



Jane Sawyer
Parish Clerk/RFO

**BRAMSHOTT & LIPHOOK
PARISH COUNCIL**

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EXTRA ORDINARY PLANNING COMMITTEE MEETING

Wednesday 28th February 7.30pm at the Liphook Millennium Centre

DRAFT MINUTES

Attendees:

Cllr R. Rowson (Chair)
Cllr Kirby
Cllr Cameron
Cllr Kemp
Cllr Li

Also in attendance:

Nicki Sosin, Deputy Clerk
3 members of the public

P23.348 Chairman's Announcements: The chairman reminded everyone where the fire exits were, phones should be on silent and that the meeting would be recorded for the purposes of the minutes.

On the request of the chairman the meeting observed a one minutes silence to remember Cllr Peter Curnow-Ford who died this week.

P23.349 Apologies for Absence: Apologies were received from Cllr Coyte

P23.350 Disclosure of Interests: Cllr Kemp declared a pecuniary interest in the EHDC Draft Local Plan as her property is adjacent to the site allocation for Land at Chiltley Farm. It was **RESOLVED** to grant a dispensation to Cllr Kemp
Proposed: Cllr Rowson. Seconded: Cllr Li.

P23.351 Approval of Minutes: It was **RESOLVED** to approve the minutes of the meeting held on 19th February 2024.
Proposed: Cllr Rowson. Seconded: Cllr Cameron.

P23.352 Forthcoming Planning Committee Meetings: Meeting dates at East Hampshire District Council and South Downs National Park Authority were noted.

P23.353 Public participation: There were no public questions.

Planning Applications: The following responses to planning applications were agreed:

- P23.354 23150/005 Land east of Holly Bank and Hollybank Cottage, Devils Lane, Liphook**
Nine dwellings including new access road and sewers and associated works.
Response: Bramshott and Liphook Parish Council note that this site is currently outside of the settlement boundary. We have concerns regarding safety and access for vehicles and pedestrians onto the Haslemere Road. The pavement is very narrow and across the road the land is privately owned with no public footpath for pedestrians, meaning crossing the road is dangerous. Furthermore, there is no public transport available nearby so this is not a sustainable development.
We are pleased to see an area of open space is included but would like to see some provision for maintenance and a guarantee the land will remain as it is, in perpetuity. We would also like clarification as to how this area of land is accessed and who will be able to use it.
Proposed: Cllr Rowson. Seconded: Cllr Cameron.
- P23.355 EHDC Draft Local Plan Consultation:**
It was **RESOLVED** to use the wording provided by the Neighbourhood Plan Steering Committee.
A response to the EHDC Local Plan was agreed. The full response is attached. Appendix 1 - Bramshott and Liphook Parish Council Response to EHDC draft Local Plan.
Proposed: Cllr Cameron. Seconded: Cllr Li.
Cllr Kemp requested a recorded vote
Votes in favour: Cllr Rowson, Cllr Kirby, Cllr Cameron, and Cllr Li.
Votes against: Cllr Kemp.
- P23.356 Hampshire Minerals and Waste Plan: Partial Update:**
Response: Bramshott and Liphook Parish Council Note this Plan
Proposed: Cllr Kemp. Seconded: Cllr Cameron.
- P23.557 The date of the next meeting on 18th March 2024 was noted.**

Meeting closed: 9.16pm

Signed: **Date:**

Chairman

Appendix 1



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Bramshott and Liphook Parish Council Response to EHDC draft Local Plan

Context

The main purpose of the EHDC Local Plan is to determine the spatial strategy 2021-2040 in terms of housing requirements and sites. It also sets out a policy framework for the consideration of development applications against the following:

Vision:

“By 2040 and beyond our residents will live in healthy, accessible and inclusive communities, where quality affordable homes, local facilities and employment opportunities in sustainable locations provide our communities with green and welcoming places to live, work and play and respond positively to the climate emergency”.

Objectives:

- Sustainable levels of growth, housing and economy.
- Providing better quality, greener developments in right locations.
- Prioritising the health and wellbeing of communities in delivering what is needed to support new development.

Issues for Bramshott and Liphook in terms of the spatial and housing allocation

Allowing for adjustments, an additional 3500 homes are proposed including 1100 distributed between Whitehill and Bordon; Horndean and Liphook. Only 111 homes are proposed in Liphook situated at:

- Land North of Haslemere Road (24)
- Land at Chiltley Farm (67)
- Land West of Headley Road (20)



Plan from EHDC Draft Local Plan showing proposed extensions to current Settlement Boundaries.

H1:2 p220 “Housing should be accommodated through development and redevelopment opportunities within existing settlement boundaries in the first instance” BUT H1:3 “Housing outside set boundaries will be permitted where...allocated for development in this LP”. This is consolidated through a “Settlement Policy Boundary Review” which extends the SPB to incorporate these sites. All the proposed strategic sites were outside the previous Settlement Policy Boundary which has now been “stretched” to allow for development. See plan.

