JUNE 2022

A VISION FOR

WESTLANDS PARK

LIPHOOK

HARROW ESTATES MOSAIC Urban Design & Masterplanning Turley fabrik EVOKE TFA Inspired Villages The best years of your life

Masterplanning, Desk Top Publishing and Graphic Design by Mosaic.

MOSAIC
Urban Design & Masterplanning

Copyright
The contents of this document must not be copied or reproduced in whole or in part without the written consent of Mosaic.

Issue date	20.06.22
Document status	Final
Revision	V5
Author	JB/LA/LM
Checked by	LA

HARROW ESTATES

EVOKE

fabrik

Turley

TFA

Inspired Villages
The best years of your life?

CONTENTS

Introduction and Benefits

The Vision & Community Benefits 6

Why Here? 8

Responding To Local Need 10

Economic Benefits 12

About Harrow Estates, Redrow and Inspired Villages 14

Understanding The Site

Selecting a Sustainable Site 18

Site Considerations 20

Eco Systems: A Landscape Led Approach 22

Environmental Considerations 24

The Proposals

Development Principles 30

Framework Masterplan 34

Illustrative Artists Impression 36

Next Steps 38

WESTLANDS PARK
LIPHOOK

CHAPTER 1

INTRODUCTION AND COMMUNITY BENEFITS

THE VISION & COMMUNITY BENEFITS

Westlands Park represents an exciting opportunity to develop a highly sustainable western neighbourhood for Liphook and a gateway to the South Downs National Park (SDNP). The site is in a key strategic location adjacent to Liphook Railway Station, Bohunt School and to the west of the high street.

Our vision for Westlands Park is informed by appreciating the landscape and biodiversity character of the site, understanding its relationship to the SDNP and Liphook. Using these themes and drawing on the best qualities of the site, we have created a distinct yet appropriate vision that will benefit the wider community of Liphook.

The scale and location of the site allows for the development to bring significant new infrastructure, biodiversity, accommodation for the elderly and community facilities forward, and to revitalise Liphook high street, as well as opening up a gateway to the South Downs that will attract visitors to Liphook.

Westlands Park Community Benefits:

The funding and delivery of a new western link road, which offers the greatest transport benefit of all options tested for Liphook and the public purse. This has the ability to be delivered through public / private partnership with the landowners, which could be funded and delivered as part of the allocation and development of these lands

The delivery of the existing consented roundabout and medical centre

Harrow Estates have reached an agreement in principle with Inspired Villages Group to deliver the retirement community within the Westlands Park development.

The new Inspired Village community will include a number of facilities which will be made available to the general public as well as occupiers. These facilities can include a shop, restaurant / café, fitness studio and swimming pool. The offering of local facilities will be worked up further at the detailed design stage.

Provision of land for new leisure facility with changing rooms, gym and swimming pool, car park and coach drop off area for Bohunt School

Provision of land for performing arts/theatre building adjacent to Bohunt School and Liphook Infant and Junior Schools

Provision of land for new tennis courts and play facilities adjacent to Bohunt School

Provision of land for nursery provision adjacent to Bohunt School

The provision of a new car park – for the railway station which is currently understood to be at capacity

An exemplar gateway to the South Downs National Park, incorporating a reception centre and car park

Footpaths and cycle links linking to the existing PROW network to the surrounding area

Embracing new and evolving technologies through on-site Mobility Hubs giving people access to sustainable transport options to keep up with our ever changing world

New foul drainage infrastructure to overcome capacity issues for Liphook

Full 'Suitable Alternative Natural Greenspace' (SANG) provision for the whole development

Employment opportunities

A comprehensive package of landscape and biodiversity enhancements in line with South Downs National Park standards. Connecting people to nature and natural systems by providing growing space, allotments and orchards and the opportunity to promote on site biodiversity by maintaining and enhancing existing green infrastructure

A development that complements the character of Liphook through the identification of its unique characteristics

The delivery of much needed housing (up to 600 homes), including affordable housing. Homes will have space for home working and are future-proofed for adaptability and flexible working arrangements

Fig. 1. Framework Masterplan

WHY HERE?

The strategic benefits of locating development west of Liphook

Locating development at Westlands Park provides a number of strategic benefits, from accommodating development pressures to delivering much needed infrastructure and community facilities.

The site is a sustainable choice for development as it provides a real opportunity to develop local leisure facilities and homes with good public transport, walking and cycling links to nearby settlements and the South Downs National Park.

The following diagrams explore some of the overarching benefits of locating a new community at Westlands Park:

Regional

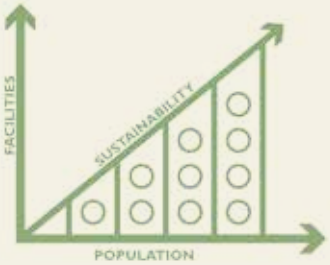
Contribute to the 5-Year Housing Land Supply

Delivering Family Homes for All Ages and Stages in Life including Affordable Homes and Comfortable Home Working

Opportunities for family homes, starter homes and elderly accommodation

Development at Scale Delivers Comprehensive Benefits to Liphook

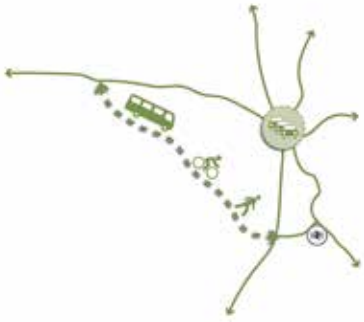
Reduces the need for small infill developments impacting on a number of existing communities



Liphook

Funding much Needed Infrastructure to Relieve Congestion in the Town Centre

Funding and delivery of a new western link road.

