

# Liphook Sustainable Future



**Local Interim Planning Statement  
(August 2014)**

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## **Introduction and Purpose**

1. The Council adopted the Interim Housing Policy Statement (IHPS) on 27 February 2014. The IHPS seeks to pull national guidance (National Planning Policy Framework (NPPF)) and existing saved local plan policy together; it provides a local interpretation of sustainable development in East Hampshire (excluding the South Downs National Park). As such it is a material consideration in the determination of planning applications.
2. On 8 May the Council adopted the Joint Core Strategy (JCS). The Council is working to achieve a five years supply and is accelerating work on bringing forward a Part 2 Local Plan to identify development allocations to meet the targets in the JCS. Until a five year housing land supply is achieved then the housing supply policies of the Council's existing Development Plan - i.e. JCS policies CP10 Spatial Strategy for Housing and CP14 - Affordable Housing for Rural Communities are not considered up to date by paragraph 49 of the NPPF. Therefore the NPPF presumption in favour of sustainable development takes precedence.
3. The Council believes that it is critically important for the future of the settlements in the District that democracy plays a central role in shaping future sustainable development.
4. The Council is undertaking public consultation events in the main settlements to seek views on sustainability issues affecting that settlement and which housing development sites might best meet local housing needs and place shaping aspirations. The results of the consultations are being collated and combined with an overview of the sustainability profiles of each of the settlements in Local Interim Planning Statements (LIPS).
5. The LIPS have two purposes. They provide a local supplement to the District wide IHPS. The LIPS will supplement Planning Officers' reports to Planning Committee in their consideration of whether proposals constitute locally sustainable development. Additionally, the LIPS are an initial options consultation under Regulation 18 of the Planning Regulations, the results of which will feed into the Part 2 Local Plan: Allocations. Most importantly the events are an opportunity for people to get information about the future planning in their area early in the plan making process.

### **Public Consultation Event Format**

6. The consultation events have followed a consistent format:
  - a. Locally advertised (notice boards, press release) daytime and early evening event in local accessible venue (See promotional flyer at Appendix 1)
  - b. Display Boards containing
    - i. Explanatory Text
    - ii. Housing Target map of whole District (Appendix 2)
    - iii. Settlement profiles of Economy, Social facilities, demographics environmental assets (See Appendix 3)
    - iv. Strategic Housing land Availability Assessment (SHLAA) Maps - included & excluded sites (Appendix 4)
  - c. Large scale aerial map of area – Appendix 5
  - d. Large SHLAA Map for site preference choice - one person one round sticker.

- e. Facilities list for infrastructure preferences - two star stickers per person
  - f. Signing in book to leave contact details and comments on the event/sites etc.
  - g. Planning and Community Officers present to give advice and monitor sticker preferences
7. The events have been very busy and generally well received. The progress of the Part 2 Local Plan will involve formal stages with lengthier and broader consultations. As the events are an initial step in the Part 2 Local Plan Allocations work, for which there is no regulatory format to follow then they are valuable snapshots of community input. The progress on the Part 2 Local Plan will build on this and future community consultation events and use the [large amount of up-to-date evidence](#) that already exists for the JCS e.g. transport capacity, Sustainability Appraisal, Green Infrastructure Strategy, housing needs, environmental assets etc.
8. These events have generated real and significant interest which provides a valuable kick off to the plan making process which will use traditional plus other innovative approaches as the Council progresses its Plan making. The results from the events are similar to those the Council would have received from a six week traditional consultation, the issues raised are largely the same and the preferences are what might reasonably be expected. The results therefore have value in both the plan making and planning applications processes.

### **Overview of Settlement Profile Data**

9. The Maps at Appendix 3 provide clear visual information on the key features of Liphook. These maps are an update of the [mapping used in the determination of the development distribution targets](#) in the JCS. The story of Liphook that is shown in the maps is of an historic settlement surrounded by a high quality environment with good access by car and rail (not so by bus) to Portsmouth, Guildford & London; making it an attractive place to live. Liphook attracts a range of people including working families with its connectivity and good local schools as well as for retirement; although house prices are high relative to the rest of the District.
10. The Parish of Bramshott and Liphook has a population of 8,477 (2011). The parish includes Liphook itself and the surrounding hamlets of Bramshott, Conford, Griggs Green, Hammer Vale and Passfield. Situated in the far north east of Hampshire, the Parish of Liphook is bordered by Surrey and West Sussex and is also split by the South Downs National Park. It is located on the main A3 from Portsmouth to London and is on the main South West Trains line from London Waterloo to Portsmouth with a regular service. The history of Liphook has evolved around transport. Its early growth and form was linked to the expansion of the coaching and turnpikes with the Square providing a service focus. This was followed by the railway, creating the Newtown area and establishing the area for commuting. The commuter character of Liphook has been expanded by the car, the A3 and most recently the Hindhead Tunnel.
11. Roughly a third of the Parish of Bramshott & Liphook is located within the South Downs National Park. The Park boundary comes very close to the village centre and as a separate Local Planning Authority, there are administrative differences between the Park and the District area. Liphook with its good accessibility is considered to be a gateway to the National Park in this part of Hampshire. The physical and

administrative relationship of EHDC and the SDNPA boundaries adds significantly to the complexity of planning in Liphook both technically and in terms of public understanding.