This is significant because otherwise different and more rigorous planning policies and expectations would have applied.

Allocated Sites

1. **Land North of Haslemere Road** (site matrix reference LAA/LIP-005)

Previously Policy BL1 would have applied to “development in the Countryside” for this and the other sites given that they were then outside the Settlement Boundary. As such it would previously only have been supported if there was a genuine and proven need for a countryside location.

That aside, the emerging BLNDP Policy BN1 “*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...*”

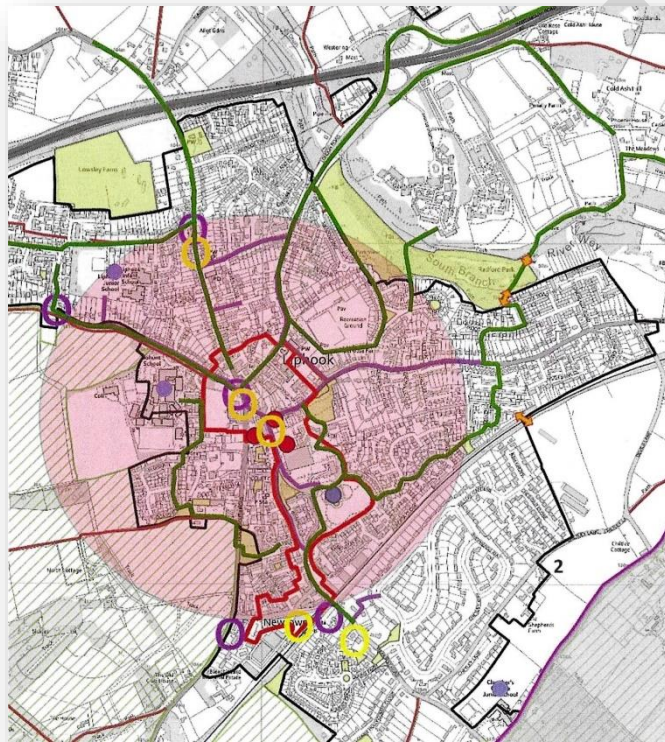
More specifically BL1(B) states approval only where (iv) *it is capable of connecting to the primary movement route network (Policy BL10) supporting the 10min walkable neighbourhood concept and (v) improves the strategic linkages between the development site and Liphook village.*

Site Summary from matrix – Majority of site is within the River Wey Conservation Area. Small area on North edge is in Flood Zone 2 for surface water flooding. Marshes Hollow (SINC) adjacent to North of site, slopes down steeply away from rear of site. SDNP lies to East of site. Considerable constraints to development. Development would form illogical extension beyond the existing

settlement, have adverse impact on intrinsic character of countryside and rural setting on the exit from/entrance to Liphook, and alter pattern of development to detriment of character of rural area.

The proposal recognises that the site is adjacent to 2 SINCs and a Special Protection Area within the River Wey Valley. Any development here would require a separate biodiversity appraisal to demonstrate how negative impacts would be minimised and a 10% biodiversity net gain achieved (BLNP Emergent Plan policy BL 5).

This site is well outside the 10 min walkability area. It is not connected to the Hants CC walking Desire Line. Clarity would be needed on extent to which it meets EHDC Policy HWC1 Active Lifestyles – through easy access to sustainable modes of travel including public transport. Access to BOAT is possible, but due to the topography the route to the north along this BOAT is restricted to able bodied walkers only with very steep and rugged path regularly washed out.



B and L Neighbourhood Plan – 10 min walk zone to Liphook Square

EHDC policy DGC2:1 makes clear that “ Development of more than 10 new houses should be situated in the most sustainable locations .i.e. those that are in an accessible distance to enable local living and offer genuine opportunities to travel by sustainable modes (walking, cycling and public transport) for multiple journey purposes”.

It is not clear how this (or the other 2 sites) scored on the Accessibility Study matrix – the matrix itself is explained on p 190 of the EHDC Plan but not the

specific calculations.

Proposed density per hectare – Site area is 2.5 Ha. Proposed number of homes 24. At 9.6 homes per hectare this is considerably below target density. Using 7896m² located in the south-west corner-leaving the eastern field rural and an offset to the conservation area roughly respecting the ridgeline a density of >20 homes per hectare should be possible whilst protecting the rural edge of Liphook as an important transition into rural land beyond. This accords with EHDC Emerging Local Plan Policy on Density, Carbon Reduction in development and the identified provision of smaller more affordable homes.



EHDC Local Plan -
Suggested higher
density per hectare
location added.

Note that parts of the site are
potentially subject to fluvial and
groundwater flooding.

