



Bramshott and Liphook Neighbourhood Development Plan 2020 to 2040

**Submission Version
February 2024**

**Prepared by the Neighbourhood Development Plan Steering
Group on behalf of Bramshott and Liphook Parish Council**



Foreword

Welcome to the Bramshott and Liphook Neighbourhood Development plan (BLNDP).

Bramshott and Liphook parish is a place of incredible beauty, with extensive tracts of Internationally designated sites for rare wildlife; a rich historical background; several conservation areas; and a National Park on our doorstep. The responses from our residents to the engagement activities we have undertaken to prepare the BLNDP clearly demonstrate their love for the area and the passion to protect and enhance these wonderful assets.

We are fortunate to have many facilities making Liphook a sustainable settlement, but we recognise that more development will inevitably come as will new residents seeking a life in this lovely parish. The challenge for the NDP has been to create policies that address climate change, sustainability, biodiversity and the environment through new development that also meets the needs of all generations.

Cllr. Jeanette Kirby

Chair of Bramshott and Liphook Parish Council

Bramshott and Liphook is Healthy, Sustainable and Thriving:

Neighbourhood Development Plans are a way for local people to have an input into decisions that affect where they live. The holistic approach makes them an important contributor to improving the health and wellbeing of local people, protecting the environment and acting on the climate emergency. They work by communities creating policies to address the aspects of life in their area that matter most to them.

Bramshott and Liphook residents identified six NDP policy areas - housing, environment, traffic, heritage, community facilities and the economy. Each policy area is defined by an ambition, collectively comprising the vision:



There is a significant housing need in Bramshott and Liphook, and in 2019 the NDP Steering Group set out the intention to allocate sites for development. However, in February 2023 the Steering Group (SG) carefully reviewed this decision, considering the pros and cons, and decided that

allocation is currently not required because:

Sites coming forward are strategic in nature and as such any allocation will be through strategic planning steps undertaken by East Hampshire planning authority as part of the emerging Local Plan.

- Once in place BLNDP robust policies and design codes apply to all development regardless of whether they are allocated or not.
- Allocation is a lengthy process; we are better off having an NDP in place sooner rather than later.

As a consequence, the proposed policy 'Location of Development' (Policy BL1) was developed. This aims to direct any development to the most appropriate sustainable location.

The Plan has been put together by enthusiastic volunteers from the parish who determinedly represent the whole community. All have brought their individual abilities to the NDP at its different stages over several years. A big thanks for all the contributions of the SG members and the Working Parties current and past.

Louise Bevan

Chair of Bramshott & Liphook Neighbourhood Development Plan

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1. INTRODUCTION

- 1.1 This document is the Bramshott and Liphook Neighbourhood Development Plan (BLNDP). It sets out planning and land-use policy for the villages and wider parish, over the period 2020 to 2040, forming part of the development plan for East Hampshire District Council (EHDC) and the South Downs National Park Authority (SDNPA).
- 1.2 The neighbourhood area shares its boundary with that of the Parish (*Figure 1*). It sits across two local planning authority areas: the villages of Liphook and Bramshott are within EHDC while the remaining parts of the area to the west and south west, lie within the SDNPA. EHDC designated those parts of Bramshott and Liphook Parish falling within the local authority area on 23 October 2015 and the SDNPA designated those parts of the parish within the National Park on 20 October 2015.
- 1.3 The BLNDP has been prepared in accordance with the Town & Country Planning Act 1990, the Planning & Compulsory Purchase Act 2004, the Localism Act 2011 and the Neighbourhood Development Planning Regulations 2012 (as amended). The Parish Council, as the Qualifying Body, set up a Neighbourhood Development Plan SG comprising local councillors and volunteers from the community, to lead on the preparation of the Plan. In consultation with the community and local businesses, the SG has established a vision and framework for the future of the designated area and to set out how that vision will be realised through planning land use and development change over the period to 2040.
- 1.4 The BLNDP provides guidance to any interested parties wishing to submit planning applications for development within the Bramshott and Liphook parish. It also sets out how land should be considered, in planning terms, locally, and is a material planning consideration in the determination of applications.
- 1.5 The process of producing the BLNDP has sought to involve the community as widely as possible and the different topic areas are reflective of matters that are of considerable importance in the parish. Within each section there is a summary of what the policy seeks to achieve and a justification, providing the necessary understanding of why the policy is needed and how it should be applied. The policies themselves are presented in the green boxes and these will be used to determine planning applications. To understand the full context for any individual policy, it should be read alongside the supporting text and evidence documents that have been compiled to underpin the BLNDP. Beneath each policy is a conformity reference, listing the policies in the EHDC and South Downs Local Plans, relevant Supplementary Planning Documents (SPDs) and Technical Advice Notes (TANs) and the paragraphs of the National Planning Policy Framework (NPPF) that the policy is in conformity with.
- 1.6 There are a number of issues that have been consistently raised by the community during the development of the BLNDP. Notably the need to resolve congestion and volume of traffic in the Square and also to address flooding, especially at Lowsley Farm. Issues relating to highways fall within the responsibility of the Highways Authorities, which for this area are Hampshire County Council (HCC) and National Highways. Flooding issues are the responsibility of HCC (as the Flood Authority), the Environment Agency and the water and sewerage providers. As such, the BLNDP, which is a planning and land-use document, has limited influence in tackling these matters. Many of the policies in the BLNDP will impact these

matters, but where solutions fall outside the remit of the plan, a list of additional community projects has been drawn up to ensure that the Parish Council and others proactively work together to address them. Such projects might attract developer contributions (for instance Community Infrastructure Levy), which can be used as an enabling source of income. Additionally, it will be important for the Parish Council to work closely with both EHDC and the SDNPA on the delivery of their existing and emerging local plans. This includes ensuring that all proposed site allocations are adequately assessed with public feedback incorporated in them from engagement events, so that any subsequent allocations fully understand the issues at play in the Parish and can address these in their proposals.

- 1.7 The Plan identifies local community projects that are not met through planning policy but which are important to the well-being of the community. The Plan also sets out the Community Infrastructure Priorities and a framework for monitoring and implementation.

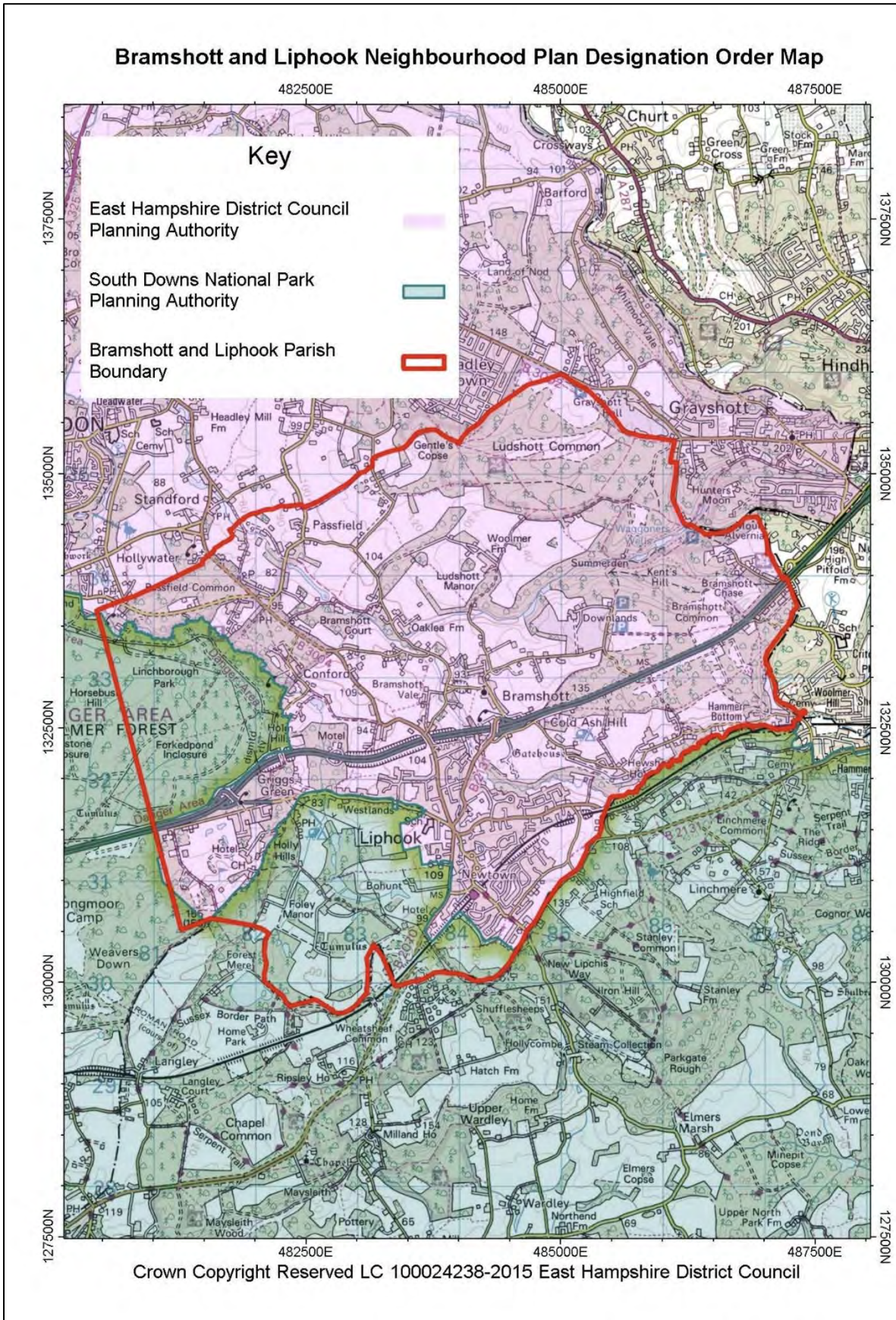


Figure 1: Bramshott and Liphook Neighbourhood Development Plan designated area

The Planning Policy Context

National Planning Policy

- 1.8 The BLNDP has been prepared in accordance with the NPPF (most recently revised in December 2023). Paragraphs 29 and 30 state:

*“Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. **Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies** (Neighbourhood plans must be in general conformity with the strategic policies contained in any development plan that covers their area).*

*Once a neighbourhood plan has been brought into force, **the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict**; unless they are superseded by strategic or non-strategic policies that are adopted subsequently.*

- 1.9 In December 2022, the Government published a consultation on the [Levelling-up and Regeneration Bill: Reforms to national planning policy](#). The SG is mindful of the proposals, which, once legislated, will need to be incorporated upon any amendments to the NPPF.

Local Planning Policy

- 1.10 The policies of the BLNDP must be in general conformity with the strategic policies of the adopted Development Plan for both EHDC and the SDNPA, excluding other Neighbourhood Plans.

East Hampshire District

- 1.11 The adopted Development Plan for East Hampshire comprises:

- **Joint Core Strategy (JCS), 2014:** adopted by EHDC and SDNPA in May and June 2014 respectively. The area covering the South Downs National Park has been superseded by the South Downs Local Plan, which was adopted in July 2019. The JCS has a plan period 2011 to 2028.
- **Housing and Employment Allocations (HEA), 2016:** this specifically focuses on housing and employment allocations. It covers only those parts of the district that lie outside of the SDNP and are controlled by East Hampshire Local Planning Authority.
- **Saved Policies of the East Hampshire District Local Plan: Second Review, 2006:** Many of the Second Review Local Plan’s policies have been superseded by policies in the Local Plan: Joint Core Strategy. The remaining ‘saved’ policies will continue to be used in determining planning applications until replaced by policies in a new Local Plan.
- **Hampshire Minerals and Waste Plan** adopted October 2013 (A partial update is in progress).
- **‘Made’ Neighbourhood Plans** (noting the BLNDP does not need to conform to other Neighbourhood Plans).

- 1.12 A high-level (i.e., not policy-by-policy) review of the JCS, in terms of its specific implications for the BLNDP, indicates the following:
- In the overall settlement hierarchy, the JCS designates Liphook as a Large Local Service Centre, which is the second-highest level, and means it is a focus for development;
 - The JCS requires new development in Liphook, which will include a minimum of 175 new dwellings, to ‘respect its strong historic core, proximity to internationally protected wildlife sites and views to and from the National Park’. However, it also notes that there are ‘opportunities for encouraging new high-quality and imaginative designs’;
 - On the more limited criterion of facilities and services, Liphook is designated as a District Centre, which is the second highest in the hierarchy, and which means that proposals for new retail, entertainment and cultural facilities will be supported subject to certain criteria;
 - The JCS states that Liphook’s status as a District Centre means that it should ‘complement town centres by providing for main and bulk convenience food shopping and a reasonable range of comparison shopping and other services. Its role should be sustained to ensure it provides an appropriate range of facilities and services’;
 - Access to Liphook rail station should be improved by sustainable modes of transport, and where appropriate additional car and cycle parking should be provided at stations- the JCS also notes that new residents at Whitehill/Bordon are likely to travel to Liphook station to travel to London by rail;
 - Bramshott is designated with the second-lowest position in the settlement hierarchy, i.e., ‘other settlements with a settlement policy boundary’; and
 - The adopted Local Plan policy mapping shows that there are Sites of Importance for Nature Conservation (SINCs) in the BLNDP outside the SDNPA boundary.
- 1.13 A high-level review of the HEA’s specific implications for the BLNDP indicates that Liphook’s JCS requirement of at least 175 new dwellings had already been exceeded only five years into the JCS period.

A new Local Plan for East Hampshire

- 1.14 A new Local Plan is being prepared by EHDC, which covers those areas in East Hampshire that are outside the South Downs National Park. This includes Alton and the surrounding area as well as Whitehill and Bordon, Liphook and the southern parishes of Horndean, Clanfield and Rowlands Castle. Once adopted, the new Local Plan will replace the JCS (2014), HEA (2016) and the Local Plan Second Review (2006). The [Local Development Scheme](#) (July 2023) suggests that adoption is anticipated by Autumn 2025.

South Downs National Park Authority

- 1.15 The western and south-western areas of the parish are located within the South Downs National Park (SDNP). The SDNP was designated as a National Park on 31 March 2010. As set out in Section 62 of the Environment Act 1995, all relevant authorities and decision-makers are required to have regard to the following NP Purposes and Duty:

- **Purpose 1** – To conserve and enhance the natural beauty, wildlife and cultural heritage of the area; and
- **Purpose 2** – To promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public; and
- **Duty** – To seek to foster the social and economic wellbeing of the local communities within the National Park in pursuit of the above purposes.

1.16 The SDNPA became the Local Planning Authority (LPA) for the SDNP on 01 April 2011, and the South Downs Local Plan (SDLP) was adopted on 02 July 2019. The National Planning Policy Framework (NPPF) requires policies in Local Plans to be reviewed at least once every five years. In May 2022, the SDNPA commenced its Local Plan Review (LPR). The LPR will retain the landscape-led and ecosystem service approaches, and the medium/dispersed growth development strategy. The LPR will also consider housing need and national updates relating to climate change, biodiversity net gain (BNG), and local nature recovery strategies (LNRS).

Community engagement and other evidence

1.17 From the beginning, work on the BLNDP has been guided by the need to engage as widely as possible with the local community. A great number of engagement activities have taken place to assist in the preparation of the plan and efforts have been made to reach those people who are often more difficult to involve in formal consultations. Apart from the statutory requirements for public consultation at various stages, measures to draw in a wider range of contributions have included presentations, parish surveys, workshops and exhibitions. These are more fully described in the Consultation Statement to be submitted alongside the Submission Draft Plan at Regulation 16. A timeline of key activities is summarised in *Table 1*. Further detail of activities can be found on the [BLNDP website](#).

Table 1: Engagement activity timeline summary

Date	Milestone	Key activities
2015	Parish Council decides to prepare a Neighbourhood Development Plan	<ul style="list-style-type: none"> • Neighbourhood Area is designated
2017 2018	Community engagement and evidence gathering	<ul style="list-style-type: none"> • Steering Group established • Working Groups established • Community surveys • Community Visioning & Design Forum • Bramshott & Liphook NDP Interim Report
2019 to 2022	Formulating draft policies	<ul style="list-style-type: none"> • Public Exhibition to shape policies • Shaping the health outcomes of our plan workshop • Our future environment event
2019 to 2023	Exploring potential to allocate sites	<ul style="list-style-type: none"> • Call for Site and site assessments • SEA screening options determination • Site Options Assessment • SEA Scoping Report • Site matrix summaries & site summaries • SEA Re-Screen Determination

2023	Pre-Submission Version (Regulation 14) Plan published	<ul style="list-style-type: none"> • SEA/HRA Screening prepared • ‘Your Parish, Your Views’ informal public consultation • Pre-Submission (Regulation 14) public consultation
2024	Regulation 16 Plan published Examination Referendum	<ul style="list-style-type: none"> • Plan amended appropriately into Submission Version and submitted, with supporting documents to EHDC • Regulation 16 consultation run by EHDC • Plan independently examined • Plan to be finalised for Referendum • Plan to be ‘made’

1.18 Discussions with EHDC and the SDNPA have taken place on each of the topic areas covered by the Plan. In addition, communication with local groups and neighbouring parishes has taken place.

Climate change, health and sustainability

- 1.19 The impact of development on the health and wellbeing of the community has been an important consideration in the work carried out on the BLNDP. In particular, the Covid pandemic demonstrated the need to ensure that both the physical and mental wellbeing of individuals and communities is embedded within policy and placemaking.
- 1.20 In October 2018 the scientific community of the Intergovernmental Panel on Climate Change (IPCC) advised that carbon emissions must reduce globally by at least 45% by 2030 from 2017 levels and be carbon neutral (net-zero) by 2050 or earlier. They warn that unless we make radical changes to the way we live we will face catastrophic climate breakdown, food shortages and societal collapse by the end of the century.
- 1.21 In July 2019 EHDC declared a climate emergency and produced a Climate and Environment Strategy committed to reducing the emissions produced as a result of its services and the services it contracts out. The authority has also published the [East Hampshire Net Zero Carbon Study](#). In March 2020, the SDNPA published a Climate Change Adaptation Plan and Strategy. The SDNPA commits to becoming a ‘Net-Zero’ Organisation by 2030 and working towards the South Downs National Park itself becoming ‘Net-Zero with Nature’ by 2040.
- 1.22 [Zero Carbon Britain: Rising to the Climate Emergency](#), published by the Centre for Alternative Technology in 2019, sets out an evidence-based blueprint for achieving net zero carbon (NZC) in Britain by 2030. This is to be achieved by making changes to our buildings, transport systems, land use and behaviour, and by investing in a variety of renewable energy technologies. The basis to their approach is ‘powering down’ by 60% through using energy more efficiently, particularly in buildings and transport, whilst also ‘powering up’ with renewable and carbon-neutral energy sources and land use changes.
- 1.23 The BLNDP SG is keen to ensure that decisions taken regarding planning and land-use within the parish contribute to the delivery of the zero-carbon strategy. Each policy has been carefully considered in relation to how it contributes to this international agenda.

Strategic Environmental Assessment and Habitats Regulations Assessment

- 1.24 The BLNDP has been screened to ascertain whether a Strategic Environmental Assessment (SEA) and/or Habitats Regulations Assessment is required. The screening document prepared by EHDC was subject to consultation with Historic England, Natural England and the Environment Agency in June 2023. The screening Determination Statement has concluded that the BLNDP is unlikely to have significant environmental effects on designated biodiversity, heritage and landscape assets and therefore will not require a Strategic Environmental Assessment environmental report.
- 1.25 The screening assessment concludes that there is not a need for an appropriate assessment in terms of the Conservation of Habitats and Species Regulations 2017 (as amended) because, there are unlikely to be significant effects' with regards to the integrity of European sites.
- 1.26 A copy of the Screening Determination statement is included within the Basic Conditions Statement, which will accompany this Submission Version Neighbourhood Development Plan.

2. ABOUT BRAMSHOTT AND LIPHOOK

A brief history of the parish

- 2.1. The 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 (*Figure 2*). There are several 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).

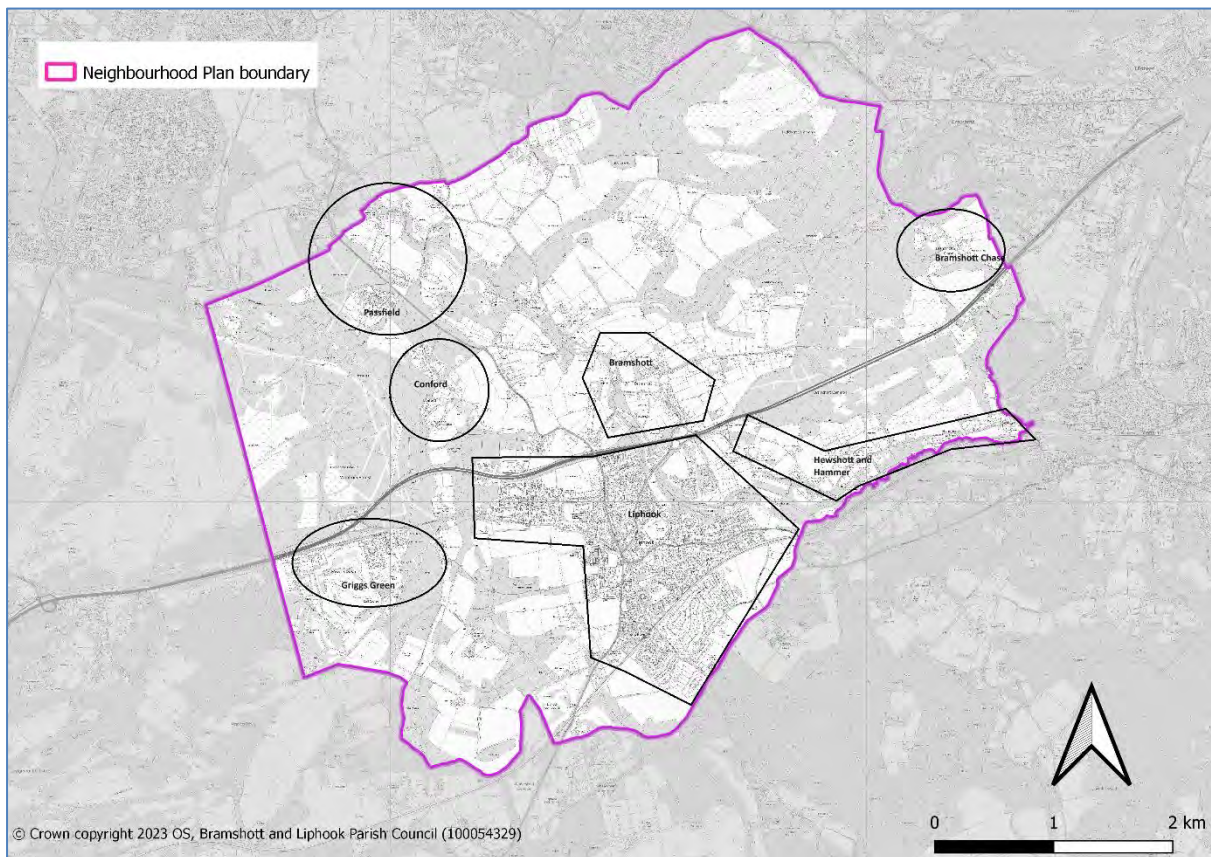


Figure 2: Communities in the parish (approximate boundaries)

- 2.2. 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.
- 2.3. 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 Royal 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.
- 2.4. 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.

- 2.5. 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. This growth has inevitably impacted the ability of the road network to cope with additional traffic generated by the development and continues to this day.
- 2.6. 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.



Images showing the parish through the ages

Countryside and Setting

- 2.7. Lying partially within the South Downs National Park, 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.
- 2.8. Farming is no longer a dominant activity: 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).
- 2.9. The valleys of the River Wey and its tributaries are the other most significant of the Parish's landscape and landform.

Main opportunities and challenges facing the Parish

2.10. In consultation with the community, including the village surveys and visioning and objectives workshop, the following main issues facing the community were identified:

- Addressing local housing needs: there is a need to ensure that local housing needs are addressed at the parish level. Any new housing needs to be sustainably located, near to local services, with appropriate infrastructure in place to accommodate it. It is important to ensure that any new development positively contributes to the sense of identity within the individual settlements.
- Tackling car related issues: Whilst the road links are good locally, with immediate access to the A3, traffic volume and associated congestion is a challenge for the parish, notably at peak times within the centre of Liphook. Car parking too during peak times, narrow pavements and a lack of segregated cycle lanes makes getting around the village awkward for many.
- Enhancing public transport options: Liphook benefits from a range of public transport options. The railway station is well-located within the village with direct trains to London and the south coast. The other settlements in the Parish are poorly served. Bus services are infrequent, particularly to the smaller settlements, and bus stops are often poorly located, for instance in Bramshott and Griggs Green. Many residents are therefore mostly reliant on the car for their journeys.
- Promoting active travel: With an extensive network of footpaths, there is scope to create a '10-minute walkable' neighbourhood, which promote opportunities for active travel (walking, cycling and equestrian), where this can be achieved safely for all users. Each and every development must contribute to this objective, whilst recognising the challenges presented by the fact that the A3 and railway line bisect the Parish.
- Providing opportunities for local employment: Shopping and work areas are mainly located to the historic core at the Square in Liphook and to the railway station, with Sainsbury's part way between. The village is disjointed in this manner. Out-commuting is fairly high, hence commuters often park through the centre of the village to use the railway station, with others accessing the A3 to reach settlements beyond. There may be opportunities to support new ways of working, including providing flexible employment space and enabling home-based, that could help to reduce out-commuting.
- Celebrating the history and heritage of the parish: The parish is home to a range of heritage assets, some of which are protected. There is an opportunity to identify locally important assets that contribute to the sense of place and protect these for future generations.
- Safeguarding the natural environment: the parish benefits from an attractive rural setting, providing a gateway to the South Down National Park. There are many green spaces and natural features that contribute to the rural character of the parish and these should be retained and enhanced.

- Providing a range of accessible community facilities: It will be important to ensure that any growth in the parish is supported with adequate community facilities that are safe and accessible to different age groups, both during the daytime and into the evening.
- Recreational provision not related to field sports is very limited and needs to be enhanced to offer teenagers space to grow within the community.
- Balancing the needs of two Planning Authorities, each with their own distinctive vision and objectives.
- Seeking to ensure that adequate infrastructure is provided alongside development: It is important to ensure that any new major development is carefully masterplanned in consultation with the community to ensure that there are adequate facilities and amenities for both existing and new residents. The responsibility for much of this infrastructure largely sits outside the scope of the BLNDP as it sits with other providers and largely sits outside the influence of the BLNDP.

3. A VISION AND AMBITIONS FOR BRAMSHOTT & LIPHOOK

3.1. In consultation with the community, a vision and ambitions for the Parish to 2040 were developed and agreed.



Sustainable development and housing: There are well designed affordable community focused homes of the right size and tenure. They allow growth and adaptation to serve all phases of life, promoting health & wellbeing. The architecture uses passive energy and low carbon building materials and there is increased biodiversity and reduced carbon emissions for existing and proposed development.

Biodiverse environment and green spaces: Natural environments, open spaces, biodiversity and wildlife are restored, enhanced, protected and accessible for all, where appropriate. There is a network of ecological corridors that connect through the villages and to the wider countryside. Space for a wide range of active and passive recreation, for all ages. Air & water quality is good, it is quieter with dark skies and tranquillity.

Safe and active travel: A place where walking and cycling are the first choice for local journeys. There is the infrastructure to support electric cars with fewer miles travelled by vehicle. Safe routes to access amenities and the station. Welcoming streets where people connect on their journey.

Preserved heritage: The parish's unique historic buildings are protected and enhanced. They are appreciated alongside contemporary architecture as part of our daily activities.

Connected and supported communities: There are facilities for all needs – for health, social and wellbeing, local food produce, education, culture, retail, sport and recreation. They are inclusive spaces that connect and bring people together linked to active travel and green spaces, carparking and electric vehicle charging.

Enhanced & circular local economy: Established local businesses are doing well and new businesses emerging. There is an increase in tourism and with more people working closer to or at home, using the local facilities and networks. The local economy is circular and thriving.

3.2. The BLNDP and its evolution, including its vision, objectives, policies and projects, are underlined by four key principles as shown in *Figure 3*.

OUR NDP PRINCIPLES – in creating a healthy, sustainable & thriving parish



Figure 3: Principles underlying the BLNDP

4. SUSTAINABLE DEVELOPMENT AND HOUSING

The vision: "There are well designed affordable community focused homes of the right size and tenure. They allow growth and adaptation to serve all phases of life, promoting health & wellbeing. The architecture uses passive energy and low carbon building materials and there is increased biodiversity and reduced carbon emissions for existing and proposed development."

Consideration of allocating development sites in the BLNDP

- 4.1. There is a recognition that the Parish will need to accommodate a certain degree of growth to ensure the ongoing vitality of the settlements, to address local and strategic housing needs and employment targets, as well as providing opportunities for additional community facilities, sports and recreational facilities.
- 4.2. In 2019, the SG undertook a Local Call for Sites to establish opportunities for site allocations and associated infrastructure that might be delivered with this. 43 potential sites were identified across the area and the consultancy, AECOM, was commissioned to assess each in terms of availability, suitability and deliverability. In parallel to this independent assessment, the SG engaged the community on the sites.
- 4.3. Of the sites, some were located within the settlement policy boundaries and therefore it was considered that these could come forward in any case should they wish to apply for planning permission. The remainder, located outside the settlement policy boundaries, were all strategic in nature in terms of the size to be accommodated. Advice from both EHDC and the SDNPA was that such large sites should form part of the strategic site considerations of the respective emerging Local Plans, so that they could be assessed against the other strategic sites across the two larger geographic areas.
- 4.4. The SG discussed this at length. Considerations included balancing the additional time that allocating sites would add to the overall neighbourhood development plan process versus focusing on broader policies so that these could be 'made' more quickly. There is currently no residual housing need requirement for the parish (relating to the adopted Local Plans), so any sites would be surplus to the current allocation requirements. Note that the emerging Local Plans may allocate new, additional sites in the parish.
- 4.5. In January 2023, the SG presented two options: the first would be to continue to explore site allocations and consult on this with the community before taking a final decision. The second option would be to delay any site allocations until a clearer picture of the focus of strategic policy would be available. The SG opted for the second option, taking the decision not to allocate sites at this time. Rather it would use the information gathered on the sites to input into the emerging EHDC Local Plan and SDNPA Local Plan Review, and to set out a spatial policy in the BLNDP to provide guidance on how development proposals – within and beyond the settlement policy boundaries and including potential future strategic sites – should be considered.
- 4.6. This situation would be reviewed on the adoption of the EHDC Local Plan (and the SDNPA Local Plan, which is at a more premature stage). In turn, this could lead to an early review of the BLNDP, for instance within six months of the adoption of the EHDC Local Plan.

Policy BL1: Location of developments

Purpose

4.7. Policy BL1 seeks to ensure that any development within the Parish is directed to the most appropriate, sustainable locations, where there is easy access to the main village services and facilities. This will help to protect the wider landscape of the Parish and safeguard against the coalescence of the individual Parish settlements. The policy supports the re-use of previously developed brownfield sites in preference to greenfield. It also supports the concept of compact and walkable neighbourhoods to address the potential additional strains of development in the Parish on road systems, particularly for developments that are furthest away from the main facilities.

Justification

4.8. A series of parameters should be considered to support the proposed growth strategies for both EHDC and the SDNPA Local Plans. Policy BL1, supported by other policies in this BLNDP, seeks to achieve the following in terms of the location of development:

- focusing development to within the defined settlement policy boundaries - The adopted settlement policy boundaries are shown on Figures 4 to 8 alongside the statutory natural designations in the Parish. Note that minor amendments to the settlement policy boundaries may be identified in the new local plans.
- restricting coalescence between the individual settlements of the Parish - The concept of restricting coalescence between individual settlements has been long established in East Hampshire policy, not only to protect the open countryside from inappropriate development but also to ensure a clear break between settlements. This helps maintain a “sense of place” for residents and visitors.
- prioritising the use of brownfield sites in preference to greenfield sites - Brownfield sites within Liphook village are shown on Figures 4 and 5. Such sites could be used to support community-scale energy regeneration.
- conserving and enhancing the historic and natural environment - The Parish is home to a wide range of natural features including the internationally designated Wealden Heaths Phase II Special Protection Area (SPA) and Woolmer Forest Special Area of Conservation (SAC), the nationally designated South Downs National Park (SDNP) and the Bramshott & Ludshott Commons Sites of Special Scientific Interest (SSSI). Alongside these natural features, elements of the historic environment also need protecting. These include the Liphook and River Wey Conservation Areas and numerous listed assets.
- ensuring that the overall quantum of development does not put an unacceptable strain on infrastructure capacity – much of the infrastructure planning (e.g. schools, GPs) sits outside the scope of the BLNDP as it is the responsibility of other organisations, however the BLNDP seeks to ensure that major development is carefully masterplanned, with community involvement, to ensure that adequate facilities are provided.
- ensuring that new development is well-connected to the existing movement network - Improving and adding to this network where possible, to provide accessible, safe and

pleasant pedestrian and cycle links. The Town and Country Planning Association supports [Walkable Neighbourhoods](#) and a 10 minute journey time (one-way from home to destination) is considered optimal. For the BLNDP, the emphasis is on connectivity and ensuring that new major development (as defined in the NPPF, see Glossary) improves the strategic links within the Parish, to help unlock identified pedestrian and vehicular pinchpoints. These are described in Policy BL10.

- 4.9. *Figures 4 to 8* show the Neighbourhood area, the adopted settlement policy boundaries and the extent of statutory designations that exist in the Parish. *Figure 9* illustrates the strategic links that would need to be improved to accommodate new major development in the Parish.

