

## **Bramshott and Liphook NDP update to Parish Council – 20<sup>th</sup> Feb 2023**

The NDP steering group reports significant progress towards our March events. The steering group also reports the decision that the NDP will progress without site allocations.

### 1. NDP Admin

- Website: with new administrative support we have started to update the website. The home page has been given a refresh with new PC logo, archiving of old information etc. Structural work is being completed (not live) in readiness for uploading policy summaries and online consultation questions from mid-March.

### 2. Policies

- Policies workshop on 9<sup>th</sup> January took place to look at local green spaces, protected views, walk-ways, cycle paths and heritage sites.
- Following this we are due to receive a new version of draft NDP - pre-submission document this week for final policies comments.
- Policy summaries are in Appendix 1. These will form the basis of the policies information on the website.
- Draft pre-submission doc will be available from mid-March. This will also be available on NDP website as part of consultation. This is a couple of weeks later than planned but still within the timeline.

### 3. Sites

#### **a. Impact assessments**

- Passfield site and Land south of Liphook site summaries are being finalised with residents group input. The meeting with Penally Farm residents was cancelled due to a misunderstanding of the purpose.

#### **b. Decision to not allocate sites**

- At NDP steering group on 14<sup>th</sup> Feb the decision was taken to not allocate sites in the NDP.
- The steering group has done a lot of work on assessing potential sites and the decision to not allocate was not taken lightly.
- At the December steering group meeting we had a discussion about the approach to decision making regarding whether to allocate sites in the NDP or not.
- On 10<sup>th</sup> Jan steering group the conversations so far was summarised. Our key concern was the arising issue of planning applications for some of the larger sites. As an NDP with site allocation is subject to more scrutiny and generally takes longer than an NDP without site allocation this was a concern – due to a risk they may get through before the NDP is in place – with loss of additional CIL. See Appendix 2.
- 3 options were presented (i) to prepare for allocation (ii) to finalise a policies only plan (iii) review allocation options when NDP in places as a policies only plan.
- At this point the steering group required further information regarding the feasibility of options 3 with respect to (a) when can we review (b) what is required (c) how will it be funded.
- At 14<sup>th</sup> Feb steering group the chair was able to update the group from conversations with EHDC, SDNP and Locality that a parish can review a made plan at any point, a review or a new plan including allocation would require full NDP process, reg 14/16 and referendum, funding would be available through Locality to support this process
- With no clear difference between a review or a new plan - on 14<sup>th</sup> Feb the SG were presented with A&B options see appendix 2 (A) prepare for allocation (B) finalise a policies only plan with aspiration to consider allocation at review or a new plan
- The chair proposed option B to finalise as a policies only plan. The remainder of the SG were unanimous in agreement.

#### **c. Next steps**

- Site summaries for the larger sites, Passfield, Penally, Land South of Liphook, Land West of Liphook (SNDP) will be finalised and will form part of the NDP evidence kept in a separate document from the NDP.
- Advice from our planning consultant is that we should present the material at the March event and gain feedback.
- Evidence can feed into the emerging local plan and inform NDP policies.
- The focus now very much goes to the policies and the neighbourhood design codes.

#### 4. Communication and events

##### **Community Event** in Spring – March 22<sup>nd</sup> / 25<sup>th</sup>

- Present the draft NDP and get views on policies and site summaries
- There will be opportunities for feedback on policies and site summaries with continues on-line consultation as well as feedback forms on the day
- We have a comprehensive marketing plan in the run up to the event including facebook, emails, Liphook community magazine, roller and tie on banners, posters, leaflets.
- We are looking for volunteers to support the event sessions

