South Downs National Park's Call For Sites (August 2022), we wish to advise you of the assessments that the Liphook and Bramshott Neighbourhood Plan has undertaken and the views received during various public consultations in relation to land west of the village of Liphook that is within the SDNP.

This response has been prepared by members of the Bramshott & Liphook Neighbourhood Development Plan Steering Group to comment on the potential of this land within the SDNP adjacent to and left of the centre of the main settlement of Liphook for a variety of uses, including housing, affordable housing, green infrastructure, recreation, and commercial uses.

During our consultations with SDNP and East Hampshire District Council, both advised that the sites to the west of Liphook village fall within the SDNP and currently do not meet the exceptional circumstances required to consider them for future allocation in our neighbourhood plan at this time. Setting aside this important principle and in relation to our emerging policies, these sites have been assessed to have positive potential to provide sustainable future development if sensibly balanced with the adjoining EHDC authority's housing allocations.

The location of sites within this area would allow Liphook a more concentric development pattern, which supports the objectives of a 20 minute walking neighbourhood and sustainability objectives, which Hampshire County Council (HCC) set out in their draft Local Transport Plan that they issued for consultation in 2022.

Key features of HCC's draft Local Transport Plan include 'a carbon neutral, resilient and inclusive transport system designed around people which: supports health, wellbeing and quality of life for all; supports a connected economy and creates successful and prosperous places', in addition reducing reliance on private car travel in order to meet national priorities to decarbonise the transport system. These key features resonate with the overall vision and views received from the residents of Bramshott and Liphook during public consultation events, with major concerns raised about queuing traffic, speed of cars, lack of safety to walk and cycle due to traffic, speeding and lack

of safe pavements, and pollution in the centre of Liphook, in particular The Square. A key vision concluded from the public consultations is to improve the Parish's quality of environment and ease for walking/cycling around the parish, and a major action to achieve this is to reduce the queuing traffic that occurs several times a day in Liphook centre.

There are members of the parish who are against developing any land within the SDNP as they wish to preserve the landscape and environment, which is an important quality of the parish. However, the evidence base gathered to date concludes that the main issues within the parish are as set out above, and that any future development that takes place should not exasperate this.

The proposed areas in the SDNP have good walking access to the public rail transport, and are in close proximity to the A3 main road without the need to drive through the centre of the village (via Longmoor Road). The main schools are within walking distance and would have good access along safer walking/cycling routes which would also improve access for existing students arriving by train, which in turn should reduce existing transport issues in The Square.

The associated green infrastructure and amenity provision for formal and informal recreation, including sports, required to support any further housing in the area could be well located and central to the village and existing education centres at Bohunt and Liphook Federation Junior and infant schools, providing benefits for both existing and new residents and students of all the local schools to have several safe places to gather, play and enjoy sports.

In addition, the location is well situated for good quality sustainable affordable housing in walking distance of the key main local facilities and transport links, which AECOM assessed in our Housing Needs Assessment (August 2021) as being in demand in this parish at approximately 50 affordable homes per annum based on the interim HEDNA.

In summary the evidence base gathered to date by the NDP, any further development that takes place in this parish needs to:

- Not negatively impact the existing infrastructure, which is already under strain in particular the roads, foul and surface water disposal systems;
- Support a sustainable and inclusive environment and community;
- Reduce traffic and queuing in The Square;
- Protect the environment now and for the future;
- Improve the economy with new business opportunities;
- Improve the health and wellbeing of the community both mentally and physically.

To achieve these outcomes this is best carried out by proposing new development in close proximity to the existing key facilities and centre of the main settlement, Liphook, in a concentric pattern.

The area of land to the West of Liphook centre which is in the SDNP is mainly assessed as low grade farmland, with some areas of woodland and ponds. Whilst it will locally increase development and encroachment into the SDNP, the benefits of locating a development in this area for the parish are significant.

If the SDNP criteria for exceptional circumstance were to change the Bramshott and Liphook Neighbourhood Development Plan steering group would be keen to complete a fuller assessment of SDNP land west of Liphook alongside finalising assessment of EHDC sites.

If you require any further information, please contact us at [admin@bramshottandliphookndp.uk](mailto:admin@bramshottandliphookndp.uk)