12. In addition to the nationally important landscape of the SDNP there is the environmental impact of the Wealden Heath Special Protection Area (SPA), with the 5 kilometre zone covering the whole of the parish and some parts within the 400m zone. The Parish also has two conservation areas and the River Wey. The Parish also includes many Sites of Special Scientific Interest (SSSI's), Listed Buildings, Sites of Important Natural Conservation (SINC's) and a large number of trees with Tree Preservation Orders (TPOs). The SPA is internationally important and no development would normally be allowed in the 400m zone and there would be limitations within the 5km zone.
13. The centre of Liphook is the village square where the London Road, Headley Road, Longmoor Road, Portsmouth Road, Haslemere Road and Midhurst Road meet. The Square in the centre of the village contains long established pubs, shops and businesses. The village is also home to its own library, two doctors' surgeries and a number of village halls/community buildings. Sainsburys supermarket is also located just off the main centre of the village, mostly accessible by car. The Sainsburys store was built on the former MoD Ordnance Supply Unit (OSU) and effectively created a third centre to the village alongside Newtown and The Square. The Sainsburys also replaced the OSU as the largest employer in the village. The car is critical for the village, it is central to its prosperity and also a reason for concern over congestion, pedestrian/cycle safety and pollution.
14. In terms of defining a future vision for Liphook a community group "[Bramshott and Liphook Parish Plan](#)" started up a steering group in 2008 following a Parish Survey that concluded residents wanted to be consulted on the future of their Parish over the next 10 to 15 years.
15. The Parish Plan is an ongoing project, with an aim to prepare a report on what changes the community would like to see, and what aspects they would like to retain, draw conclusions, make recommendations, and form a coherent strategy for future growth and development of the Parish. A significant amount of excellent work has gone into the Parish Plan, which is currently in its final stages of editing, with some of the report available online. The evidence that the Parish Plan has produced is very detailed and should be used in developing the Local Plan/Neighbourhood Plan for the area.
16. The key draft recommendations drawn from the conclusions are: to Encourage Investment, Encourage Tourism, Enhance Local medical facilities, More affordable housing, Develop a Sustainable Traffic Management Plan and traffic calming measures around the village centre and improve village car parking. A link to the full draft recommendations can be found [here](#). Whilst the Parish Plan provides a wealth of information it doesn't specifically articulate a vision for the future development of Liphook; it does recommend that future development should be addressed through a Neighbourhood Plan. The District Council would be supportive of that, it would effectively implement the Duty to Cooperate bridging the administrative boundaries of EHDC and the National Park on planning for the future of the village.

## **Liphook Public Consultation Event - Feedback**

17. The Liphook event was held on Tuesday 17<sup>th</sup> June (3:30pm- 8:00pm) at the Millennium Centre, Liphook. The raw data from the exhibitions is shown in Appendix 6 and 7. In addition to the preference exercise written comments were made in the Comment Book, summarised at Appendix 8. An estimate of 297 people attended the event, indicated by the number of 'voting' preferences made on the Strategic Housing Land Availability Assessment (SHLAA) site maps.
18. In terms of the housing site choices there is a clear preference for the Land at Bohunt Manor with a total of 118 vote followed by Longmoor Road; both preferred sites are located in the South Downs National Park. The site at Bohunt Manor was the preferred site for many as it has the potential to bring forward new facilities; whilst the Longmoor Road (Foley Manor) site is being promoted with the idea of an inner relief road to improve local access. But there was recognition at the event and in the Parish Plan that the proposed road would have limited positive impact on the congestion as it wouldn't address the main areas of traffic.
19. The wish list for community facilities shows a clear preference for transport improvements in Liphook, with a total of 172 votes. This is also reiterated in the individual comments and the main topic of discussions at the event , with great concern being expressed over the existing poor road system around the Square and centre of the village being increased with more development. The train service was also a recurring theme amongst the comments left, along with improvements to the village bus service. Public services, schools and doctors came second in the wish list with a total of 119 votes, again these are picked up in the individual comments. These key issues are the same as the detailed work in the Parish Plan.
20. A major issue with this event has been to bring into sharp focus the challenge of place shaping for one village across two very different local planning authorities – South Downs National Park Authority (SDNPA) and East Hampshire District Council. The SHLAA Map at Appendix 4 clearly shows how the SDNPA boundary comes right up to the village centre encompassing the two most preferred housing sites - Bohunt and Longmoor Rd. East Hampshire District Council has no planning jurisdiction in the SDNPA, they do not determine major planning applications or undertake plan making. The SDNPA primary purpose is the protection of the designated landscape and National Parks have special considerations in the NPPF which mean they are not subject to the same development pressures as apply to the rest of East Hampshire.
21. The areas adjoining the village that are in the SDNP and part of the preferred sites were considered in some detail as to whether they should or shouldn't be included in the Park through the Public Inquiry into the designation. The landowner objected to the area being included in the proposed SDNP as the development potential which he was promoting through the Local Plan process could be undermined. The Inspector concluded in his 31 March 2006 report that *'I recognise that the boundary favoured by the objector could provide Liphook with some elbow room that would allow the town to expand in a southerly direction in years to come. That might seem a useful safeguard, particularly as housing delivery is a contentious issue in East Hampshire, but the fact remains that this is not part of the Agency's approach to boundary setting. Indeed it is*

*difficult to see how the designation process could possibly take this matter into account in a consistent and meaningful way. In my judgement decisions regarding the scale and location of future development are more appropriately made via the separate development planning processes' (Para 7.138).* Since the 2006 Proposed SDNP (PSDNP) report the only new Development Plan (Local Plan) process has been the JCS, which is after the event of the full SDNP designation and does not deal with specific site allocations. The owner of the contended site had the opportunity to submit a speculative planning application prior to the Park designation. However, no application was submitted and that opportunity to test the site's suitability without the full National Park designation was lost.

22. When including the land the Inspector said 'In my judgement the wider sweep warrants inclusion in the PSDNP' (Para 7.137). The SDNP boundary around Liphook is therefore firmly established and the special considerations of the NPPF (Paragraph 116) that apply to National Parks will apply to the Bohunt and south of Longmoor Rd (Foley Manor) sites. The SDNP boundary will therefore have a profound impact on the future shape of Liphook village as a whole. The District Council does not know whether any development at Bohunt or south of Longmoor Rd would ever be acceptable to the SDNPA, either through speculative planning applications, promotion through the SDNP Local Plan or through a Liphook Neighbourhood Plan. The nationally important SDNP land adjoining Liphook must be seen as a positive, providing an important landscape setting to the environmental sustainability of the village. Whilst the current proposals from developers to the SDNPA will be monitored the opportunities to use that land to solve, through developer contributions, the transport and facility deficiencies of the village may be at odds with the protection of the nationally important landscape.
23. East Hampshire District Council can only deal with sites in its planning authority area. Three sites did attract some preferences, land south of the A3, Chiltley Lane and Penally Farm. The land south of the A3 – Lowsley Farm had the highest preference, it would involve an extension of an existing permission and could go a long way to achieving the settlement target of 175, although it could exacerbate the transport and infrastructure issues. Other sites to the East are likely to generate more traffic along narrow lanes and through the Square and are therefore more problematic in addressing the overriding transport congestion issues of Liphook which characterise the future sustainability of the village.
24. A sustainable Liphook must address the pressure on facilities, schools, recreation and leisure; meet demand for affordable housing bearing in mind the high local prices; respect and protect the SDNP and the SPA and find all ways to reduce traffic impacts. The Parish Plan has involved volunteers who may evolve into the Neighbourhood plan group; the breadth of the research undertaken by the volunteers shows that there is a diverse yet coherent community in Liphook. A Neighbourhood Plan is a positive way to formally articulate what sustainable development in Liphook (both EHDC and SDNPA) should look like and a vehicle to develop the community cohesion, achieve the improvement in facilities that are needed and provide clarity on what a vision for the future of Liphook should be.