POLICY BL1: LOCATION OF DEVELOPMENTS

- A. The principle of development within the defined settlement policy boundary (as shown in the most recent development plans) will be supported subject to compliance with other policies in the development plans and in accordance with clauses Bi-vi below.**
- B. The principle of development outside the defined settlement policy boundary (as shown in the most recent development plan) will only be supported – subject to compliance with other policies in the development plans – if:**
- i. it does not individually or cumulatively result in physical and/or visual coalescence of – and it enhances the separate identities of – the individual communities of Liphook, Bramshott, Passfield and Griggs Green; and**
 - ii. it maintains and, where possible, enhances the natural and built appearance and character of the area; and**
 - iii. it is of a scale and nature appropriate to the character and function of the area; and**
 - iv. where appropriate, bring redundant or vacant agricultural/farm buildings or historic buildings of heritage value back into viable use consistent with their conservation in a manner that does not cause harm in terms of additional traffic;**
 - v. it is capable of connecting to the primary movement network hierarchy (see Policy BL10), to support the delivery of the 10-minute walkable neighbourhood concept; and**
 - vi. it improves, where appropriate, the strategic linkages from the development site to Liphook village, focussing on pinchpoints shown on *Figure 9*.**
- C. In determining development proposals, substantial weight will be given to the value of using suitable brownfield land within the settlement policy boundaries for either homes or other identified needs.**

Conformity Reference: NP objectives: 1; EHDC saved Local Plan policies: C13, C14, H1, H3, H14, HE14; EHDC JCS: CP1, CP2, CP6, CP10, CP14, CP19, CP20, CP23, CP26, CP31, CP30; EHDC HEA: LP1; SDNPA Local Plan: SD1, SD3, SD4, SD25, SD29; NPPF: 28, 60, 96, 97e, 108, 123, 124, 131, 180, 196

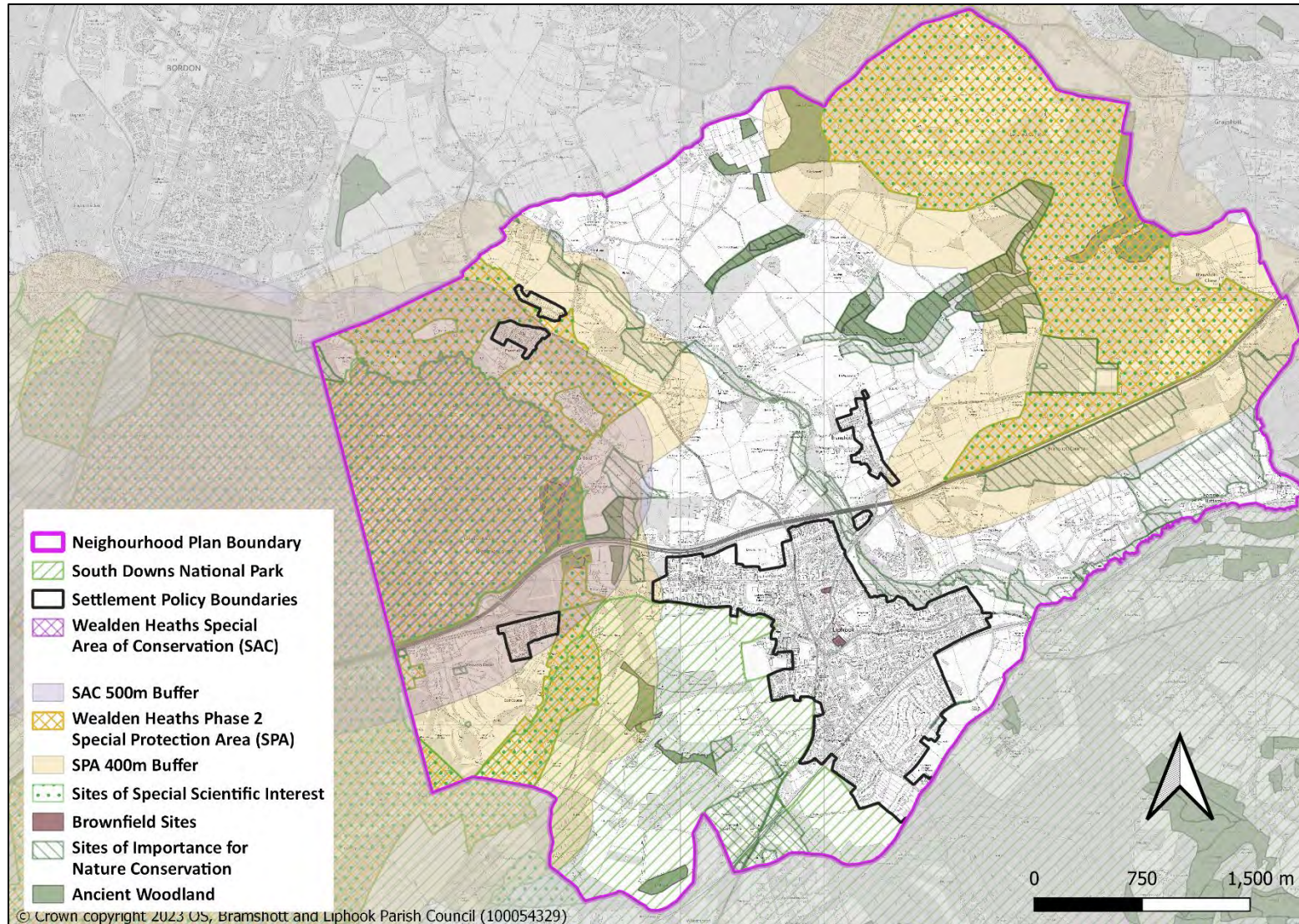


Figure 4: Map showing Settlement Policy Boundaries (JCS) within the Parish and other key statutory designations

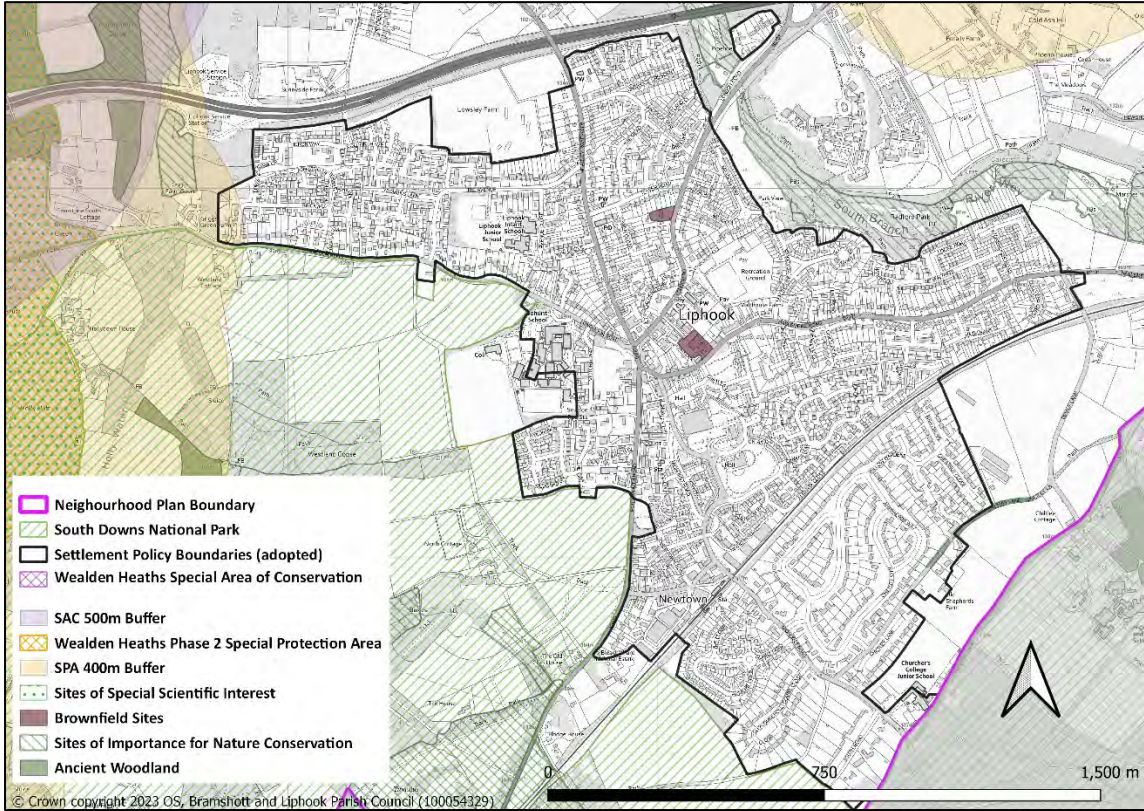


Figure 5: Liphook settlement policy boundary (adopted in the JCS)

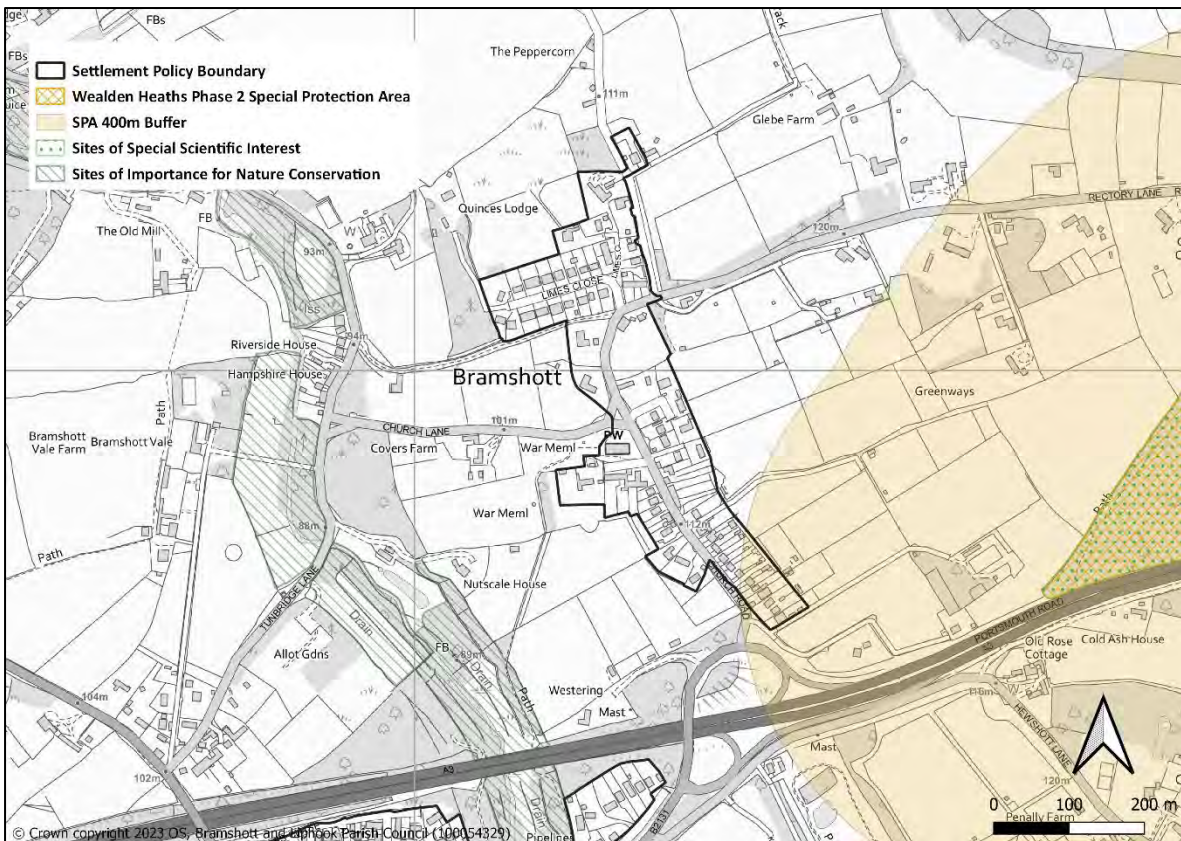


Figure 6: Bramshott settlement policy boundary (adopted in the JCS)

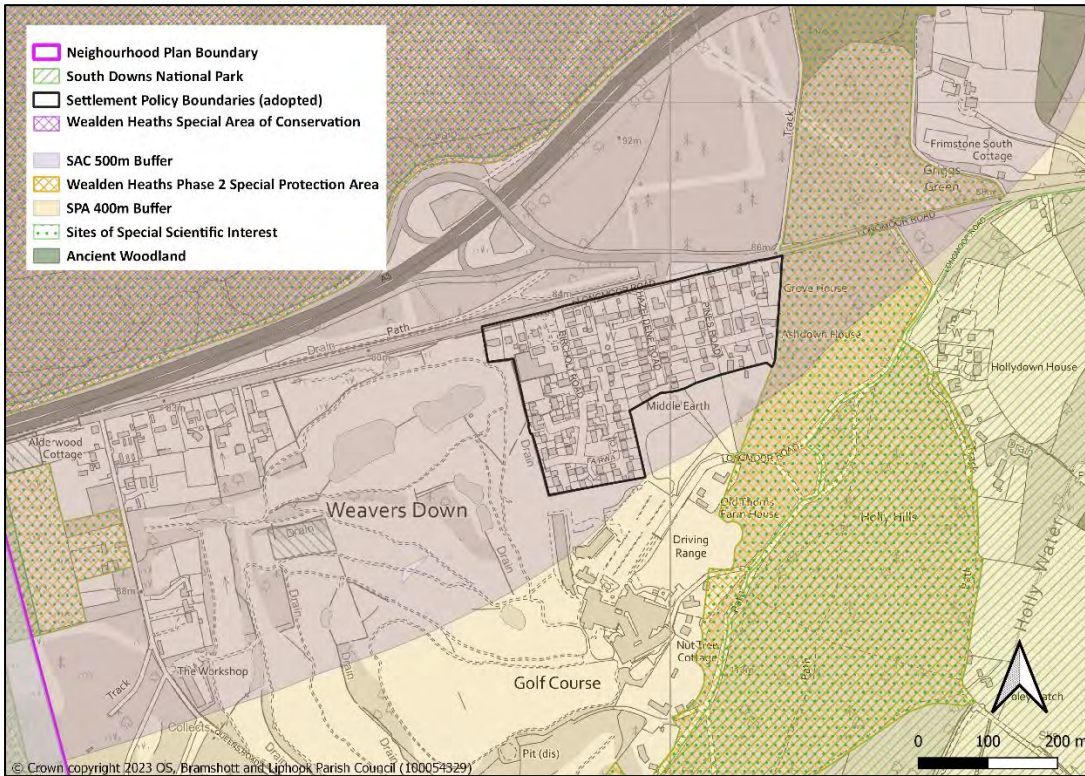


Figure 7: Griggs Green settlement policy boundary (adopted in the JCS)

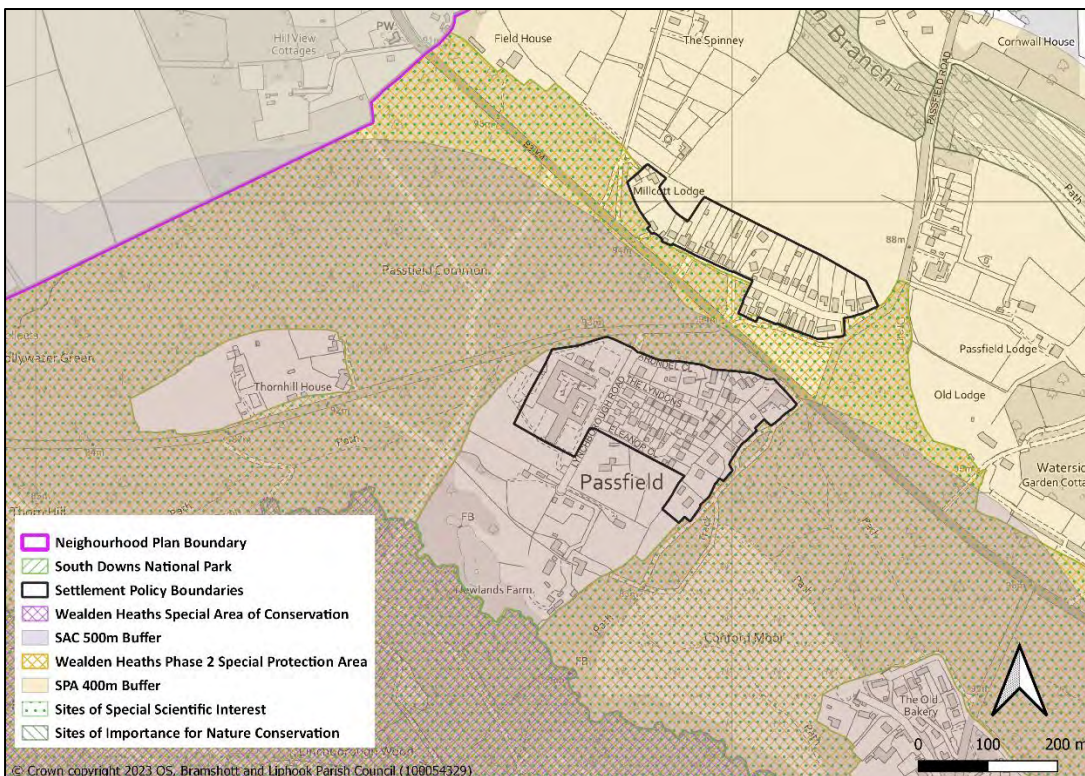


Figure 8: Passfield settlement policy boundary (adopted in the JCS)

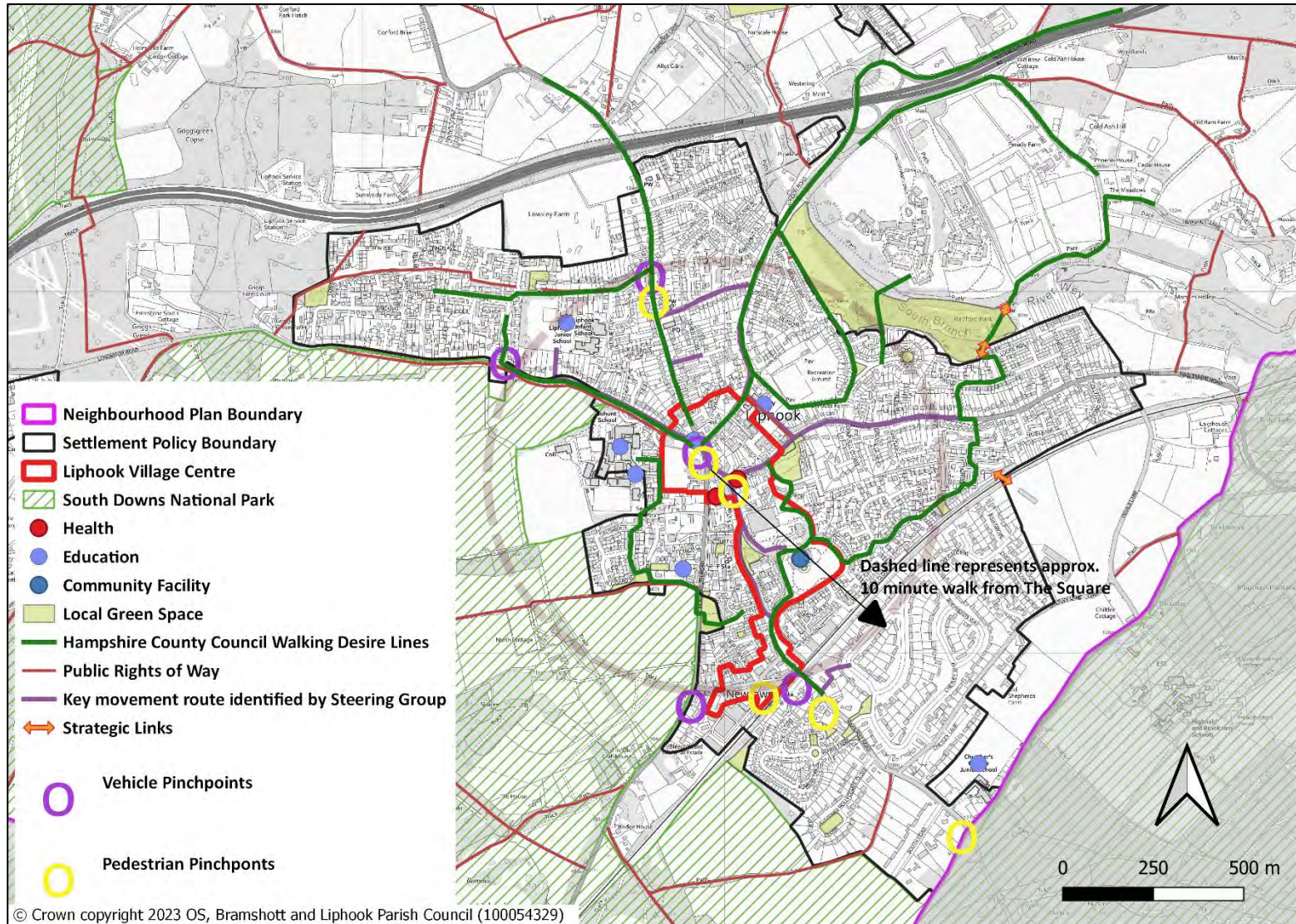


Figure 9: Map showing 'walkable' Liphook and where strategic improvements and links are required to maximise active travel opportunities

Policy BL2: Meeting local housing needs

Purpose

- 4.10. This policy seeks to ensure that housing delivered in the Parish meets the specific housing needs of the Parish in terms of size, tenure, affordability and the needs of people at different stages of their lives. Policy CP13 of the EHDC Local Plan requires 40% of major development sites to be delivered as affordable homes. Policy BL2 of the EHDC Local Plan sets out the proposed tenure of this contribution to meet locally identified housing need, as well as contributing to strategic need. Policy SD28 of the South Downs Local Plan requires 50% of all residential developments of 11 homes or more to be affordable housing, along with smaller requirements for residential developments of 10 homes or less.
- 4.11. Definitions of the different types of affordable housing are contained in the Glossary.

Justification

- 4.12. It is important that any new residential development within the neighbourhood area addresses local housing needs (Policy CP11 of the EHDC JCS, and Policy SD27 of the SDNPA Local Plan).
- 4.13. The SG commissioned a Housing Needs Assessment (HNA) by independent planning consultants, AECOM, which can be found in the Evidence Base. The findings reveal the following for the Parish:
- 4.14. **The right mix of lower cost market housing, intermediate housing and social/affordable rentable housing is needed locally:**
- 4.15. A calculation based on the [Interim Housing and Economic Development Needs Assessment \(HEDNA\) \(December 2018\)](#) suggests a total need for 50 affordable homes per annum (18 affordable rented homes and 32 affordable ownership homes) or 950 homes over the BLNDP period. This exceeds the overall indicative housing figure for the neighbourhood area, suggesting some form of prioritisation will be required. Updated figures indicate a need across the Local Plan period for 297 (net) affordable homes to rent across the district and 336 (gross) affordable homes for ownership. Applied to the parish (which accommodates approximately 7.7% of the district's) dwellings, this indicates a need for 49 affordable homes to 2040.
- 4.16. Data from EHDC suggests there are currently (at July 2021) 150 households on the affordable housing register. In addition, there is a need to support provision that is affordable to keyworkers within the Parish.
- 4.17. Those from average earning households can afford to rent on the open market and could afford some highly subsidised routes to home ownership such as shared ownership (25%) and discounted Market for Sale. Rent to Buy represents a viable route to affordable home ownership to those on mean incomes, however, is likely to be out of reach to those on lower quartile incomes.
- 4.18. A further way to support more affordable homes in the Parish would be through influencing layout, density and design to restrict costs of dwellings.

- 4.19. **First Homes and prioritising affordable housing for those with a connection to the Parish:**
- 4.20. The introduction of First Homes presents an opportunity for planning authorities to require higher discounts on these affordable homes (intermediate housing) for sale, where the need can be evidenced locally. Within the Parish, the HNA reveals that there would be a benefit to raising discounts on some or all of any First Homes delivered and to prioritise keyworkers.
- 4.21. The income required to buy an average market home, average new build home, or even lower quartile existing home for sale exceeds average household incomes. A 30% discount on average prices (as envisaged in the First Homes product) would not be sufficient. A discount of at least 50% would be required. First Homes or equivalent discounted market products may be suitable if sufficiently high discounts can be achieved.
- 4.22. EHDC has indicated that it does not support the inclusion of First Homes within planning policy due to potential viability issues. Nevertheless, the BLNDP would support its use where it would enable greater affordability uplifts and to prioritise local residents when it comes to allocating housing.
- 4.23. **There is an imbalance of property sizes available within the Parish:**
- 4.24. The housing stock in the Parish is weighted towards detached and semi-detached types. The parish has far fewer terraced homes but more flats than the district average. There appears to be a healthy quantity of bungalows in the neighbourhood area.
- 4.25. New housing should focus on dwellings with two to three bedrooms and prioritise smaller and modest sized dwellings (1-3 bedrooms). Providing terraces and mews-type housing using higher densities, could enable increased affordability.
- 4.26. The neighbourhood area has a lower proportion of families with no children compared to East Hampshire, with a growing proportion of one family households. There would appear to be a surplus of large family sized homes and a lack of smaller homes for downsizing.
- 4.27. **The community in the area is ageing:**
- 4.28. By 2036 Bramshott and Liphook is forecast to have an over-75 population of 1,704, which will be higher than the District average. There are approximately 275 specialist dwellings for the elderly within the neighbourhood area. The 2011 Census identified 61 residents living in care homes with nursing and 21 in care homes without nursing.
- 4.29. Long-term disability and health needs are strongly correlated to increasing age. This may require a potential uplift in specialist housing for people with disabilities that should be planned for in the context of the overall increase in housing provision afforded by the NDP.
- 4.30. At least 154 specialist dwellings are required to service the needs of older people over the Plan period, with a projection of 224 dwellings functioning as an upper estimate. The area (particularly Liphook village) is a suitable location for specialist accommodation given the accessibility criteria and considerations of cost-effectiveness.
- 4.31. Improved accessibility and adaptability standards should be a key consideration for new homes (both market and affordable). The "[Housing our Ageing Population Panel for](#)

[Innovation \(HAPPI\)](#)” has developed a series of principles for good design of housing covering light, ventilation, room to move around and good storage. They have particular relevance to older persons’ housing. The ten principles are:

- Space and flexibility
- Daylight in the home and in shared spaces
- Balconies and outdoor space
- Adaptability and 'care ready' design
- Positive use of circulation space
- Shared facilities and 'hubs'
- Plants, trees, and the natural environment
- Energy efficiency and sustainable design
- Storage for belongings and bicycles
- External shared surfaces and 'home zones'

4.32. Good design to deliver these criteria is particularly important for smaller dwellings including apartments and bungalows.

4.33. Housing should be designed to support the needs of those living with disabilities. The Royal Town Planning Institute’s guidance [“Dementia and town planning: Creating better environments for people living with dementia”](#) should inform planning applications.

4.34. **Gypsy and Traveller Accommodation:**

4.35. East Hampshire has a growing gypsy and traveller community, of which one of the largest, if not the largest, is within Bramshott and Liphook parish (primarily at Longmoor Road, Queens Road, and Devils Lane). These are well established permitted sites from which there are considerable accommodation needs.

4.36. Travellers generally experience worst health and social outcomes than the settled community, and having a permanent settled base plays an important part in improving those outcomes.

4.37. Provision for sites to address the needs of Gypsies and Travellers is being considered as part of the Local Plan. Further information can be found in the Gypsy and Traveller Accommodation Assessment 2020, noting that this Assessment is being updated by EHDC.

POLICY BL2: MEETING LOCAL HOUSING NEEDS

- A. Other than in development designed to meet an identified specialist housing need, the mix of housing sizes, types, tenures, and affordability in proposed development should, in so far as is reasonably practicable and subject to viability, assist in meeting needs identified in the most recently available Bramshott and Liphook Housing Needs Assessment. In particular, the following provision will be supported:**
- i. new housing should focus on smaller and modest sized dwellings (1-3 bedrooms).**
 - ii. all new residential development within the neighbourhood area must provide a quantity of affordable housing in line with the requirements contained within the East Hampshire Local Plan and/or South Downs Local Plan or their successors. Affordable homes should be tenure-blind and well integrated with market housing. The tenure of affordable units should meet the specific needs of the Neighbourhood area, reflecting a 75 (affordable housing for rent):25 (intermediate housing for purchase) tenure split, prioritising affordable rented homes.**
 - iii. proposals that enable greater affordability uplifts and prioritise local residents when it comes to allocating housing (such as the use of First Homes).**
- B. Proposals for specialist accommodation (use class C2) within the Parish shall be supported. This shall be subject to the proposals satisfactorily addressing all other policy criteria.**
- C. Residential development that could reasonably be expected to meet the needs of older people (by virtue of its size and location) should demonstrate how it has reflected the Housing our Ageing Population Panel for Innovation (HAPPI) principles and the guidance contained in the RTPI's "Dementia and town planning: Creating better environments for people living with dementia".**
- D. Subject to the other policies of this plan, proposals for self- and custom build housing will be supported.**

Conformity Reference: NP objectives: 1; EHDC saved Local Plan policies: H10, H13; EHDC JCS: CP11-CP14; EHDC HEA: LP1; SDNPA Local Plan: SD1, SD3, SD4, SD25, SD27, SD28, SD29, [SDNP Affordable Housing SPD](#); NPPF: 60, 63, 64, 66

Policy BL3: Character and design of development

Purpose

4.38. Good quality design can improve social wellbeing and the quality of life by improving the built environment, reducing crime, improving public health, easing transport problems and providing supportive neighbourhoods. Liphook is considered a gateway to the National Park and this policy seeks to encourage development proposals within the Parish to comply with the highest design standards, adhere to the [South Downs Design Guide SPD](#) and the locally specific Design Guidance and Codes prepared for the Parish. The policy and its supporting text add greater detail to the Local Plan policies, in particular Policy CP29 of the EHDC JCS and Policy SD5 of the SDLP, which require development to adopt a landscape-led approach, reflecting local distinctiveness.

Justification

- 4.39. Past generations of people and development, combined with the underlying geology of the area, have created the features that give the Parish its identity today.
- 4.40. Strategic Design Guidance: In October 2019 a [National Design Guide](#) was launched. The document sets out the ten characteristics necessary for creating a well-designed place, contributing to its physical character, a sense of community and addressing environmental issues affecting climate. The guide [Building for a Healthy Life 2020](#) is the industry standard for the design of new housing developments. The criteria also link to other standards for example the [Secured by Design](#) Initiative. They should be used to inform development proposals along with other policies contained within this plan.
- 4.41. The report [Distinctively Local](#) aims to show in detail 'what good looks like'. Additionally, development must be guided by [Building with Nature 12 guiding principles](#).
- 4.42. Development needs to be designed from a landscape-led perspective and the [South Downs Design Guide SPD](#) provides a comprehensive set of advice, to promote well-designed places and conservation and enhancement. The [Landscape Checklist for New Development](#) (2007) is also applicable.
- 4.43. Bramshott and Liphook Design Guidance and Codes: The NPPF encourages neighbourhood planning groups to take an active role in identifying the special qualities of their area's defining characteristics (para 132). The SG commissioned the consultancy, AECOM, to develop a local set of design guidance and codes to influence development proposals. The Design Guidance and Codes is an integral part of the BLNDP and must be used to inform development proposals in the Parish. Applicants are directed to consult the Bramshott and Liphook Design Guidance and Codes for further detail and practical examples.
- 4.44. New development needs to strike a balance between the scale, bulk, density, and height of the built form and that of open green spaces and, where relevant, the countryside. All development should be designed to a high quality to reinforce and enhance local character, heritage assets and the rural setting of the area. The density of development should create a character that is appropriate to the site's context and lower density housing should be located towards the outer edges of the settlement where it abuts open countryside, to maintain views from and into the individual settlements.

- 4.45. The River Wey contributes significantly to the natural and built character of the Parish. It is designated as a Conservation Area and the River Trust Management Plan provides policy guidance for developments relating to the waterway and should be read in conjunction with Policy BL3.
- 4.46. Areas of Special Housing Character: The [Neighbourhood Character Study](#) for EHDC (published December 2018) identifies the Chitley Way Area, located to the southeast of Liphook village centre, as an Area of Special Housing Character (*Figure 10*). This is recognised in saved Policy H9, which seeks to protect its local character.

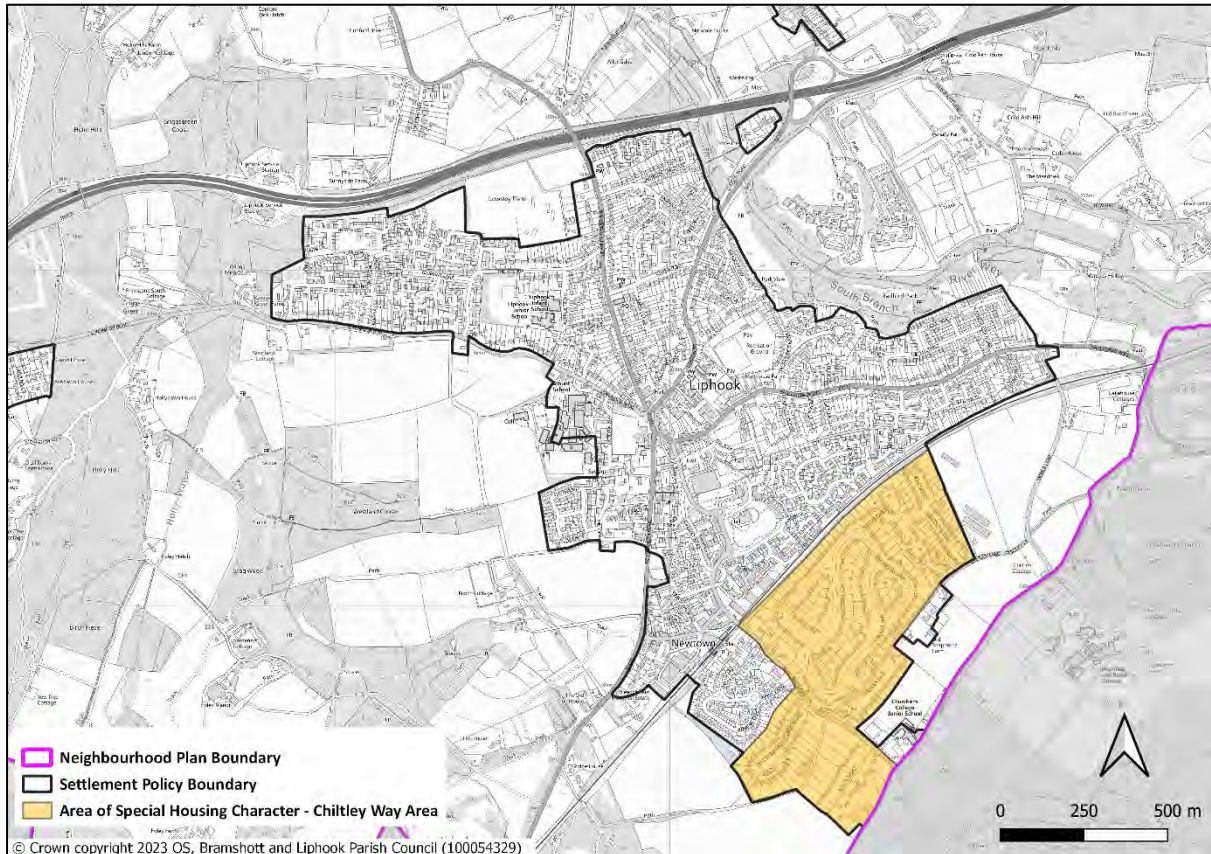


Figure 10: Chitley Way Area, Liphook (source: EHDC Neighbourhood Character Study, 2018)

- 4.47. Policy BL3 continues to recognise the distinctive local character of this area and development proposals should consult the Neighbourhood Character Study (p.145-151) for further guidance.
- 4.48. Flooding and Drainage: It is the responsibility of a developer to make proper provision for surface water drainage to ground, water courses or surface water sewer. It must not be allowed to drain to the foul sewer, as this is the major contributor to sewer flooding.
- 4.49. Policy BL3 has a close relationship with Policy BL4 (Climate Change and Design) of this BLNDP and where it is appropriate to do so, developments need to take account of both policies.