#### 5. Next steering group

- Has been cancelled to allow for event planning

### Appendix 1

#### Policy Summaries

Chapter heading	Policy no.	Policy name	Policy aim	Issues / need to be addressed/ Evidence	Policy objective (SMART- specific , measurable, achievable, realistic, timely) To:	Vision (what success looks like)
Sustainable development and housing	BL1	Spatial strategy	To ensure that development is directed to most appropriate sustainable locations	<ul style="list-style-type: none"> <li>• Define the development policy boundaries – JCS (CP10) – potential to mirror review of these or leave to new Local Plan</li> <li>• Identify potential brownfield sites –JCS (CP2, CP19)</li> <li>• Establish criteria against which any future site allocations should be considered</li> </ul>	<ul style="list-style-type: none"> <li>• Minimise impact on natural and historic environment</li> <li>• Retain rural nature of parishes villages and hamlets – avoiding coalescence</li> <li>• Develop sustainable growth &amp; vitality – meeting housing and employment need</li> <li>• Provide required additional community facilities</li> <li>• Enable travel within the village to be mainly by foot or bike</li> <li>• Prioritise the use of brownfield in preference to greenfield</li> </ul>	
	BL3	Meeting local housing need	To meet housing needs in the parish	<ul style="list-style-type: none"> <li>• Establish what the local housing need is – Housing Needs Assessment, Census Data, Housing Allocation Policy</li> </ul>	<ul style="list-style-type: none"> <li>• New dwellings delivered in the Parish contribute to local housing needs: focus on smaller homes (in terms of bedroom size); 75%:25% rental v market</li> <li>• At least 25% affordable homes delivered as First Homes as required by legislation</li> <li>• Affordable homes are well integrated with market homes</li> </ul>	

Chapter heading	Policy no.	Policy name	Policy aim	Issues / need to be addressed/ Evidence	Policy objective (SMART- specific , measurable, achievable, realistic, timely) To:	Vision (what success looks like)
					<ul style="list-style-type: none"> <li>• Provide support for specialist housing</li> <li>• Support self/custom build</li> </ul>	
	BL4	Character and design of development	To ensure that all development is high quality and contributes positively to local character	<ul style="list-style-type: none"> <li>• Define local character in the B&amp;L context – Design Guide/Codes</li> <li>• Promote high quality design – range of Design Guidance relevant to local area</li> </ul>	<ul style="list-style-type: none"> <li>• Development is designed to integrates with local surroundings, changing need and natural environment, deliver to design codes and guidance, tree planting, soft landscaping, promote sustainable transport, protected views</li> <li>• Development at the edge of settlements is designed to be less dense so as to enable a more natural blend into the wider countryside</li> </ul>	
	BL5	Climate change and design	To support measures that will help to mitigate climate change	<ul style="list-style-type: none"> <li>• Development proposals are encouraged to minimise their environmental impact – Building Regs.</li> <li>• Historic buildings are supported to improve energy efficiency – Historic England Whole Building Approach</li> </ul>	<ul style="list-style-type: none"> <li>• Development incorporates features that reduce energy consumption, specifically: site orientation to maximise solar gain, thermal efficient features, water efficiency, low carbon sustainable design, EV charging points</li> <li>• Existing historic buildings are retrofit to improve energy efficiency</li> <li>• Community-scale renewable energy schemes are supported</li> </ul>	
Environment and green space	BL12	Green and blue infrastructure and delivering biodiversity net gain	To protect and enhance biodiversity within the Parish	<ul style="list-style-type: none"> <li>• Identify the green and blue infrastructure network locally – HBRC, Green Infrastructure Plans, statutory designations</li> <li>• Consider opportunities where networks can be better connected / improved - local knowledge, HBRC</li> </ul>	<ul style="list-style-type: none"> <li>• Development delivers a net gain in biodiversity</li> <li>• The network of green and blue (land and water) infrastructure is maintained</li> <li>• Areas identified for improvements are achieved.</li> </ul>	
	BL13	Managing the environmental impact of development	To protect and enhance the natural features of the Parish and ensure that development contributes positively to this	<ul style="list-style-type: none"> <li>• Identify designated natural areas</li> <li>• Define the natural features of the Parish that are characteristic but not necessarily statutorily protected – local engagement</li> <li>• Consider how development can contribute positively to enhancing wildlife</li> </ul>	<ul style="list-style-type: none"> <li>• Non-designated natural features of the Parish are retained and where possible incorporated into development. Additional features provided to reflect the natural character of the Parish.</li> <li>• Open space within development is provided.</li> <li>• Wildlife friendly features incorporated into development</li> <li>• Ancient and notable trees protected</li> </ul>	