# **NEW HOUSING in Liphook**

## **WHERE DO YOU WANT IT TO GO?**

Come along to an open exhibition,  
find out more and give us your views

**Liphook Millennium Centre**

Tuesday 17 June, 3.30-8pm

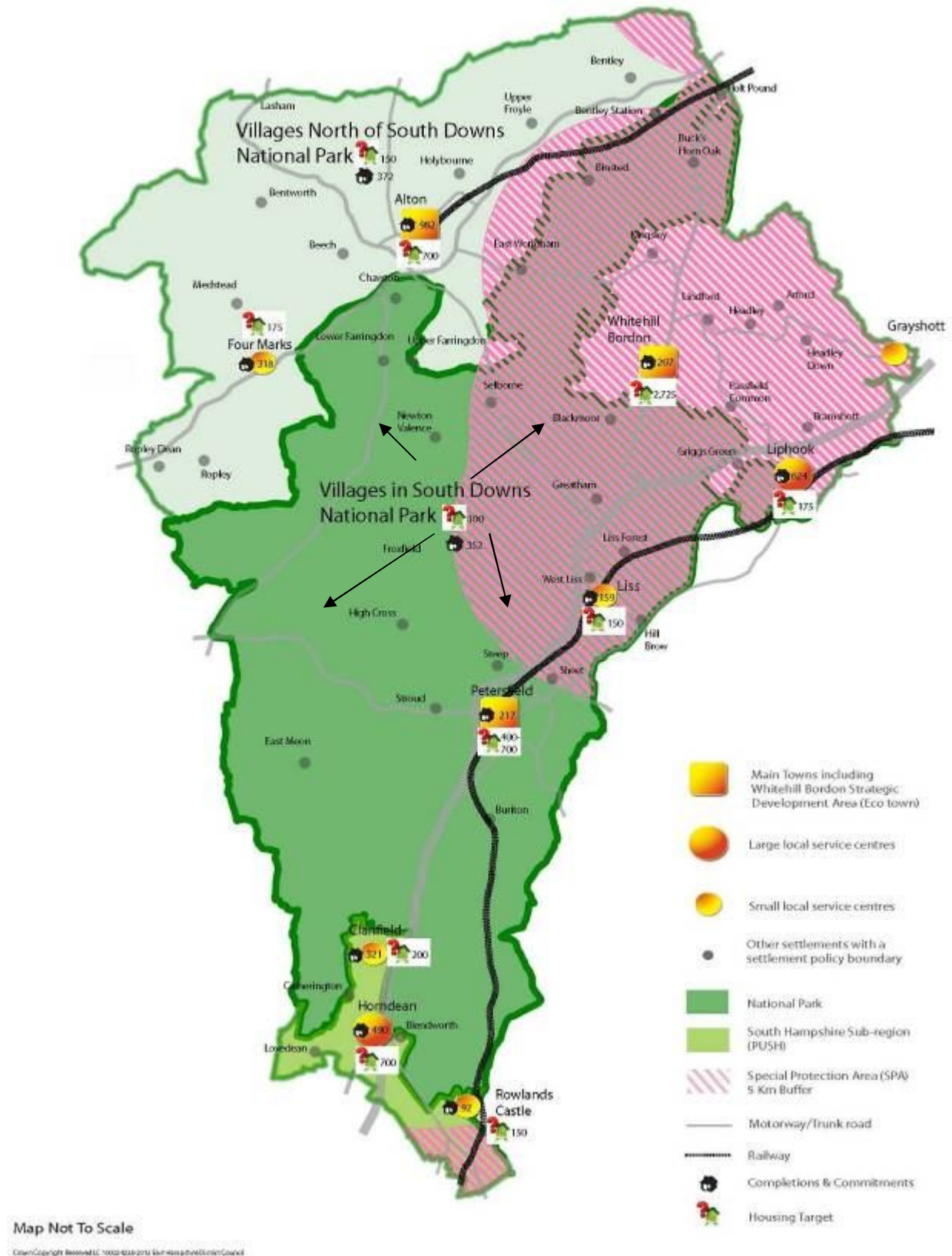
For more information visit  
[www.easthants.gov.uk/newhousingliphook](http://www.easthants.gov.uk/newhousingliphook)