POLICY BL3: CHARACTER AND DESIGN OF DEVELOPMENT

- A. Development proposals should incorporate a high-quality of design which: responds and integrates well with its context and surroundings; meets the changing needs of residents; and avoids or minimises any adverse impacts on the South Downs National Park and its setting.**
- B. Proposals should reflect the architectural variety found locally, using materials that are in keeping with those used in existing buildings in the immediate locality. This will help to avoid building design that is inappropriate to the Plan area. Innovation in design will be supported where this demonstrably enhances the quality of life inside and around a dwelling and the built form.**
- C. Subject to their scale, nature and location development proposals must demonstrate how they have sought to address the following matters as they are appropriate to their scale, nature and location:**
- i the guidance contained in the Bramshott and Liphook Design Guidance and Codes, the South Downs National Park Design Guide, the Landscape Checklist for New Development, the relevant Conservation Area Appraisal and Management Plan and the [EHDC Neighbourhood Character Study](#) (for Chitley Way Area); and**
 - ii make a positive contribution to the visual appearance of the main highway approaches into the settlements (A3, B3004, B2131, B2070). Improvements and enhancements should include, where appropriate, additional tree planting, the enhancement of roadside green spaces (for instance through planting and street trees), the reduction/consolidation of road signs and other street furniture and wider green infrastructure improvements that are identified as being necessary; and**
 - iii incorporate soft landscaping, including large canopy trees with sufficient root protection areas to ensure growth to maturity, and other boundary treatments to provide active frontages; and**
 - iv promote the use of sustainable transport and active travel; and**
 - v provide adequate vehicular access and space for cycle parking and off-road parking for residents, visitors and service vehicles, in accordance with the adopted [East Hampshire Vehicle Parking Standards](#).**
 - vi ensure there is no unacceptable loss of amenity for neighbouring areas through the loss of privacy, loss of light or visual intrusion; and**
 - vii ensure traffic generation and parking does not adversely affect vehicular and pedestrian safety.**
- D. Where development sites abut open countryside, development on the rural boundary edge should mitigate any detrimental visual impacts on the countryside. This should be achieved through:**
- i. the siting of lower density development at the rural boundary of the site in order to provide a gradual transition from the built form to open countryside;**
 - ii. the inclusion of meaningful and characteristic landscape buffers to help ensure an appropriate transition from built development to open countryside; and**
 - iii. a layout that clearly minimises the visual impact of any larger buildings on both the open countryside and existing village-scape.**

Conformity Reference: NP objectives: 1; EHDC saved Local Plan policies: HE2, HE4-HE6; EHDC JCS: CP29; EHDC HEA: LP1; SDNPA Local Plan: SD5, SD22; NPPF: 108, 131-139

Policy BL4: Climate change and design

Purpose

4.50. Noting that energy use in UK housing accounts for 27% of total carbon emissions, this policy seeks to ensure that development meets the highest environmental standards in terms of its construction, materials and energy use. This will help to mitigate against climate change and contribute to achieving the national target of zero net carbon by 2050.

Justification

4.51. The Climate Change Act 2008, as amended, introduces a new UK target for at least a 100% reduction of greenhouse gas emissions (from 1990 levels) by 2050. This will require everyone to be engaged, from households and communities to businesses and local and national government. The government has set an interim target to cut the country's greenhouse gas emissions by 78% by 2035.

4.52. The Future Homes Standard from 2025 will require CO₂ emissions produced by new homes to be 75-80% lower than those built to current standards. Homes will need to be 'zero carbon ready'. Fossil fuel heating (such as gas boilers) will be banned in new homes, with an expected shift to reliance on heat pumps and heat networks.

4.53. Neighbourhood development plans are restricted in that they must conform to the minimum requirements as set out by national policy and building regulations. The BLNDP can, however, strongly encourage the design and layout of new development to maximise energy efficiency and to encourage renewable energy. This will be aided by the Future Homes Standard, to be introduced in 2025.



Examples of discreet solar panels (source: Historic England)

4.54. HCC declared a climate emergency in June 2019, as a response to observable climate change impacts at the local level. The aim is for the county to be carbon neutral by 2050 and improve resilience to the impacts of temperature rise.

4.55. EHDC also declared a climate emergency in July 2019. Sustainable principles are consequently embedded in the emerging local plan, which supports development proposals designed to adopt climate change adaptation measures and resource efficiency.

4.56. In September 2022, the Centre for Sustainable Energy published the Carbon Footprint Report for Bramshott and Liphook Parish, which demonstrated that the average household emissions in the Parish are higher than for the district and Great Britain. Whilst not all these issues can be tackled through planning policy, the sustainable design of development is one area that

can be influenced. The SG ran a workshop in September 2022, which featured a discussion on sustainable design. Outcomes were: (A) Affordable housing should champion Net Zero housing as a means of reducing living costs to future residents (B) Sustainable features should not have to be bolted on at a greater expense to householders. (C) Developments to incorporate a range of sustainable features which would help to deliver the government's climate change targets, including:

- following basic passivhaus (net zero) environmental design including use of efficient and insulative materials;
- integrating renewable energy systems into new development (including existing and new public buildings) such as photovoltaics, air and ground source heat pumps;
- reducing water consumption including through grey water systems;
- reducing the risk of overheating in warmer months by designing in features such as trees and shutters for shading, appropriate fenestration, orientation of development and ventilation; and
- promoting sustainable forms of transport through priority systems for pedestrians and cyclists.

4.57. (D) supporting individual and community scale energy schemes.

POLICY BL4: CLIMATE CHANGE AND DESIGN

- A. Proposals which incorporate measures and standards to adapt to, and mitigate, the impacts of predicted climate change will be supported, subject to compliance with other policies in this Plan.**
- B. Proposals which incorporate the following sustainable design features as appropriate to their scale, nature and location will be strongly supported, where measures will not have a detrimental impact on character, landscape and views:**
- i Siting and orientation to optimise passive solar gain.**
 - ii The use of high quality, thermally efficient building materials.**
 - iii Installation of energy efficiency measures such as loft and wall insulation and double glazing.**
 - iv Incorporating on-site energy generation from renewable sources such as solar panels, ground and air source heating and wind generation etc.**
 - v Reducing water consumption using water re-use measures including rainwater harvesting, surface water harvesting and/or grey water recycling systems.**
 - vi Providing low carbon sustainable design and avoid or mitigate all regulated emissions using a combination of on-site energy efficiency measures (such as insulation and low energy heating systems), on-site zero carbon technologies (such as solar panels) and, only where necessary, off-site measures to deal with any remaining emissions.**
 - vii Providing the infrastructure for adequate electric vehicle charging points for each individual dwelling, including provision for guest parking, where new parking provision is expected to be made.**
 - viii Designing development in a way that will help to reduce overheating in warmer months.**
- C. The retrofitting of historic buildings is encouraged to reduce energy demand and to generate renewable energy where appropriate, providing it safeguards historic characteristics.**
- D. Proposals for individual and community scale energy schemes, for instance the installation of solar panels on community and public sector buildings, will be supported subject to the following criteria:**
- i. the siting and scale of the proposed development is appropriate to its setting and position in the wider landscape; and**
 - ii. the proposed development does not create an unacceptable impact on the amenities of neighbouring residents; and**
 - iii. the proposed development does not have an unacceptable impact on a feature of natural or biodiversity importance.**

Conformity Reference: NP objectives: 1; EHDC saved Local Plan policies: H10, H13; EHDC JCS: CP24-27; EHDC HEA: LP1; SDNPA Local Plan: SD5, SD14, SD48, [SDNP Sustainable Construction SPD](#), [Sustainable Construction Technical Advice Note](#); NPPF: 157-161

5. BIODIVERSE ENVIRONMENT AND GREEN SPACE

The vision: "Natural environments, open spaces, biodiversity and wildlife are restored, enhanced, protected and accessible for all, where appropriate. There is a network of ecological corridors that connect through the villages and to the wider countryside. Space for a wide range of active and passive recreation, for all ages. Air & water quality is good, it is quieter with dark skies and tranquillity."

Policy BL5: Green and blue infrastructure and delivering biodiversity net gain

Purpose

- 5.1. This policy seeks to ensure that the multiple benefits of the Parish's green and blue spaces – including their importance in combating pressure on wildlife, habitats, biodiversity and geodiversity and in off-setting the effects of air pollution - are recognised and enhanced. This applies particularly where individual spaces have a greater collective value as part of wider chains of green infrastructure. This supports the requirement to conserve and provide a net gain in biodiversity through planning policy whilst accommodating sustainable development.

Justification

- 5.2. The natural landscape that underlies the Parish contributes critically to the character, history and sense of place. The South Downs Society describe this importance in the context of the novelist and naturalist, Flora Thomson, who moved to the Old Post Office in Liphook from 1916: *"The South Downs Society would like for Flora Thompson, were she to return, to still recognise Liphook in the way she described it in her diary, as "...a perfect panorama of beauty". There is no better tribute to and description of their countryside and scenic views, nor a better qualified person to say so."*
- 5.3. The South Downs Society would like to see the policies and management objectives of the South Downs National Park Authority followed through to grass-roots level, to ensure that the Parish remains clean and un-polluted, including the headwaters of the River Wey, and supporting a diverse range of flora and fauna.
- 5.4. The NPPF states that plans should seek to protect and enhance biodiversity and geodiversity including by identifying and mapping habitats and networks. The Environment Act includes provision for a mandatory requirement for new developments to provide a minimum 10% biodiversity net gain (see DEFRA biodiversity metric in the glossary). It also recognises the need to protect existing biodiversity and what it describes as "Nature Recovery Networks", joined-up system of places important for wildlife on land and at sea.
- 5.5. The green and blue infrastructure assets of the Parish are shown on *Figure 11*. These should be safeguarded, better connected, improved and made accessible where possible. Development proposals are encouraged to facilitate improved connectivity between wildlife areas and green spaces that are used by the community.
- 5.6. Proposals will not be supported if significant environmental harm cannot be avoided, suitably mitigated, or, as a last resort, compensated for.
- 5.7. Support will also be withheld from proposals which result in the loss or deterioration of irreplaceable habitats such as veteran trees and trees of a high conservation value (having national, regional or global significance), unless there is no satisfactory alternative and the

public need and benefits of the development in that location clearly outweigh the loss. Losses and deterioration of irreplaceable habitats cannot be accounted for through the metric and would have to be considered separately.

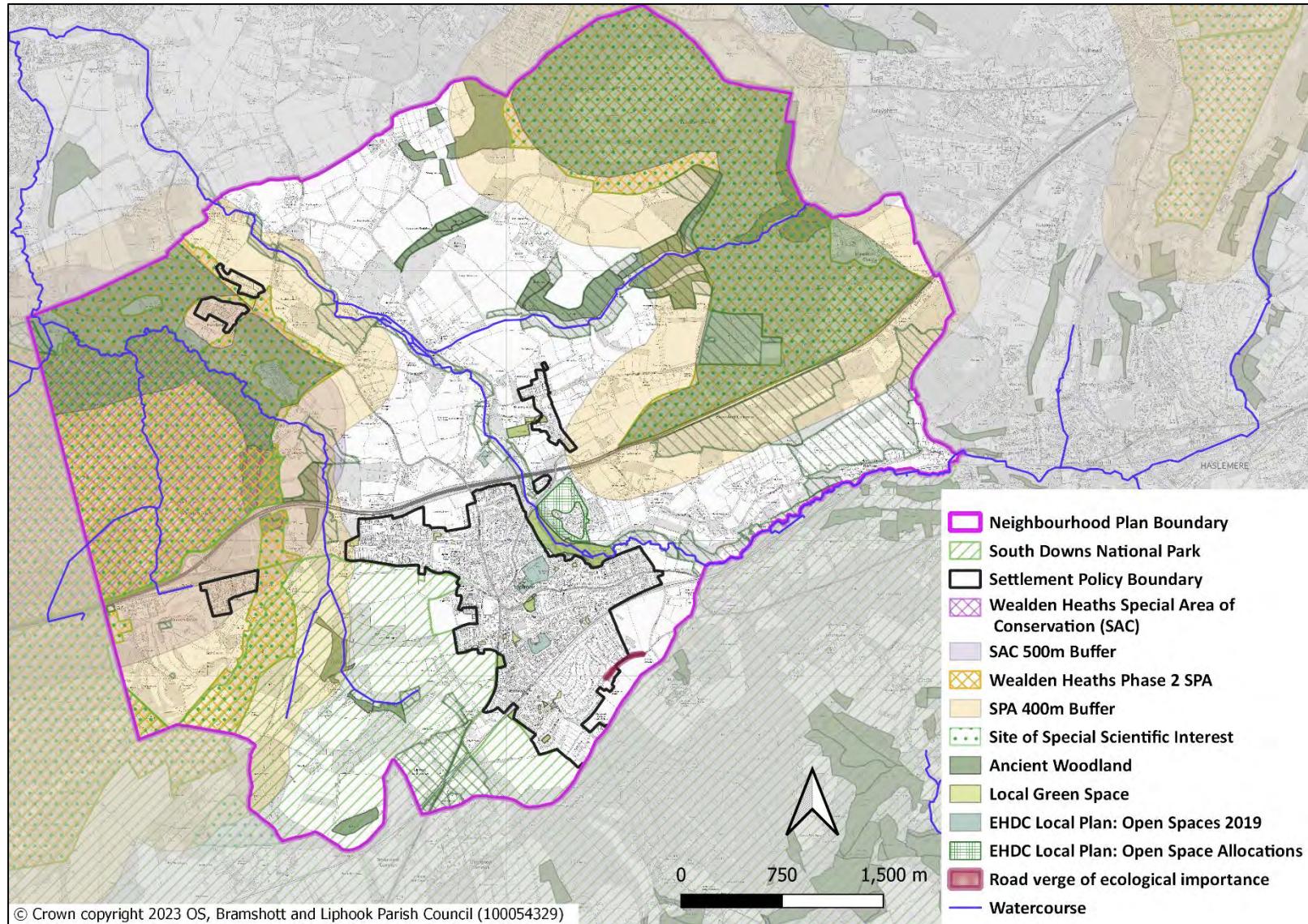


Figure 11: Green and Blue infrastructure network in the Parish

Biodiversity opportunity areas within the Parish

5.8. Whilst developments are strongly encouraged to deliver their biodiversity net gain on site, this is not always possible; equally there may be opportunities to enhance other parts of the parish in need of attention. It is therefore useful to consider where ‘Biodiversity Opportunity Areas’ (BOA) exist within the Parish. BOAs were derived originally from the South East Plan in 2009. More recently, the HBIC Network Mapping which is mapped at a more local scale, forms an important part of the Local Nature Recovery Strategy that will feed into the Nature Recovery Network.

5.9. The following BOAs have been identified in the Parish:

5.10. Wealden Heaths (Figure 12): Identified by Hampshire Biodiversity Information Centre as a biodiversity opportunity area, additional information about this underlying landscape and network of habitats can be found in the [Biodiversity Statement \(Statement 15\)](#).

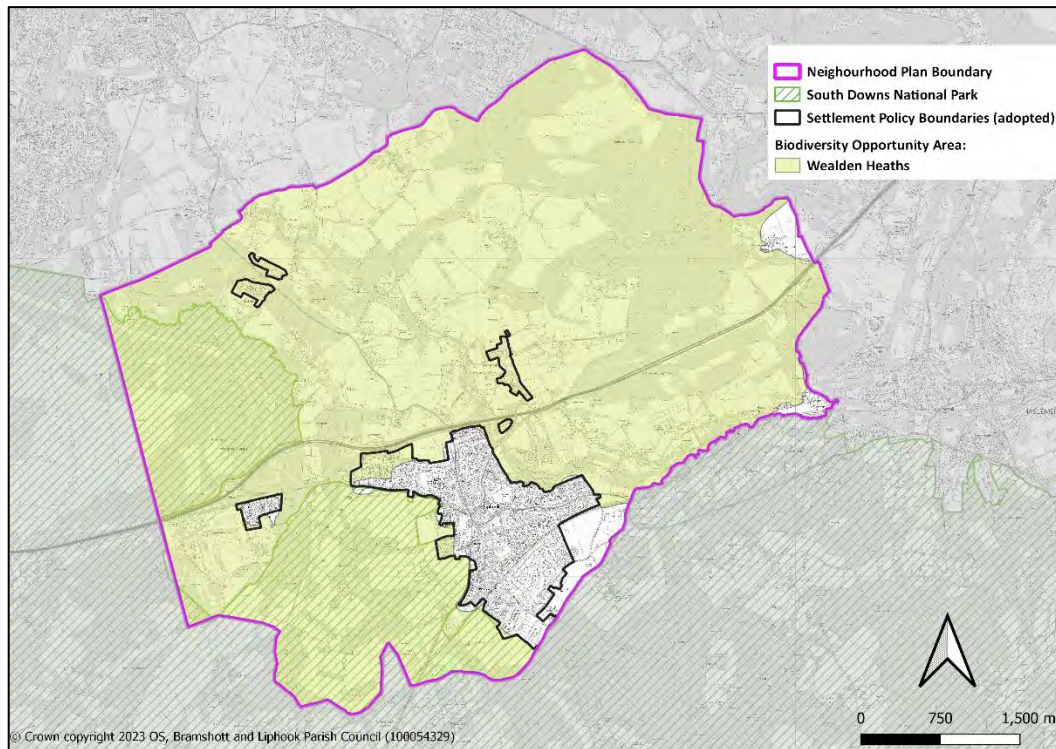


Figure 12: Wealden Heaths BOA (within the Parish)

5.11. The River Wey (Figure 13): A Management Plan has been produced by the River Wey Trust which, in combination with the Conservation Area guidance, provides information on managing the river environment and opportunities for enhancements including an Access strategy and improvements to historic storm water systems.

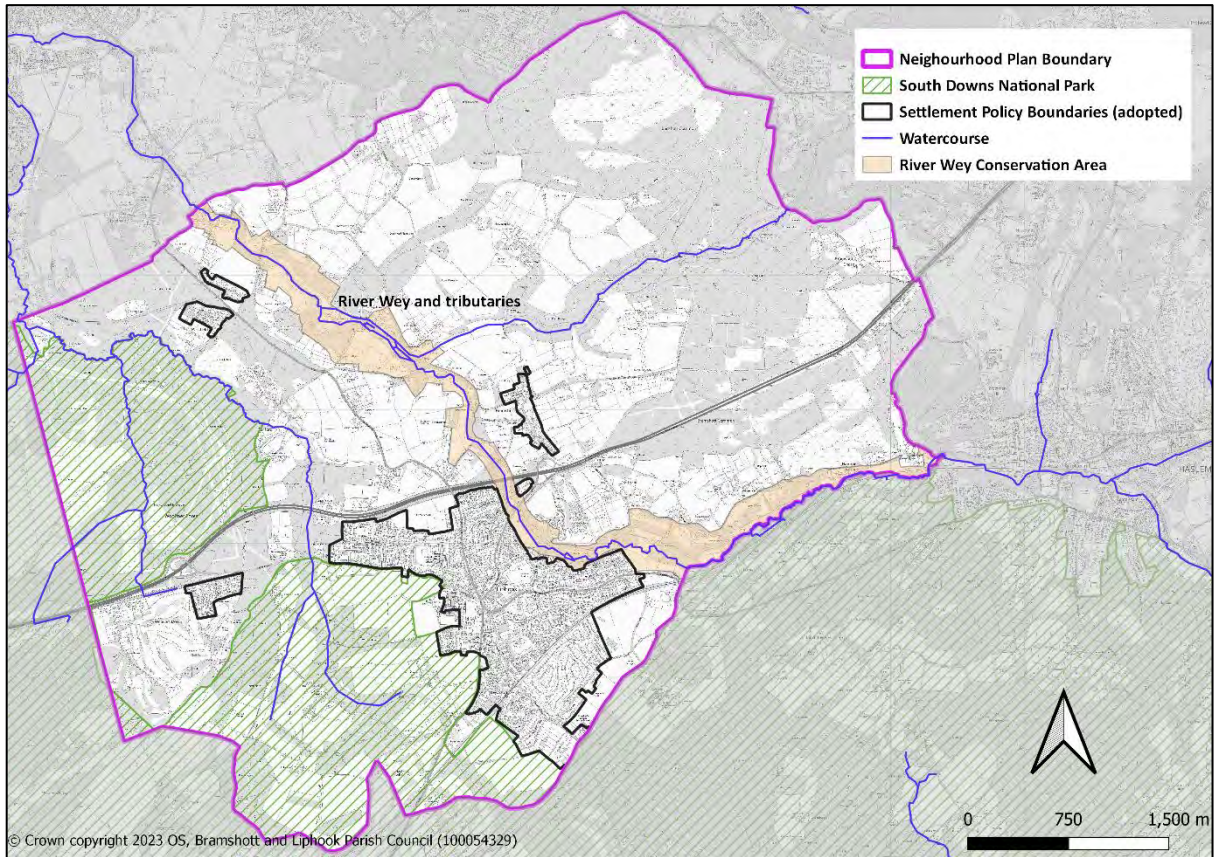


Figure 13: River Wey BOA

- 5.12. Sunken Lanes (see Figure 26): These are important wildlife corridors. See Policy BL14 (Sunken Lanes).
- 5.13. Radford Park The Park is proposed for designation as a local green space; a large part of it lies within the River Wey Conservation Area and is also designated as a SINC.



Images of Radford Park

- 5.14. Bohunt Manor Estate: The space would benefit from greater public access to and the provision of additional sports and youth-based facilities, whilst preserving the need for conservation and wildlife management.

- 5.15. Community Supported Agriculture (CSA): the community engagement revealed support for setting up a CSA in the Parish. This is a partnership between farmers and consumers in which the responsibilities, risks and rewards of farming are shared.
- 5.16. General enhancements should involve the planting of new trees and hedgerows of native species in gardens, communal areas and on roadsides, where practical, which will provide the added benefit of screening against road noise and traffic fumes. Species characteristic of the area are detailed by the [Hampshire and Isle of Wight Wildlife Trust](#).
- 5.17. This policy also links closely with Policy BL16 (Allotments and Community Growing Spaces), where local people have expressed a desire to participate actively in improving planting and biodiversity in the parish.
- 5.18. Development proposals should be guided by the [Building with Nature Standards](#) to ensure that high-quality green infrastructure is integral to placemaking, putting nature at the heart of development in a way that is good for people and for wildlife. The 12 Standards are shown in *Figure 14* and developers are encouraged to seek the Building with Nature Award accreditation.



Figure 14: Building With Nature 12 Standards

POLICY BL5: GREEN AND BLUE INFRASTRUCTURE AND DELIVERING BIODIVERSITY NET GAIN

- A. Proposals should be designed to create, conserve, enhance and manage green spaces and provide green infrastructure connectivity between them with the aim of delivering a benefit for local people and a biodiversity net gain of at least 10% for wildlife. Proposals for development must be supported by a biodiversity appraisal, which must demonstrate how negative impacts would be avoided and/or minimised and biodiversity net gain achieved.**
- B. The appraisal should demonstrate that where significant harm to biodiversity cannot be avoided, proposed development and other changes should adequately mitigate or, as a last resort, compensate for the harm. The appraisal must demonstrate a measurable biodiversity net gain of at least 10% by utilising the Defra biodiversity metric (or as amended). Where this is not demonstrated, permission for planning or for change should be refused unless other material planning considerations outweigh the need for development.**
- C. Where net gain units cannot be delivered on site, these should be prioritised for use within the parish, focussing on maintaining and improving the biodiversity opportunity areas identified locally.**
- D. Measures to achieve biodiversity net gain, mitigation or compensation involving the creation of habitat and/or relocation of species, must be agreed by the Local Planning Authority and include sufficient funding to support at least 30 years of post-development habitat management or land use change (in accordance with the Environment Act).**
- E. Proposals that seek to improve the connectivity between wildlife areas and green spaces will be encouraged to enhance the green infrastructure of the Neighbourhood area. Proposals that support the enhancement and management of the identified Biodiversity Opportunity Areas (*Figures 12 and 13*) will be supported, including linking these to the wildlife corridors. Conversely, proposals which threaten to damage such connectivity will be strongly resisted.**
- F. Along streets, the planting of additional native, climate resilient trees and/ or continuous hedgerows to provide wildlife corridors and to offset the effects of air pollution and to provide cooling and shelter for people as well as a habitat for wildlife will be supported.**
- G. Subject to their scale, nature and location, proposals should be designed in accordance with the [Building with Nature](#) 12 Standards. Projects should be accredited to Building with Nature for the Parish to support applicants.**

Conformity Reference: NP objectives: 2; Saved Local Plan policies: C6, R1, R4, R5; EHDC JCS: CP20-22, CP28; EHDC HEA: LP1; SDNPA Local Plan: SD4, SD9-11; NPPF: 136, 180-183, 185-187

Policy BL6: Landscape and environment

Purpose

5.19. The policy seeks to ensure that natural areas that are formally designated will be protected and, where possible enhanced in accordance with their designation. In addition it identifies other natural areas and features in the parish that do not benefit from a formal designation but which should still be protected and integrated, as appropriate, into the design and layout of development. Finally the policy sets out some design factors relating to the provision of green space that should be considered within proposals.

Justification

5.20. The NPPF, at para 174, stresses that planning policies and decisions should contribute to and enhance the natural environment including requiring net gain in biodiversity.

5.21. The East Hampshire Land Character Assessment identifies the following underlying landscape character areas in the Parish and their priorities, which should be considered as part of any development proposals:

5.22. Wealden Farmland and Heath Mosaic (Type 8):

- Enhance biodiversity interest of riverside pastures and retain/extend rich wet woodland, marsh and wet meadow habitats.
- Control invasive species such as Japanese knotweed and Himalayan Balsam along the river.
- Conserve areas of pasture.
- Ensure good management of horse grazing.
- Ensure good management of the sward.
- Avoiding proliferation of buildings/sheds etc.
- Conserve and manage the network of hedgerows that give the landscape its structure - consider re-planting hedgerows that have been previously removed.
- Conserve and manage Heath Common for its landscape, biodiversity and archaeological interest.
- Encourage regeneration of hedgerow oak trees. Also consider new tree planting in hedgerows denuded of trees.
- Conserve the historic Bronze Age barrow cemeteries. Maintain these sites free of trees and enhance their settings.

5.23. Greensand Hills (Type 9):

- Conserve pre-1800 woodland, monitor/check the spread of introduced invasive species in ancient deciduous woodland, and plan for long term woodland regeneration.
- Conserve the sense of remoteness and tranquillity of this character area, especially in close proximity to areas of dense settlement.

- Encourage re-introduction of traditional woodland management techniques, such as coppicing, and promote interest in, and marketing of, local wood products, including wood for fuel.
- Encourage sensitive forestry practice within areas of plantation. This is particularly important on the ridge where any change is likely to be highly visible.
- Assess potential for creating new, interconnected heathlands. Conserve the mix of ancient woodland, heathland and pasture on acidic grassland.

5.24. Reinststate former field boundaries in the pastoral clearings. Conserve the pattern of assarts and early enclosures. The South Downs Landscape Character Assessment (LCA) (2020) identifies the following that the western part of the parish is in the “Woolmer Forest / Weaver’s Down Character Area” (LCA M3) of the “Wealden Farmland and Heath Mosaic Landscape Character Type” (LCT M); and the southern part of the parish is in the “Blackdown to Petworth Greensand Hills Character Area” (LCA O1) of the “Greensand Hills Landscape Character Type” (LCT O). Further information about nature recovery by Landscape Character Type (LCT) can be found on the SDNPA website: <https://www.southdowns.gov.uk/nature-recovery-information-for-delivery-partners/nature-recovery-by-landscape/>

5.25. Formally designated natural assets in the neighbourhood area are shown in *Table 2*.

Table 2: Protected natural assets in the neighbourhood area

Designated Sites - Designation	Local Examples
<p>National Park</p> <p>World-class landscapes with the power to inspire everyone, they've been designated on behalf of the entire nation because of their special qualities.</p>	<p>South Downs National Park.</p>
<p>Special Area of Conservation (SAC)</p> <p>Designated because of a possible threat to the special habitats or species which they contain and to provide increased protection to a variety of animals, plants and habitats of importance to biodiversity.</p> <p>Special Protection Area (SPA)</p> <p>Sites designated under the EU Birds Directive to protect rare, vulnerable and migratory birds. The Directive came into force in April 1979.</p>	<p>Weavers Down - Five reptile species can be found at East Weavers Down: adder, grass snake, viviparous lizard, slow worm and sand lizard. The sand lizard population is the result of a successful reintroduction project carried out by Amphibian and Reptile Conservation in 1990. Designated as an SSSI, East Weavers Down is also a Special Protection Area recognising the important bird species it supports, including heathland specialists such as Dartford warbler, woodlark and nightjar.</p> <p>The Wealden Heaths Phase II SPA is a network of heathland sites which are designated for their ability to provide a habitat for the</p>

	internationally important bird species of woodlark, nightjar and Dartford warbler.
<p>Sites of Special Scientific Interest (SSSI)</p> <p>Describes an area that's of particular interest to science due to the rare species of fauna or flora it contains - or even important geological or physiological features that may lie in its boundaries</p>	Woolmer Forest, Bramshott and Ludshott Commons
<p>Ancient woodland</p> <p>Woods that have existed since at least AD 1600 and have developed irreplaceable, complex ecosystems.</p>	Numerous patches of ancient woodland including Gentle's Copse, Griggs Green Copse, Croaker's Patch
<p>Sites of Important Nature Conservation</p> <p>Recognised at county level, these support either a notable species and/or a species rich semi-natural habitat.</p>	Wheatsheaf Common (Liphook Golf Course), Bohunt Manor Meadow, Bohunt Manor Woodland, Old Thorns Golf Course (Sites 1 and 2), Weavers Down Bog (north), Chiltley Lane, Marshes Hollow, Heronwater Copse, Griggs Green Farm woodland, Griggs Green Copse, River Wey corridor, The Frith Coachroad plantation, Coach House Copse, Hatch Farm Meadow (east), Bramshott Common
<p>Road verges of ecological importance</p> <p>Support either a notable species and/or a species rich semi-natural habitat. There may also be examples where a RVEI doesn't carry planning policy protection for example verges designated for the presence of glow worms which aren't themselves a 'notable' species.</p>	There are examples recorded along the northern end of Chiltley Lane.
<p>Tree Preservation Orders (TPO): A Tree Preservation Order is an order made by a local planning authority in England to protect specific trees, groups of trees or woodlands in the interests of amenity. An Order prohibits the: cutting down, topping, lopping, uprooting, wilful damage, wilful destruction, of trees without the local planning authority's written consent. If consent is given, it can be subject to</p>	There are many TPOs in the neighbourhood area, including within the Area of Special Housing Character.

<p>conditions which have to be followed. In the Secretary of State’s view, cutting roots is also a prohibited activity and requires the authority’s consent.</p>	
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- 5.26. Features which form habitats and vital corridors for many animals and birds, especially those migrating, need to be protected through the planning process.
- 5.27. Natural England advises that development which would result in the loss of, or damage to, ancient woodland and ancient or notable trees will not be permitted except in wholly exceptional circumstances, as set out in paragraph 186c of the NPPF trees should generally be preserved wherever possible.
- 5.28. The Woodland Trust advise that it is preferable to link up fragmented areas of woodland, which might be divided by development, with green bridges or tunnels. Also, to buffer ancient woodland and notable/veteran trees by leaving an appropriate zone (minimum 15m) of semi-natural habitat between the development and the woodland, providing wildlife corridors, and balancing new developments and residential areas with green infrastructure and allowing space for trees.
- 5.29. Development proposals are expected to retain, protect, and enhance wildlife habitats where possible and, where appropriate, include a landscape and ecological management plan, including a list of native trees and shrubs to be planted.
- 5.30. Hedgerows: Not only provide habitats for a range of fauna, but also link up habitat patches and have a conservation value in their own right. HBIC maintains a Hampshire-wide (although not fully comprehensive) GIS layer of digitised hedgerows, representing six different types of hedgerow ‘structure’ up to 5m wide. Hedgerows should be retained and extended wherever possible. The use of hedgerows to define the street scene should be integral to major developments.
- 5.31. Ponds: Provide a valuable habitat for species identified as being the most threatened and requiring conservation action under the UK Biodiversity Action Plan (UK BAP). Sightings locally include great crested newts and emerald dragonflies. The great ponds in the Parish provide connectivity as part of the wider freshwater ‘patchwork’.
- 5.32. River banks: Waterway banks, such as along the River Wey, are particularly valuable for biodiversity. They can provide habitat for a wide variety of wildlife including dragonflies, water birds, water voles, crayfish, and otters.
- 5.33. In addition, the East Hants Open Space, Sport and Recreation Needs and Opportunities Assessment sets out the need for alternative strategic open space provision around Grayshott and Liphook to reduce visitor pressure on the local SAC/SPA/SSSI sites. Major development should seek to incorporate such space.
- 5.34. Provision for wildlife needs on-site includes, for example, bird and bat nesting-boxes, hedgehog holes in fencing, ponds (a distinctive feature locally) and wildlife friendly communal green spaces. An associated action to this policy is to install information boards at key wildlife sites, for instance Weavers Down.

POLICY BL6: LANDSCAPE AND ENVIRONMENT

A. Development proposals should maintain and enhance the natural environment, landscape features and the rural character and setting of the neighbourhood area. Where possible, development proposals should seek to deliver the aims of the East Hants Landscape Character Assessment (Types 8 and 9) and the South Downs Character Areas, incorporating natural features typical of the Parish, for instance ponds, hedgerows and trees.

B. As appropriate to their scale, nature and location, development proposals should demonstrate that they have addressed the following matters:

Trees and woodland:

- i. at least one fruit tree should be provided in either each residential garden or within the public realm and open space of the proposed development.**
- ii. proposals which include additional native woodland planting will be supported, in particular in areas with public access.**
- iii. there should be no unacceptable loss of, or damage to, existing trees or woodlands during or as a result of development. If notable trees must be removed, they should be replaced with trees of a similar potential size and native species elsewhere on the site, unless this is clearly not possible.**
- iv. where trees and/or shrubs are replaced with new plantings, native or locally appropriate varieties attractive to insects, birds and other wildlife must be used.**
- v. all priority habitats and mature trees must have a minimum buffer of complimentary habitat of 10m, and more if required (for instance ancient woodland or veteran trees require a minimum buffer of 15m).**
- vi. appropriate management measures will be required to be implemented to protect newly planted and existing trees, woodlands and/ or hedgerows.**
- vii. where arboricultural work is required to a veteran/mature/notable tree (as defined by the Woodland Trust), the tree should be veteranised where possible to keep it as 'standing'.**

Hedgerows

- viii. natural boundaries (i.e. hedgerows in preference to fencing) are supported.**
- ix. development that would result in the loss of, or the deterioration in the quality of, hedgerows will not be supported, except where there are overriding considerations; in this case, the access should include trees at either end of the retained hedgerow to aid wildlife to cross overhead from crown to crown.**

Wildlife-friendly features

- x. provide hedgehog holes in new residential fencing will be supported and bird and bat nesting boxes or other suitable wildlife-friendly features.**

Proposals should seek to incorporate open space that is:

- i. in usable parcels of land and not fragmented.**
- ii. safe, easily accessible, and not severed by any physical barrier.**
- iii. is accessible to the public.**
- iv. creates a safe environment considering lighting and layout.**
- v. complemented by high quality landscaping schemes.**

Conformity Reference: NP objectives: 2; EHDC saved Local Plan policies: C6, R1, R4, R5; EHDC JCS: CP20-22, CP28; EHDC HEA: LP1; SDNPA Local Plan: SD4, SD9-11; NPPF: 136, 180-183, 185-187

Policy BL7: Local Green Spaces

Purpose

5.35. The parish benefits from a beautiful rural setting and local engagement has revealed the importance community members attach to green space and the wider countryside. This policy designates Local Green Spaces within the Parish, that are demonstrably special to the local community.

Justification

5.36. Under the NPPF, neighbourhood development plans can designate Local Green Spaces which are of particular importance to the community. This will afford them protection from development other than in very special circumstances. Paragraph 106 of the NPPF says that the Local Green Space designation should only be used where the green space is:

- in reasonably close proximity to the community it serves;
- demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- local in character and is not an extensive tract of land.

5.37. A survey of green spaces in the parish was undertaken. The SG reviewed each one to ascertain whether they might be suitable for designation as a Local Green Space.

5.38. *Figures 15 to 17* show the location of each of the Local Green Spaces. Detailed maps and descriptions of the spaces, including how they meet the NPPF criteria, are included in Appendix B.

5.39. Several green spaces that are considered important to the local community, for instance the Village Green, have not been proposed for designation as Local Green Space. This is because they are already adequately protected from inappropriate development by other mechanisms, such as Village Green Status and ancient woodland.

