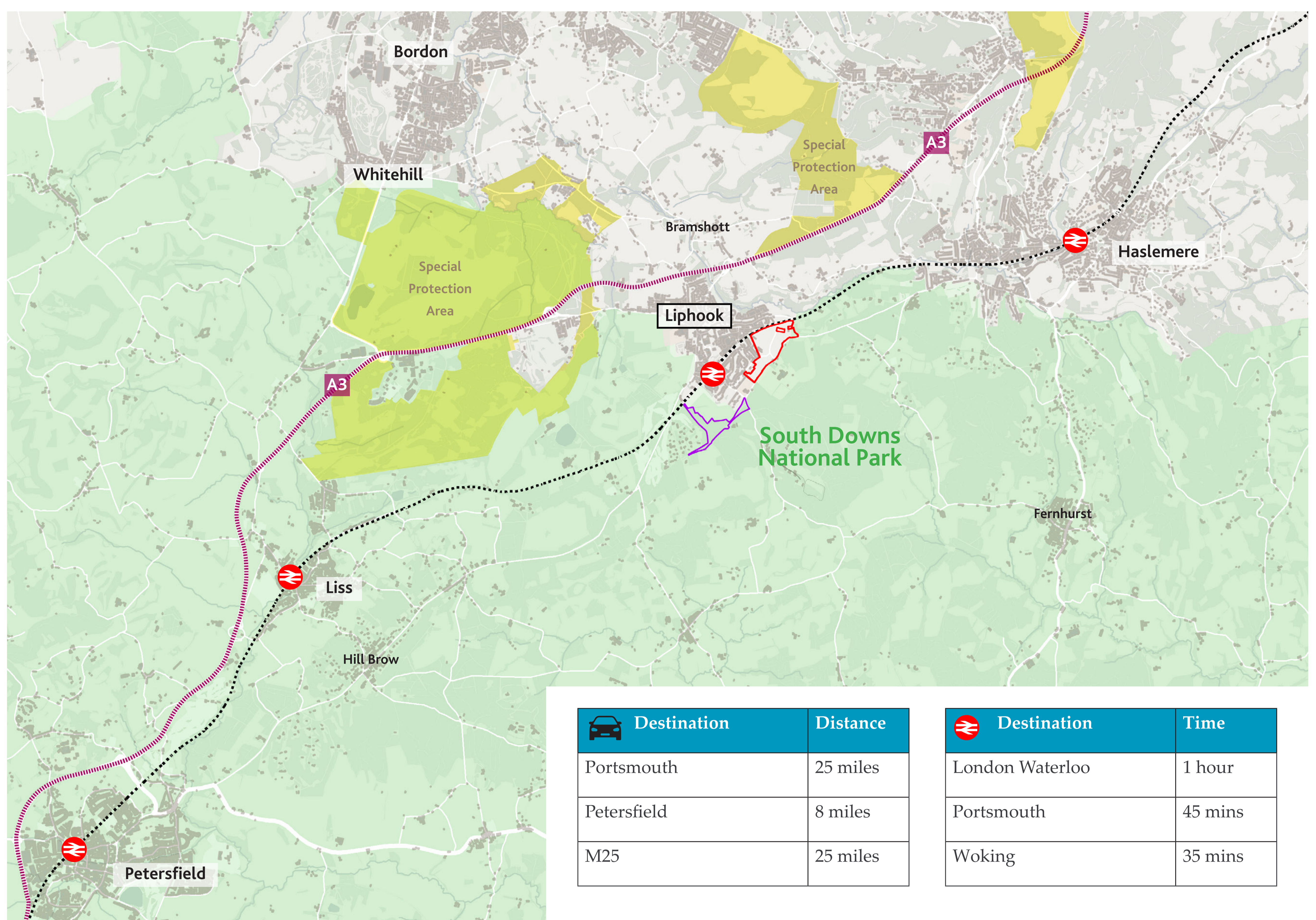


Land South East of Liphook

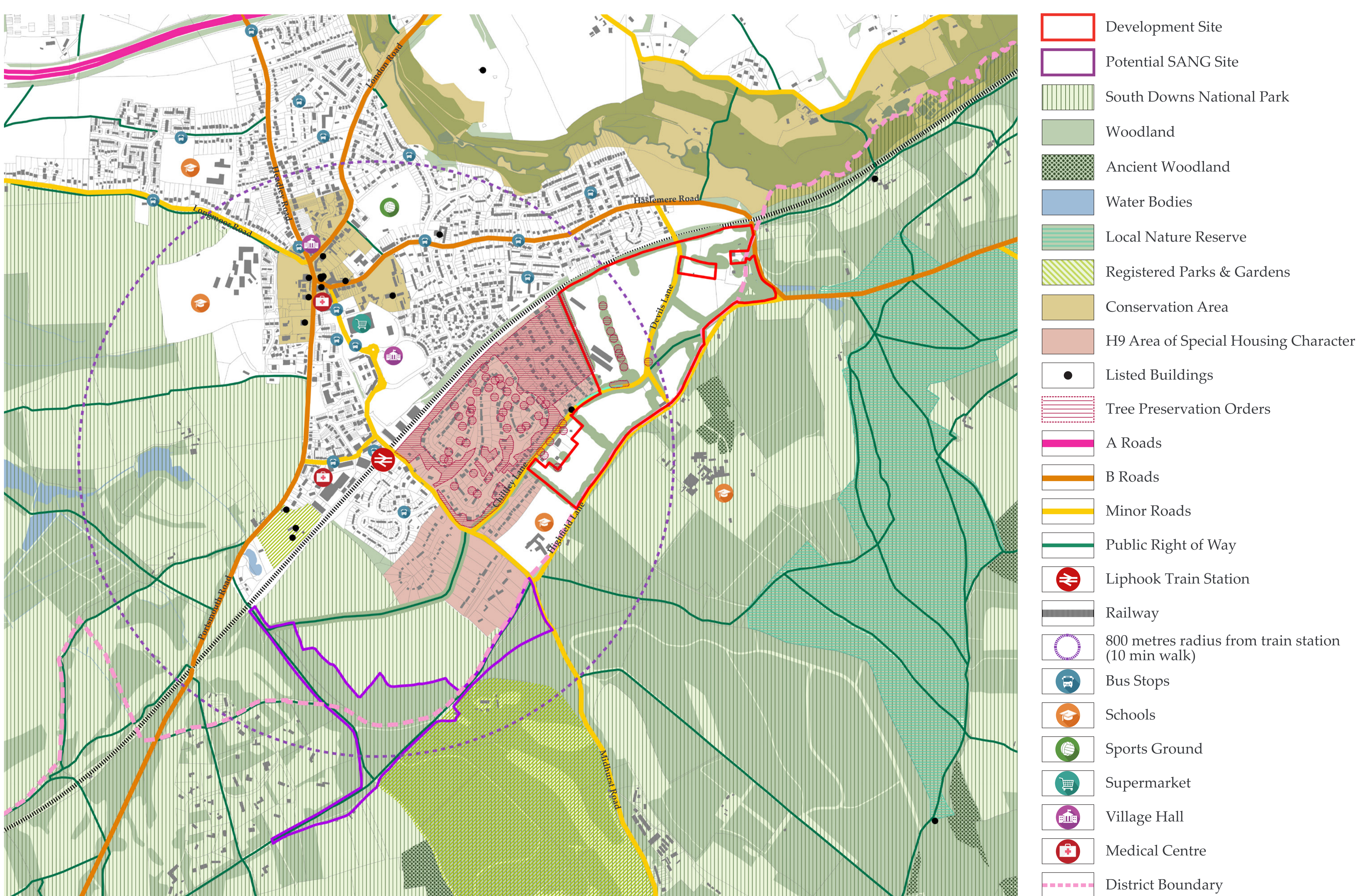


Map: Wider Context and travel times from Liphook

Introduction

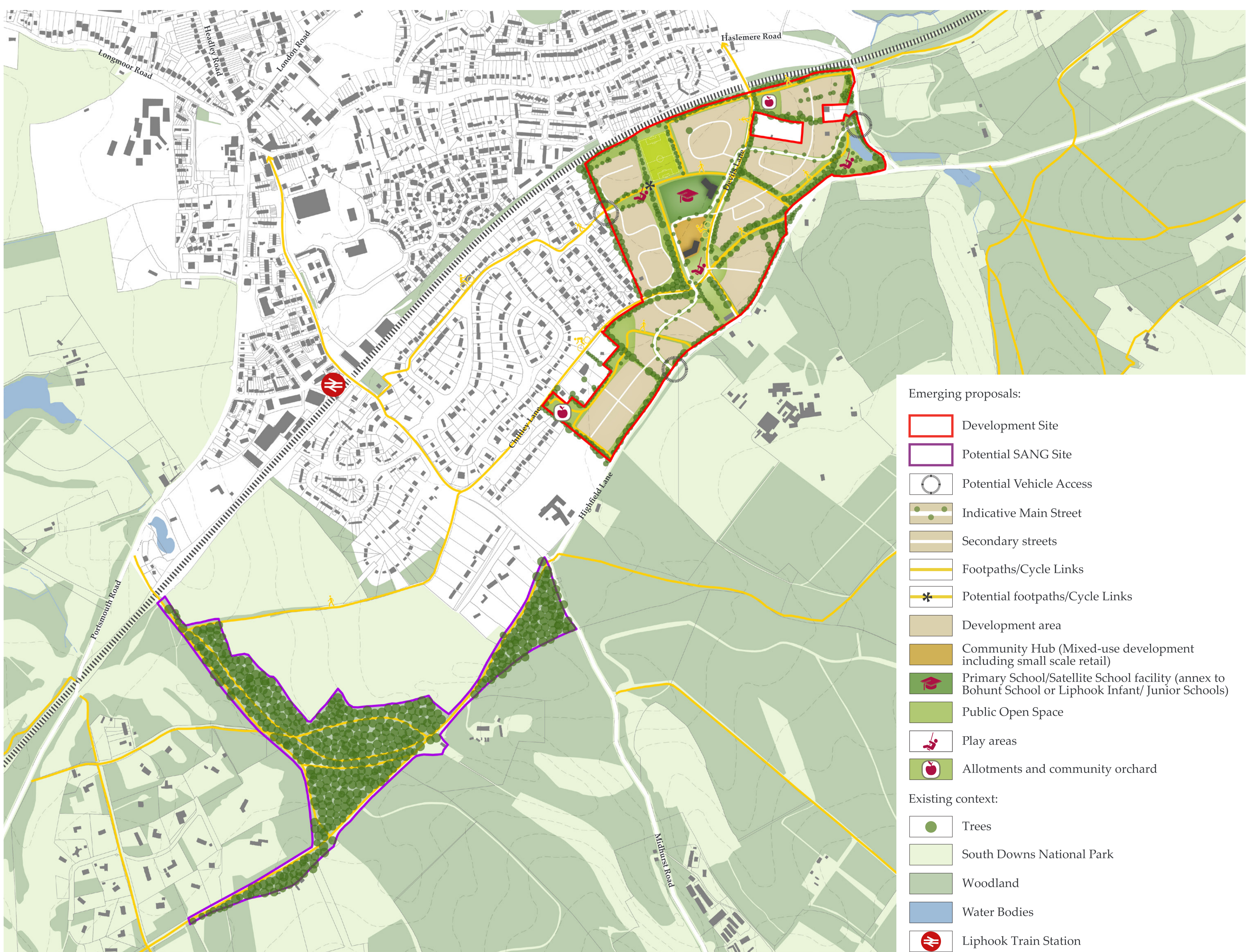
Liphook occupies an enviable location within East Hampshire. It is an historic and attractive village located along the Wey Valley and on the edge of the South Downs National Park providing access to a beautiful and vast landscape resource. It is also very well connected and has grown over time to take advantage of access to the strategic transport corridors of the A3 and railway station on the Portsmouth Direct Line. Liphook has retained its rural charm, with a thriving community and is a desirable place to live. However, there are challenges, such as housing affordability, traffic congestion and local employment, which new development can help to address to make Liphook an even better place to live.

Our consortium of landowners and developers is pleased to present our aspiration for a new neighbourhood at Liphook, which reflects a perfect blend of high-quality housing, in harmony with its natural and historic surroundings. The new neighbourhood is well connected to the existing village and uses the existing natural features of the site and setting as the basis for the emerging masterplan.



Map: Site Considerations

Land South East of Liphook



Map: Summary of Proposals

Land use and proposals

- A landscape - led masterplan that is based around a network of linear green routes allowing existing vegetation and lanes to be retained.
- Phased delivery of circa 600 new homes at an average density of 35-40 dwellings per hectare.
- Delivery of affordable housing.
- A mix of housing consisting of 1, 2, 3 and 4+ bed homes with adequate parking.
- Improvements to walking and cycling routes to the village and the station.

- A landscape strategy providing space for nature, play, relaxing, walking, cycling, growing food and socialising.
- A community hub providing space for a range of education / retail / community space / sports / employment. The exact mix would be defined through ongoing dialogue with the local community and other stakeholders.
- A new area of Suitable Alternative Natural Green Space (SANG) to provide recreational space for new and existing residents on the edge of the National Park.