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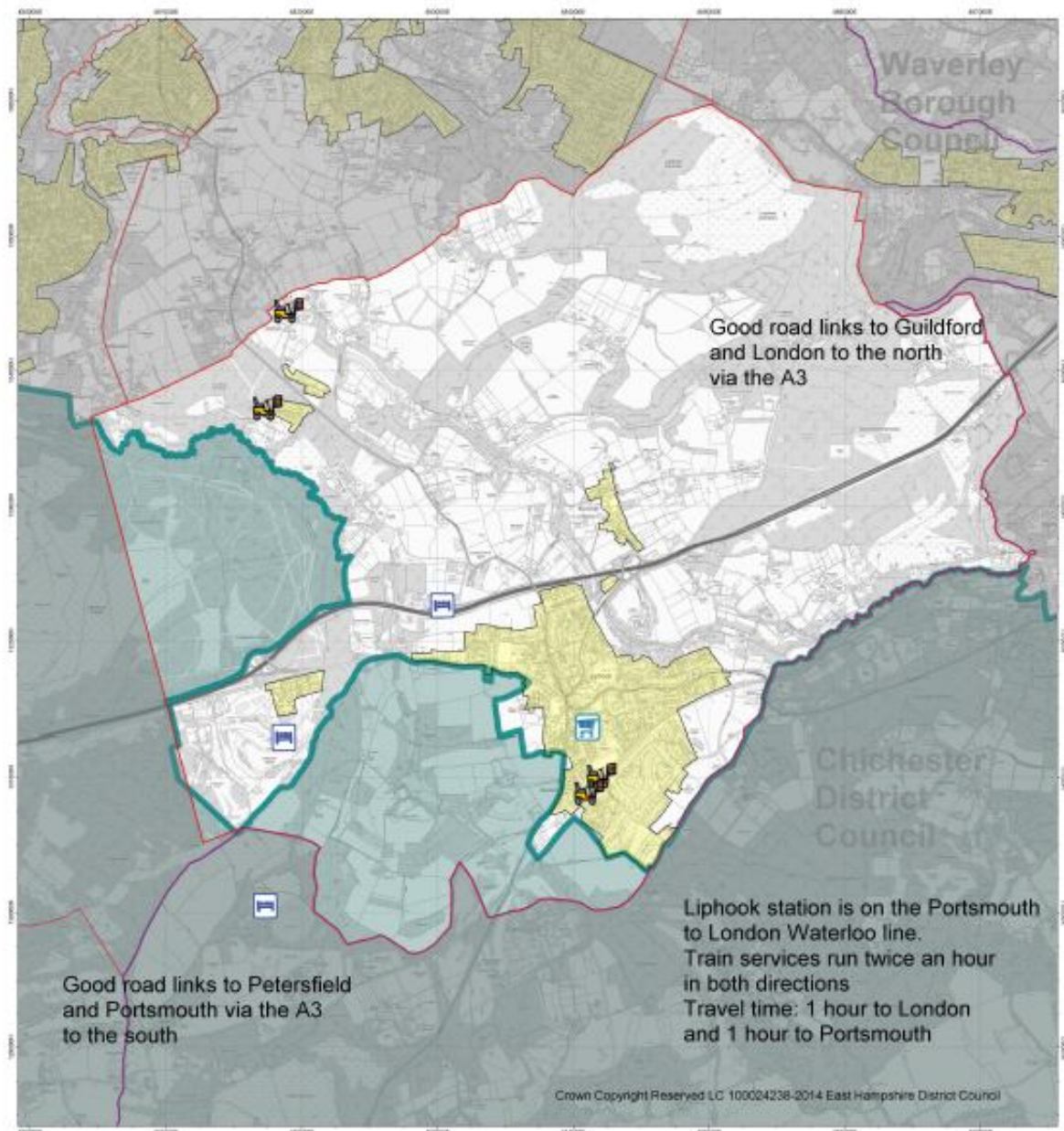


## Appendix 1 - District Housing Target Map

### Joint Core Strategy Settlement Hierarchy with Distribution of New Site Allocations



## Bramshott and Liphook - Economic



### Key

South Downs National Park



East Hampshire District Boundary



Parish Boundary



Settlement Policy Boundary



Accommodation



Business/Industrial Estates



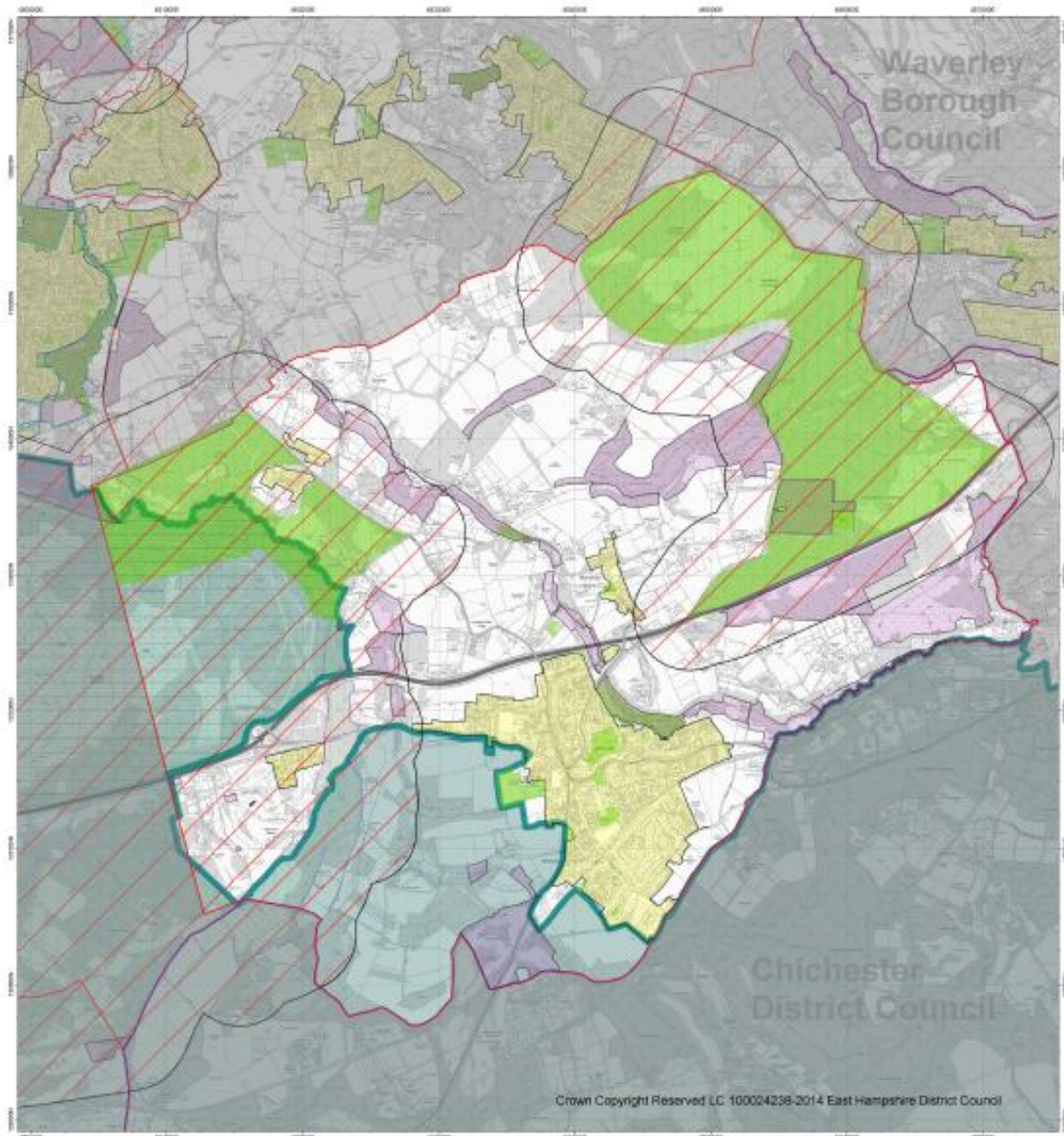
Supermarket



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# Bramshott and Liphook - Conservation