POLICY BL7: LOCAL GREEN SPACES

A. The following green spaces, mapped in *Figures 15 to 17* and detailed in Appendix B, are designated as Local Green Spaces:

- 1. Passfield Triangle**
- 2. Triangle at Malthouse Meadows**
- 3. Malthouse Meadows Roundabout**
- 4. Chiltlee Manor**
- 5. Chiltlee Manor Pond**
- 6. Radford Park**
- 7. Midhurst Road SUDS and tree boundary**

- 8. Court Close Shared Space**
- 9. Liphook Millennium Green**
- 10. Fletcher's Field**
- 11. Tip of Fletcher's Field**
- 12. Church Centre Space**
- 13. Rudgard Way Seating Area**
- 14. Admers Crescent Community Playground (formerly Admers Crescent)**
- 15. Gunns Farm Allotments (formerly Gunns Farm)**
- 16. Gunns Farm Roundabout**
- 17. Gunns Farm Green Walkpath (formerly Gunns Farm shared space)**
- 18. Gunns Farm Oak Tree Space (formerly Gunns Farm Community Space)**
- 19. Lark Rise Recreation Area (formerly Yeoman's Lane Rec Area)**
- 20. Lowsley Farm Pond**
- 21. St Mary's Churchyard**
- 22. Bramshott War Memorial and War Graves**
- 23. Huron Drive Triangle**
- 24. Manor Fields Community Space (formerly Huron Drive Community Space)**
- 25. Newtown Road Community Space**
- 26. Chiltley Way (Berg Estate) Main Entrance (formerly Gunns Farm Shared Space)**
- 27. Hollycombe Close Shared Space**
- 28. Gunns Farm Entrance (formerly Gunns Farm Small Space)**

Conformity Reference: NP objectives: 2; EHDC saved Local Plan policies: C6, R1, R4, R5; EHDC JCS: CP20-22, CP28; EHDC HEA: LP1; SDNPA Local Plan: SD4, SD9-11, SD47, SD48; NPPF: 105-107, 152-156

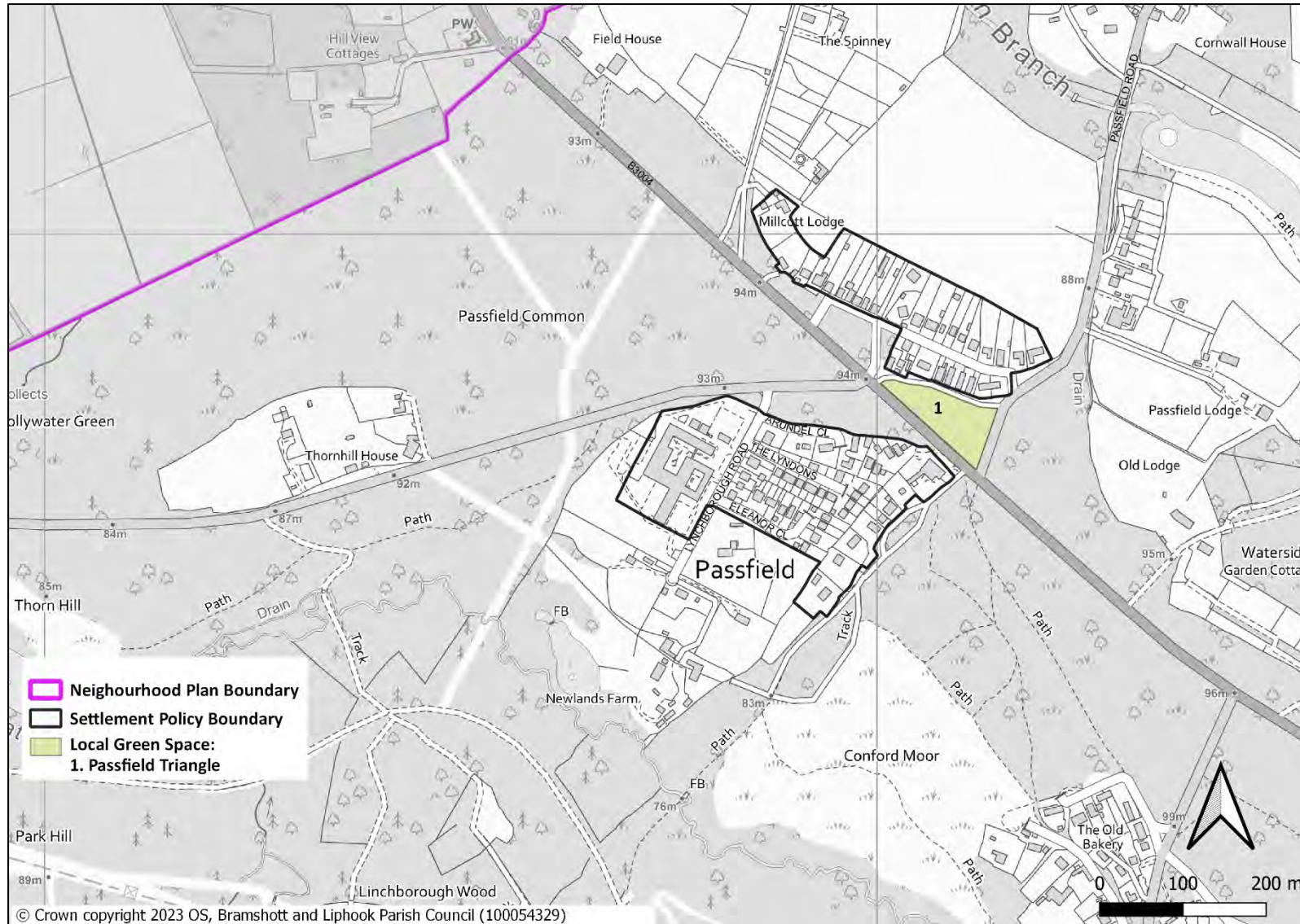


Figure 15: Local Green Space (Passfield)

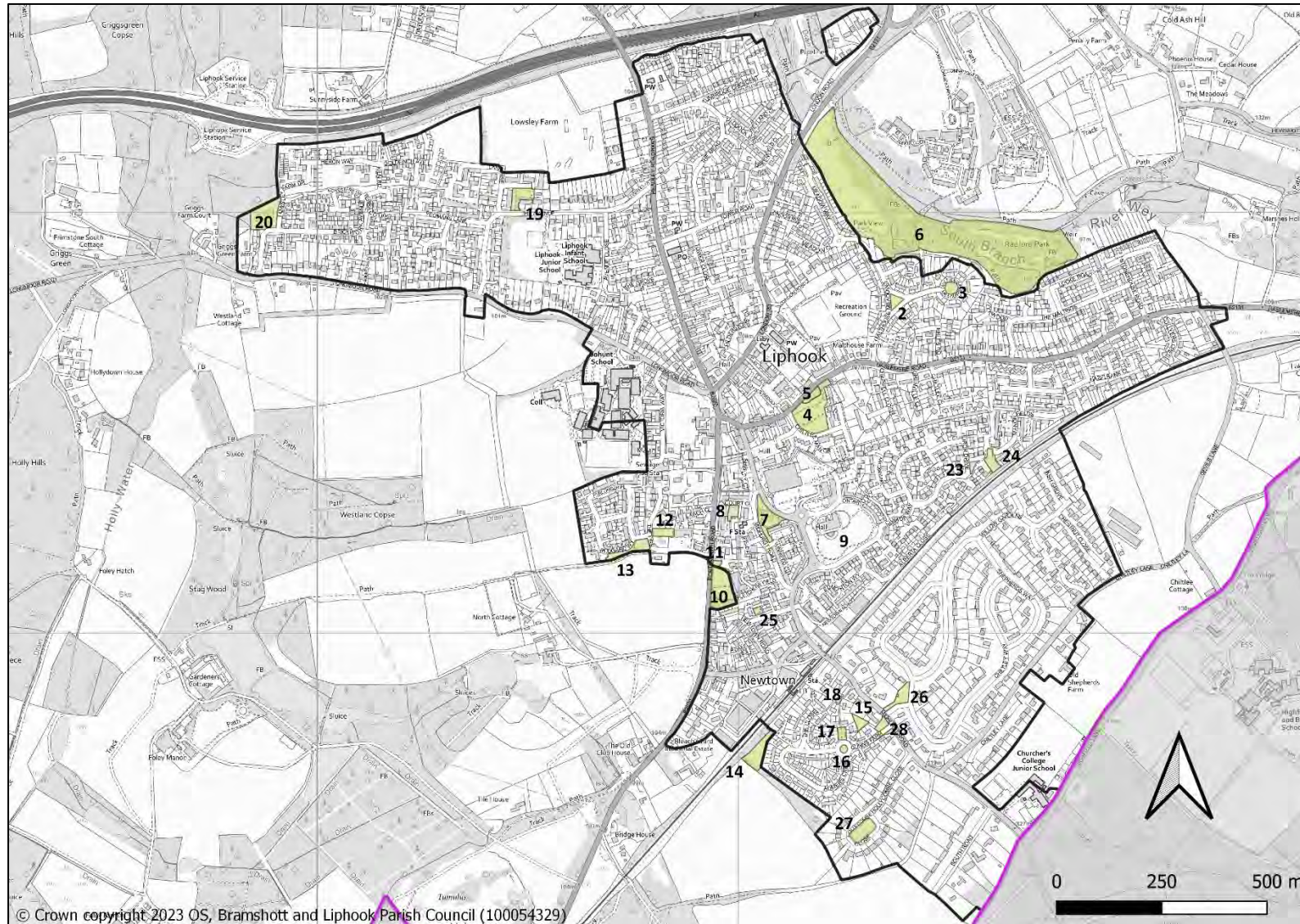


Figure 16: Local Green Space (Liphook) (Numbering is as per Policy BL7)

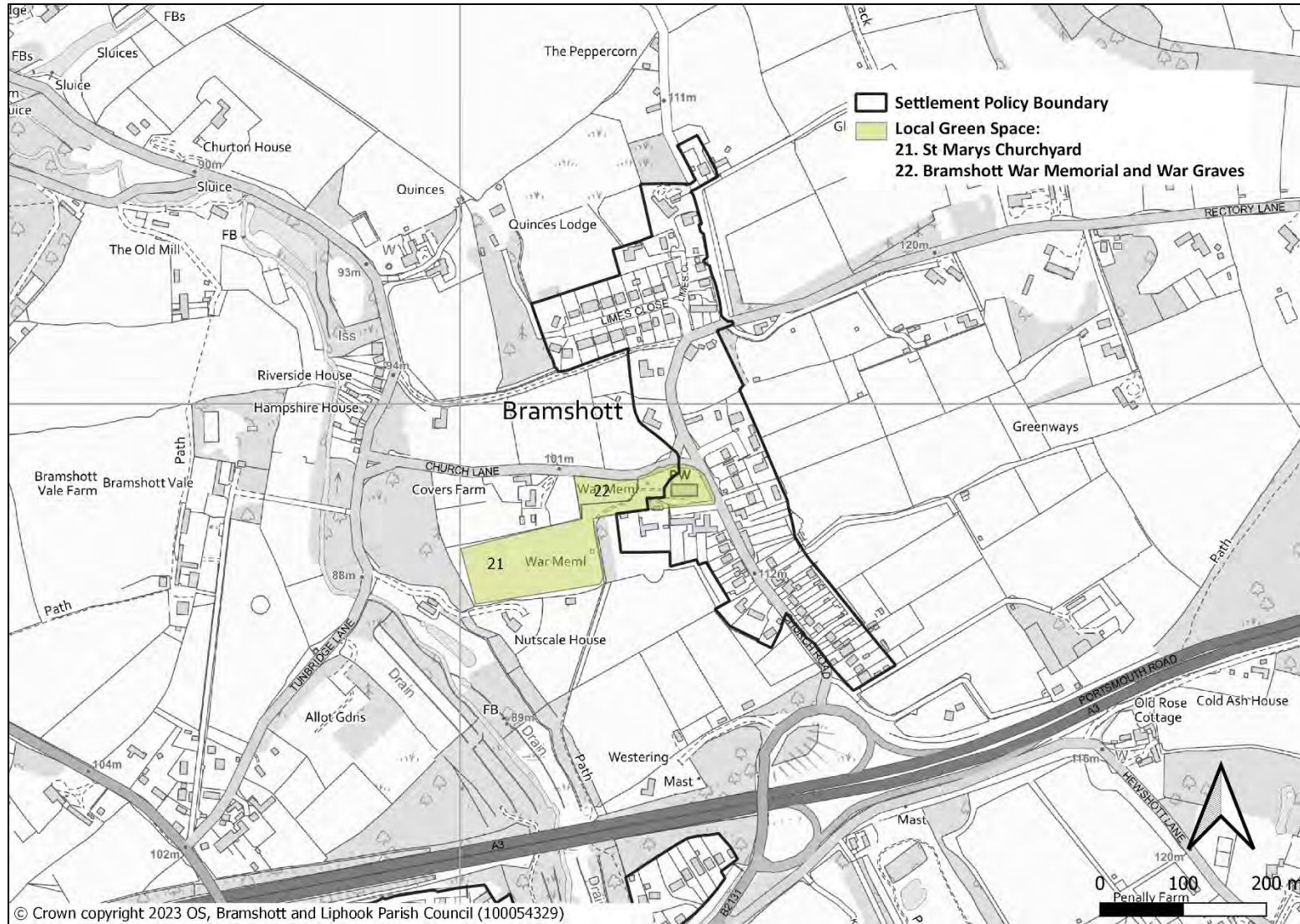


Figure 17: Local Green Space (Bramshott)

Policy BL8: Protection of locally significant views

Purpose

5.40. This policy sets out a series of views in and across the Parish, which have been identified by the community as being important to safeguard. The policy seeks to safeguard the views from inappropriate development.

Justification

5.41. The topography of the area means that there are some significant long-distance views which contribute to the character of the local area both for residents and increasingly for visitors.

5.42. Four views have been identified, which are particularly important. *Figure 18* provides a map of the views and further details about why they are important is contained in Appendix C. The views are:

View 1: View from Station Road to Weavers Down

View 2: View from Highfield Lane to Goldenfields, particularly Lychgate, 53 Goldenfields

View 3: View from bottom of Weavers Down entrance area towards and across fields of Foley Manor

View 4: View across SNDPA area and to right to Weavers Down from Longmoor footpath as it rises up after it has crossed underneath the A3.

5.43. There are also important views within the Liphook Conservation Area. These are shown on *Figure 19* and include:

- The areas in front of the Royal Anchor and former Lloyds Bank.
- The east end of the conservation area, the mature greenery along the north boundary of Chiltlee Manor.
- Along Portsmouth Road, the tall masonry walls and mature trees behind are the primary focus in views up and down the road.
- As well as the main streetscape views, there are also a number of important glimpsed views, especially where buildings are set back behind from the public highway and can be glanced up driveways or between street-fronting buildings.

POLICY BL8: PROTECTION OF LOCALLY SIGNIFICANT VIEWS

- A. Development proposals are required to ensure that they do not have a significantly detrimental impact on:**
- i. the four locally significant views (*Figure 18*)**
 - **View 1: View from Station Road to Weavers Down**
 - **View 2: View from Highfield Lane to Goldenfields, particularly Lychgate, 53 Goldenfields**
 - **View 3: View from bottom of Weavers Down entrance area towards and across fields of Foley Manor**
 - **View 4: View across SNDPA area and to right to Weavers Down from Longmoor footpath as it rises up after it has crossed underneath the A3; and**
 - ii. views within the Liphook Conservation Area as described in the Liphook Conservation Area Character Appraisal and Management Plan (*Figure 19*).**
- B. As appropriate to their scale and nature development proposals within the shaded arcs of the various views as shown on *Figures 18 and 19* should be designed in a way that safeguards the locally significant view or views concerned. Proposals for major development should be supported by a landscape/visual impact assessment which clearly demonstrates the potential impacts that such a proposal would have on significant views where relevant and how these impacts will be mitigated.**

Conformity Reference: NP objectives: 2; EHDC saved Local Plan policies: R1, H4-8; EHDC JCS: CP19-22, CP28, CP29; EHDC HEA: CP2, LP1; SDNPA Local Plan: SD4, SD9-11; NPPF: 131-135

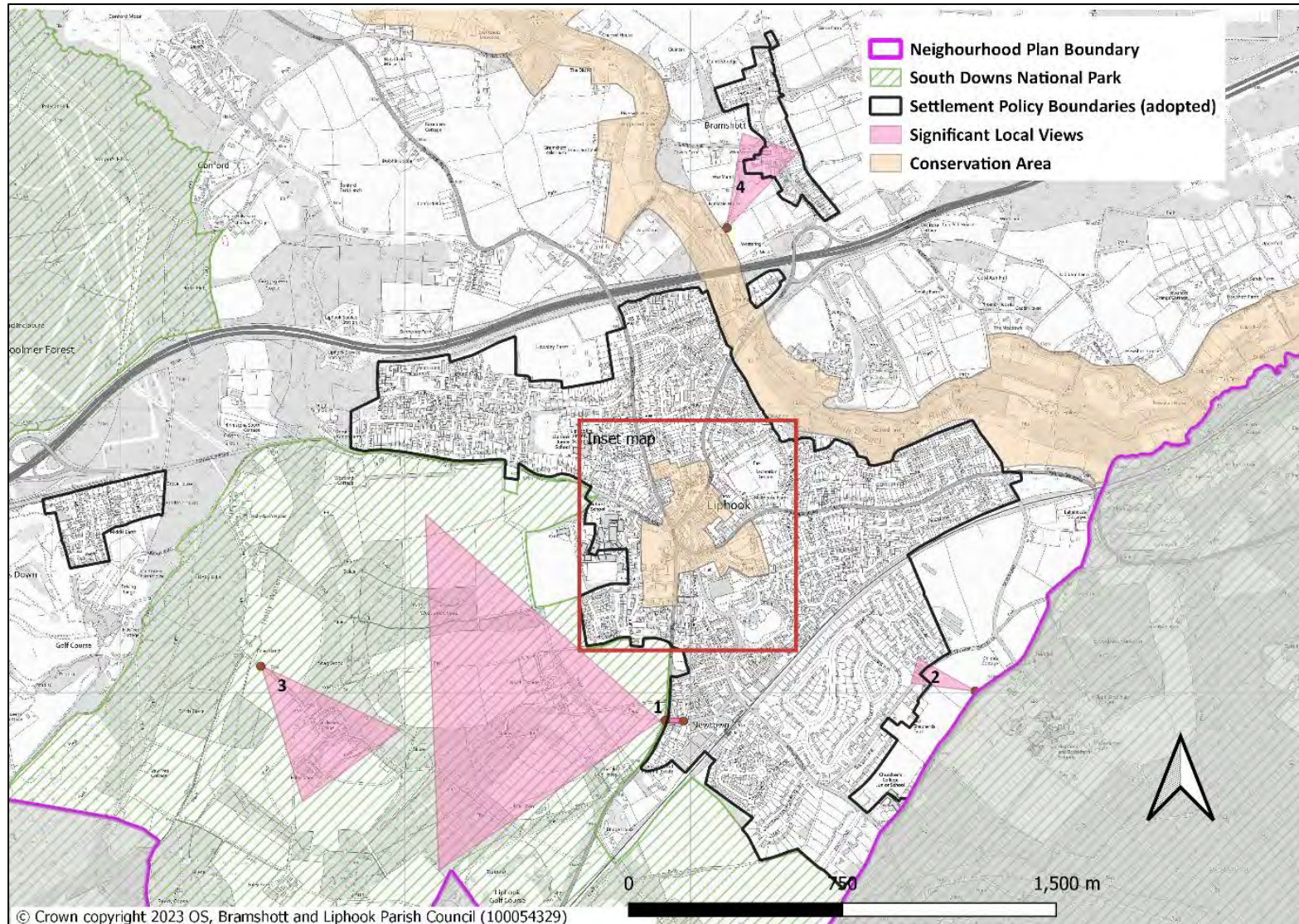


Figure 18: Significant local views 1 to 4

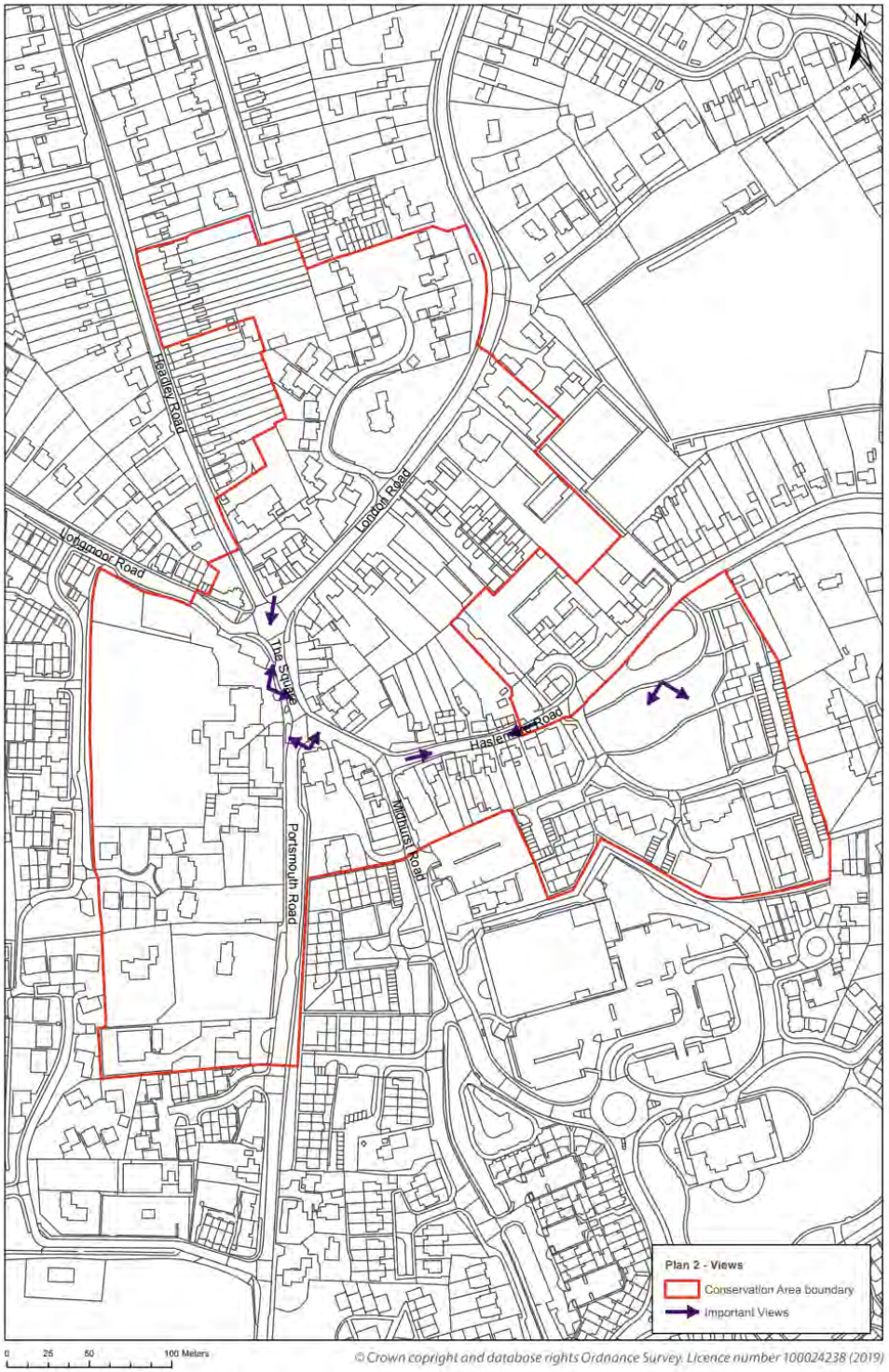


Figure 19: Inset: Important views to protect within the Liphook Conservation Area (source: Liphook Character Appraisal and Management Plan)

Policy BL9: Dark skies

Purpose

5.44. Situated partially within the South Downs National Park, parts of the parish provide ideal locations from which to enjoy dark skies and stargazing. These dark skies also support both nocturnal and diurnal wildlife. The South Downs National Park was designated as an International Dark Sky Reserve (IDSR) in May 2016. This policy seeks to ensure that development does not encroach on this valued aspect of parish, supporting Policy SD8 (Dark Night Skies) of the SDLP and CP27 (Pollution) of the EHDC JCS.

Justification

5.45. Parts of the parish remain largely unlit. The Campaign to Protect Rural England (CPRE) monitor light pollution and *Figure 20* reveals the findings for the area in and around the Parish.

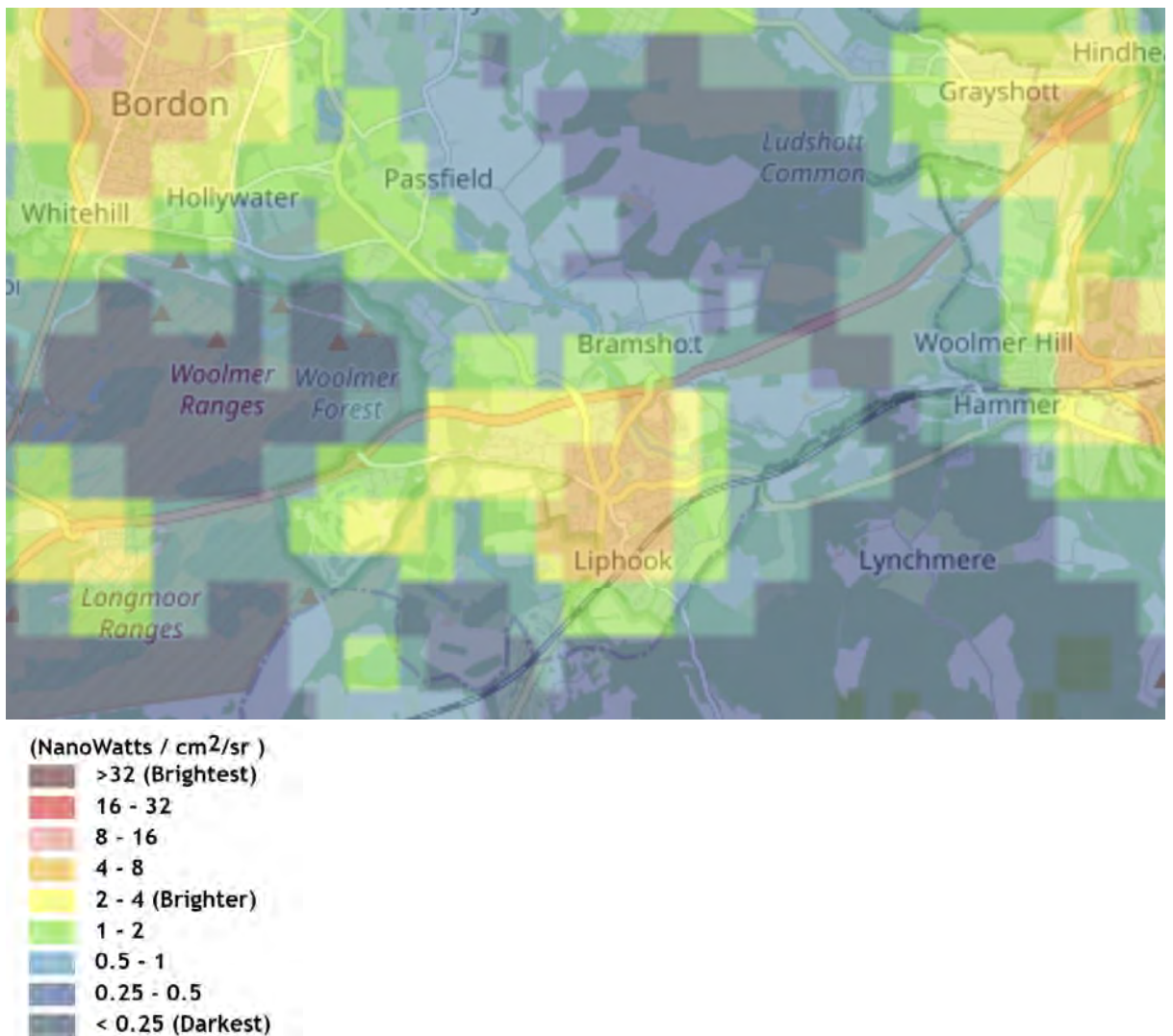


Figure 20: Dark Skies map for the Parish and surrounding areas (Source: CPRE)

5.46. The dark night skies in the more rural parts of the Parish are predominantly unspoilt, particularly across the designated areas of Woolmer Forest and Bramshott and Ludshott

Common, and it is important that they are kept that way. The benefits derived from the prevention of light pollution include:

- Enjoyment and appreciation – improving quality of life and providing creative inspiration
- Health – promoting better sleep patterns and reducing stress
- Wildlife – supporting a more natural environment for both nocturnal and diurnal animals. In particular, bats are found in the Parish and the artificial lighting of bat roosts, access points and foraging pathways can be extremely disturbing to bats and should be avoided.
- Energy efficiency – reducing wastage from unnecessary or excessive lighting, thus reducing the parish's carbon footprint

5.47. The impact of light pollution is particularly harmful in the open countryside where rural character is eroded. Light pollution can also compromise the architectural and historical character of conservation areas and listed buildings or their settings. Artificial lighting has an impact on biodiversity especially for nocturnal animals and invertebrates can be seriously affected by artificial light at even very low levels, adversely affecting their ability to feed and reproduce.

5.48. The Institution of Lighting Professionals (ILP) produces guidance on light pollution and this should be consulted when preparing development proposals. In particular the Guidance Note GN01: The Reduction of Obtrusive Light and Guidance Note 08/18 Bats and artificial lighting in the UK, which was updated in 2023.

POLICY BL9: DARK SKIES

Proposals for development will be supported where it is demonstrated that, if external lighting is required, it protects the night sky from light pollution.

- i. the lighting is necessary for operational, safety or security reasons;**
- ii. any light spillage beyond the application site is eliminated, or reduced by measures such as timing and proximity controls, orientation, screening, shielding or glazing;**
- iii. impact on nearby residential properties, wildlife, local heritage assets or the wider landscape is minimised; and**
- iv. the guidance on lighting provided in the Institution of Lighting Professionals (ILP) Guidance Note GN01: The Reduction of Obtrusive Light (and any subsequent revisions) and is adhered to. Proposals should consider carefully, and provide details of, the light source and intensity being used, the luminaire design, height, and angle, adding baffles and cut-off shields where required, and details of control mechanisms to dim or switch off lighting schemes when not required. Where appropriate, lights should be controlled by passive infrared detectors so that they only come on when needed.**

Conformity Reference: NP objectives: 2; EHDC saved Local Plan policies: R1, H4-8; EHDC JCS: CP27; EHDC HEA: LP1; SDNPA Local Plan: SD8, [SDNP Dark Skies Technical Advice Note](#); NPPF: 191

6. SAFE AND ACTIVE TRAVEL

The vision: "A place where walking and cycling are the first choice for local journeys. There is the infrastructure to support electric cars with fewer miles travelled by vehicle. Safe routes to access amenities and the station. Welcoming streets where people connect on their journey."

Policy BL10: Improving walking, cycling and equestrian opportunities

Purpose

- 6.1. This policy seeks to enhance opportunities for active modes of transport (notably walking and cycling but also equestrian) along routes which are most likely to encourage a shift away from the private car for short journeys in and around the Parish.

Justification

- 6.2. The anticipated growth in the population within both the Parish and wider district over the plan period, in combination with increased visits to the area, will inevitably lead to heavier vehicle use. The Parish is largely rural and therefore car ownership is already high, with approximately 92% owning at least one vehicle (2021 Census).
- 6.3. The community has a high level of concern about the existing amount of traffic in the Parish, notably Liphook, which causes heavy congestion particularly at peak times. This is exacerbated by the proximity of the A3, the fact that the majority of routes force traffic through the centre of Liphook, the narrowness of some of the roads and walkways, and the prevalence of on-street parking. Throughout term times, there is additional pressure on the highway network from both pedestrian and vehicular users accessing and exiting from local schools.
- 6.4. Many people rely on their car for a variety of reasons - they may have limited mobility, they may be transporting young children, carrying larger loads, or simply be short of time.
- 6.5. Whilst such journeys may be unavoidable, it is important that active travel (i.e. walking and cycling) is enabled and encouraged, particularly for journeys within the Parish and to nearby settlements. Active travel brings health benefits, both physical and mental, and can assist in reducing congestion and air pollution whilst freeing the roads for those who are less able to give up their cars for the reasons stated above.
- 6.6. The Our Future Environment workshop convened by the SG found that for shorter journeys (up to 1 mile), attendees were prepared to walk, while longer journeys (3+ miles) are more car dependent, although some noted they would be prepared to cycle these distances. There is scope therefore to consider how to promote more walking (and cycling and equestrian, where safe and reasonable) for intra-parish journeys.
- 6.7. The Parish has many rights of way, although few dedicated cycling routes. This means that walking and cycling opportunities for practical day-to-day journeys are generally reliant on some use of roads or pavements. There is a need to enhance the active travel network, both to improve connections across the Liphook village and particularly to the village centre, where the main facilities are located, and to the schools. This is very much in line with HCC's transport vision for the wider area.

6.8. There is also a range of important recreational footpaths, such as the Shipwrights Way. Improving opportunities to access the wider countryside is important and could include identifying better physical links to open green spaces, developing nature trails and providing educational and heritage information along the routes.

Promoting Walking

6.9. An aspiration of the BLNDP is to promote Liphook Village as a 'walkable village'. This is a concept promoted by the [Town and Country Planning Association \(TCPA\)](#) whereby developments are encouraged to be no more than a 10 minute walk from key facilities (*Figure 21*).



Figure 21: Principles of the '20 minute' neighbourhood (i.e. 10 minutes each way) (source: TCPA)

6.10. The concept is not intended to stifle development, rather to emphasise the importance of enabling and improving connectivity by foot and by bike. New major development proposals in the Parish, which may be allocated in a future Local Plan for instance, should take account of the walkable town concept and provide the infrastructure to link new homes to existing facilities to encourage active travel.

6.11. *Figure 22* shows the areas that are walkable within 10 minutes of The Square, as a central point in the village. The railway station could provide another central point from which 10 minutes should be walkable.

6.12. HCC's [Local Cycling and Walking Infrastructure Plan \(LCWIP\) V1.2 Technical Report](#) has highlighted potential walking desire lines that should be prioritised in terms of making those routes more accessible to a range of users, pleasant, safe, better connected and well-signed.

6.13. Consultation on the BLNDP has identified a Primary Walking Route network – it is this network that all new proposals should seek to link up to, in order to ensure that developments are sustainably located and supporting active travel, at least for shorter journeys. The network is shown in *Figure 22*. In some areas, improvements are needed to enable these linkages and

these are identified as 'strategic links' on the map. Examples include links across the railway line.

6.14. *Figure 22* also identifies how and where the network as a whole can be improved / better connected. These improvements could form the basis for priorities for any developer contributions and should be considered in partnership with HCC:

- Additional places to cross the road safely, notably near to the triple roundabouts in the village centre.
- The local cycling group 'Crankers' has expressed concern about potholes which is a matter for ongoing referral to the Highways Authority. This concern is echoed by the community engagement and is included as a non-policy action.
- Improved signage along the key movement routes to local facilities and the wider countryside public rights of way.
- Ensure key pedestrian routes are well-lit.
- Protecting and enhancing the small lanes and cut-throughs within housing developments. Enhance with planting to promote their dual purpose as wildlife corridors.
- Provision of safe, covered buggy parking space in the village centre and the National Park.
- Enable circular cycle route around village, including across South Downs land
- Improve traffic pinchpoints.
- Improved pedestrian access to St Mary's Church, Liphook.
- Strategic links for pedestrian (and cycle) access if development on the east and north of Liphook village take place.