10 mins



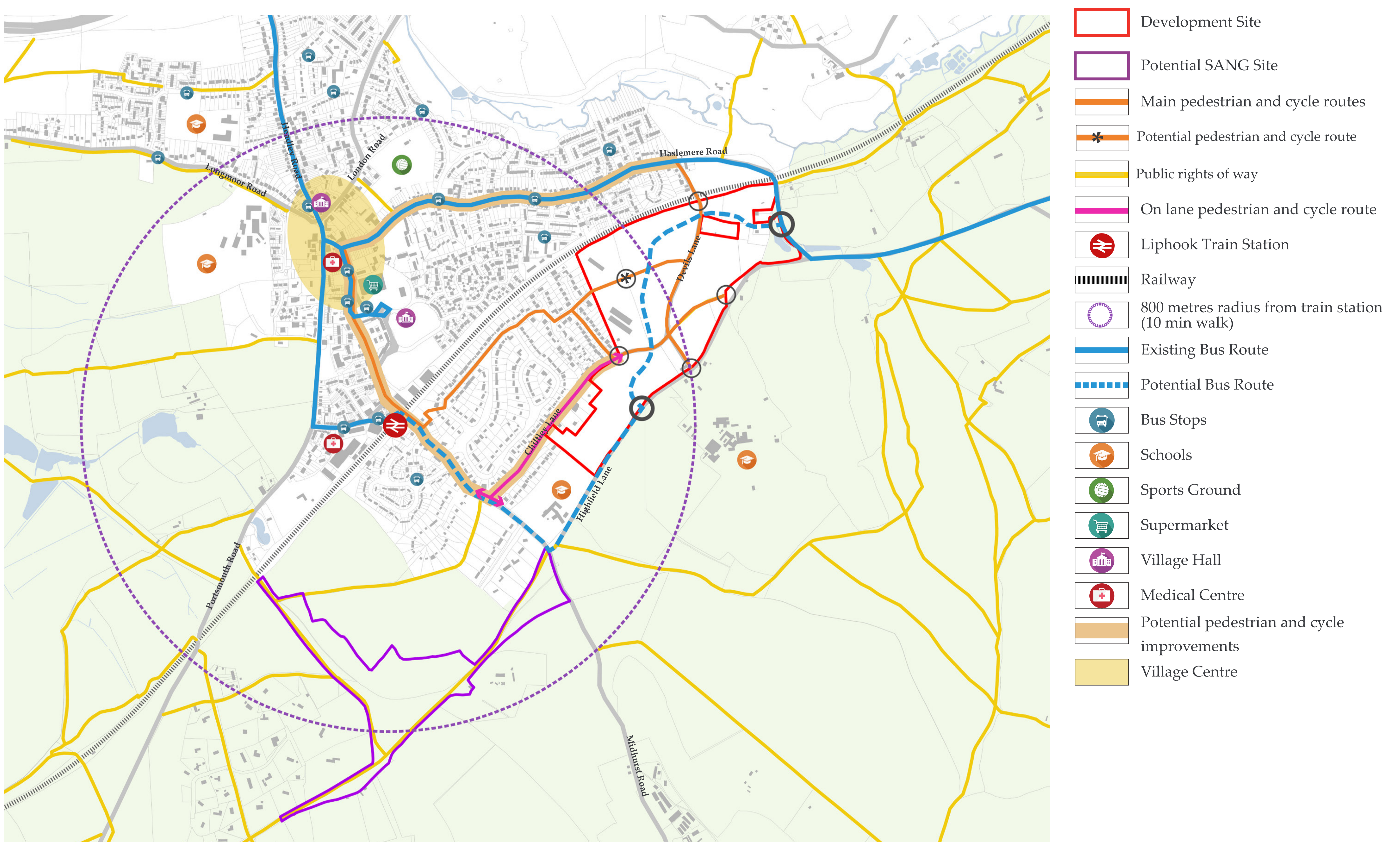
Walking time from the proposed site to Liphook Station



3 mins



Cycling time from the proposed site to Liphook Station



Map: Access and movement summary

Land South East of Liphook



Housing examples are of Bloor and Countryside developments

Wider benefits of the scheme

- Improved links to the South Downs National Park from the village centre and The Berg housing area
- New areas of publicly accessible open green space including a new area of Suitable Alternative Natural Greenspace (SANG)
- New and improved pedestrian and cycle links to the village and station
- New play and outdoor sports facilities for all ages
- New allotments and community gardens
- Enable the delivery of new rural employment opportunities on the site
- Potential sports facilities for Liphook United Football Club
- Public transport enhancements
- Potential off-site improvements at The Square
- Space for a range of new community facilities to be defined through discussions with the local community
- Improved housing affordability
- A range of houses to suit local demand.