## Key

South Downs National Park  
 East Hampshire District Boundary  
 Parish Boundary  
 Settlement Policy Boundary  
 Open Space  
 SINCs (Site of Importance to Nature Conservation)



SSSIs (Site of Special Scientific Interest)

SPAs (Special Protection Areas - Ground Nesting Birds)

400m Special Protection Area Buffer

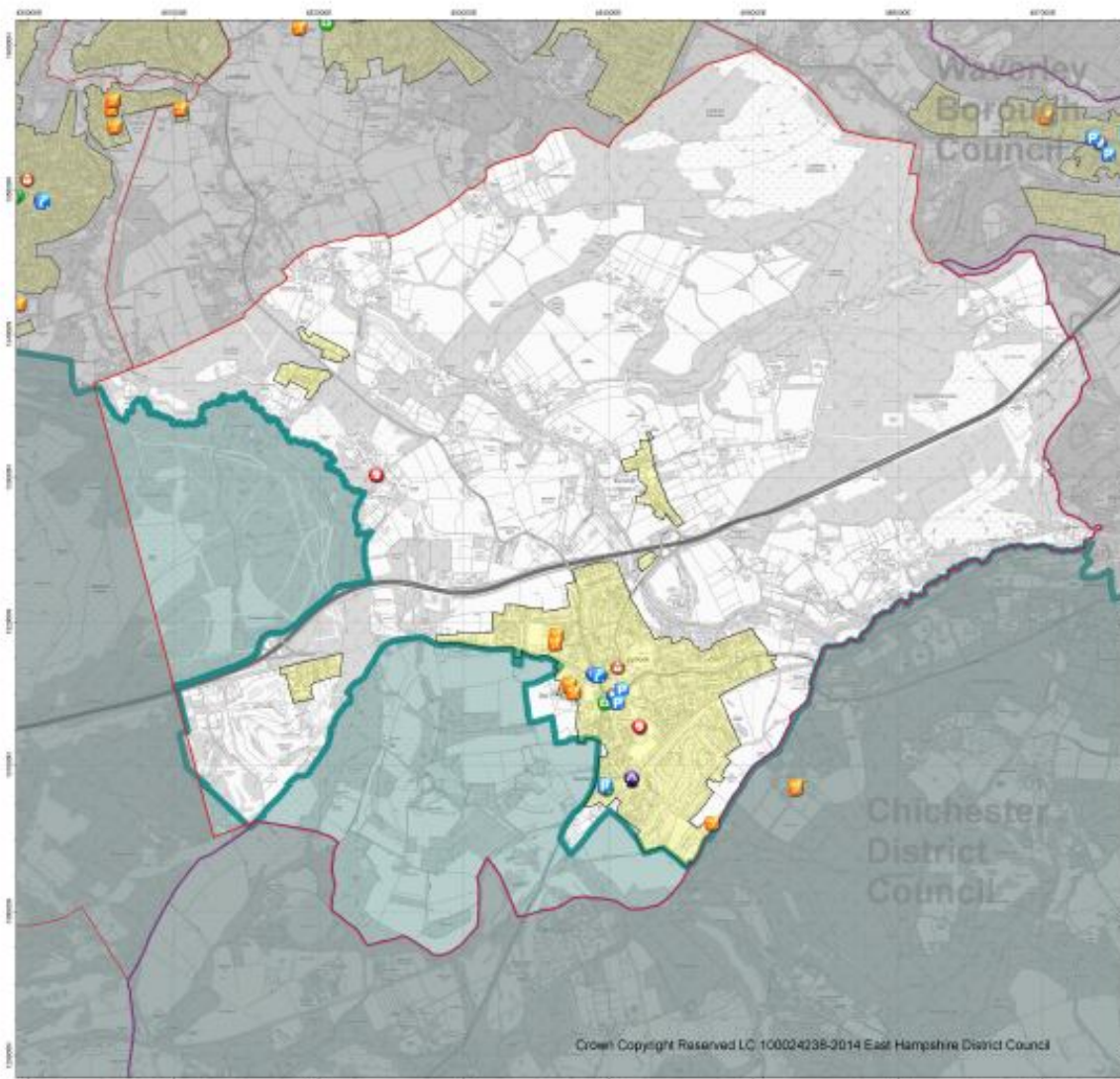
SACs (Special Area of Conservation)

LNR (Local Nature Reserve)



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# Bramshott and Liphook - Social



## Key

South Downs National Park



Settlement Policy Boundary



Doctors Surgery



Dental Surgery



School



Community Hall



Station



Library



Information Point



Car Park

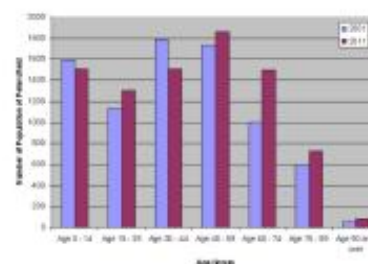


## Housing Need

True housing need of all eligible applicants on the Hampshire Home Choice who want to live in Bramshott and Liphook are as follows:

1 Bed	303
2 Bed	157
3 Bed	49
4 Bed	17
<b>Total:</b>	<b>526</b>

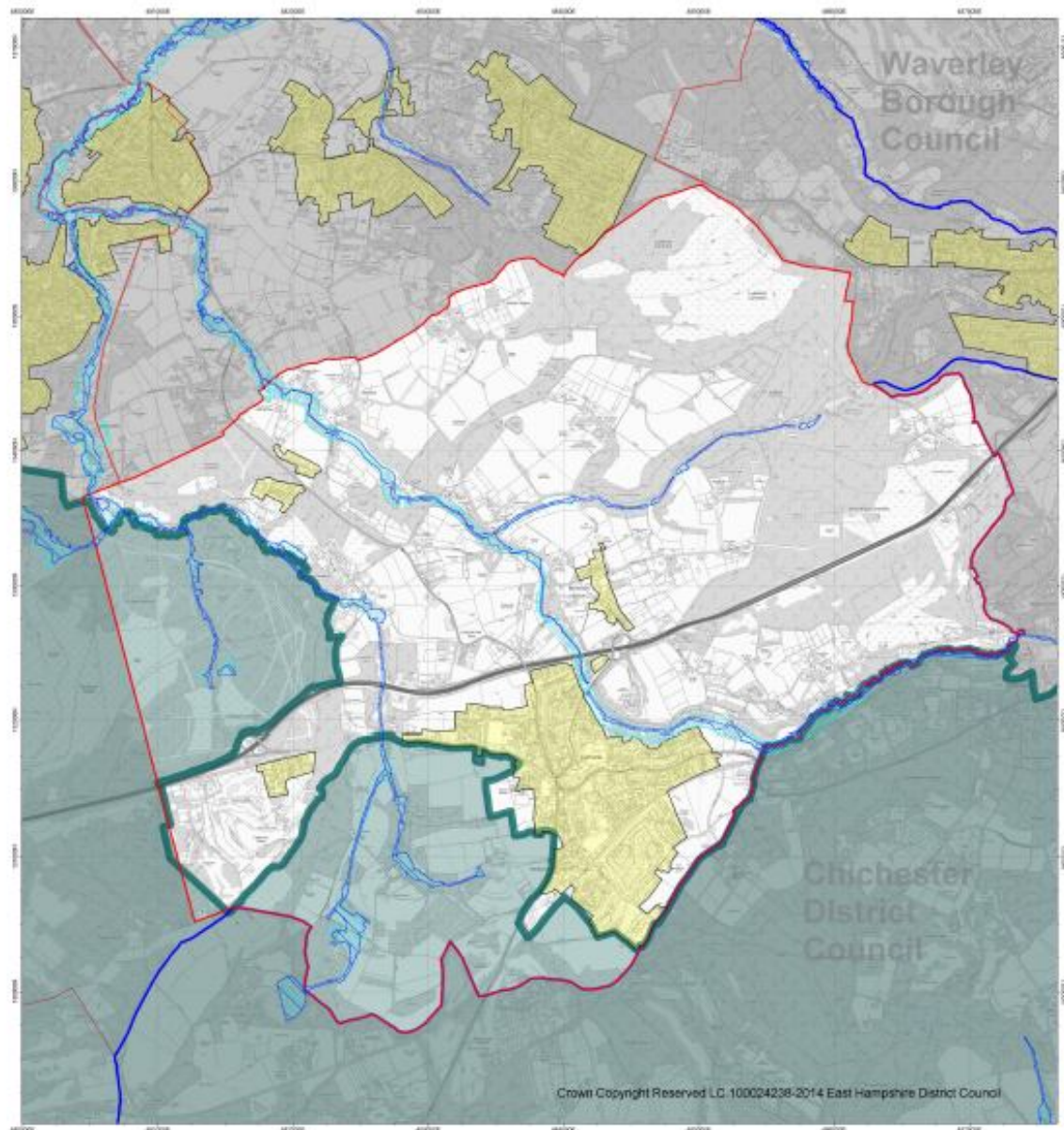
Population Change by Age Group 2001 to 2011



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# Bramshott and Liphook - Flooding



## Key

South Downs National  
Park



EHDC District Boundary



Parish Boundary



Settlement Policy  
Boundary



National Flood Zone 2  
(Medium Probability)



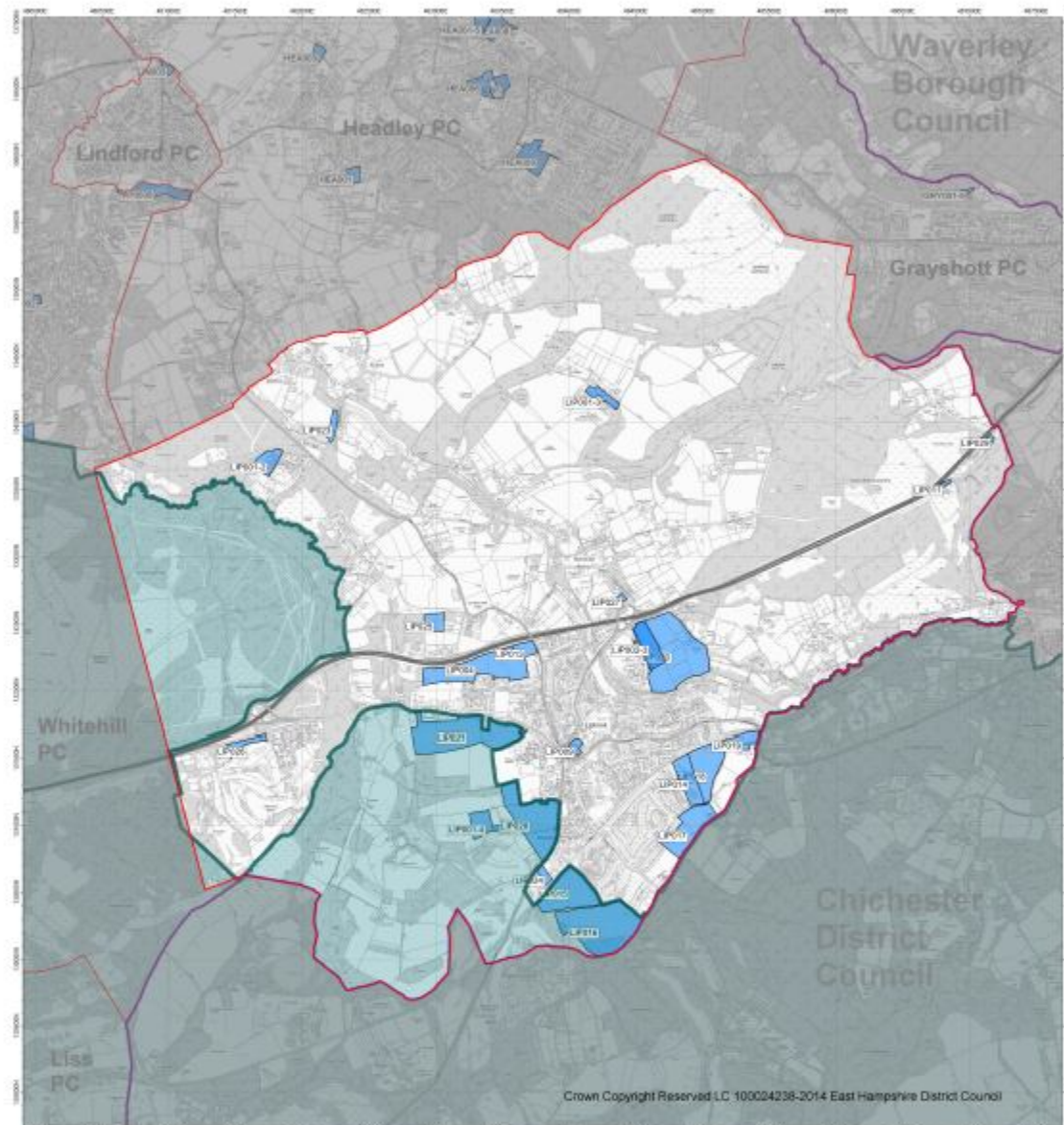
National Flood Zone 3  
(High Probability)