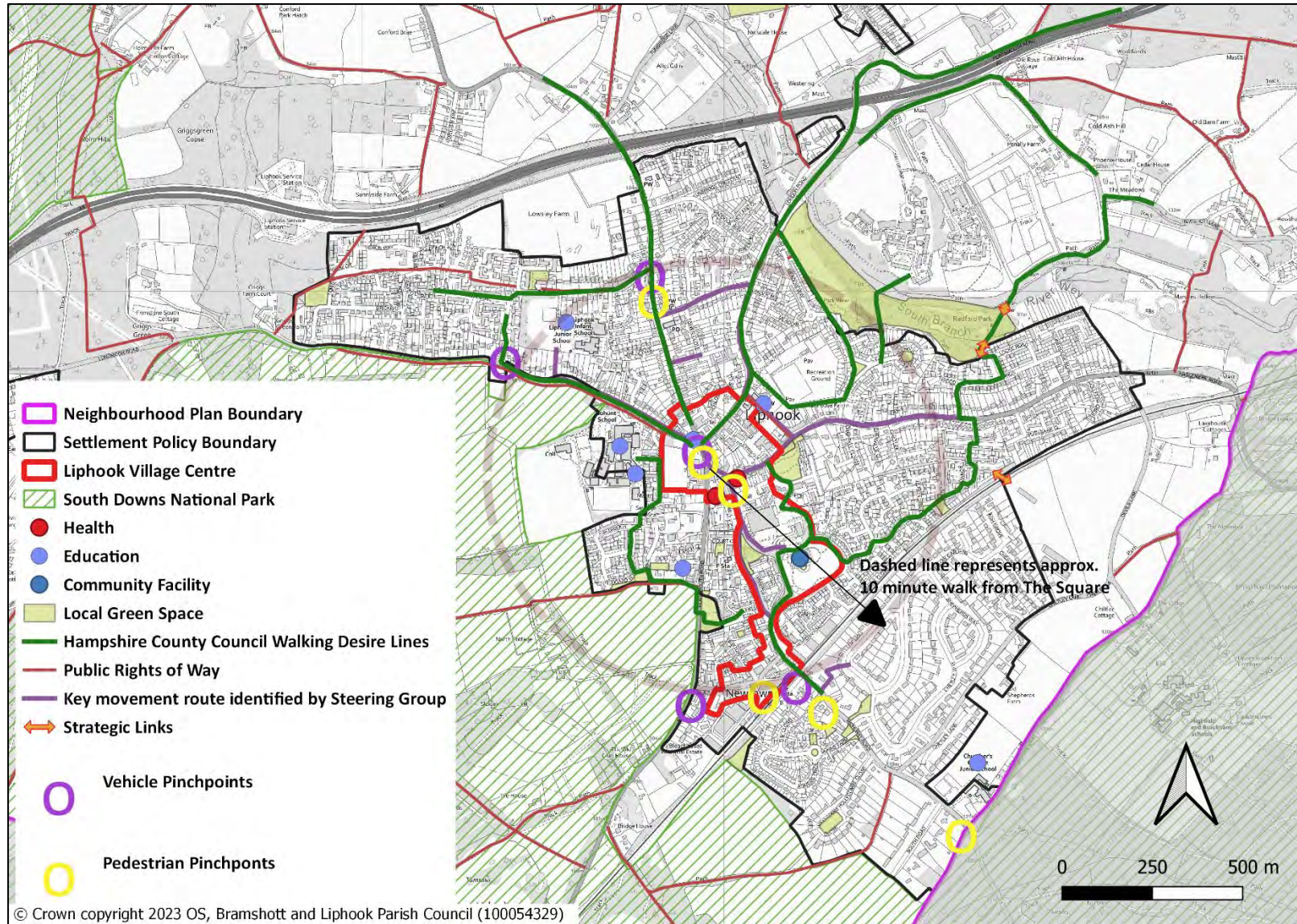


Figure 22: Key movement routes, Desire Lines, vehicle and pedestrian pinchpoints and required strategic links in Liphook Village

Promoting cycling

6.15. HCC's [Local Cycling and Walking Infrastructure Plan \(LCWIP\) V1.2 Technical Report](#) also includes a bikeability appraisal for Liphook village. This is shown in *Figure 23*. The routes across the village are graded by colour (black to green, green being most accessible). The aim would be to improve cycle access along these routes bringing them to the green end of the scale. Lines in purple on the map have been added by the SG to denote the areas of particularly priority for upgrading cycle routes to 'green'.

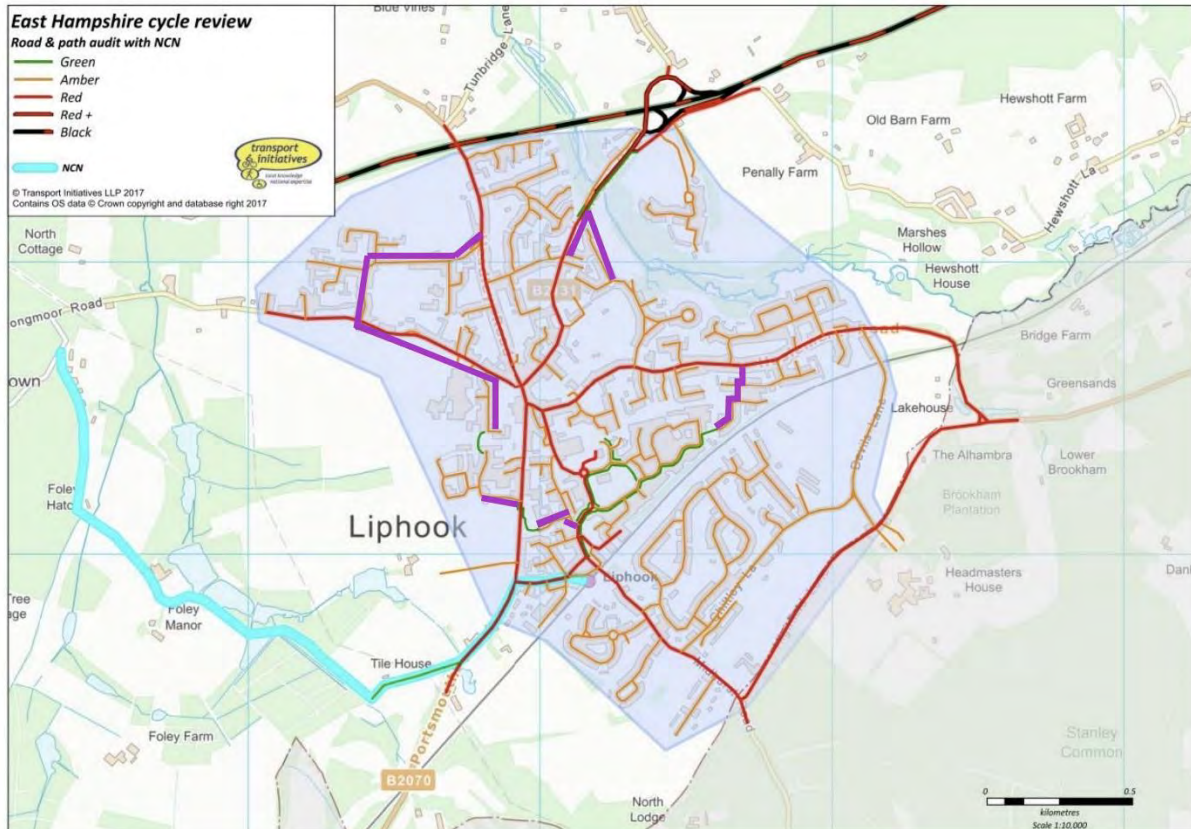


Figure 23: Bikeability map for Liphook village - Lines in purple of the map denote priority areas for upgrading cycle routes to 'green'

6.16. Improvements that should be considered to promote additional cycling include:

- Creation of safe cycling trails to connect Liphook to Bordon
- Improved cycle routes between Passfield and Bramshott
- Provision of secure, covered cycle parking in the village centre and at key local facilities.

Public transport

- 6.17. Buses: The frequency of buses was mentioned at various points during the engagement phase, notably the lack of services including into the evening. The BLNDP has limited influence over the provision of public transport, the funding for which falls within the remit of the Highways Authority. Within the parish, there are several community transport services established to meet specific needs, for example Age UK and the service run by Mayflower Care Communities.
- 6.18. Rail services: Train services to Liphook serve stations to London and Portsmouth. Some residents have suggested that the timing of services could be improved to integrate more closely with bus transport. This would require discussions with a range of partners and is included in Section 12 of this BLNDP as a non-policy action.

POLICY BL10: IMPROVING WALKING, CYCLING AND EQUESTRIAN OPPORTUNITIES

- A. To ensure that residents can access social, community, public transport, the school, retail and other important facilities in the Parish and in neighbouring settlements in a sustainable and safe way, all new developments should ensure safe pedestrian, and where possible cycle, access to link up with the existing footpath and cycleway network, and public transport network, as defined in *Figures 22 and 23*. Proposals should demonstrate that they are accessible to The Square or railway station and the 10-minute walkable zone.**
- B. The provision of new, or the enhancement of existing, cycle and pedestrian routes that are, where feasible, physically separated from vehicular traffic and from one another will be strongly supported. Such routes should be of permeable material and ensure that access by disabled users and users of mobility scooters is secured.**
- C. The design and layout of works related to the widening of footways or the provision of traffic-calming measures should enhance the rural, village character, for example retaining and/or providing hedgerows, trees and soft verges where possible. Materials and layout must be sympathetic to local character, in accordance with Policy BL3.**
- D. Proposals for new bridleways will be supported wherever possible; in all new developments existing bridleways must be retained where they exist or, alternatively, new or amended bridleway links provided together with safe road crossing points that enable connectivity between the village and the wider countryside.**
- E. The provision of covered and secure cycle racks and buggy parking will be supported.**

Conformity Reference: NP objectives: 3, 5; EHDC saved Local Plan policies: T3; EHDC JCS: CP31; HEA: LP1; SDNPA Local Plan: SD19-21; NPPF: 104, 108-110, 116

Policy BL11: Mitigating vehicular impacts at junctions and pinchpoints

Purpose

6.19. This policy seeks to ensure that development proposals fully assess both their potential impact and their cumulative impact on the key roads and junctions in the parish that already experience congestion problems and actively seek ways to mitigate this.

Justification

6.20. Traffic flow management in the parish has not been reviewed since two major infrastructure changes – the construction of the A3 and the Hindhead tunnel. The junctions from the A3 serving Longmoor Road and Tower Road have also impacted the changed flow of traffic.

6.21. The Parish has several road junctions and routes that experience regular congestion, particularly at peak periods. Large volumes of traffic, including heavy goods vehicles, travel through Liphook village centre. Potential solutions are seen as:

- A. Tackling congestion through the Square, Liphook: *Figure 24* illustrates the reliance on this part of the village to take traffic, given the lack of alternative routes. Around 74% of traffic in The Square is seeking to access local destinations within Liphook. The plan shows how Liphook's road network has developed radially from The Square and without regard to cross connections. There is very limited scope to create informal relief roads via interconnected street networks. There are only three roads which provide informal relief roads, namely:
 - The Avenue (traffic calmed), which provides access to the Liphook Infant and Junior Schools and so is quite congested with drop-off and pick up traffic; and
 - Tower Road (traffic calmed) which surveys suggest is through traffic travelling between Headley Road and London Road, avoiding The Square; and
 - Station road (not traffic calmed), a shopping area. There is a need for interconnections between other roads to assist in distributing traffic but because of the local nature of traffic, these would need to be within half a mile of The Square. The existing pattern of development severely restricts the possibilities for new interconnections
- B. Encouraging more active travel for shorter journeys. As set out in Policy BL10 this will help to reduce the pressure in The Square. In addition, Policy BL11 will seek to ensure that all new development actively considers its impact on this part of the road network and demonstrates that these impacts will be mitigated. A strategic solution is required to fully tackle the pressure here e.g. traffic calming measures, additional pedestrian crossing points and restricting HGV usage. These are all beyond the scope of the BLNDP but the Parish Council will discuss options with HCC, EHDC and the SDNPA to identify workable solutions.



Figure 24: Images demonstrating the pressure of vehicles on The Square

- 6.22. Improving pedestrian access to schools: there is a need to promote non-car alternatives to school journeys. Suggestions include providing new pedestrian crossings at key points in the village centre, introducing a lollipop person to help children cross at these points, providing additional schools buses and introducing a dedicated drop-off/pick-up area.
- 6.23. Policy BL11 will assist in ensuring that key movement routes are accessible, joined up, well-signed and pleasant. Additional measures will be considered by the Parish Council and may be funded using developer contributions or other funding sources.

POLICY BL11: MITIGATING VEHICULAR IMPACTS AT JUNCTIONS AND PINCHPOINTS

A. Development proposals must ensure that they have no unacceptable impact on the following locations:

- i. The Square, Liphook**
- ii. School drop-off/pick up points**

B. In particular, such transport impacts must include the impact on the safety of cyclists and pedestrians at the respective local road junction.

C. Proposals for major development on the 'school pick-up / drop-off streets' should demonstrate how pedestrian safety will be maximised and the impacts of queuing cars minimised - for instance demonstrating, where relevant, how the proposal will enhance the walking and cycling routes as set out in Policy BL10. Proposals to address such impacts will be strongly supported.

Conformity Reference: NP objectives: 3; EHDC saved Local Plan policies: T3; EHDC JCS: CP31; SDNPA Local Plan: SD19, SD21; NPPF: 109, 114-117

Policy BL12: Publicly available electric vehicle charging

Purpose

6.24. This policy seeks to ensure that adequate provision is made for electric vehicle charging.

Justification

6.25. The Design Guidance prepared for the parish supports residential development to make provision for charging points for low and zero carbon vehicles. However, it is important that this is supplemented by charging points at suitable publicly accessible locations around the parish.

6.26. Currently EV provision is provided at the A3 petrol station and within the Old Thorns Hotel and Resort.

6.27. Locations within the village centre, at the public car parks, key visitor attractions, school car parks and community facilities and at the railway station are considered good locations for charging points.

POLICY BL12: PUBLICLY AVAILABLE ELECTRIC VEHICLE CHARGING

- A. Proposals to provide publicly available vehicle charging points in the Parish – at public car parks, school car parks, employment areas etc. – will be strongly supported.**
- B. Such charging facilities should provide parking spaces with future-proofed four hour or faster electric vehicle charging points (or wireless charging facilities) that are affordable, reliable, and open access.**

Conformity Reference: NP objectives: 3; EHDC JCS: CP31; EHDC HEA: LP1; SDNPA Local Plan: SD22, SD48; NPPF: 104, 106, 107, 112

7. PRESERVED HERITAGE

The vision: "The parish's unique historic buildings are protected and enhanced. They are appreciated alongside contemporary architecture as part of our daily activities."

Policy BL13: Conserving the heritage of the Parish

Purpose

- 7.1. This policy recognises the important contribution that the Conservation Areas and heritage assets – both designated and non-designated – make to the local character and distinctiveness of the Parish and its settlements. Where possible, they should be conserved, enhanced and celebrated.

Justification

- 7.2. The parish has a rich heritage, some of which is protected already through planning policy. *Figure 25* maps the heritage assets.
- 7.3. Conservation Areas: There are two Conservation Areas in the Parish: The River Wey Conservation Area and the Liphook Conservation Area. Within the Liphook Conservation Area, the village square is identified as a space that could be further enhanced and improved. This is described more fully in Chapter 9 of the BLNDP.
- 7.4. Listed heritage assets: In addition to the Conservation Areas, there are 54 individual and collections of heritage assets in the Parish that are nationally listed.
- 7.5. Historic Rural Settlements: Within the Parish, Bramshott has identified as a historic rural settlement and [a report](#) has been produced detailing its significance from a heritage angle.
- 7.6. Archaeological assets: [HCC's Atlas of Hampshire's Archaeology](#) contains details of the 50,000 entries contained in the Historic Environment Record. [Guidance](#) for developers is provided on the HCC website. *Figure 25* shows the green, amber and red alert layers and their buffers, provided by HCC, demonstrating where archaeological sites have been recorded.
- 7.7. Areas of Special Housing Character (ASHC): The Chiltley Way Area (*Figure 25*) comprises the Berg development centred on Chiltley Way, Goldenfields Close on the north side of Chiltley Lane, Hollycombe Close west of Midhurst Road and South Road also west of Midhurst Road. The area is recognised for its distinctive character including a variety of heritage assets.
- 7.8. Locally, the Bramshott and Liphook Heritage Society comprises volunteers whose aim is to celebrate the built heritage, the countryside and landscape setting of the area, and promote their value to the community and local sense of place. An extensive archive of historic material has been assembled, much of which is displayed at the [Liphook Heritage Centre](#).
- 7.9. As part of the BLNDP process, the Society have provided the following feedback:
- protect and celebrate heritage assets e.g. Flora Thompson's home
 - new developments should not adversely impact the local listings and conservation areas;
 - tree-belts and woodland should be retained as natural boundaries;

- frontages to properties should be well designed and in-keeping with the prevailing character of the area in which they are situated;
- developments should avoid visual intrusion into open countryside;
- proposals should be creative with open space;
- proposals should incorporate local character features in their design, for instance using existing quality designs as an inspiration for new architecture.

7.10. These considerations have been incorporated within the Bramshott and Liphook Design Guide, which underpins Policy BL3 (Character and design of development) and are also addressed through the BLNDP policies.

Non-designated heritage assets

- 7.11. The National Planning Practice Guidance supports the identification of non-designated heritage assets through the neighbourhood development planning process ([Paragraph 018-039](#)). These are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets.
- 7.12. Such assets can be recorded by the Local Authority within their Local List, as EHDC does not have a Local List the SG invited local people to nominate buildings and assets they considered to be important locally from a heritage angle. The Heritage Society, in partnership with the SG, drew on the advice contained in [Historic England's Advice Note 7: Local Heritage Listing: Identifying and Conserving Local Heritage](#) to review the nominations and decide which had merit to become a non-designated heritage asset. The 16 assets are listed in Policy BL13, shown on *Figure 25*, and descriptions and photographs are provided in Appendix D.
- 7.13. In parallel with this policy, it is proposed that the non-designated assets are considered by EHDC for inclusion on their list of local heritage assets once it is developed. However, the inclusion of any building or structure on such a register is not necessary for the application of this policy.
- 7.14. Furthermore, there are numerous recorded areas of archaeological importance in the Parish and there may be further as yet undiscovered assets. Major development proposals and those outside the settlement policy boundary should prepare a Heritage Statement.

Local Heritage at Risk

- 7.15. Historic England produces an annual Register of Heritage at Risk. Outside of London it does not include Grade II listings, apart from churches. Whilst no assets within the Parish have been identified at this time, opportunities to restore assets should be taken when they arise, in partnership with the owner, Historic England, EHCD, the Parish Council and the Heritage Society.

- 7.16. All owners are encouraged to follow the guidance contained in [A Stitch in Time](#), which sets out guidance on maintenance. Where repair works are needed to a heritage asset, EHDC can provide a [modest historic grant budget](#) towards the repair (not general maintenance) of listed buildings and other buildings or features of historic interest.

Conservation Areas

- 7.17. The public consultation revealed support for the identification of new conservation areas, for instance Gunns Farm and the Berg Estate. The designation of such areas is the responsibility of the district council and cannot be achieved through the BLNDP. This is therefore included for further investigation as a non-policy action in section 12 of this BLNDP.

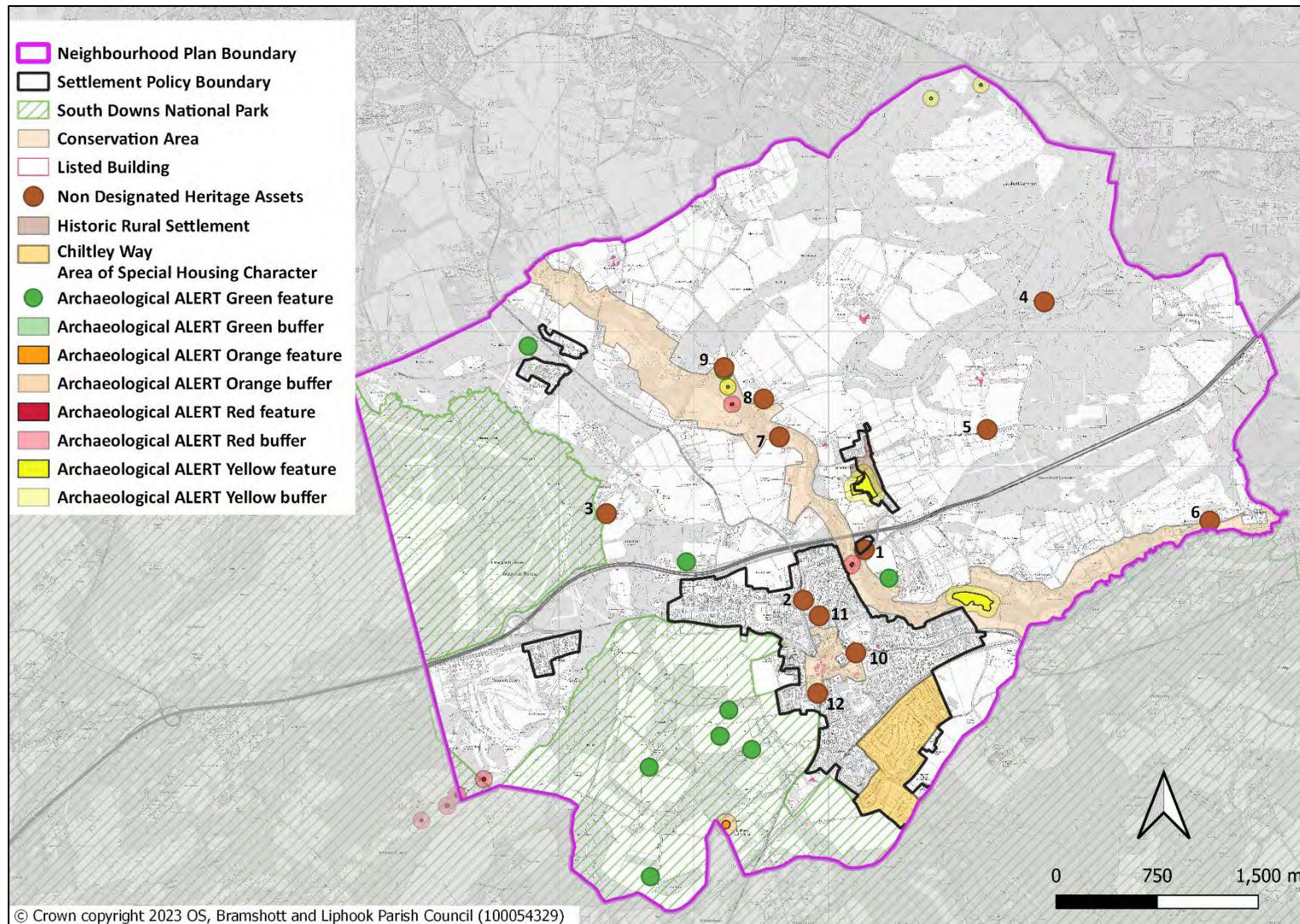


Figure 25: Map showing the Conservation Areas, ASHC archaeological features, designated and non-designated heritage assets (1 to 12 – see Policy BL13 for locations) in the Parish

POLICY BL13: CONSERVING THE HERITAGE OF THE PARISH

- A. Designated and non-designated heritage assets:** The following buildings and structures as shown on *Figure 25* and detailed in Appendix D are designated as non-designated heritage assets:
1. Old Toll House, London Road
 2. 74 Headly Road (Brambles)
 3. Conford Village Hall
 4. Summerden, Waggoner's Wells
 5. Clerks, Rectory Lane
 6. Prince of Wales Public House, Hammer Lane
 7. Old Mill House, Tunbridge Lane, Bramshott
 8. Coopers Bridge, Bramshott
 9. Bramshott Court (Fir Grove)
 10. Queen Street Cottages, Haslemere Road
 11. 14 Tower Close
 12. Post Office Depot
- B.** Development proposals affecting designated heritage assets, either directly or indirectly, should conserve or enhance the significance of the asset and those elements of the setting that contribute to the significance. This could include, where appropriate, the delivery of development that will make a positive contribution to, or better reveal the significance of, the heritage asset, or reflect and enhance local character and distinctiveness with particular regard given to the prevailing styles of design and use of materials in a local area. Proposals are expected to be accompanied by a Heritage Statement.
- C.** Development proposals should demonstrate that they have taken into account the potential impact on above and below ground archaeological deposits to ensure that evidence which could contribute to the understanding of human activity and past environments is not lost. Where a scheme has a potential impact on archaeological remains (below or above ground) a Heritage Statement or similar should be prepared in support of planning applications.
- D. Conservation Areas and Areas of Special Housing Character (AHSC):** Particular care should be taken in the Liphook Conservation Area, the River Wey Conservation Area and Chiltley Way Area AHSC to ensure that alterations and new developments contribute to the enhancement of the historic environment. Development within these areas and their settings must:
- i. be guided by the relevant Conservation Area Management Plan/ AHSC Guidance/ ; and
 - ii. be designed to a high quality and preserve and enhance the character of the areas and their settings; and
 - iii. retain those buildings and other features, including trees and hedges, which make a significant contribution to the character of the areas; and
 - iv. protect open spaces and vistas important to the character and setting of the areas; and
 - v. where appropriate, make provision for the enhancement measures.
- E. Heritage at risk:** A proactive stance will be taken to any heritage assets that may be at risk. This will include working with property owners to find a use that will enable them to be put back into optimum viable use.

Conformity Reference: NP objectives: 4; EHDC saved Local Plan policies: C6, C14, HE4 to HE14; EHDC JCS: CP30; EHDC HEA: LP1; SDNPA Local Plan: SD14 to SD16; NPPF: 196, 200, 201, 205-209

Policy BL14: Sunken Lanes

Purpose

7.18. This policy seeks to identify and protect the network of historic sunken lanes within the parish.

Justification

7.19. East Hampshire has a large number of Britain's sunken lanes. They form an important feature in the landscape, are invaluable as wildlife habitats, and are historically noteworthy.

7.20. The network of sunken lanes is shown in Figure 26, and sections of road around Bramshott village. Note that these are the sunken lanes officially designated by EHDC.

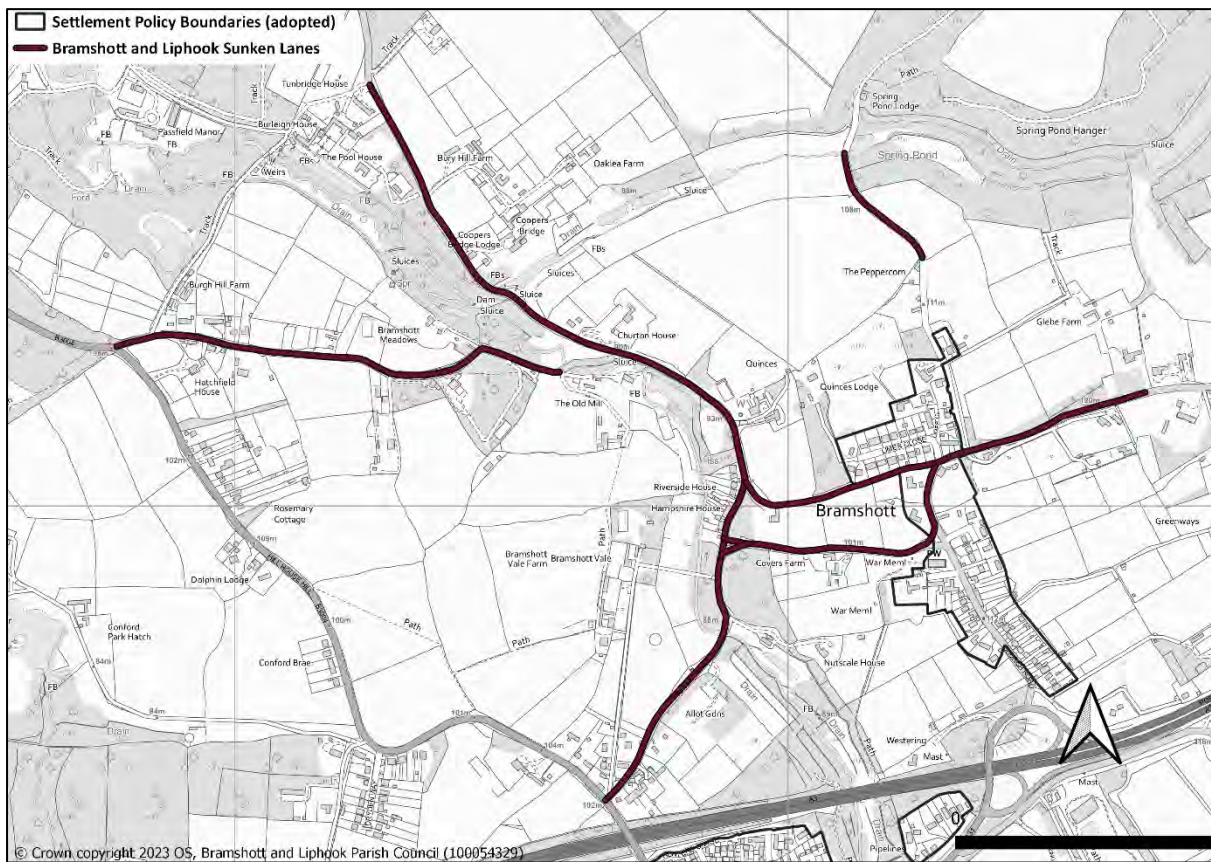


Figure 26: Sunken lanes as allocated by EHDC

7.21. The nature of 'sunken lanes' is that they are roads or tracks that are significantly lower than the land on either side and that have not been formed by the recent engineering of a road cutting but are of a much greater age.

7.22. The sunken lanes within the neighbourhood area are particularly important for their mosses, ferns and lichens. There are a number of other important features which could be investigated as valuable wildlife corridors including rivers and railway embankments.

- 7.23. It is important to retain the integrity of the banks of the remaining sunken lanes, which necessitates preventing the creation of additional property accesses off them. Any new development must make use of existing accesses.
- 7.24. Whilst the parish is well serviced by footpaths, the number of bridleways in the parish is limited, resulting in horse riders sharing the roads with vehicles. The roads that are used by horse riders are, in the main, those that are also sunken lanes. It is for this reason consideration is being given to establishing them as 'Quiet Lanes', as an associated action within Section 12.
- 7.25. The Parish Council will work with EHDC, the SDNPA and HCC to explore options to reduce the speed limits on the sunken lanes.

Policy BL14: SUNKEN LANES

A. Development proposals must respect the character and appearance of sunken lanes within the neighbourhood area, as shown on *Figure 26*. Development proposals which would detrimentally affect the character of a sunken lane or create a new access onto such a lane will not be supported. In particular, the following will need to be incorporated:

- i. the level of the road or track should not be raised;**
- ii. the height of the embankments should not be reduced;**
- iii. the existing width should be retained, with no widening; and**
- iv. minimal or, ideally, no road markings.**

Conformity Reference: NP objectives: 4; EHDC saved Local Plan policies: HE19; EHDC JCS: CP20; EHDC HEA: LP1; SDNPA Local Plan: SD4; NPPF: 133, 135, 180, 185

Policy BL15: Enhancing Liphook's shop frontages and designs

Purpose

7.26. This policy seeks to ensure that shop fronts and signage are in keeping with and contribute positively to the character of Liphook village. The policy is underpinned by the Bramshott and Liphook Design Guidance and Codes.

Justification

7.27. To enhance the aesthetic appeal of Liphook centre, ensure consistency in design, respect established frontages, ensure shop fronts and associated signage are sensitive to Conservation Area status.

7.28. There are several different styles of shopfront along The Square, London Road and Station Road, but common historical features include large windows over a stallriser (lower section of wall) and recessed entrances.



Shop fronts in the centre of Liphook

7.29. The following guidelines should be followed:

- Shop frontages should contribute to the local character in terms of materials and retention of architectural features;
- banners on glazing should not be permitted – this would comprise an enforcement issue;
- window displays should seek to utilise the depth of the bay, with illumination that contributes to the character of the street scene. Use of lighting that is less than 3000 kelvins provides a warm light with less impact on nocturnal creatures.
- Advertising, including on-street, should be limited.
- If shop units are permitted for change of use, the window bays must preserve visual connection to the street for passive surveillance and to maintain character of the street.
- Accessibility, particularly to shops housed within historic units, can be problematic for some users. Access should be improved where possible (retrofit).

7.30. An associated action of this BLNDP will be to work in partnership with EHDC to ensure that signage guidance is adequately enforced.

POLICY BL15: ENHANCING LIPHOOK'S SHOP FRONTAGES AND DESIGNS

- A. Proposals for new or replacement shop fronts in Liphook should be designed in accordance with the East Hampshire District Plan, and the guidance contained in the Liphook Character Appraisal and the Bramshott and Liphook Design Guide.**
- B. In addition to the guidance, support will be given in particular to the following design guidelines, which are considered to demonstrably retain or enhance character:**
- i. the protection of original architectural detail and, where appropriate, its restoration where corporate image is important to the retailer, consideration of how this will contribute to local character rather than detract from it**
 - ii. the use of high quality signage from sustainable materials, such as timber, with the use of plastic or aluminium signage being strongly resisted. The avoidance of illuminated / neon-type displays which fill the shops window and which have an overbearing effect on the townscape. Where illumination is required, it should utilise lighting that is less than 3,000 kelvins provides a warm light with less impact on nocturnal creatures.**
 - iii. choice of colour that blends well with the surroundings.**
 - iv. advertising boards, including on-street, should be limited.**
 - v. If shop units are permitted for change of use, the window bays must preserve visual connection to the street for passive surveillance and to maintain character of the street.**

Conformity Reference: NP objectives: 4; EHDC saved Local Plan policies: HE2 – HE13, HE15, HE16 EHDC JCS: CP29; EHDC HEA: LP1; SDNPA Local Plan: n/a; NPPF: 131-135, 141

8. CONNECTED AND SUPPORTED COMMUNITIES

The vision: "There are facilities for all needs – for health, social and wellbeing, local food produce, education, culture, retail, sport and recreation. They are inclusive spaces that connect and bring people together linked to active travel and green spaces, carparking and electric vehicle charging."

Policy BL16: Allotments and community growing spaces

Purpose

- 8.1. The policy seeks to safeguard the existing allotment space within the Parish. It also supports the provision of new allotment space.

Justification

- 8.2. Allotments are important community facilities, they allow for greater self-sufficiency and contribute positively to mental and physical health and well being, including healthy eating. They also form an important habitat for wildlife and part of the green infrastructure network connecting green (and blue) spaces across the Parish.
- 8.3. The Parish already has a good reputation for growing: Liphook in Bloom has achieved a great deal in supporting planting initiatives over the last 25 years and this is recognised and celebrated locally.
- 8.4. The Parish Council provides allotments located off Tunbridge Lane, Bramshott. There is also an allotment in Gunns Farm. There can sometimes be a waiting list for them, and this has led to most plots now being half or quarter size which is more manageable and facilitates more availability.
- 8.5. Any additional allotments provided in the Parish, to support any new major housing development, would need to be on productive ground to fulfil their purpose, so shaded and badly drained land would be inappropriate.
- 8.6. It should be noted that existing allotments are designated as Local Green Spaces in Policy BL5.