Chapter heading	Policy no.	Policy name	Policy aim	Issues / need to be addressed/ Evidence	Policy objective (SMART- specific , measurable, achievable, realistic, timely) To:	Vision (what success looks like)
	BL7	Sunken lanes	To identify and protect the network of historic sunken lanes within the parish, which provide a valuable movement network through the parish, particularly for horse riders	<ul style="list-style-type: none"> <li>Identify network of sunken lanes – local knowledge, Natural England, EHDC, local character assessments</li> <li>Consideration of how to conserve – National Trust guidance</li> </ul>	<ul style="list-style-type: none"> <li>Network of existing sunken lanes is retained</li> <li>The character of the sunken lanes is retained – e.g. road not elevated or the width changed, hedges not lowered, no road markings introduced.</li> <li>Opportunities to reduce speed limits on sunken lanes is explored with partners</li> </ul>	
	BL14	Local green spaces	To ensure that within the village centre, shop fronts and signage are in keeping with and contribute positively to the character of Liphook village	<ul style="list-style-type: none"> <li>Identify village centre – JCS CP8</li> <li>Define expectations for signage – EHDC Shop Front Design Guide (2015); B&amp;L Design Guide, CA Appraisal</li> </ul>	<ul style="list-style-type: none"> <li>Signs within the village centre adhere to the requirements of the Design Guidance</li> </ul>	
	BL15	Protection of locally significant views	To safeguard local views and viewpoints from the negative impacts of development	<ul style="list-style-type: none"> <li>Identify significant views in the Parish – local knowledge, design Guide, Character Assessments</li> <li>For each view, define what makes it special</li> </ul>	<ul style="list-style-type: none"> <li>Important views within the Parish are protected against the negative impacts of development</li> </ul>	
	BL16	Dark skies	To minimise light pollution in order to retain the dark skies that the Parish benefits from	<ul style="list-style-type: none"> <li>Map out the darkness of the skies – CPRE, local knowledge</li> <li>Identify how development can minimise its impact – Institution of Lighting Professionals</li> </ul>	<ul style="list-style-type: none"> <li>Development that takes place does not detrimentally impact the darkness of skies mapped within the Parish</li> </ul>	
		The River Wey	To preserve, enhance and unlock the potential of the River Wey	<ul style="list-style-type: none"> <li>Define the natural and heritage value of the River</li> <li>Consider opportunities to utilise the river resource</li> <li>Explore water quality issues</li> </ul>	<ul style="list-style-type: none"> <li>Incorporate design and landscaping which protects the setting of the River Wey, conserving its heritage value and reflecting the character of the surrounding context</li> <li>Avoiding views of ‘back of development’, such as car parks, service areas, bin stores, delivery areas, sub stations and associated car parking, using natural buffering where possible</li> <li>Providing opportunities to enable greater access, where this can be achieved sustainably</li> <li>Ensuring that development does not degrade the water quality, particularly of the River, in line with Water Framework Directive objectives</li> </ul>	
Transport and movement	BL17	Improving walking and cycling opportunities	To encourage more people to walk and cycle, particularly for	<ul style="list-style-type: none"> <li>Identify the ‘primary movement routes’ in the Parish – local knowledge, maps</li> </ul>	<ul style="list-style-type: none"> <li>Development is joined up to the primary movement network</li> <li>Areas for improvements are identified, which might be funded through developer contributions</li> </ul>	