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## Appendix 4 - Liphook SHLAA Sites

### Bramshott and Liphook - Strategic Housing Land Availability Sites



#### Key

Strategic Housing Land Availability Assessment Site



South Downs National Park



East Hampshire District Boundary



Parish Boundaries



Strategic Housing Land Availability Sites (SHLAA) within the South Downs National Park are not necessarily up-to-date as the South Downs National Park Authority is currently working on their SHLAA

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## Bramshott & Liphook Parish

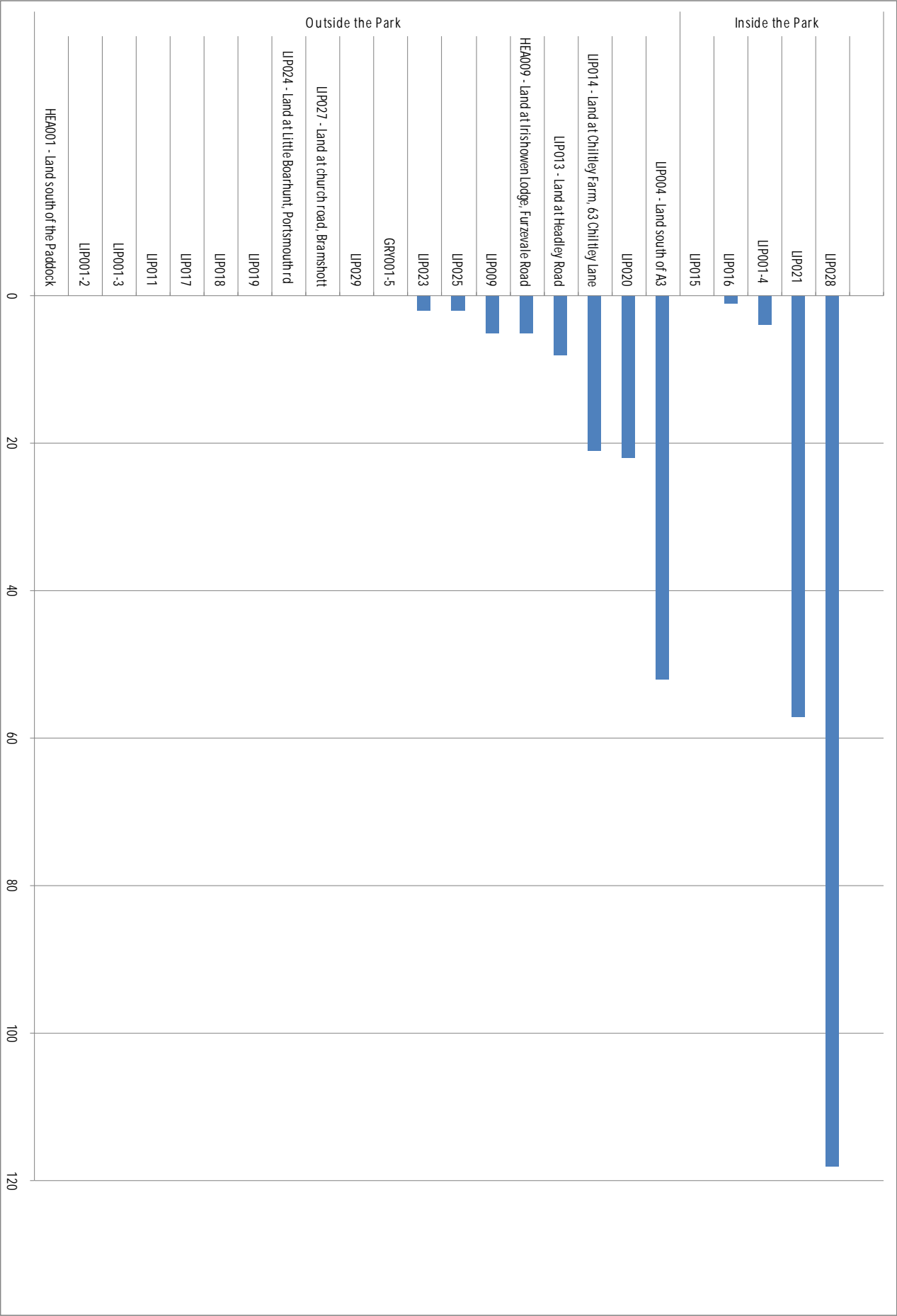


## Appendix 6 - Public Consultation event - Site preference Results

Outside the Park	HEA001 - Land south of the Paddock	0
	LIP001-2	0
	LIP001-3	0
	LIP011	0
	LIP017	0
	LIP018	0
	LIP019	0
	LIP024 - Land at Little Boarhunt, Portsmouth rd	0
	LIP027 - Land at church road, Bramshott	0
	LIP029	0
	GRY001-5	0
	LIP023	2
	LIP025	2
	LIP009	5
	HEA009 - Land at Irishowen Lodge, Furzevale Road	5
	LIP013 - Land at Headley Road	8
	LIP014 - Land at Chiltley Farm, 63 Chiltley Lane	21
	LIP020	22
	LIP004 - Land south of A3	52
Inside the Park	LIP015	0
	LIP016	1
	LIP001-4	4
	LIP021	57
	LIP028	118