Note (also for Chiltley below) Policy
CLIM 1 "Developers will avoid areas

at the greatest risk of flooding...design to minimise risk and build resilience".

With Liphook housing numbers targeting 111 homes and by applying reasonable density to the two larger and less sensitive sites when considering the Conservation Area status and relationship to settlement boundary, this site could be excluded from the allocation.

2. Land at Chiltley Farm (site matrix reference LIP-017)

Members of the Planning Committee may wish to refer to the full Site Summary as presented during **Public consultation** events supporting the progress of the Neighbourhood Development Plan.

Some key points are:

Would have been outside the existing settlement boundary but now incorporated under emergent plan. Part brownfield. Flood risk and need to control development near railway line. Do these and the requirements under EHDC Plan for settlements of over 10 houses to provide 40% affordable homes affect the density of housing which can be achieved on the site? What is the level proposed? Note that local need for additional affordable and specialist housing over the minimum requirements.

Spatial Strategy /Connectivity – outside 10 minute walkability guide. Not within 20 minute walk of main state schools using current routes. Note Policy DES 1 "Expectations for accessing services and facilities by walking and cycling modes are greatest in Tier 1 and 2 settlements". Additional walking and cycling routes needed to connect to Red and amber routes. What public transport provision to support connectivity? Policy DGC2:1 will apply as per Haslemere Road site.

Adjacent to settlement boundary, within 20 minute walk of train station and 1.5km to Bus Stop and Supermarket (Note footpath between 59 and 61 Chiltley Way reduces walking distance by 200m with more direct route). Stated that this site "Scores above average" in the accessibility matrix – how calculated?

Transport and Movement – Potential for cycle and walking to train station and buses; however, some narrow pavements and pinch points causing safety concerns for those with additional mobility requirements. Midhurst Road Rail Bridge and approaches would need to be made safer for pedestrians and cycles by traffic calming and footpath/crossing improvements. Access to A£,

vehicular impact on The Square, increased vehicular movements through existing residential areas. Would generate need for additional community facilities.

The EHDC Plan provides for Net Zero homes consuming no more energy annually than generated. Would be an expectation on site of this size.

Character heritage and design - Careful use of Design Codes necessary to integrate with adjoining developments. Chiltley Way Area is classed as Site of Special Housing Character in EHDC Plan. Neighbourhood Character Area Study December 2018. These characteristics should inform any future development proposal. Trees from the arboretum at Chiltley Place and some outbuildings are "historic remnants". The Berg development has a strong identity in terms of architectural design and layout.

Environment and Green Space - "Impacts on the environmental constraints (biodiversity, flooding and landscape) could be avoided by nearby provision of suitable alternative natural greenspace" – Where would this be located? Chiltley lane and Midhurst Road to a lesser extent, retain a rural feel and existing trees and hedgerows should remain. Note site is adjacent to SINC and Tree Preservation Orders in place. Site should incorporate potential for allotments and community growing spaces. Para 8.68 p 205 states that "New residential development in the local plan will be required to include a level of new open space and recreation provision to meet the developments needs without adding undue pressure on existing facilities". Has this been factored into the density/ housing numbers equation for each site?

Policy BL 18 para 8.10 confirms that Liphook surgery is too small and needs investment to meet growing pop – so proposal to support from 106 funding welcomed. Under Policy HWC1:2 it is noted that a Health Impact Assessment would be required for this site.

Additional Requirements identified by the emergent Neighbourhood Development Plan

- Additional pedestrian bridge over railway line to assist with 20 minute neighbourhood expectation. A safe potential point for this would be over into East end of manor Fields via the band of trees.
- Adjacent Site BL11 (LAA/LIP-020-Land at Devils Lane) coming forward would improve vehicular access points if considered as a comprehensive development, requires improving two way vehicular access over existing bridge.
- SANGs land.

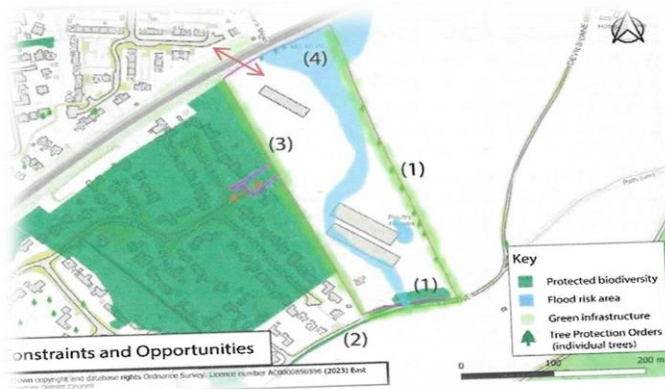
Additional community views/comments not covered above (public event 2022)

- No support for development of this site within South and East Liphook Residents Group.
- Some of community supportive of Neighbourhood Development Plan approach to site development in relation to adjoining sites.