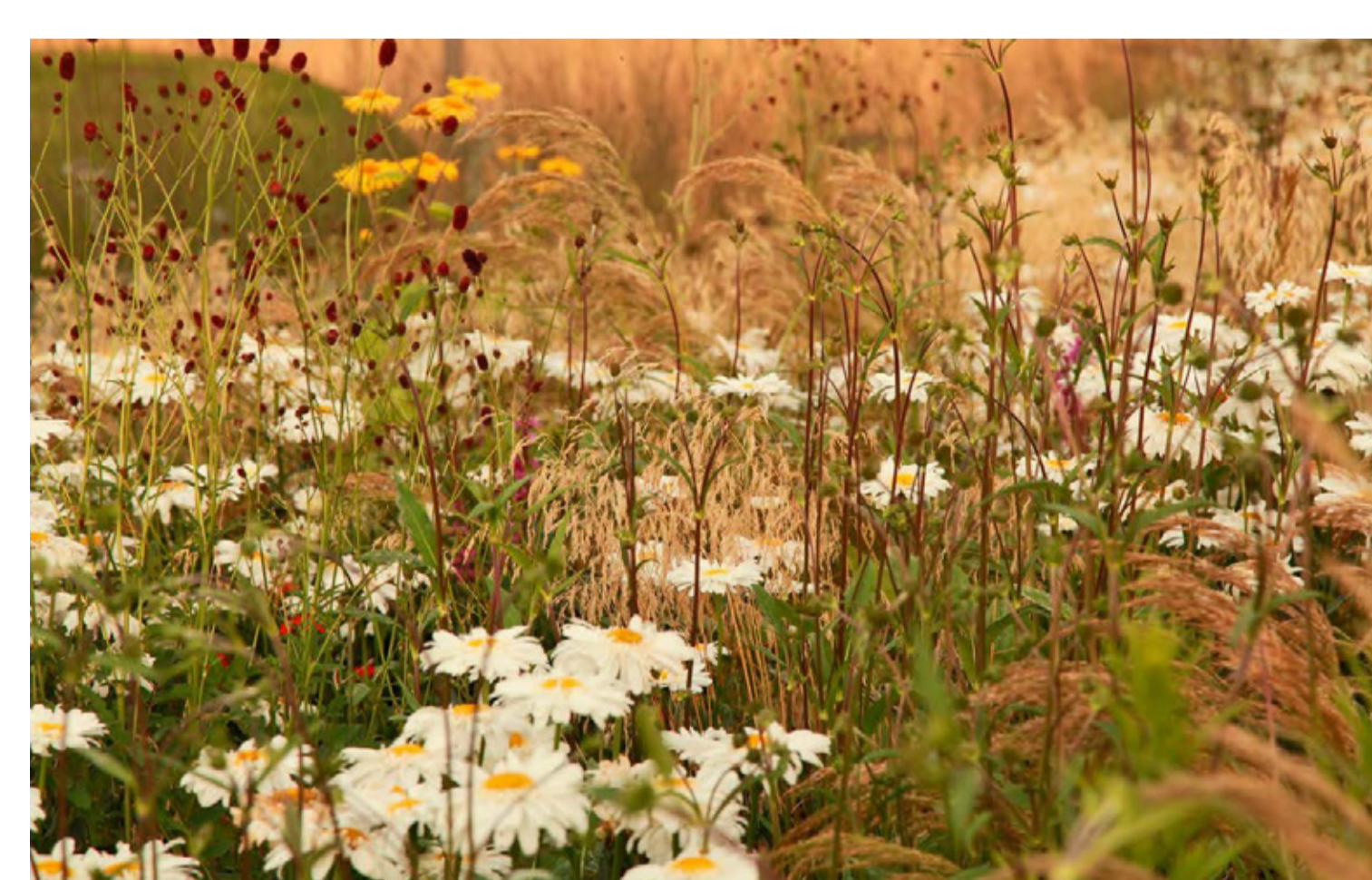
Next steps

Our consortium is committed to continued engagement with the local community, East Hampshire District Council and other relevant stakeholders.

We hope that discussions with the Bramhott & Liphook Neighbourhood Development Plan Steering Group would continue. Our consortium is committed to helping realise the potential of the village through sustainable growth.

Timeline for development

Year	Activity
1	<ul style="list-style-type: none"> • Local Plan Adoption • Submission and approval of planning applications
2	<ul style="list-style-type: none"> • Submission and approval of reserved matters and conditions • First homes delivered
3 onwards	<ul style="list-style-type: none"> • 120 dwellings delivered per year



Housing examples are of Bloor and Countryside developments