POLICY BL16: ALLOTMENTS AND COMMUNITY GROWING SPACES

- A. Proposals that would result in the loss of all or part of existing allotment spaces will not be supported.**
- B. Development proposals that incorporate new community growing spaces of a size appropriate to the development and with access to features such as good drainage, light exposure and water/electric options, will be supported, in particular where these can be used to create attractive green screening, for example, car parking areas, roads, and commercial servicing areas.**

Conformity Reference: NP objectives: 5; EHDC JCS: CP18; EHDC HEA: LP1; SDNPA Local Plan: SD43, SD45; NPPF: 96, 97

Policy BL17: Enhancing community, cultural, sporting and recreational facilities

Purpose

8.7. This policy seeks to ensure that those living in and moving to the Parish are adequately served with a range of good quality community, cultural, sporting and recreational facilities and that there are opportunities for residents to shape this.

Justification

- 8.8. A review of existing provision and future need is provided in Appendix E, drawing on local feedback and information gathered in the EHDC Community Facilities Study, which is updated annually. Of note the following priorities have been identified:
- Upgrade to the football facilities at Liphook Recreation Ground including clubhouse upgrades and pitch expansion. Additional site to be found to host pitches to Football Association standard.
 - Exploring the provision of squash courts within Bohunt School
 - Provision of new toilets at Liphook Day Centre
 - Support locally for a soft play centre, ideally with a café
 - Improvements to the Liphook Millennium Centre, including the car park and indoor space.
 - Provision of meeting space to serve the residents of Bramshott.
- 8.9. Development proposals are encouraged to explore ways to enable the provision of these facilities.

POLICY BL17: ENHANCING COMMUNITY, CULTURAL, SPORT AND RECREATION FACILITIES

A. Proposals for new community, cultural, sports and recreational facilities, or the improvement of existing facilities will be supported. Major development proposals should engage with residents at the earliest opportunity to shape provision and be guided by the requirements as set out in the latest EHDC Community Facilities Study. Proposals should:

- i. where relevant, contribute to the South Downs National Park and its setting; and**
- ii. not have significant harmful impacts on the amenities of surrounding residents and the local environment; and**
- iii. not have significant adverse impacts upon the local road network; and**
- iv. not have harmful impacts on the heritage aspects, including the setting, of the facility; and**
- v. where relevant, the facility is fit for purpose and designed in accordance with [Sport England's design guidance notes](#).**

B. Where new pitches and sports facilities are proposed, this should be based on a robust evidence base of supply and demand, rather than on space standards, in accordance with para 99 of the NPPF.

Conformity Reference: NP objectives: 5; EHDC saved Local Plan policies: HC2, HC3, CF1, LC1, UI4, R1, R4; EHDC JCS; CP18; EHDC HEA: LP1; SDNPA Local Plan: SD43, SD46; NPPF: 96, 97

Policy BL18: Providing adequate health and education services

Purpose

8.10. Building a confident and socially connected community is an important part of health and wellbeing for the parish's residents, and will help to attract families to the area.

Justification

Health services

8.11. Current state-funded GP facilities are shown on *Figure 27*. There is one pharmacy and one optician in the village. There is no NHS dentist provision.

8.12. Swan Surgery (based over two sites) is the GP surgery currently serving Liphook and Liss. It is considered too small for its existing patient population.

8.13. In the context of the likelihood that the local population will grow and accepting that health provision falls outside the remit of the BLNDP, proposals that maintain or enhance existing health facilities and encourage regular liaison between local health services and the Parish Council to improve provision will be supported.

Education provision

8.14. The Parish currently has good education provision for children from aged 4 to 18.

8.15. Early years provision: Nursery schools report that they have been regularly oversubscribed for at least the last six years, with children being turned away. Educating children from Liphook in Liphook is essential for the well-being of the children. In the context of a growing population, and the desire to attract families to the parish, there is a need to safeguard existing spaces and secure more in-village provision.

8.16. Infant and Junior: Liphook Infant and Junior schools both have outstanding reputations and parents strive to live in the catchment area for these schools.

8.17. Secondary: Bohunt School is a mixed academy providing schooling for 11- to 18-year-olds. It is an outstanding school and a draw for many people to move to the parish. There is also private school provision in the parish at Highfield and Brookham School, located just outside the neighbourhood area, and Churchers Prep and Pre-School.

8.18. Current provision is shown on *Figure 27*.

8.19. Local engagement revealed concern that school provision needs to meet demand as the population in the parish continues to grow. Whilst planning for education is the responsibility of the Education Authority (HCC), the BLNDP seeks to ensure that existing space is safeguarded and opportunities for expansion as required are available. EHDC's Community Facilities Study, updated annually, provides an up-to-date reflection of need and should be consulted.

POLICY BL18: ADEQUATE HEALTH AND EDUCATION PROVISION

- A. Proposals which provide, enhance and facilitate the continued delivery of health facilities (Use class E(e)) and educational facilities (Use classes E(f) and F1(a)) on the sites described in the Community Facilities Study will be supported.**
- B. Proposals for the expansion, including relocation of these services and facilities locally if the statutory authorities responsible for their provision determine that this is required in accordance with their legal duties, will be supported subject to the following criteria:**
 - i. the proposal would not have significant harmful impacts on the amenities of surrounding residents and the local environment; and**
 - ii. the proposal would not have unacceptable impacts on the local road network; and**
 - iii. the proposal is located within the settlement boundaries as defined in Policy BL1.**

Conformity Reference: NP objectives: 5; EHDC JCS: CP18; EHDC HEA: LP1; SDNPA Local Plan: SD43: NPPF: 96, 97, 99

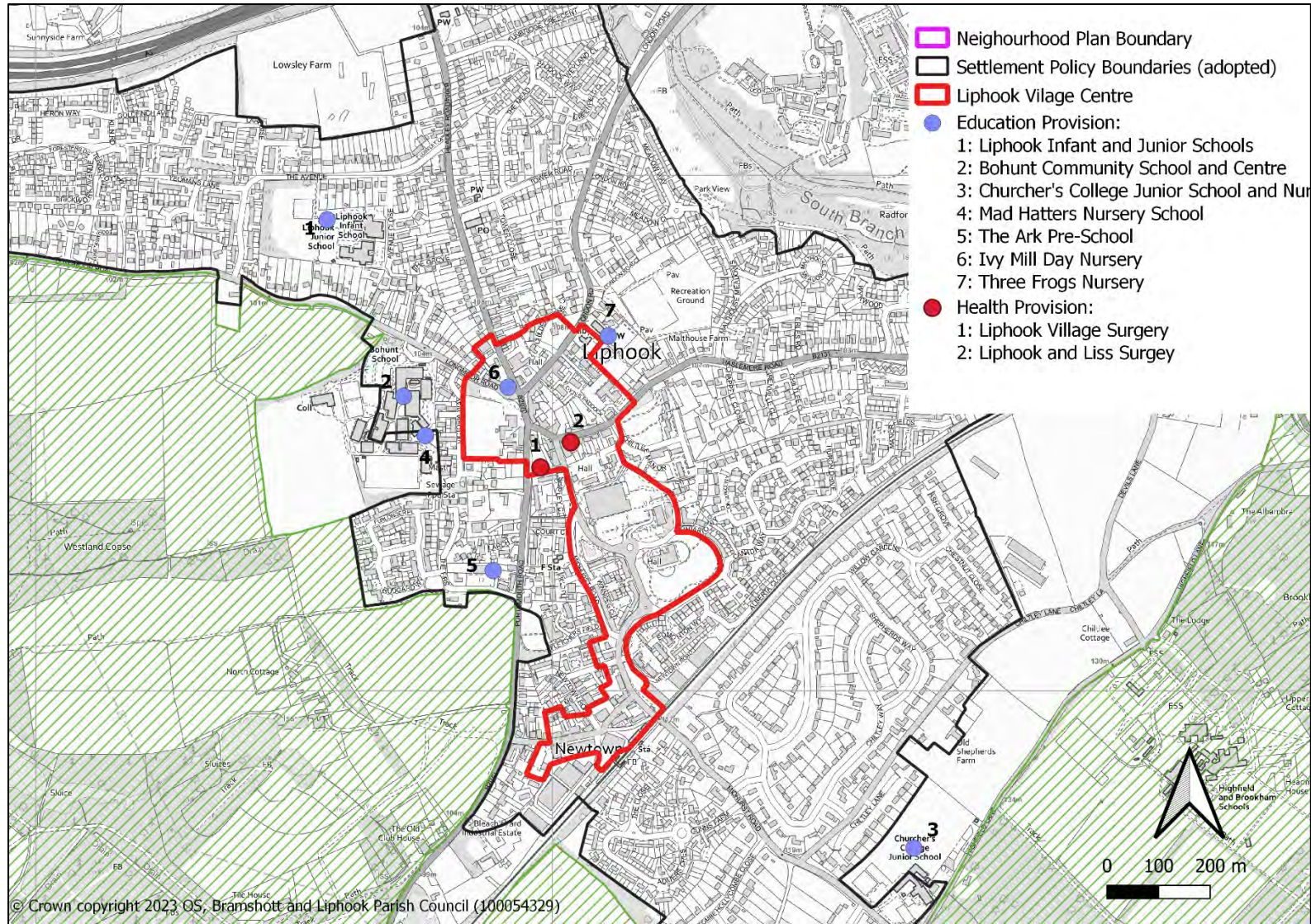


Figure 27: Health and education provision

9. ENHANCED AND CIRCULAR LOCAL ECONOMY

The vision: “Established local businesses are doing well and new businesses emerging. There is an increase in tourism and with more people working closer to or at home, using the local facilities and networks. The local economy is circular and thriving.”

Policy BL19: Enhance opportunities for local employment

Purpose

- 9.1. The policy seeks to safeguard existing employment space in the parish, while also supporting additional provision. This will help to reduce reliance on out-commuting, which will have knock-on benefits for other themes of the BLNDP, notably reducing traffic congestion.

Justification

- 9.2. To ensure supply of employment land meets demand: It is important that the business base of Bramshott and Liphook is protected. Protection of the business base and employment opportunities can be achieved by safeguarding existing employment sites, as shown in *Figures 28 and 29*, and allowing a change of use away from existing business use only in specific circumstances. The feedback to date reveals support for light industry.
- 9.3. To support proposals that offer affordable rental space for start-ups and entrepreneurs. For example, Station Road has been identified as an appropriate area that has the potential to offer flexible work hubs.
- 9.4. It should be noted of course that permitted development rights allow for the conversion of various commercial premises without the need for planning permission. Hence whilst sites can be safeguarded via policy, it may not stop individual units being converted under permitted development.
- 9.5. To encourage home-working and small business creation: Homeworking is becoming a more accepted and attractive option for many, catalysed by the Covid-19 pandemic. To promote opportunities for this, by providing work space (including shared workspace) within new residential development – potentially as part of any strategic site allocations. This will help to reduce the need to commute, in turn improving mental health and easing traffic congestion. Temporary (“pop-up”) shops are also supported, which can provide a service to the growing number of home-workers.
- 9.6. To encourage stronger links between education and local employers: To encourage local students to consider locating longer-term in the parish, and to provide wider local employment opportunities. These aspirations sit outside the scope of planning policy and are therefore included in Section 12 as a non-policy action.

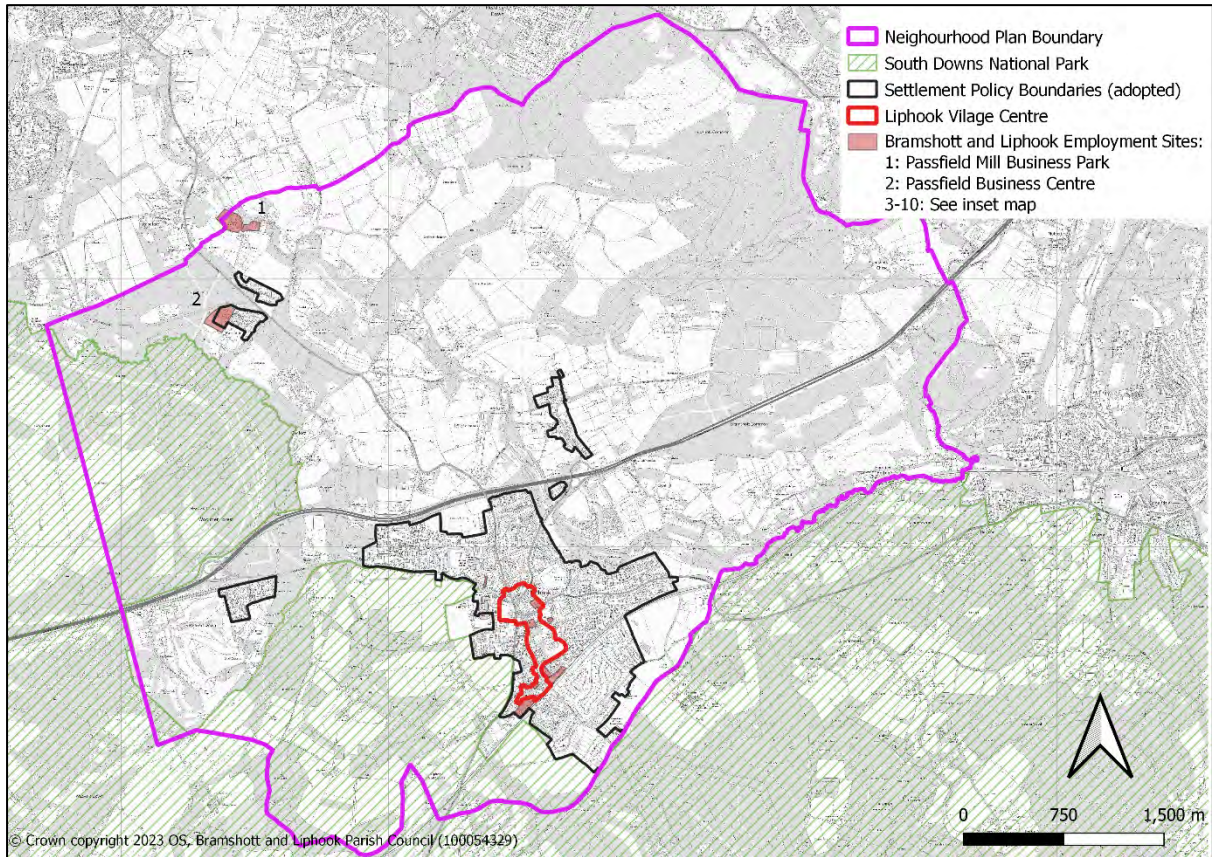


Figure 28: Employment Areas as identified in the Local Plan – Parish-wide

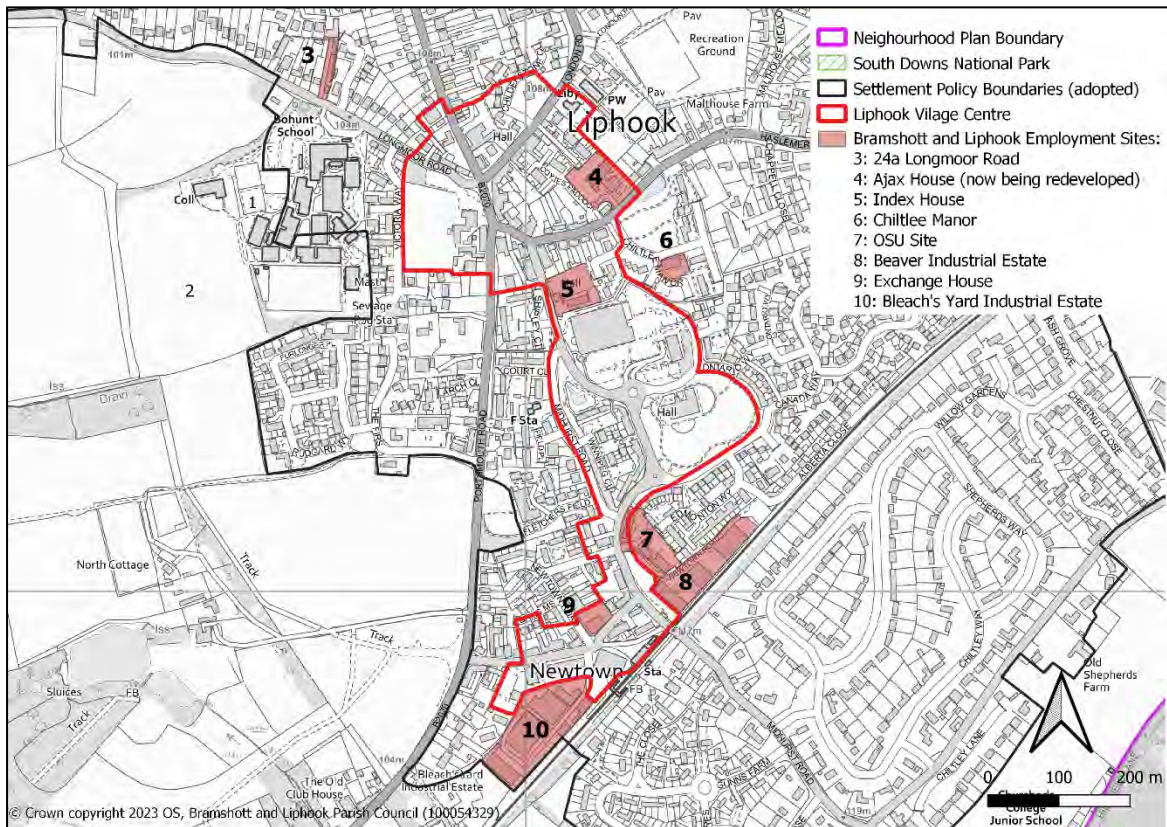


Figure 29: Employment Areas – Liphook (noting that Ajax House (4 on the map) is being redeveloped)

POLICY BL19: ENHANCE OPPORTUNITIES FOR LOCAL EMPLOYMENT

Protecting existing employment

A. Where relevant, proposals for a change of use within an existing Employment Site and/or commercial premises (Use Classes B, E and F) (as shown on *Figures 28 and 29*) to a use and operation that does not provide employment opportunities, will not be supported unless it can be demonstrated that the commercial premises or land:

- i. has not been in active use for at least 12 months; and**
- ii. has no potential for either reoccupation or redevelopment for employment generating uses as demonstrated through the results of:**
 - a) marketing campaign lasting for a continuous period of at least six months and a supplemental report evidencing the marketing undertaken and the market response; and**
 - b) a detailed valuation report assessing the viability of the land and buildings for employment use.**

Special consideration may also be given where it is proposed to develop affordable homes, in particular where this can be achieved as part of a mixed (commercial/ residential) development.

Supporting new employment

B. Proposals for Class B uses to expand existing employment premises, and/ or provide start-up business space – including office/workshop space and start-up units on flexible terms, shared space, and a business hub - will be supported, provided that:

- i there is no adverse impact on the character and nature of the surrounding area from visual or operational impacts or on nearby occupiers of existing premises or residential properties; and**
- ii it is accessible in accordance with the Local Transport Plan hierarchy of movement - by foot, cycle and public transport - and catering for all users.**

Conformity Reference: NP objectives: 6; EHDC saved Local Plan policies: IB1-4, HE15, HE16 EHDC JCS: CP3, CP4; EHDC HEA: LP1; SDNPA Local Plan: SD34, SD35; NPPF: 85, 86

Policy BL20: Enhancing the role and setting of Liphook village centre

Purpose

- 9.7. The policy seeks to support uses that will enable an economically vibrant, mixed-use centre in Liphook, attracting additional footfall to the village centre, enhancing the historic village square, which could house a flexible space/covered market, and improving the look and feel of the public area.

Justification

- 9.8. Support uses that will enable an economically vibrant, mixed-use village centre: To protect the diverse architectural, historical and environmental qualities of the two designated retail areas in Liphook and promote a mix of uses that will draw footfall and reinforce the village centre as the heart of the community. Priorities include:
- Providing new and improved signage for pedestrians within and between the two retail areas along Portsmouth Road and Midhurst Road and combined area of Station Road and Bleaches Yard.
 - Ensuring that proposals for development or alteration to retail units in the Square conserve or enhance the historic character of the Square.
 - Supporting opportunities for new or replacement tree planting in the street scene. They should be selected to reflect native species, colour etc. (see the UTAQ chart).
 - Supporting residential uses at first floor level and above (where this is accessible and adaptable to changing needs) provided there is no adverse impact on the highway system and there is no impact on the setting of the South Downs National Park.
- 9.9. Improve the look and feel of the public areas: These need to be pedestrian-friendly, safe, accessible and attractive. Priorities include:
- Reducing the negative effects of car movements in the centre, in partnership with HCC and EHDC. This could incorporate traffic calming measures and to investigate feasibility for a “shared space” scheme to better prioritise space between cars and people.
 - Provision of additional outdoor seating.
 - Installing public art that reinforces the link between the South Downs National Park and the parish, particularly in the Station Road area as the gateway by rail into the parish.
 - Reducing superfluous clutter in terms of bollards, bins etc. Where these are required, there needs to be a consistency in design to reflect the local character.
 - Identifying an outdoor space that can be used for gatherings, local activities, open air/covered market (to complement the monthly market held at the Millennium Centre) This will assist in promoting local produce.
 - Integrating the area in front of the Royal Anchor with the street scene.

9.10. Signage and accessibility: In order to encourage a pedestrian-first approach to the village centre and assist visitors arriving, for instance, at the railway station, an audit of signage would be beneficial. Priorities would include:

- Restricting signs to those which convey essential information.
- Promoting accessibility, for instance by applying the guidance contained in the RTP1's guidance aimed at planning neighbourhoods for those living with dementia as well as measures to assist other disabilities.
- Signage designed to be accessible and reinforce local character. Further guidance is available from Historic England's booklet Web link is [Streets for All: South East](#)



Signage in the village centre needs consolidating

POLICY BL20: ENHANCING THE ROLE AND SETTING OF LIPHOOK VILLAGE CENTRE

A. To secure the ongoing vitality of Liphook village centre (including Newtown and Station Road), proposals which protect, enhance and promote a diverse range of village centre uses (Uses C1, E and F) – including retail, leisure, commercial, office, tourism, cultural and community - will be supported, subject to the other policies in this Neighbourhood Development Plan.

Upper floor residential

B. Proposals that offer opportunities for housing on otherwise underused upper floors will be supported, in particular, and both where separate access can be achieved and where these are shown to be no longer suitable for commercial use.

Existing retail premises

C. The permanent change of use of Classes C1, E, F1 and F2 to other uses will only be supported where the following can be demonstrated:

- The proposed use will maintain the vitality and viability of Liphook Village Centre;**
- The premises in question have not been in continuous active use for at least 12 consecutive months; and**
- The Class E retail premises have no potential for either reoccupation as demonstrated through the results both of a full viability report and a marketing campaign lasting for a continuous period of at least 6 months.**

Temporary uses

- D. The use of Class E, F1 and F2 premises for temporary uses will be supported. Such uses include ‘pop up’ shops and cultural, creative and leisure uses introduced on a temporary basis or for specific events.**
- E. Such uses must demonstrate that they will not have a detrimental impact on the amenity of neighbouring uses, particularly residential through excessive noise and pollution.**
- F. Such uses will generally not be considered appropriate if the operation of the business requires such large amounts of vehicle parking in order to function unless sufficient parking arrangements have been presented.**

Re-use of historic buildings

- G. The reuse of historic buildings within Liphook Village Centre for activities that will enhance the vitality and viability of the Village Centre will be particularly supported. This could include community uses, eating places, retail or business. Any associated physical alterations should be sympathetic to the historic and architectural significance and character of the building concerned.**

Public realm

- H. Development proposals to enhance the public realm in Liphook Village Centre will be supported where this will not result in the demolition of or significant detrimental impact to existing heritage assets. Proposals which enhance the pedestrian experience will be supported including:
 - i. the widening of pavements;**
 - ii. the consolidation of street clutter and superfluous signage, including provision of signage that will improve pedestrian links between the retail areas along Portsmouth Road and Midhurst Road;**
 - iii. the inclusion of cycling facilities;**
 - iv. reinforce the distinctive character of the area, as set out in Policy BL3 (Design and character of development) including through the use of planting, seating, and installation of public art, celebrating the heritage and history of the parish; and**
 - v. improve and provide a new safe, open (in terms of accessibility) public space that is accessible, including to those with physical or mental disabilities, and which are suitable for a range of civic, cultural, recreational and leisure activities, including open air and/ or covered markets.**
 - vi. As appropriate to their scale, nature and location development proposals should contribute to improved wayfinding and signage for the parish, provided that they can be satisfactorily integrated within their surroundings.****

Conformity Reference: NP objectives: 6; EHDC saved Local Plan policies: IB6, TC3, S5; EHDC JCS: CP7, CP8; EHDC HEA: LP1; SDNPA Local Plan: SD21, SD37, SD38; NPPF: 96, 97, 131-135

Policy BL21: Promoting sustainable rural tourism

Purpose

- 9.11. The attractive location of the Parish, regarded as a gateway to the South Downs National Park, coupled with its proximity to a great number of regionally and nationally significant visitor attractions, presents an opportunity for the parish to develop itself as both a destination and base for sustainable rural tourism.

Justification

- 9.12. Rural tourism is defined based on the objectives of the most recent [South Downs National Park Sustainable Tourism Strategy](#) (2015-2020):

**South Downs National Park
Sustainable Tourism Strategy Objectives**
~ Improve visitor experience & 'Sense of Identity' ~ Diversify the Tourism 'Offer'
Share the benefits of tourism more widely ~ Embed sustainability best practice ~
Inform travel behaviours ~ Develop greater custodianship
of the National Park ~ Increase visitor spend

- 9.13. By 2025, [VisitBritain](#) estimates that the UK will have a tourism industry worth over £257 billion. Recent research has shown that there is capacity to develop hotel and visitor locations across the towns, villages and countryside of the district ([Business East Hants District Profile](#)).
- 9.14. Liphook, as a gateway to the South Downs with easy access by rail and A3, is in a strong position to capitalise on the South Downs National Park being a major resource for recreation and tourism (SDNP's latest [Economic Data Update](#)).
- 9.15. There is strong demand for high-quality accommodation and clear prospects for future growth in the demand for all types of visitor accommodation in the National Park (The [South Downs Visitor and Tourism Economic Impact Study](#) and the [South Downs Visitor Accommodation Review](#)).

Feedback from the Old Thorns Hotel on tourism potential in Liphook

The hotel considers the location of the parish is a particular benefit to attracting visitors. There are excellent road connections, good rail links, three major airports nearby and a major sea port at Portsmouth.

The parish is also well-placed in terms of attracting a regular workforce, and offers a pleasant location within the South Downs National Park.

Visitors to the hotel are attracted by the range of visitor attractions in the area, sites of historical interest, events, the spa, golf, and range of restaurants.

The hotel would like to see continued support in terms of promoting the parish and reasons to visit and stay; publishing recreational walks and cycle routes; offering events suited to more families and children.

9.16. Priorities for the Parish in terms of supporting the visitor economy are:

- Supporting the provision of additional visitor and residential accommodation to meet demand.
- Enhancing the visitor experience by providing easy access to the South Downs National Park, including from Liphook Village Centre. This can be assisted by providing improved and increased signage to the footpaths leading into the National Park, such as those off the Portsmouth Road, The Serpent Trail, The Shipwrights Way and The New Lipchis Way.
- Promoting and celebrating the architectural and historic assets of the Parish.
- Enhancing the prominence of Liphook railway station as a designated Gateway Station to the South Downs National Park. Provision of information relating to the National Park through the Railway Station, notice-boards and leaflets.
- Supporting the establishment of an outdoor activity hub and education centre, which could be used for the Duke of Edinburgh and/or school residentials, both within and outside the parish
- Raising awareness of local leisure and recreational walks and cycling trails in the area.
- Provision of tourist information – potentially at either the railway station or at the Heritage Centre

POLICY BL21: PROMOTING SUSTAINABLE RURAL TOURISM

- A. Development proposals that support new or expanded sustainable rural tourism-related facilities, recreational enterprises, visitor accommodation, attractions and activities – including support for an outdoor activity hub - to encourage day and staying visitors will be welcomed and supported where:**
- i. for Use C1 (hotels and other built accommodation), proposals must, notwithstanding permitted development, be located within the settlement policy boundary.**
- B. For all types of tourism development proposals, the following criteria must be met:**
- i. the proposal provides links to sustainable forms of transport and is accessible by foot, bicycle and mobility transport to the primary movement routes in accordance with Policy BL10.**
 - ii. the proposal should seek to support and provide sustainable employment;**
 - iii. proposals should seek to promote the production and consumption of local produce and materials.**
 - iv. the siting, scale and design should be informed by, and positively contribute towards, landscape character, natural beauty, wildlife and cultural heritage and must not adversely affect the amenity, appearance, character, and historical significance of the area, including the South Downs National Park and its setting; and**
 - v. there are demonstrable economic and social benefits to the proposals; and**
 - vi. there is no significant detrimental impact on the existing community.**
- C. Proposals that would result in the loss of all or part tourism related facilities will not be supported unless it can be demonstrated that it is:**
- i. not viable, or unlikely to become commercially viable; and**
 - ii. it has been the subject of appropriate marketing for a period of at least 18 months and consideration has been given to other alternative commercial uses;**

Conformity Reference: NP objectives: EHDC saved Local Plan policies: TM1-TM5; EHDC JCS: CP9; EHDC HEA: LP1; SDNPA Local Plan: SD23; NPPF: 88, 89

10. IMPLEMENTATION AND PLAN REVIEW

10.1. Bramshott and Liphook Parish Council (BLPC) is the qualifying body responsible for the BLNDP.

10.2. Once the Plan has been 'made', there will be a series of actions that need to be undertaken to ensure that the policies within the BLNDP are being interpreted and used in the way intended. It will also be necessary to maintain a watching brief on changes to the planning policy landscape, both at the national and local planning authority levels, which may have an impact on the Plan's policies. Finally, any non-planning-related projects and activities that were identified will need to be prioritised for delivery, in partnership with other organisations.

10.3. Specific actions to be undertaken are as follows:

- Pursuing the projects and activities that are not policy-based, but nevertheless contribute to the delivery of the Plan, divided into priorities towards which developer contributions may be directed and broader, community projects, which have been collated throughout the process, but which sit beyond planning policy. A range of organisations may be involved in delivering these projects and there will be a need for a co-ordinated approach. Many will require funding and therefore it would be helpful to consult with the community to understand the potential costs and achievability of each. Funding may be sourced from developer contributions or tailored funds, such as the Big Lottery Fund.
- Commenting on planning applications or consultations relating to the BLNDP area – BLPC has a role in ensuring that the BLNDP policies are being adequately considered in decisions to determine the outcome of planning applications in the Parish.
- Monitoring the application of the BLNDP policies to ensure they have been applied consistently and interpreted correctly in response to planning applications – there is scope to identify indicators to measure the effect that each policy is having and the extent to which this is delivering against the associated objective. As a minimum, the BLPC would wish to maintain a log of planning applications relating to the neighbourhood area, detailing which BLNDP policies have informed the BLPC response and the outcome of the decision. This will assist in understanding whether the policies have been used in the manner intended or whether changes may be required, for instance in any future review of the BLNDP
- Maintaining a dialogue with EHDC/SDNPA regarding the timing and content of the emerging Local Plans – it will be important to consider the policies in the emerging documents and how these may impact the BLNDP policies. The adoption of the East Hampshire and/or South Downs Local Plans may trigger a need to review the BLNDP.
- Maintaining a dialogue with EHDC/SDNPA and the promoter/developers of the sites allocated within the Local Plans and its successors.

10.4. Maintaining a watching brief on the national policy landscape – changes at the national level may impact on the policies contained in the Local Plan and the BLNDP. It is therefore important to keep abreast of this, as this could also provide a trigger to undertake a light-touch review of the BLNDP.

- Maintaining a dialogue with neighbouring parishes on cross-boundary projects.

- Maintaining a dialogue with the local community on the plan implementation – ensuring that all records of how the plan has been used should be made public. It is also recommended that a regular update – for instance at the Annual Parish Meeting – is provided, to feed back to the community on progress about both the effectiveness of the policies and the pursing of the projects.
- 10.5. Considering gaps in the BLNDP – local issues, concerns or opportunities may arise during the lifespan of the Plan that trigger the need for the inclusion of a new policy. Such issues can be most effectively understood by maintaining open dialogue with the community and other partners.
- 10.6. Whilst it is not a legislative requirement to review a Neighbourhood Development Plan, it is good practice to do so periodically. This may be because of any of the points noted above. A light-touch review will enable BLPC to keep the BLNDP up to date in general terms, and to ensure that it remains in general conformity with the wider development plan. Any review should be undertaken in partnership with and ensuring the engagement of the wider community.
- 10.7. BLPC will consider how best to progress these actions in conjunction with the BLNDP Steering Group.

11. INFRASTRUCTURE IMPROVEMENTS AND PROVISION

11.1. The Parish Council is keen to influence the way in which developer contributions are spent in the neighbourhood area to the full extent of their powers under national legislation and planning guidance.

11.2. There are different types of contributions arising from section 106 agreements, section 278 agreements and the Community Infrastructure Levy (CIL):

- A section 106 agreement (based on that section of the 1990 Town & Country Planning Act) or planning obligation is a private agreement made between local authorities and developers and can be attached to a planning permission to make acceptable development which would otherwise be unacceptable in planning terms.
- A section 278 agreement refers to a section of the Highways Act 1980 that allows developers to enter into a legal agreement with the local authority to make alterations or improvements to a public highway as part of a planning application.
- CIL is a non-negotiable charge on development based on a fixed rate per square metre of net additional development on a site and levied by the District Council. Different charge rates would apply for different types of uses and in different areas. The levy is intended to fund the provision, improvement, replacement or maintenance of infrastructure required to support development in an area as set out in its local plan. With a 'made' (adopted) Neighbourhood Development Plan, the local community would benefit from an uplift in the level of CIL received, from 15% (capped at £100 per existing property) to an uncapped 25% of CIL receipts from neighbourhood area.

11.3. *Table 3* sets out the current projects identified as priorities for funding by the Parish Council. BLPC intends to regularly review its spending priorities. Any proposed changes to spending principles or priorities will be published for comment by the community and other interested parties. Once finalised, any updated list will be published on the BLPC website and in relevant literature.

