

Bramshott and Liphook neighbourhood development plan

Martin Coakley [REDACTED]

Mon 22/04/2024 18:20

To:EHDC - Neighbourhood Plans Shared <neighbourhoodplans@easthants.gov.uk>

Firstly, I would commend everyone who over many, many years has worked on the Neighbourhood Development Plan for Bramshott and Liphook. This clearly been a thankless task, producing many hours of discussion, appointments to the steering committee and resignations, many reviews of lengthy papers and at the end of the day a considerable report with lots of supporting papers, no doubt produced at great expense to the parish budget.

It has lots of nice ideas and suggestions and wishes and hopes. However, it fails to deal in any satisfactory way with what is the very large elephant in the room – the fact that the Bramshott and Liphook parish is split by the boundary between East Hampshire District Council and the South Downs National Park, two distinct planning authorities which have their own agendas and are subject to very different government pressures.

Looking at a map of Liphook it is obvious that any future development for residential housing should be in the south-western quadrant, namely the land bounded by the old A3/Portsmouth Road to the east, the Links public house to the south, Bohunt school to the north and the Deer's Hut public house to the west, an area otherwise known as Westlands Park or Bohunt Manor. At the moment, the majority of these lands are fields of varying grades of agricultural suitability, with the lands bordering the A3 not actively farmed in any meaningful way. South Downs National Park has its housing allocation, which is imposed upon it by the government, East Hampshire its own likewise. These are different levels of allocation, seeking to deal with different problems.

Whilst it is accepted that no specific areas for residential development are highlighted by this report, there has been support in other arenas for more development to the east of the village, sometimes beyond the current settlement boundaries. That cannot be a good idea, as any such developments will inevitably be "car led" and will pose additional strain upon the already creaking sewage infrastructure south of Highfield Lane and either side of the Haslemere Road, if nothing else. There are other problems associated with any such a development, such as the distance from the shops, railway station and schools, the need to traverse The Square if one is to access the A3 and so on.

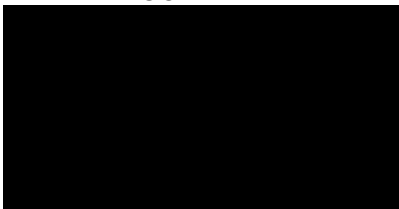
All that said, on the basis that it is a series of "ifs and buts and possibilities to may be and we would like to do some good", then it is acceptable. At least if an NDP is in place it will have some, albeit minor, bearing upon the current developments to be found within the draft East Hampshire District plan, itself still at draft stage only, with no prospect of it being decided before the latter part of 2025.

Whilst I can't actually dismiss what is proposed, having worked and lived in the village for over 45 years I can only support it on the basis that it is better than nothing.

Regards

Martin Coakley

MARTIN COAKLEY





Regulated by the Solicitors Regulation Authority roll number 122732

The text of this email is copyright (c) and it and any attachments are a confidential communication for the use of the addressee only. It and they may also be subject to legal and professional privilege.

Service by email not accepted.
22.2.2