Chapter heading	Policy no.	Policy name	Policy aim	Issues / need to be addressed/ Evidence	Policy objective (SMART- specific , measurable, achievable, realistic, timely) To:	Vision (what success looks like)
			shorter (intra Parish) journeys	<ul style="list-style-type: none"> <li>Identify where greater connectivity can be achieved.</li> <li>Identify where improvements to the movement network can be made</li> </ul>	<ul style="list-style-type: none"> <li>Movement routes are designed to be safe, accessible, pleasant and, where possible, segregated.</li> </ul>	
	BL18	Mitigating vehicular impacts at junctions and pinchpoints	To minimise the impact of development on particular junctions and pinchpoints on the road network that already experience problems	<ul style="list-style-type: none"> <li>Identify the main areas that experience problems (e.g. congestion, speeding etc.) – local knowledge, transport mapping</li> </ul>	<ul style="list-style-type: none"> <li>All development proposals that are required to prepare a Transport Statement/ Assessment have proactively considered their impact (ncuding cumulatively) on the specific problem areas identified in the Parish and seek way to mitigate these</li> </ul>	
	BL19	Electric vehicular charging	To provide a network of EV charging points across the Parish	<ul style="list-style-type: none"> <li>Identify public locations that should provide EV charging points – local knowledge</li> <li>Define requirements for residential development – HCC Parking Standards</li> </ul>	<ul style="list-style-type: none"> <li>Additional charging</li> </ul>	
Conserving heritage	BL6	Conserving the heritage of the parish	To conserve heritage assets so that they can be enjoyed for their contribution to the quality of life of existing and future generation	<ul style="list-style-type: none"> <li>Identify heritage assets in the Parish – Historic Environment Record, HCC records, Historic England, local knowledge</li> <li>Assess potential non-designated heritage assets against criteria – define criteria (EHDC / Historic England templates)</li> <li>Maintain watching brief on heritage at risk – local knowledge/ Historic England record</li> <li>Define special qualities of the Conservation Areas - CA Appraisals</li> </ul>	<ul style="list-style-type: none"> <li>Heritage assets – designated and non-designated, above and below ground – are recognised and conserved</li> <li>Enabled greater appreciation of the history and heritage of the Parish</li> <li>Opportunities to bring heritage at risk back to its former glory are pursued</li> <li>Development taking place in the Conservation Areas makes a positive contribution to the Conservation Area and preserves special qualities of the setting</li> </ul>	
	BL8	Enhancing Liphook's shop frontages and design	To ensure that Liphook's shop frontages and signage is designed to contribute to local character	<ul style="list-style-type: none"> <li>Define village centre – JCS</li> <li>Define local character of the village centre – Design Guide, CA Appraisal</li> </ul>	<ul style="list-style-type: none"> <li>Shops frontages and signage adhere to specific criteria so that they are in-keeping with local character</li> </ul>	

Chapter heading	Policy no.	Policy name	Policy aim	Issues / need to be addressed/ Evidence	Policy objective (SMART- specific , measurable, achievable, realistic, timely) To:	Vision (what success looks like)
				<ul style="list-style-type: none"> <li>Define criteria to encourage shops frontages and signage to be in keeping with local character – Design Guidance, EHDC Shop front design guide</li> </ul>		
Community facilities	BL20	Allotments and community growing space	To protect existing allotment space and support the provision of new space, including smaller community growing spaces	<ul style="list-style-type: none"> <li>Identify existing space – local knowledge</li> <li>Potential to identify suitable sites for new provision</li> </ul>	<ul style="list-style-type: none"> <li>Existing allotment space is retained</li> <li>Major development proposals provide additional growing spaces</li> </ul>	
	BL21	Enhancing cultural sporting and recreational facilities	To safeguard against the loss / change of use of existing facilities and to support the provision of new/expanded facilities to meet the needs of a growing population	<ul style="list-style-type: none"> <li>Audit existing provision – local knowledge</li> <li>Identify additional provision needed – discussions with providers, EHDC Open Space, Sports and Recreation Study</li> </ul>	<ul style="list-style-type: none"> <li>Existing facilities are safeguarded</li> <li>New/ expanded facilities provided – to be identified.</li> </ul>	
	BL22	Providing adequate health and education services	To safeguard against the loss of existing provision and support additional provision as required	<ul style="list-style-type: none"> <li>Audit existing provision – local knowledge</li> <li>Identify additional provision needed – discussions with providers, PCT, HCC (Education Authority)</li> </ul>	<ul style="list-style-type: none"> <li>Existing facilities are safeguarded</li> <li>New/ expanded facilities provided – to be identified.</li> </ul>	
Supporting local economy	BL9	Enhancing opportunities for local employment	To safeguard existing employment space in the parish, while also supporting additional provision	<ul style="list-style-type: none"> <li>Identify existing employment uses in the Parish – JCS, local knowledge</li> <li>Define village centre – JCS</li> <li>Identify areas where additional employment use would be suitable and what sort of uses</li> </ul>	<ul style="list-style-type: none"> <li>Existing employment is safeguarded against change of use</li> <li>Criteria against which new employment uses should be considered are adhered to</li> </ul>	
	BL10	Enhancing the role and setting of Liphook village centre	To support a vibrant village centre with a mix of uses	<ul style="list-style-type: none"> <li>Define village centre – JCS</li> <li>Consider appropriate uses</li> <li>Identify potential public realm improvements</li> </ul>	<ul style="list-style-type: none"> <li>Existing uses safeguarded against change of use</li> <li>Public realm improvements are undertaken including enhancing the village square, identifying a suitable site for a covered market, providing new and improved signage for pedestrians within and between the two retail areas</li> </ul>	