Table 3: BLPC infrastructure priorities

Description	Comments	Funding Agreed	Start Date	Completion Date
Radford Park				
Works building - replacement works building, access road and associated works.	Project will need to be completed in stages.	Yes	2023	Unknown
Sleeper Bridge - repairs to boards and construction of handrails.	Possibly completed by staff	Increase in council maintenance budget	Unknown	Unknown
Boardwalk - new boardwalk to enable all-ability circular walk around Radford Park.	Awaiting planning permission. Contractor to be appointed.	Yes (S.106)	Early 2024	2024
Footpaths - improvements needed on certain sections.	Possibly completed by staff	Increase in council maintenance budget	Unknown	Unknown
Noticeboards - various information noticeboards to be installed around Radford		No	2024	Unknown
Locke Road Steps	Currently being repaired	Yes	Nov-23	Completed
Sluice gate	Urgent repairs required to prevent damage to pond.	Yes	Early 2023	Unknown
Dredging Radford pond and bank stabilisation	Last dredged in 1989, now silting up	Yes	Early 2024	Unknown

Council Projects				
Aqueduct - River Wey	Scheduled Ancient Monument	No	Unknown	Unknown
Public Toilets	Repairs to deter vandalism - high priority	Funds applied for	2023	Unknown
CCTV at Haskell Centre	Now installed			Completed
Allotment fencing	Fencing damaged in areas. Can be repaired in stages	Maintenance budget	2024	Unknown
Hammer Vale telephone box	Upgrade and put into community use	Maintenance budget	2024	Unknown
Coronation bench	Installed at LMC	County councillor grant	2023	Completed
Liphook Millennium Hall				
Retaining wall for amphitheatre	Now completed	CIL	2023	Completed
Disabled toilet	Last stage of refurbishment	CIL	2024	Unknown
Extension of car park to rear	Required for temporary or disabled access		Unknown	
Outside lighting - replace with LED	High priority for safety	Council budget	Dec-23	
Stage curtains - replacement	possibly part of larger project		Unknown	
Blinds in main hall - to replace existing curtains	possibly part of larger project			

Tiered seating - replacement with better safety features	Now 24 years old (life expectancy 20 years)			
Kitchens - remodelling the two kitchens into one useable space.	Low priority.			
Stage lighting - outdated and heaving	Low priority as rarely used			
Upstairs rooms - never completed	Low priority.			
Benches around hall and Millennium Green	Repairs and replacements			

12. NON-POLICY ACTIONS

Table 4 sets out a record of aspirations gathered through the community engagement. These are not a formal part of the BLNDP, rather a record of projects that might be pursued by organisations with an interest in the neighbourhood area. Some may overlap with the BLPC infrastructure priorities (Table 3) while others will be outside the remit of the Parish Council and the BLNDP, but may be picked up by other community organisations. The feasibility of projects will need to be assessed as part of the ongoing actionz.

Table 4: Non-Policy Actions

Ref.	Issue	Possible Actions
1.	Influencing local housing delivery	<ul style="list-style-type: none"> Continued engagement with EHDC and SDNPA over strategic allocations.
2.	Improving pedestrian access to Bohunt School	<ul style="list-style-type: none"> Lobby for additional formal pedestrian crossings / interventions. Task group to continue to engage with the school management team and the active travel group, to establish projects that will encourage modal shift for travel to school patterns.
3.	A strategy for improving Liphook Village Square and the wider village centre	<ul style="list-style-type: none"> Add additional seating in The Square in appropriate locations to complement The Square's heritage status.
4.	Tackling traffic volumes and speed in the village	<ul style="list-style-type: none"> Continue to lobby HCC Highways/ National Highways to divert through-traffic from the A3 away from Liphook, to alleviate pressure on The Square. Explore traffic-calming measures e.g. pedestrianisation, speed restrictions, raised surfaces – B3004 Passfield. Continue to report potholes and monitor progress on fixing them. Explore with HCC Highways, options to improve traffic flows through the village, e.g.: <ul style="list-style-type: none"> Pedestrian traffic from Sainsbury's to Newtown and The Square to be improved with signage and across the Midhurst Road car park a delineated footpath to the alley opposite the Living Room Cinema. Review pedestrian/cycle/vehicle interface.
5.	Community banking hub	<ul style="list-style-type: none"> Explore options to deliver a community banking hub, following the closure of Liphook's only bank.

Ref.	Issue	Possible Actions
6.	Support local community events and activities	<ul style="list-style-type: none"> • Encourage successful businesses to continue to “give back” to community. • Identify relevant community facilities as “Assets of Community Value”. • Protect established, and support new, community projects and events, e.g. Liphook in Bloom and Liphook Carnival.
7.	Effective street signage	<ul style="list-style-type: none"> • Street signs to be maintained using a planned maintenance schedule. • Review existing signage to reduce clutter. • Erect a public notice board in each community, which would be large enough to accommodate notices for organisations in the Parish. The Parish signboards could, for instance, include the history of the Parish, location of points of interest and facilities.
8.	Mitigating climate change	<ul style="list-style-type: none"> • Identify the locations for tree planting to enhance the road scenes throughout the Parish. • Establish a local Climate Action Group. • Explore opportunities to set up a Community Supported Agriculture Scheme in the Parish.
9.	Supporting opportunities for community growing spaces	<ul style="list-style-type: none"> • Continue to identify locations for community planting, including in the designated local green spaces. • Work with schools and local groups to encourage growing and learning about ‘seed to plate’.
10.	Celebrating local heritage	<ul style="list-style-type: none"> • Encourage public awareness of local history by publicising the Liphook Heritage Centre. • Work with landowners to encourage heritage information ‘Discovery’ boards in key positions such as Royal Anchor (Bus shelter), The Links Hotel (Car Park), The Deers Hut, St Mary’s Church, Radford Park, showing the Gateway to the South Downs National Park, heritage walks, country walks, viewpoints, etc. • Consider the creation of new Conservation Areas, to recognise the character of newer developments.
11.	Maintaining the public rights of way and improving accessibility	<ul style="list-style-type: none"> • Explore options to revive a public rights of way, public areas, common land and permissive paths volunteer team to report on condition on a regular basis.
12.	Conserving the River Wey and its environment	<ul style="list-style-type: none"> • Continue to encourage public awareness of the need to conserve the River Wey environment.

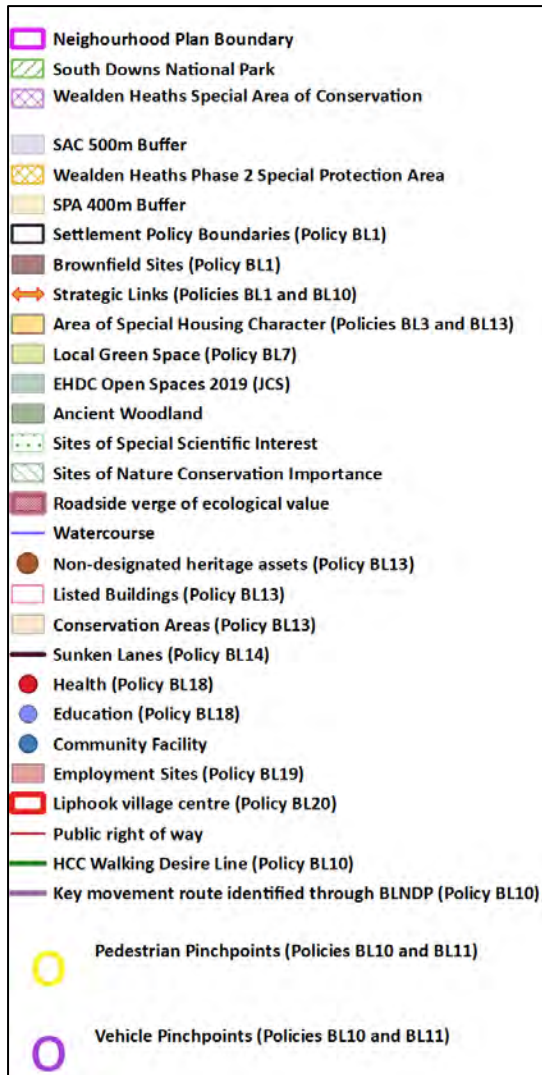
Ref.	Issue	Possible Actions
13.	Reducing traffic congestion on rural lanes in the Parish	<ul style="list-style-type: none"> • Request the reclassification of rural lanes as 'Quiet Lanes' where deemed appropriate, but without intrusive signage. • Lobby for reduced speed limits along Sunken Lanes.
14.	Supporting active travel	<ul style="list-style-type: none"> • Work with partners to enable substitution of zebra crossing with Pelican crossings. • Explore opportunities for provision of cycle training for children and adults. • Undertake a Healthy Streets Questionnaire to understand more fully how people are using their streets and to inform improvements. Encourage volunteers to complete the Healthy streets assessor course and train others to allow surveys to be completed for Liphook village. • Explore opportunities to develop circular walking/cycling routes around Liphook village.
15.	Design of development enhances local character	<ul style="list-style-type: none"> • Establish a Local Design Panel to advise the Parish Council on the 'technical' aspects of planning applications of all types, using the Design Guidance for B&L. • Provide advice to parishioners about lighting of homes and how this can be achieved without compromising dark skies or impacting neighbour amenity.
16.	Improving public transport opportunities	<ul style="list-style-type: none"> • Work with partners to explore enhanced integration of public services i.e. rail and buses. • Commission a study to understand existing bus usage and potential need, to inform timetabling and route recommendations. • Explore options to support a community minibus scheme, potentially funded by developer contributions.
17.	Encourage local volunteering and engagement	<ul style="list-style-type: none"> • Encourage schools to be engaged with Heritage and Design and volunteering to help the community. • Encourage continuation of voluntary organisations concerned with the environment (e.g. Liphook in Bloom).
18.	Supporting the delivery of an outdoor activity hub in the parish	<ul style="list-style-type: none"> • Maintain a dialogue with the SDNPA regarding land allocations in the South Downs National Park, which could support provision for an outdoor activity hub.
19.	Providing additional sports facilities	<ul style="list-style-type: none"> • Identify needs of different age groups and abilities and seek ways to deliver this. This would include working with any strategic site owner identified in the Local Plan (or future versions).

Ref.	Issue	Possible Actions
		<ul style="list-style-type: none">• Support provision of an outdoor gym/equipment including identifying site and suitable sources of funding. Other sports facilities could include: a multi-use games area or pumptrack.

13. POLICIES MAPS

The maps at *Figures 30-38* show the designations in the Parish.

Key to maps:



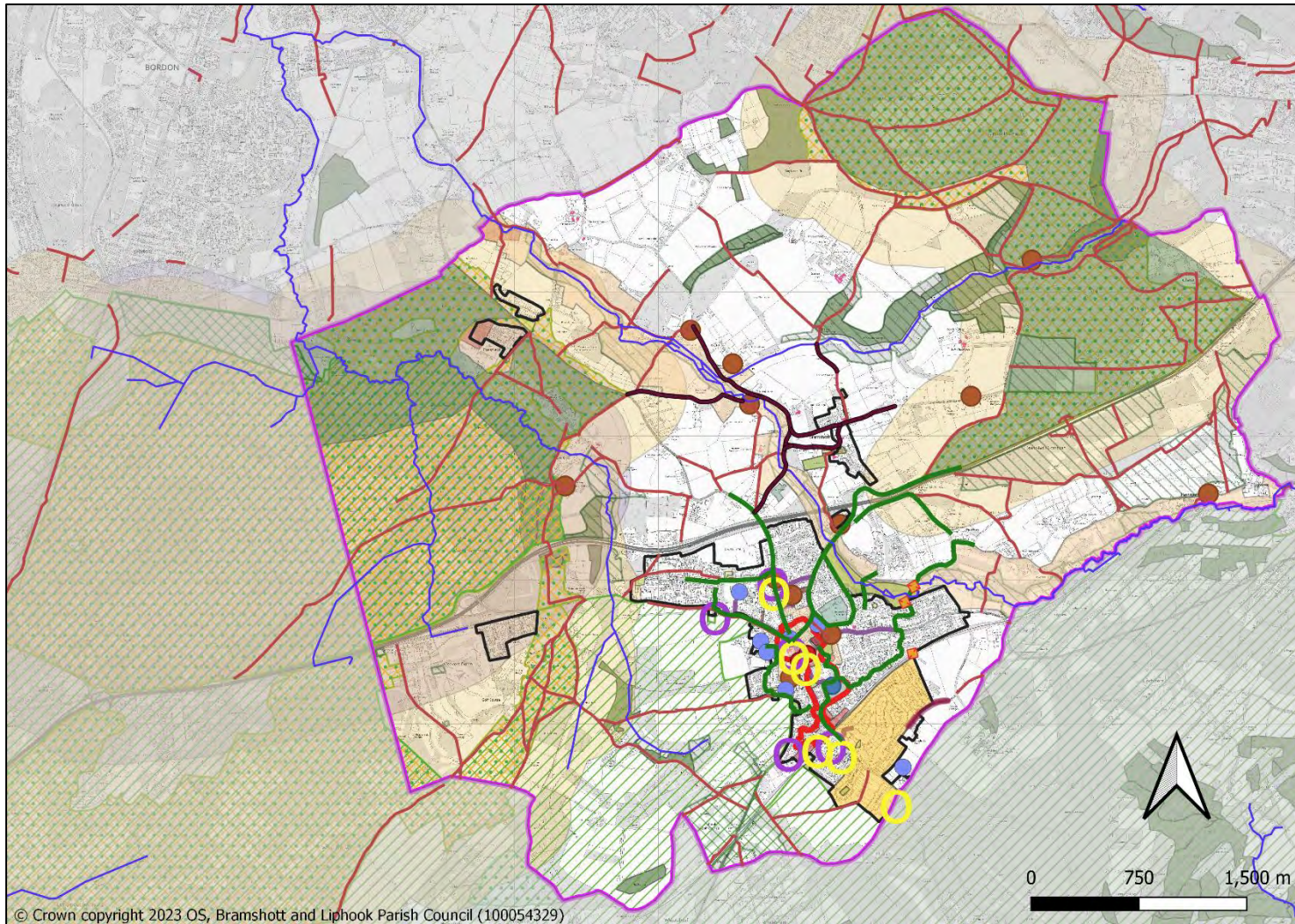


Figure 30: Policies Map – Parish-wide

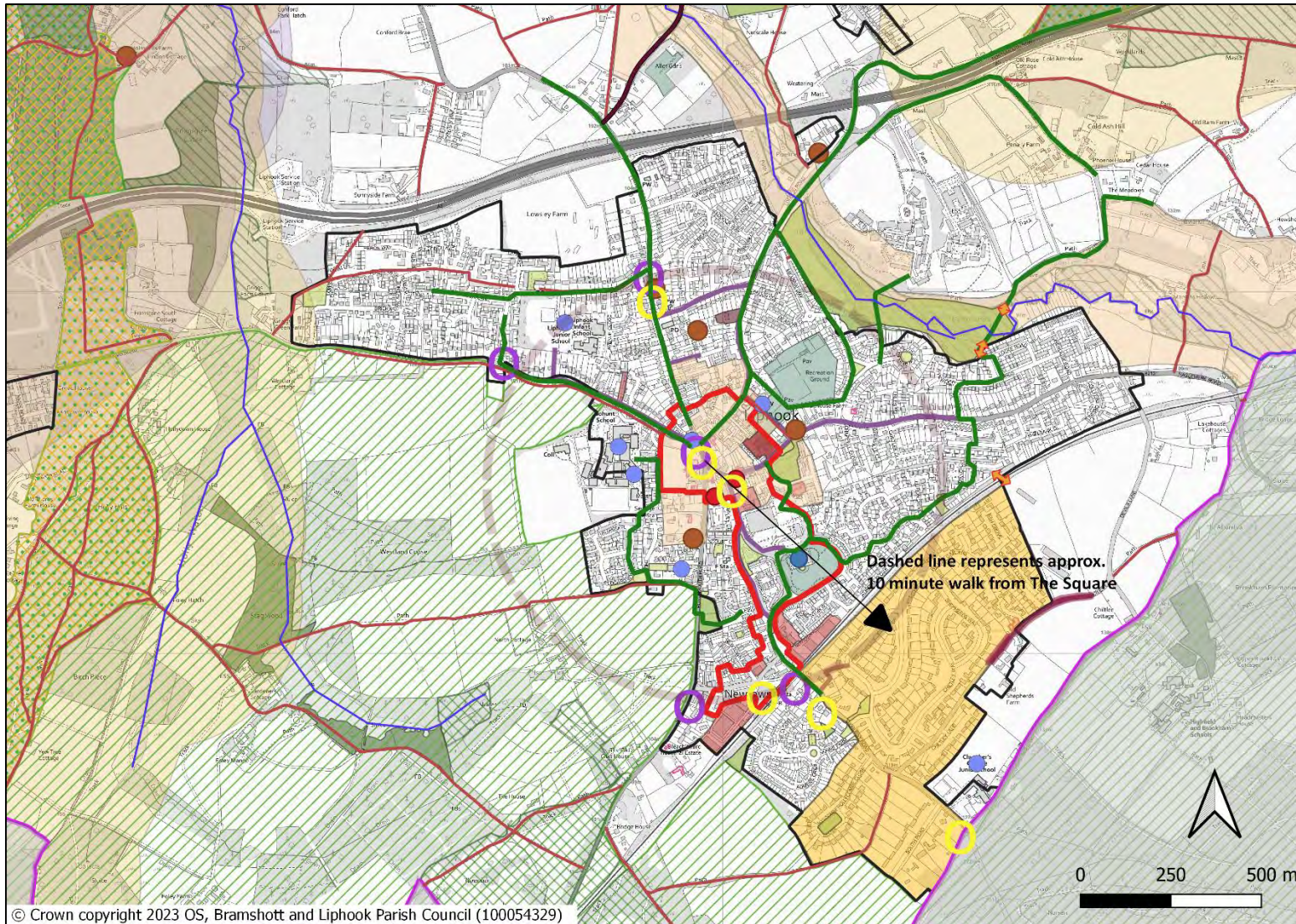


Figure 31: Policies Map – Liphook (whole village)

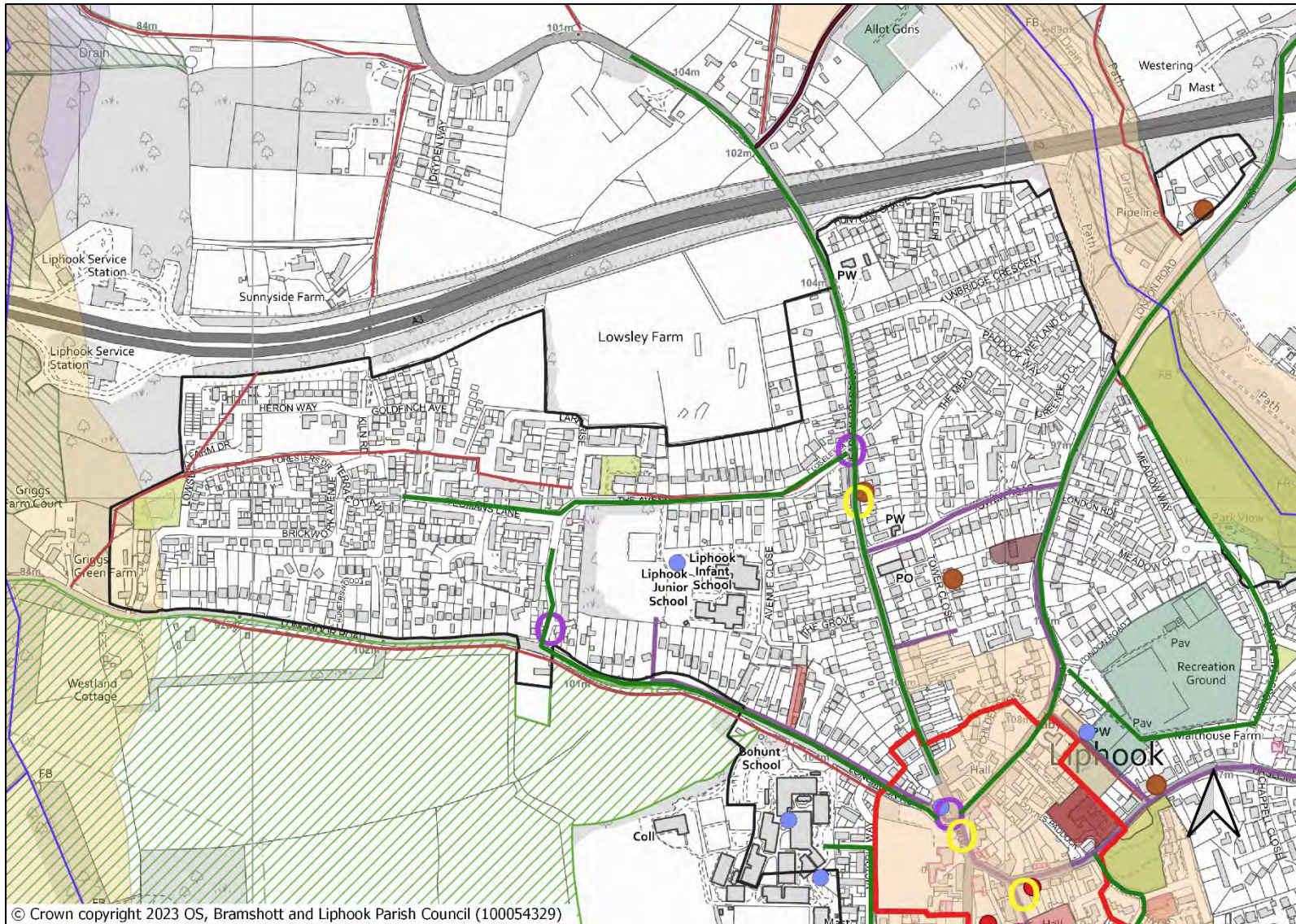


Figure 32: Policies Map – Liphook (north west)

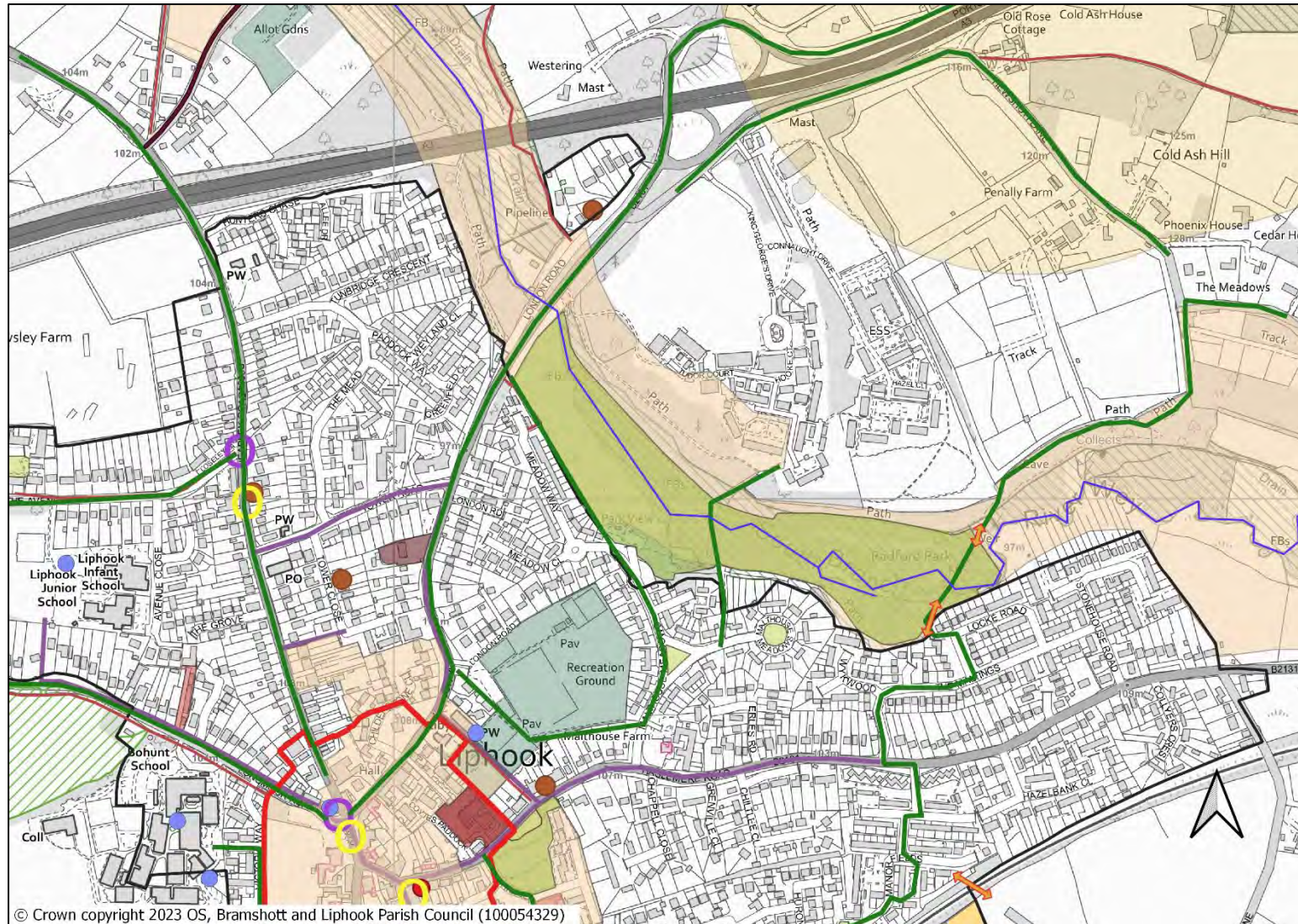


Figure 33: Policies Map – Liphook (north east)

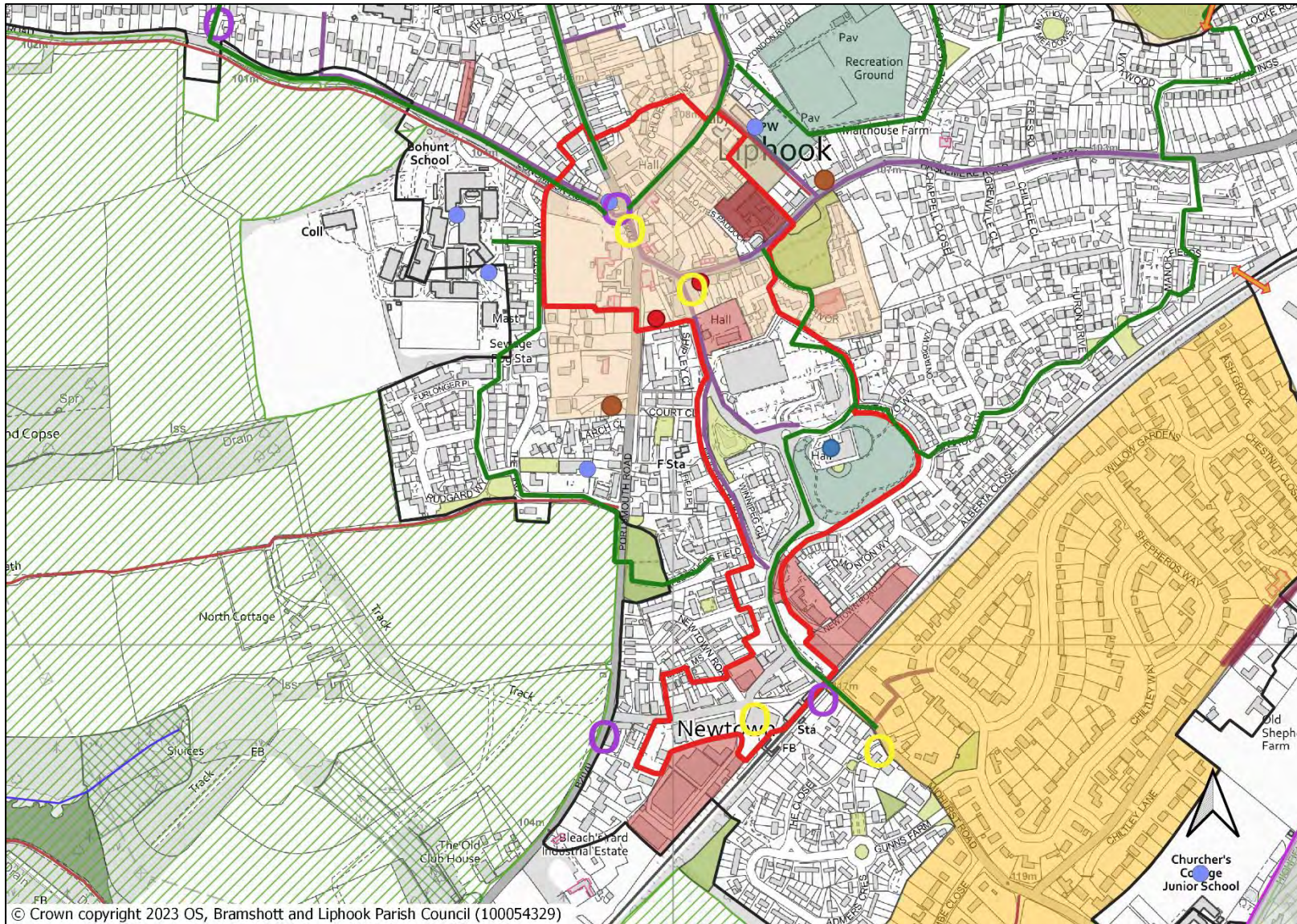


Figure 34: Policies Map – Liphook (south west)

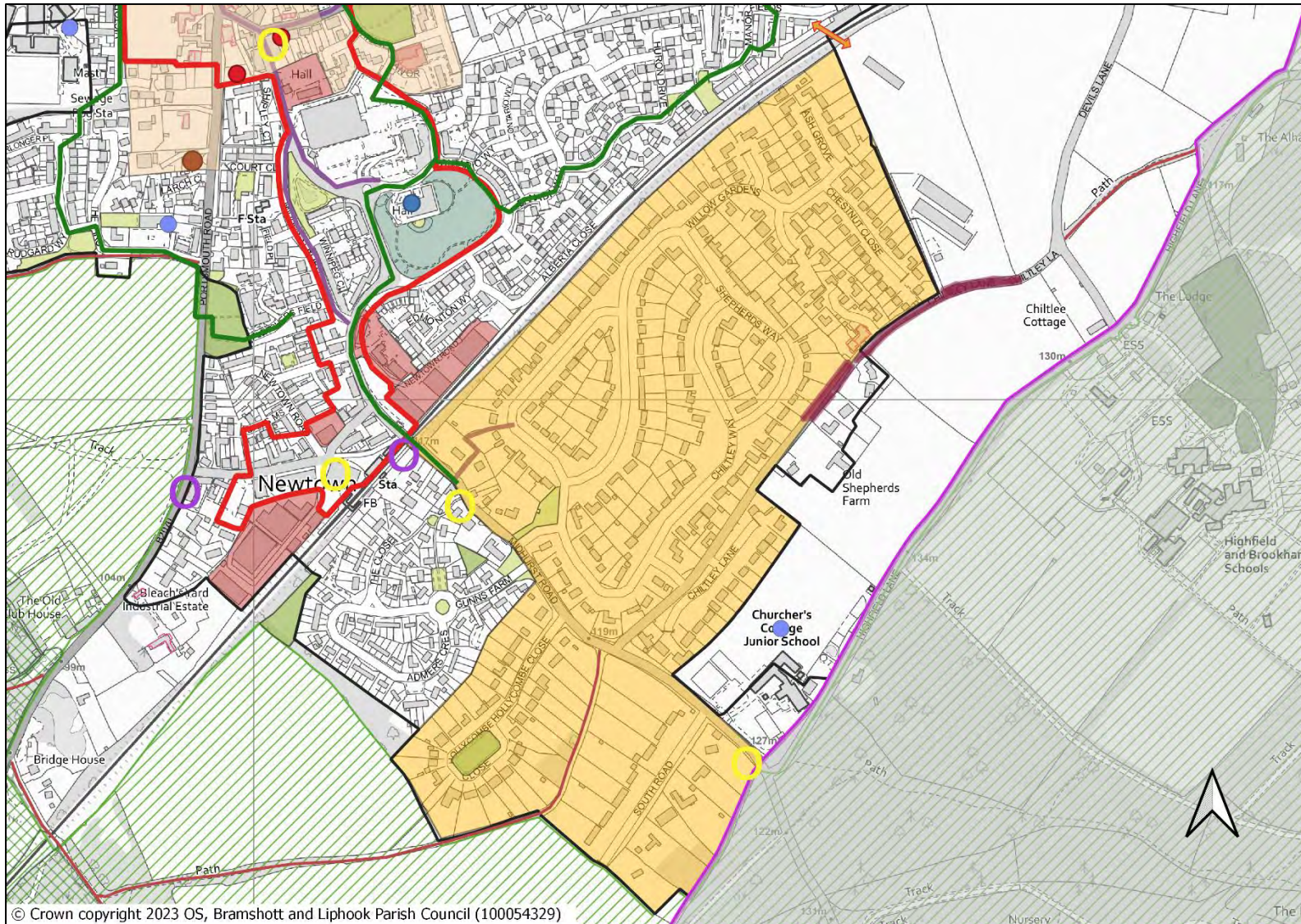


Figure 35: Policies Map – Liphook (south east)