297

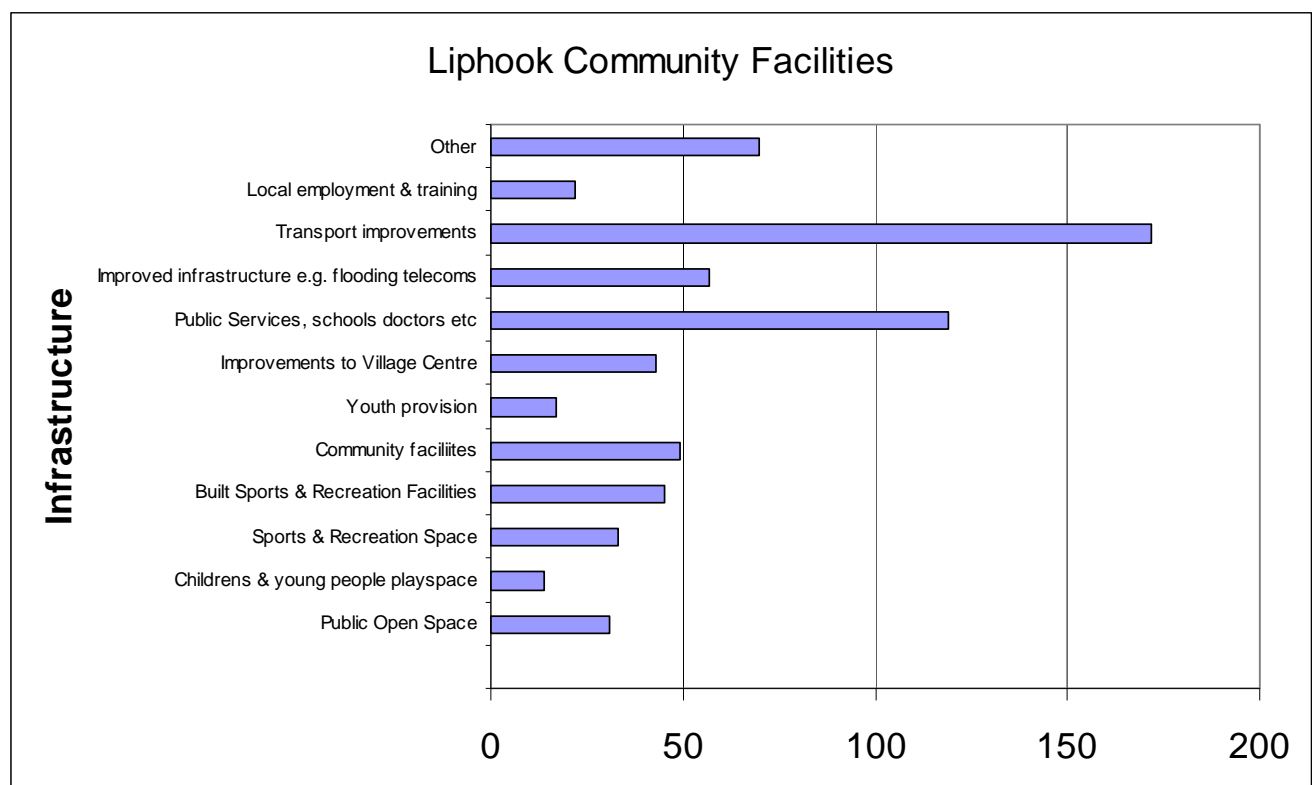






## Appendix 7 - Public Consultation Event - Community Facilities

Future of Liphook Community Wish List	Total
Public Open Space	31
Childrens & young people playspace	14
Sports & Recreation Space	33
Built Sports & Recreation Facilities	45
Community faciiliites	49
Youth provision	17
Improvements to Village Centre	43
Public Services, schools doctors etc	119
Improved infrastructure e.g. flooding telecoms	57
Transport improvements	172
Local employment & training	22
Other	70
<b>Total</b>	<b>672</b>



## Appendix 8 - Public Consultation Event - Summary of Comments

- Concern at lack of overall comprehensive planning of the future of the village.
- Significant commitments in the pipeline even before the 175 target – will have major impact on facilities and infrastructure.
- Road system around the Square needs improving, too congested and wont be able to cope with increased traffic
- Relief road is a priority with increased traffic to avoid the square
- Inadequate bus service, needs improving
- Need a more frequent train service through Liphook- 2 trains per hour
- Need to improve infrastructure before any more houses are built
- Bohunt Manor provides the best located site with potential for facilities and best access
- Must not develop south of the railway line
- Better parking facilities- around the schools and station
- Disabled access to Liphook station is needed
- Adjoins SDNPA but limited non car access to the nationally important landscape.

Appendix 9 – Exerts from South Downs National Park Designation Reports – all reports available at <http://archive.defra.gov.uk/rural/national-parks/south-downs/key-docs.htm>

Section 5 – Representations to the Inquiry on the Splitting Parish Issues

- Splitting parishes would be divisive and could undermine social cohesion. Communities will be divided if only part of a parish is within the National Park.
- Parts of a parish may benefit from greater protection but the excluded areas could be subject to additional development pressure.

*Agency's Response*

- CD50 also concluded that split parishes did not cause significant problems in 2 existing National Parks, Pembrokeshire Coast and the Peak District. The more broadly based undergraduate study generally confirmed those findings.