Chapter heading	Policy no.	Policy name	Policy aim	Issues / need to be addressed/ Evidence	Policy objective (SMART- specific , measurable, achievable, realistic, timely) To:	Vision (what success looks like)
					along Portsmouth Road and Midhurst Road and combined area of Station Road and Bleaches Yard, street tree planting • Upper floors of retail units provide residential space	
	BL11	Promoting and sustaining rural tourism	To become a gateway to the South Downs National Park for visitors	<ul style="list-style-type: none"> <li>Identify potential for tourism – Tourist Board, SDNPA, audit of existing assets</li> <li>Consider additional visitor infrastructure required – surveys of local providers</li> </ul>	<ul style="list-style-type: none"> <li>Appropriate visitor infrastructure is provided in the Parish</li> <li>Additional staying visitors are attracted</li> <li>Improved connectivity between the Parish transport hubs and the SDNP and local attractions/ facilities</li> </ul>	

## Appendix 2

### I. Approach to decision making regarding whether to allocate sites or not: Summary of conversation so far

- Purpose of an NDP is to set out a vision and planning policies for a parish
- If suitable sites come forward that can achieve the policies outcomes and deliver the parish's vision then the NDP can allocate these sites in the plan.
- Allocation – enacting the policies through the sites to get what local people want
- Clear NDP policies & site summaries includes benefits and constraints – NDP able to make informed decision
- Allocation is a longer process – more scrutiny + in this parish no clear consensus
- Residents to give informed views (do you agree to allocation in principle? which sites, which order) / steering group to make final decision
- Currently working under the East Hants Adopted Core Strategy – reached our housing number. No timescale for Local Plan 2021- 40. **So allocation would be above requirement**
- EHDC's suggests 'simple allocations within the settlement boundary policy' - prevents speculative development for 2 years
- Planning consultant advises 6-9 months extra before referendum if we allocate. If want to allocate big (strategic) sites suggests - joint conversation with SG / LAs / Aecom to identify what is involved
- **Arising issue - planning application for some of the large sites – risk may get through before NDP in place – loss of additional CIL**

## Appendix 3

### A: Be prepared for allocation option

- Gain community views at event
- Make decision to allocate or not in March
- Be prepared for allocation option

#### Pros

More control specific sites

#### Cons

Take more time now

Sites main gain planning before

NDP complete – loose CIL

### B: Finalise policies only plan with aspiration to consider allocation at review or a 2<sup>nd</sup> B&L NDP

- SG decide not to allocate now
- Gain community views at event – appendix to plan
- Finalise policies only plan – setting aspiration to review allocation options in a review or in a new plan at the right time for B&L.

#### Pros

Get through quicker

Developers – comply with policies , receive CIL

Allocation options when SD & EH have clearer strategy

Would be eligible for funding for review / new plan earlier or in due course

#### Cons

Less control – mitigation through robust policies / design codes

Repeat lengthy processes again