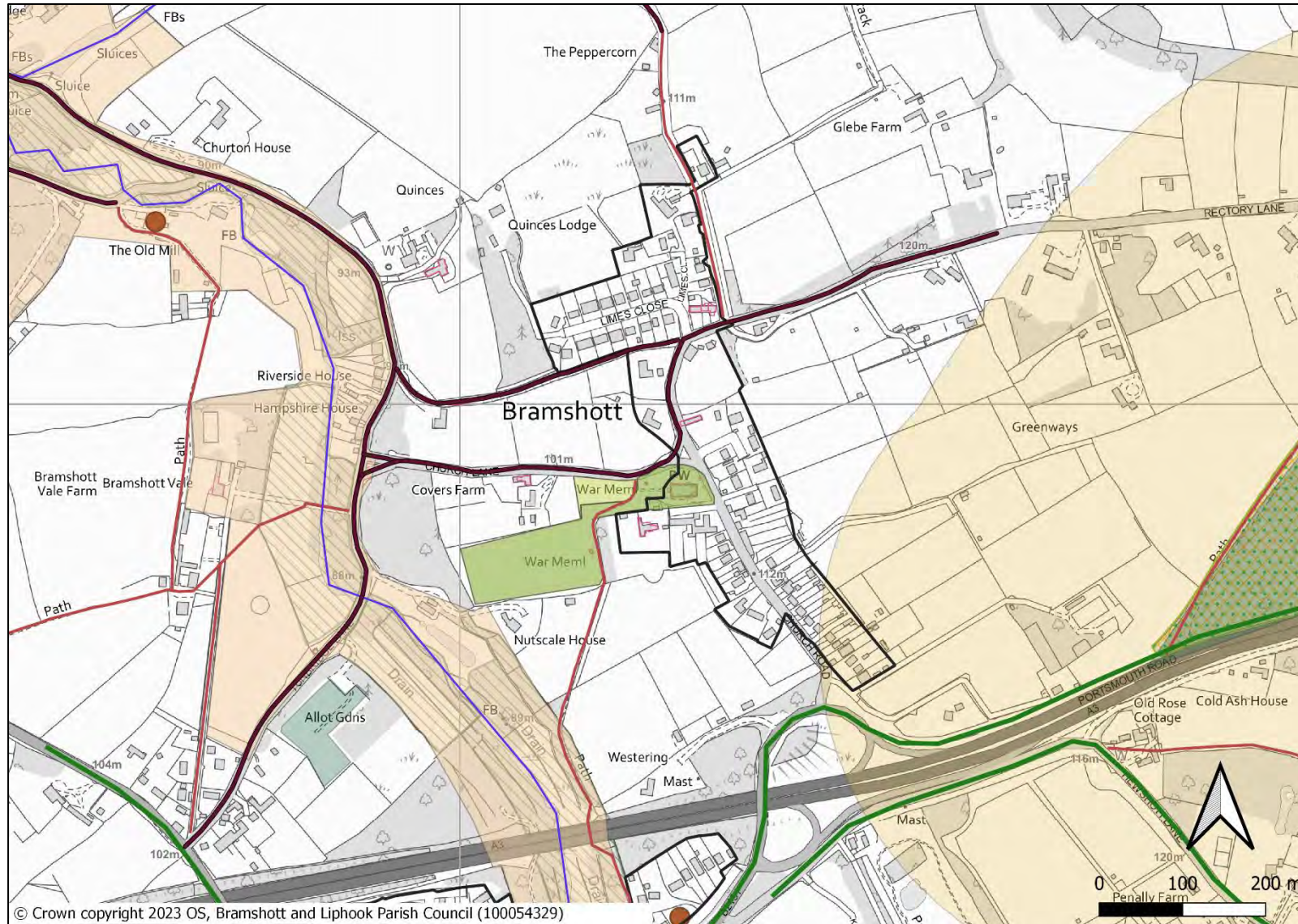


Figure 36: Policies Map – Bramshott

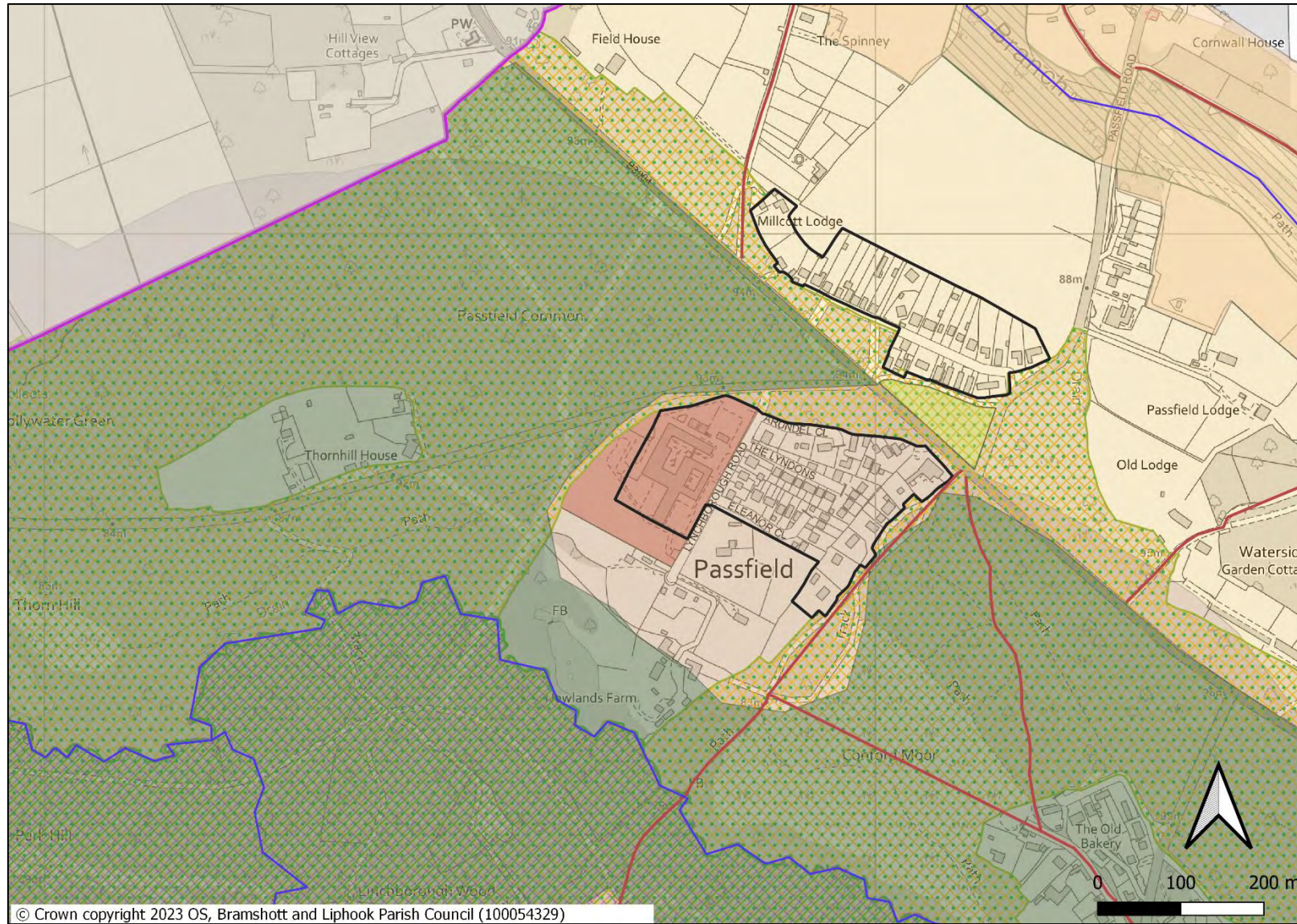


Figure 37: Policies Map – Passfield

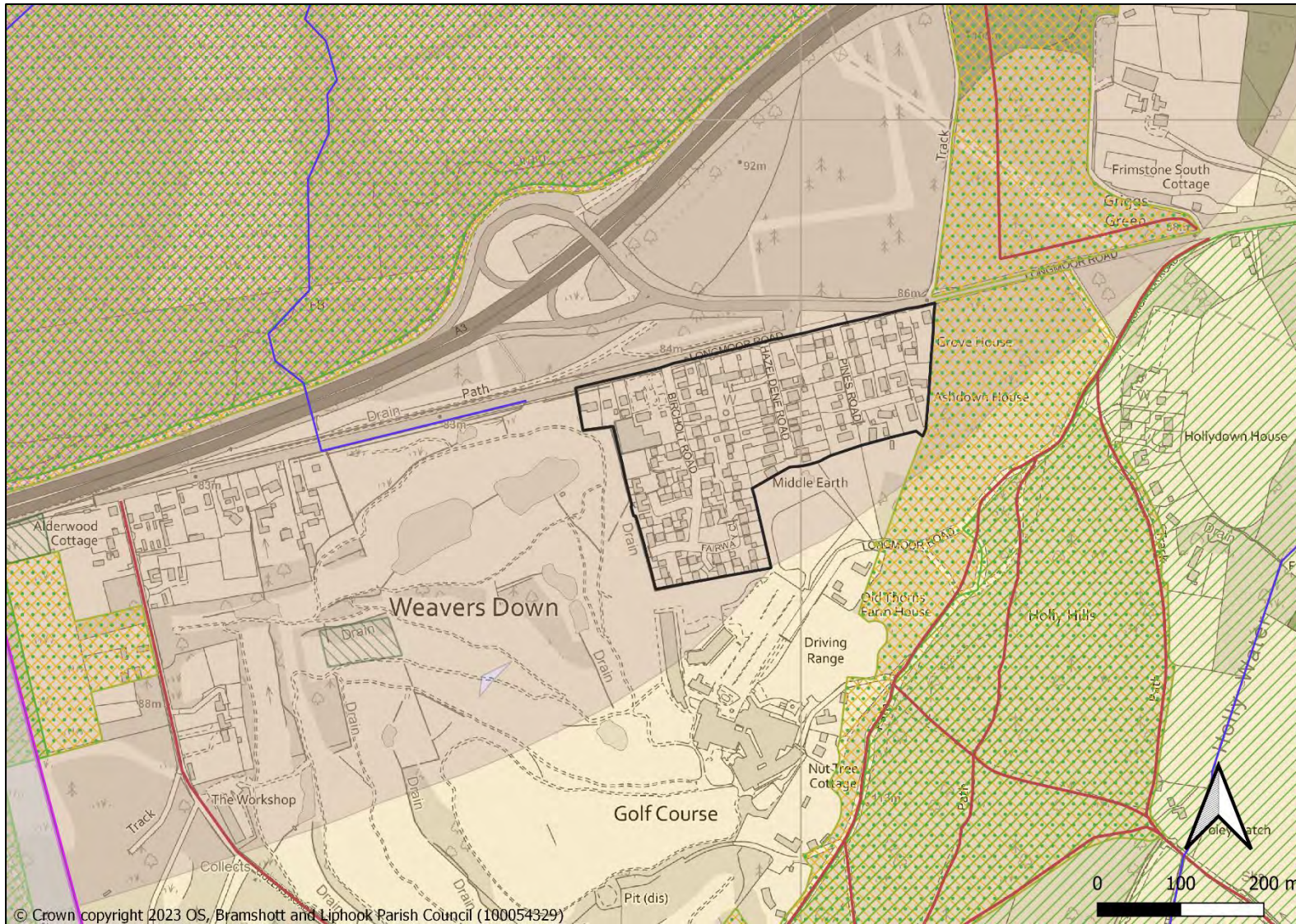


Figure 38: Policies Map - Griggs Green

14. GLOSSARY

- **Affordable housing:** Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:
 - a) Affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).
 - b) Starter homes: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.
 - c) Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.
 - d) Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.
- **Ancient or veteran tree/tree of arboricultural value:** A tree which, because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value. All ancient trees are veteran trees. Not all veteran trees are old enough to be ancient, but are old relative to other trees of the same species. Very few trees of any species reach the ancient life-stage.
- **Archaeological interest:** There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- **Blue infrastructure:** Blue infrastructure refers to water elements, like rivers, canals, ponds, wetlands, floodplains, water treatment facilities, etc. Green infrastructure refers to trees, lawns, hedgerows, parks, fields, forests, etc. These terms come from urban planning and land-use planning.
- **Biodiversity net gain:** an approach to development, and/or land management, that aims to leave the natural environment in a measurably better state than it was beforehand. For developers, the [Defra biodiversity metric](#) has been designed to determine and quantify existing biodiversity value, in terms of habitats, and the consequent measures required to ensure measurable net gain. Net gain involves a post development increase in biodiversity units of at

least 10%. The mechanism allows the ecological value of existing habitats to be determined so that Biodiversity Net Gain can be determined. The mitigation hierarchy will still need to be applied in all cases. Ecological assessment by suitably qualified people must utilise this metric on all habitats to determine net gain. Ecological reports must be consistent with best practice guidance including BS 42020 Biodiversity- Code of Practice for Planning and Development.

- **Bramshott and Liphook Parish Council (BLPC):** The local council for the neighbourhood area and the Qualifying Body for the Neighbourhood Plan.
- **Change of Use:** A change in the way that land or buildings are used (see Use Classes Order). Planning permission is usually necessary to change a "use class".
- **Community Infrastructure Levy (CIL):** a fixed, non-negotiable contribution that must be made by new development. It is chargeable on each net additional square metre of development built and is set by EHDC.
- **Conservation area:** an area of notable environmental or historical interest or importance which is protected by law against undesirable changes.
- **Designated heritage asset:** A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation
- **Disability:** There is no single definition for 'disability'. Under the Equality Act 2010, a person is defined as disabled if they have a physical or mental impairment that has a 'substantial' and 'long-term' negative effect on their ability to do normal daily activities.
- **East Hampshire District Council (EHDC):** The local planning authority. Part of the neighbourhood area falls within the district. EHDC is the lead authority for the purposes of the BLNDP.
- **Green infrastructure:** A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.
- **Habitats Regulations Assessment:** An assessment under the Habitats Regulations to test if a plan or project proposal could significantly harm the designated features of a European site, which is protected by the Conservation of Habitats and Species Regulations 2017 as amended (known as the Habitats Regulations).
- **Hampshire County Council:** The county-wide authority has responsibility for strategic matters including waste and minerals planning, maintaining the public rights of way network, education, libraries and roads.
- **Heritage asset:** A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).
- **Limits to built development:** These identify the areas of primarily built form, rather than countryside. They identify areas within which development of brownfield land may normally be appropriate, including infilling, redevelopment and conversions in accordance with Government Policy and Guidance (NPPF and NPPG). They do not include a presumption for the development of greenfield land such as playing fields and other open space. Identified built-up area boundaries do not necessarily include all existing developed areas.
- **Local housing need:** The number of homes identified as being needed through the application of the standard method set out in national planning guidance.
- **Local Plan** - Local Plans set out a vision and a framework for the future development of the area, addressing needs and opportunities in relation to housing, the economy, community facilities and infrastructure – as well as a basis for safeguarding the environment, adapting to climate change and securing good design for the area they cover. They are a critical tool in guiding decisions about individual development proposals, as Local Plans (together with any Neighbourhood Development Plans that have been made) are the starting-point for considering

whether applications can be approved. It is important for all areas to put an up to date Local Plan in place to positively guide development decisions.

- **Major Development:** For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m² or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.
- **Mitigation hierarchy:** a widely used tool that guides users towards limiting as far as possible the negative impacts on biodiversity from development projects. It emphasises best-practice of avoiding and minimising any negative impacts, and then restoring sites no longer used by a project, before finally considering offsetting residual impacts.
- **National Planning Policy Framework (NPPF):** the national planning policy document which sets out the Government's planning policies for England and how these are expected to be applied.
- **Nature Recovery Network:** An expanding, increasingly connected, network of wildlife-rich habitats supporting species recovery, alongside wider benefits such as carbon capture, water quality improvements, natural flood risk management and recreation. It includes the existing network of protected sites and other wildlife rich habitats as well as and landscape or catchment scale recovery areas where there is coordinated action for species and habitats.
- **Non-strategic policies:** Policies contained in a neighbourhood development plan, or those policies in a local plan that are not strategic policies.
- **Older people:** People over or approaching retirement age, including the active, newly-retired through to the very frail elderly; and whose housing needs can encompass accessible, adaptable general needs housing through to the full range of retirement and specialised housing for those with support or care needs.
- **Permitted development:** Permitted development rights are an automatic grant of planning permission which allow certain building works and changes of use to be carried out without having to make a planning application. Most houses have permitted development rights, but flats and maisonettes do not, so planning permission is required. A further example is the conversion of offices, for instance to flats, without the need for planning permission.
- **Previously developed land/ brownfield land:** Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure.
- **Section 106 agreement:** A mechanism under Section 106 of the Town and Country Planning Act 1990 which makes a development proposal acceptable in planning terms that would not otherwise be acceptable.
- **SMEs (Small to medium-sized enterprises):** The UK definition of SME is generally a small or medium-sized enterprise with fewer than 250 employees. While the SME meaning defined by the EU is also business with fewer than 250 employees, and a turnover of less than €50 million, or a balance sheet total of less than €43 million. Within this umbrella there are three different categories: medium-sized, small, and micro-businesses. These categories are defined by turnover and number of employees.
- **South Downs National Park (SDNP):** The area designated on 31 March 2010 to recognise the special qualities of the area including natural beauty, wildlife and cultural heritage. The SDNP covers an area of 1,627 square kilometres.
- **South Downs National Park Authority (SDNPA):** The SDNPA is responsible for keeping the South Downs a special place. The SDNPA is also the planning authority for the National Park.
- **Strategic environmental assessment:** A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

- **Supplementary Planning Documents (SPD):** Supplementary Planning Documents may cover a range of issues, both topic and site specific, which may expand policy or provide further detail to policies contained in a Development Plan Document, where they can help applicants make successful applications or aid infrastructure delivery.
- **Sustainable rural tourism:**
- **Twitten:** a narrow path or passage between two walls or hedges.
- **Use Classes Order:** The Town and Country Planning (Use Classes) Order 1987 (As amended in 1995, 2005 and 2013) puts uses of land and buildings into various categories. Planning permission is not needed for changes of use within the same use class.

15. LIST OF EVIDENCE DOCUMENTS

All links correct at February 2024. Evidence documents are also available on the Bramshott and Liphook Neighbourhood Development Plan website: <https://bramshottandliphookndp.uk/>

Document/ Evidence	Author	Year
A Stitch in Time	Produced for the Institute of Historic Building Conservation	2002
Ancient tree guide 4: What are ancient, veteran and other trees of special interest?	Woodland Trust	2008
Biodiversity metric	Defra	2021
Biodiversity Opportunity Area Statements	Hampshire Biodiversity Information Centre	No date
Bramshott and Liphook Design Guidance and Codes (see Appendix A)	AECOM	2023
Bramshott Historic Rural Settlement Report	Bournemouth University/ Hampshire County Council	1998
Building for a Healthy Life	Homes England	2020
Building with Nature	Building with Nature	ongoing
Business East Hants District Profile	East Hampshire District Council	No date
Carbon Footprint Report: Bramshott and Liphook Civil Parish (available on the BLNDP website)	Centre for Sustainable Energy	2022
Census	Office for National Statistics	2011, updated 2023
Climate Change Act	HM Government	2008
Dementia and town planning: Creating better environments for people living with dementia	Royal Town Planning Institute	2020
East Hampshire District Council's Shopfront and Design Guide	East Hampshire District Council	2015
Distinctively Local	HTA Design, Pollard Thomas Edwards, PRP, and Proctor & Matthews	2019
East Hampshire District Local Plan Part 1: Joint Core Strategy 2011 to 2028	East Hampshire District Council, South Downs National Park Authority	Adopted June 2014
East Hampshire District Local Plan Part 2: Housing and Employment Allocations	East Hampshire District Council	April 2016
East Hampshire District Landscape Character Assessment	East Hampshire District Council	2002
East Hampshire Local Development Scheme	East Hampshire District Council	2022
Economic Data Update South Downs National Park	South Downs National Park Authority	2018
Environment Act 2021	HM Government	2021
Future Homes Standard (consultation and response)	HM Government	2019

Document/ Evidence	Author	Year
Guidance Note GN01: The Reduction of Obtrusive Light	Institution of Lighting Professionals (ILP)	2021
Gypsy and Traveller Accommodation Assessment	East Hampshire District Council	2020
Hampshire Biodiversity Opportunity Area Statements (Statement 15)	Hampshire Biodiversity Information Centre	no date
Hampshire Minerals and Waste Plan	Hampshire County Council	2013
East Hampshire Net Zero Carbon Study	East Hampshire District Council	2023
Housing our Ageing Population Panel for Innovation (HAPPI)	Housing LIN	2012
Heritage at Risk Register	Historic England	ongoing
Historic Environment Record (accessed via the Heritage Gateway)	Historic England, Hampshire County Council	ongoing
East Hampshire Local Plan 2021-2040: Issues and Priorities Regulation 18 – Part 1	East Hampshire District Council	2022
Landscape Checklist For New Development	Prepared jointly by and for the planning authorities in Hampshire	2007
Liphook Conservation Area Character Appraisal And Management Plan	East Hampshire District Council	2019
Local Cycling and Walking Infrastructure Plan (LCWIP) V1.2 Technical Report	Hampshire County Council	2020
Local Heritage Listing: Identifying and Conserving Local Heritage Historic England Advice Note 7 (2 nd Edition)	Historic England	2021
Local Housing Needs Assessment for Bramshott and Liphook	AECOM	2022
Localism Act 2011	HM Government	2011
National Design Guide	HM Government	2019
National Planning Policy Framework (amended September 2023)	HM Government	As amended Sept 2023
National Planning Practice Guidance	HM Government	Last updated 2021
Neighbourhood Development Planning Regulations 2012 (as amended)	HM Government	2012
Open Space, Sport and Recreation Needs and Opportunities Assessment 2018 to 2028	East Hampshire District Council	2018
Planning and Compulsory Purchase Act 2004	HM Government	2004
River Wey Conservation Area Guidance Leaflet	East Hampshire District Council	1983
Saved Policies of the East Hampshire District Local Plan: Second Review, 2006	East Hampshire District Council	2006
Secured by Design – suite of guidance	UK Policy Service	2005-2019
Settlement Policy Boundary Review (interim)	East Hampshire District Council	2018
The 20-minute neighbourhood	Town and Country Planning Association	ongoing

Document/ Evidence	Author	Year
South Downs Design Guide Supplementary Planning Document	South Downs National Park Authority	2022
South Downs Landscape Character Assessment (LCA)	South Downs National Park Authority	2020
The South Downs Local Plan	South Downs National Park Authority	2019
South Downs Local Plan Review	South Downs National Park Authority	2022 (ongoing)
South Downs National Park Supplementary Planning Documents and Technical Advice Notes	South Downs National Park Authority	ongoing
South Downs Tourism Strategy	South Downs National Park Authority	2015
South Downs Visitor Accommodation Review And Technical Appendices	South Downs National Park Authority	2014
South Downs Visitor & Tourism Economic Impact Study	Tourism South East	2013
Species Explorer Tool	Hampshire and Isle of Wight Wildlife Trust	ongoing
Town and Country Planning Act 1990	HM Government	1990
Vehicle Parking Standards' Supplementary Planning Document	East Hampshire District Council	2018
Zero Carbon Britain: Rising to the Climate Emergency	Centre for Alternative Technology	2019

APPENDIX A – BRAMSHOTT AND LIPHOOK DESIGN GUIDANCE AND CODES

The Design Guidance and Codes for Bramshott and Liphook forms an integral part of the BLNDP. They can be accessed on Bramshott & Liphook's Neighbourhood Development Plan website:

https://bramshottandliphookndp.uk/wp-content/uploads/2024/02/BramshottandLiphook_DesignCodes_2024.pdf

APPENDIX B – LOCAL GREEN SPACES

Please see the separate Appendix B document for the Local Green Spaces.

APPENDIX C – LOCALLY SIGNIFICANT VIEWS

View 1: From Station Road looking west towards Weavers Down and land in between



Weavers Down has, since neolithic times, been locally significant in the lives of those who live, work and visit Liphook. It holds four bowl barrows in the area the view opens out to and is an increasingly rare and biodiverse area of South Downs heathland reaching 350 feet from rising from a lower lying field area. It dominates the work of Flora Thompson following her move to Liphook in 1916: she is known before that time as a novelist, (*Lark Rise to Candleford*) but became an enthusiastic and skilled conservationist and naturalist because of the draw of Weavers Down. She wrote the Peverel Papers as the culmination of this work.

The view opening out and onto Weavers Down from Station Road contrasts the higher density of built-up area that has grown up around the station and railway line opening in the later 19th century with the open green space and dominating Weavers Down hill. It brings the green space around the village into its heart and is an invitation to those arriving in Liphook by rail to stop and rest a while in the countryside the village is surrounded by.

View 2: Highfield Lane to Goldenfields particularly Lychgate, 53 Goldenfields



This building and its structures are designated of special architectural interest and have been listed as Grade 2 listed building. It is a fine example of the work of Philip Webb (known by the Victoria and Albert museum as the father of the Arts and Crafts movement and a close friend of William Morris). The view across the fields to this building and its clocktower are reminders that Philip Webb's overriding mission was *"to put up buildings in this country wh' shall be free from art vulgarity"*. *In this structure, he succeeded in this mission and the view of this group of buildings in Goldenfields from the busy and rushing Highfield Lane is a reminder to current and future generations that architecture is a form of art.*

View 3: View from bottom of Weavers Down entrance area towards and across fields of Foley Manor



The Foley Manor Estate (along with Chitlee and Bramshott/Ludshott Manor Estates) is one of the three core estates that formed the parish of Bramshott and Liphook. Whilst the estate has been subdivided and much of the stucco covered main building turned into apartments, the fields either side of the pathway as the path winds uphill to the Coach House attached remain a haven for wildlife, opening out into the large broad skies which on one side in the early morning show amazing sunrises where the dawn is suffused with daybreak colours and on the other side, in the later evenings, wonderful sunsets where the warm golds and ambers of setting sun spread across the skyscape visible from here. Apart from the coaching route, until the train line came to Liphook, Liphook was a small farming community and much housing development undertaken on the old field systems of Chitlee Manor in particular as well as Bohunt Manor. Bohunt Manor estate land was incorporated into the Foley Manor Estate during 19th century. The view across fields to the Coach House is memorable and the only part of the buildings of Foley Manor Estate which can now be visibly seen and which were admired by Pevsner for their Italianate style.

View 4: View across SNDPA area and to right to Weavers Down from Longmoor footpath as it rises up after it has crossed underneath the A3










St Mary's Bramshott is the local parish church for Bramshott and Liphook parish since the 1220s and was placed close to what was at that time part of the London to Portsmouth coaching route. As Liphook grew (particularly following the installation of a turnpike at the aqueducts at the bottom of the pathway), Bramshott as the main village began to be smaller than Liphook, but with the building of the A3 bypass around Liphook, the church remains just as close to the main fast travelling route between Portsmouth and London. The current structure is 19th century building on 15th century walls. The view from the footpath that connects the turnpike to the Church is open, green, peaceful and with the church historic reminder of the generations of travellers; and contrasts with the busyness and pollution of the A3 underpass as it leads upwards into the peaceful churchyard (a Commonwealth War Graves Commission graveyard for Canadian soldiers from 1914-1945).




APPENDIX D – NON-DESIGNATED HERITAGE ASSETS



The following list of assets have been identified as non-designated heritage assets. A long-list of nominations were sought from the local community and, in partnership with the local history society, each was carefully considered in terms of its heritage value. The guidance provided in [Historic England’s Guidance Note 7 on Identifying and Conserving Local Heritage](#) was used to inform the shortlist.

Table 5: Non-designated heritage assets

Ref	Name and why important	Photograph
1.	<p>Old Toll House, London Road SU 84203 3230</p> <p>The only surviving toll house between Hindhead and Waterloo. Built circa 1759, but much modernised since then. Charles Cover, the turnpike keeper, lived there in 1830. Historical significance – building was the toll house at the turnpike between Kingston and Petersfield. Liphook was for many years an important coach stop on the route between London and Portsmouth, Cary's New Itinerary of 1819 records seven coaches on weekdays left London for Portsmouth by way of Liphook and three during the night.</p>	
2.	<p>74 Headley Road (Brambles) GU30 7PR SU 83826 32047</p> <p>Built between 1st and 2nd World Wars, representative of architecture during that time.</p>	
3.	<p>Conford Village Hall SU 82448 32955</p> <p>Built in 1871, originally the village school. Closed in the 70's as a school but now used as the village hall. Stone and brick construction. Social and communal value – still used by the community and contributes to collective memory of Conford, some still remember going to school there.</p>	

<p>4.</p>	<p>Summerden, Waggoner's Wells SU 85615 34233 Situating at the bottom of the pond's of Waggoners Wells, home of the National Trust warden of the area. Landmark status as viewed from the ponds or by the Wishing Well (mentioned in Tennyson's poetry), and historic interest as a former Tea House. https://grayshottheritagecom.files.wordpress.com/2020/11/lud-wag-nt001.pdf</p>	<p>Image from Google Earth</p> 
<p>5.</p>	<p>Clerks, Rectory Lane SU 85185 33288 Built in 1936, beautiful representation of pre-2nd world war house from this area.</p>	<p>Image from Google Earth</p> 
<p>6.</p>	<p>Prince of Wales Public House Hammer Lane. SU 86813 32645 Historical significance: built in the 1920's along the proposed route for the A3, this place should have been a busy roadside pitstop. Details are representative of time period such as etching on windows. Landmark point in Hammer Vale where three counties (Hampshire, Sussex & Surrey) converge.</p>	<p>Image from Google Earth</p> 
<p>7.</p>	<p>Old Mill House, Tunbridge Lane Bramshott SU 83589 33247 GU30 7RF Historical significance: A corn mill once known as Bramshott Old Mill. Built in 1750 and in operation until 1912, the site has probably been used for this purpose since the Domesday: Bramshott had 2 mills in 1086 and one of them would likely have been on this site. Although the mill house was burnt down in 1913, the mill itself survives as a private dwelling, converted in the 1930's and substantially remodelled.</p> <p>It had three pairs of millstones; with a good head of water, it could grind about 120 sacks of corn a day (1½-2¼ tons, depending on the cereal being ground). The last miller, Walter Spershott, used to grumble that the Chalcrafts, who owned the land between the London Road and the Mill, left him short of water when they were 'drowning' their water-meadows; his son remembered up to 10 or 12 carts waiting to unload at busy times. SEE RIVER WEY TRUST NEWSLETTER FOR MORE INFO.</p>	<p>Image from Google Earth</p> 

<p>8.</p>	<p>Coopers Bridge Bramshott SU83527 33471 House and garden, carved out of Ludshott Manor Estate in 1911. Designed for Captain Laurence Beaumont Chamberlain by locally famous Arts and Crafts architect Inigo Trigg: most notable are the formal garden with sunken pool. One greenhouse remains as does part of a kitchen garden and orchard. Triggs was a partner in Unsworth and Triggs by 1912 and was producing many designs for small country houses in and around East Hampshire of which Coopers Bridge is a typical example. The 2014 Ordinance Survey Maps show Coopers Bridge remarkably unchanged from 1911. http://research.hgt.org.uk/item/coopers-bridge/</p>	
<p>9.</p>	<p>Bramshott Court (Fir Grove) GU30 7RG SU 83203 33682 Large gardens originally part of Ludshott Manor Estate. An unexcavated mound designated as a Barrow lies on the river bank within the garden: this has been exploited as a garden feature at least from the middle of the nineteenth century when it is first shown on a map. Begun as an 18th century 'wilderness' attached to a burial ground; developed with the addition of a lawn, a lake and an orchard in the mid-19th century. Early 20th century additions including a water garden and arborteum and possible Gertrude Jekyll planting. Two new enclosed gardens beside a house extension by J D Coleridge in the early 20th century and glass houses of 1919 by James Gray. http://research.hgt.org.uk/item/bramshott-court/</p>	
<p>10.</p>	<p>Queen Street Cottages (Haslemere Road) SU 84064 31512 Stone built cottages, group value</p>	

11.	<p>14 Tower Close. Historical significance: Built in the early 1900's and still features tower which was an original water source for Liphook. A deep well was sunk at the side of the property and a windmill pumped water up to supply homes. Used until the 1920's when Wey Valley began supplying water to the area – made redundant in 1926. Still in local memory.</p>	
12.	<p>Post Office Depot: 1930's, characteristic of post office from that period.</p>	 <p>Image from Google Earth</p>

APPENDIX E – REVIEW OF COMMUNITY FACILITIES PROVISION

Table 6 summarises the priorities gathered from:

- The [East Hampshire Open Space, Sport and Recreation Needs and Opportunities Assessment 2018 to 2028](#) (OSSR); and
- [EHDC Community Facilities Study](#) (2023) (CFS); and, where relevant
- Information recorded through the local engagement for the BLNDP.

Table 6: Review of community facilities

Type of provision	Summary
Football	<p>The Liphook United Football Club (LUFC) is currently located on Liphook Recreation Ground. The clubhouse has 2x changing rooms, 2x toilets, 2x shower rooms, 1x referee changing room and a bar. Due to planning restrictions and lack of finances, LUFC states it has not been able to update and upgrade the clubhouse, therefore limiting their options. The recreation ground is approximately 8 acres. Games are played dependent on the weather and cancellations are a common occurrence. Winter training requires floodlit pitches but the only available location is Bohunt School which has an all-weather surface, yet this costs LUFC over £1,000 per month. The current site does not meet FA requirements and there is a danger of overplaying on the same ground.</p> <p>LUFC is unable to accommodate any more teams due to limited facilities and funds, and they would like to expand to fit in with development and the increased local population. They require another site for football pitches in addition to those at the Recreation Ground: a minimum 6-acre site, a floodlit all-weather pitch, and clubhouse large enough to host events.</p> <p><u>Bohunt School:</u> A new full size 3G football pitch is being provided at Bohunt School which will have a full Community Use Agreement on it.</p> <p>The district council is looking to refresh the Playing Pitch and Sports Facility Strategy this year as the original document was completed in 2018. This will give the district up to date evidence of the demand for sports pitches including grass and artificial and include pavilions. All relevant sports clubs, schools, Town and Parish Council's and National Governing Bodies of Sports (NGBs) will be consulted.</p> <p>EHDC and Hants FA are happy to work with and support Liphook United to progress with upgrading their pavilion if the evidence of need is identified within the Playing Pitch and Sports Facility Strategy.</p>
Golf	<p>Liphook Golf Club were consulted and wished to be embedded into the community. There are no immediate plans for expansion or upgrade.</p>
Bowls	<p>The green in Liphook Recreation Ground is very popular. EHDC supported Liphook Bowls Club with a Section 106 grant in 2019/2020 for £42,182.92. This was for improvements to the bowls green, fencing, gates, and a new tractor mower.</p>

Type of provision	Summary
<p>Multi-Sports</p>	<p>There is no current evidence that a swimming pool facility is needed in the Liphook and Bramshott area as there is a 25m pool at Bordon Leisure Centre. The need for extra water will be reviewed as part of the refresh of the East Hampshire Sports Facilities Strategy.</p> <p>The need for squash will also be looked at as part of the Sports Facility Strategy and discussions are underway with Bohunt school to look at provision.</p>
<p>Places of Worship</p> <p>There are four places of worship: St Mary the Virgin (Bramshott), Trinity Church (Liphook), Liphook Methodist Church, Church Centre and Chapel (Liphook).</p>	<p><u>(CFS, 2023) Liphook Church Centre:</u> Work is needed to the roof, and general improvements including an extension. More space is needed now the Ark is given over to community use. Improvements needed to build health use back on site.</p> <p><u>(CFS, 2023) Liphook Methodist Church:</u> The building meets their current requirements.</p> <p><u>(BLNDP Feedback) St Mary’s Church:</u> Members like the sense of community and neighbourliness within Liphook; its good accessibility by car and train; good social mix of people; and proximity to accessible countryside. The PCC like that the church is integrated into the community; the support given to maintaining the Grade II* listed building and grounds; and that the church is seen as the village church even though it is geographically remote.</p> <p>Members would like the village to see the church centre as a place of worship as well as a community hall and help maintain the building, and consider supporting the setting up of an additional food bank to serve the village. The church feel that the `dispersed nature of retail and service outlets does little for the sense of community and there is an “empty village” feel outside of rush hour. There is a need to integrate people from new developments to provide a sense of community as well as church information. The church would like to meet social needs, e.g. drop-ins, parenting and marriage courses with a Christian ethos and values.</p>
<p>Library</p>	<p>Liphook Library is well-regarded by the local community. There are no immediate plans for any works or improvements.</p>
<p>Provision for younger children (under 5s and under 12s)</p>	<p>There are a number of playgrounds in the Parish. A key facility is Radford Park for which the Parish Council has developed a Strategic Management Plan. It provides a haven for wildlife comprising water meadows, woodland and open grassland and is crossed by the River Wey. There is a natural play area for children within the amenity area.</p> <p>Local engagement has revealed a desire for a soft play centre, perhaps with a cafe. There are unused industrial units around Liphook that could be utilised, should an interested party come forward to open one.</p>

Type of provision	Summary
Provision for teenagers	There is little interest in the skate park in the little Rec and it is scheduled for demolition as it is no longer fit for purpose. Preference has been expressed locally for a BMX / bike track to be created. The Little Rec was gifted to the Parish in trust for the use of families and young children so a replacement or a BMX/cycle track would not comply with the terms of the Trust. Such a facility might be better developed therefore as part of a new strategic development.
Indoor / outdoor exercise classes	Various individuals and groups use the Rec and the Millennium Green for outside exercise, with classes run by a local resident. Activities are also hosted at the Methodist Church, Church Centre and Millennium Centre.
Public houses	
Liphook Millennium Centre	CFS 2023: Improvements are needed to the car park, replacement of curtains in the main hall and stage curtains and potential remodelling of two kitchens into one usable space, replace lighting and new benches. A larger project is to finish the upstairs space, so it is usable for more than storage.
Liphook Village Hall	No immediate improvements required.
Liphook Day Centre	The Day Centre requires upgraded toilets as these are now 40 years old. Local engagement: Liphook Day Centre was opened in 1982 to help the elderly residents of Liphook to have a place to spend a day and share time with others and have a freshly cooked meal. Potential for additional provision of facilities to combat isolation among older people.
Bramshott and Liphook Social Club	No immediate improvements required.
Passfield Social Club	No immediate improvements required.
Conford Village Hall	No immediate improvements required.
The Living Room Cinema	No immediate improvements required.
Meeting space in Bramshott	The Community Facilities Study (2022) notes that that whilst Bramshott and Liphook Parish has eight meeting places, they are located in Liphook, leaving Bramshott residents needing to travel. Should the opportunity arise, provision of a small facility in Bramshott would help to reduce the need to travel and provide a more local meeting place. However, such a proposal should be considered in relation to sustainable links to Liphook and availability of space there. The overriding aim

Type of provision	Summary
	<p>is to make existing facilities resilient, rather than create more. Liphook has some capacity in its existing facilities. If considerable development were to come forward in this area, looking carefully at existing capacity and needs of existing facilities should take place before assumptions of more floorspace.</p>