General

Proposed density per hectare 15 homes per hectare. Comparison of site area with established development to the East demonstrates density is too low. Target should be 20-30 Homes per Hectare minimum. Refer to Distinctively Local (<http://www.distinctively-local.co.uk/storage/app/media/Distinctively-Local-Fnal-Report.pdf>) Case studies for good examples. This site should only be included at >20 homes per hectare therefore delivering 90 plus homes.

Pages 411 and 412 maps show LIP3 Land at Chiltley Farm but are headed LIP2 Land west of Headley Road, Liphook.



EHDC Local Plan – Chiltley Farm. Key features.

3. Land West of Headley Road (Site matrix reference LIP-012)

This has a site area of 1.6 hectares with 20 proposed homes. At 12.5 homes per Ha this is significantly below target density as defined by CPRE and best practice guidance on settlements classified as Local Neighbourhood Centres. Thus, comparison with established development to East shows density is too low. Target should be 30 home per hectare minimum refer to Distinctly Local website as above. Thus, this site should only be included at >20 homes per hectare delivering 32+ homes.



EHDC Local Plan – Headley Road site with comparison housing density added.

AECOM Site assessment. Previously allocated under strategic land assessment of withdrawn emerging Local Plan. Site adjoins settlement boundary, area TPO, noise considerations, well contained and bounded, follows linear development pattern, coheres well with Liphook settlement pattern.

Note EHDC state that also “scores above average” on the accessibility matrix but again how calculated is not clear. Better connectivity through Headley Road but leads through to identified vehicle pinch-point (See BLNDP Fig 19 Key Movement Routes). Well outside 10 minute walkability guide. General comments for the other two sites also apply.

General issues not related to site allocations

- There is a lack of reference as to how Neighbourhood Plans fit with/complement the EHDC Plan. The BLNDP matches across many of the EHDC subject areas providing the local perspective and representing the needs/ambitions of the local community.
- Note that all things being equal, the BLNDP will come into effect 12 months before the EHDC Local Plan and Revised Settlement Policy Boundary.
- What is the criteria for determining a “Strategic Employment Site” – why are there none in Liphook ? - Industrial Estate opposite Station? Beales Yard.
- The draft/emergent BLNDP provides additional qualitative data about local needs and pressure points.
- Policy NBE8 at 95 litres a day seems higher than national standards and will not address increasing water scarcity.
- Note infrastructure plan DGC1.1-1.6 for rail crossing to Chiltley Farm site and SE Liphook future sites.
- Policies for net zero, and where other applied standards exceed normal Building Regulation expectations, often carry caveats for the developer allowing them not to comply if “technically difficult” etc. These should be reviewed and tightened wherever possible to close down developer “wriggle room”.
- Policy DM2(11.16) should include provision of adequate root space using industry standard calculations. Trees in developments must include large canopy species along- side other forms.
- BLNDP identifies specific heritage and visual assets for the parish. Effect of prescribed garage sizes and residential parking.
- Liphook is identified both as a District Centre (The Square) and a Local Centre (Station Road). This sets up a two- tier approach to permitted development. Basically the former “should be sustained to ensure it provides for main and bulk convenience food shopping and an appropriate range of facilities and services” whilst the latter “should be sustained to provide basic food and grocery.....lower order goods and a range of non -retail services and community uses” See Policy E5 Retail Hierarchy. Distinction seems arbitrary especially as two centres are effectively “bridged” by Sainsbury’s. BLNDP Policy BL20 provides more generically for a mix of shops in the retail core of Liphook.
- The EHDC Plan is silent as to how/when a tipping point would be reached. Does not provide for the measurement of cumulative impacts on infrastructure etc. For example – Health Impact Assessments for 50 plus home developments but what if there are three 20 home sites?
- Note Statement that “Food store retail provision is reasonable....in Liphook” Para 3.20
- Parking standards – minimum cycle parking for 4+ dwellings is inadequate. Cycle spaces should be required per bedroom over 2. The standard continues to favour car use over active travel as defined. Cycle parking or scooted parking at educational establishments is inadequate. Table should ensure that every pupil could cycle to school if desired. This is how to enable active travel. The space should be allocated even if the hoops are not provided on day one. Generally, playing fields should allow for all local users to park a cycle securely (currently 1 space per pitch).

- It is recommended that EHDC review CAM Cycle Cambridgeshire Guidance for active travel targets.
- They might also refer to SDNP Guidance and ensure that cycling is a preferred option by enabling access directly and not tucked behind cars with limited space to move.
- Parking and climate emergency – Parking arrangements do not show how adequate GI can be incorporated. They currently risk creating a design code or reference that fails to deliver on street tree planting. Policies should be redrawn to provide examples of similar parking with street trees planned into the layout to reinforce environmental policies.

DRAFT