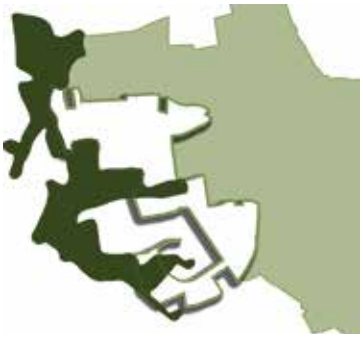


A Well Connected Sustainable Extension Adjacent to the Town Centre

Providing much needed revitalisation of the high street, providing a sustainable walkable footprint to support local employment and Town Centre economy.

A Well Contained Site

A substantial landscaped edge between Westlands Park and the South Downs National Park.



A Deliverable Site with Harrow Estates as the Master Developer

Promoting Health and Wellbeing

Provide access to SDNP, walkable neighbourhoods, playing pitches, play spaces, allotments and healthcare

A Landscape Led Approach

Structured around the SDNP Local Plan and 'ecosystem services' approach.

Proximity to Major Employment Hubs

Travel times to London just over one hour and Portsmouth in 45 minutes on the train

Gateway to the South Downs

Encouraging visitors to the South Downs, benefiting Liphook's economy

Suitable Alternative Natural Greenspace (SANG)

Full provision in accordance with East Hants Regulation 18 Local Plan – Interim SANG Assessment Report

Potential Benefits For Liphook

The site also offers the opportunity to provide a series of unique benefits in the north east of the site. This will be discussed with relevant local stakeholders, neighbourhood plan group and local authorities.

Allowing Bohunt School to Grow

Providing much needed expansion space for coach parking, drop off and playing fields and new access

Pitches and Play

Creation of a sports campus catering for children's play, tennis and trim trails

RESPONDING TO LOCAL NEED

Planning Context

Harrow Estates (part of Redrow Homes) control land at Westlands Park ('the site'), which abuts the western edge of Liphook. This is located within the administrative area of the South Downs National Park Authority (SDNPA). The settlement of Liphook lies within the administrative area of East Hampshire District Council. Both lay within the Bramshott and Liphook Neighbourhood Plan Area (BLNPA).

The site has been actively promoted by the landowners for many years as a logical and sustainable option for growth at Liphook. One that is comprehensive in nature, helps address the acute need for housing, particularly affordable housing for local people; and importantly of a scale capable of delivering key infrastructure betterment for the settlement, its residents, businesses, and natural environment.

The site is presently designated as countryside within the adopted SDNPA Local Plan (2019); and is adjacent to Liphook, which comprises one of the most sustainable settlements in East Hampshire district.

The Bramshott & Liphook Neighbourhood Plan is currently in production, which will be informed in part by the emerging strategic policies of both the EHDC Local Plan, and the likely forthcoming review of the SDNPA Local Plan. The latter is likely to commence prior to the anticipated adoption of the EHDC Local Plan.

Fig. 2. Site boundary

The Neighbourhood Plan Steering Group have commissioned various assessments to better understand the needs of the area over the next fifteen years. This includes the appointment of consultants AECOM to undertake a Housing Needs Assessment, the output of which was published in August 2021. The report concludes there is an acute need for affordable housing (ownership and rented) and specialist housing for older and disabled people. This need is significantly above and beyond that likely to be delivered by the current emerging EHDC Local Plan and adopted SDNPA Local Plan.

The adopted SDNPA Local Plan does not propose any growth at Liphook, and the last consultation version of the draft EHDC Local Plan only proposed a total of around 646 dwellings over the period 2017-2036 . It is also important to note that this is a gross provision figure, with the actual affordable housing component likely to comprise less than 40% of this once the emerging affordable housing policy requirements are taken into account (i.e. less than 258 homes).

The AECOM report by comparison indicates there is a net need for around 950 affordable homes (608 of which comprising affordable ownership), and potentially a further need for 224 homes to service the needs of older people. It is also important to note that these needs were based on data derived largely from the EHDC 'Interim Housing and Economic Development Needs Assessment' (HEDNA), published in December 2018. Since then, the median workplace-based affordability ratios used to calculate housing need for East Hampshire have worsened, from 12.59 in 2018 to 14.51 in 2021 . The affordability of housing has therefore materially worsened and may well indicate a greater need than that currently expressed in the AECOM report.

As a consequence, it is understood that the BLNPA Steering Group are gathering further information on the options available to help address such needs, in addition to other community needs in this area. This includes revisiting, in liaison with EHDC and SDNPA, options for sustainable growth in all parts of the BLNPA, including those parts in the National Park, having regard to the context of both the adopted and forthcoming review of the SDNPA Local Plan, and the emerging EHDC Local Plan amongst many others matters.

In 2019, the Neighbourhood Plan Steering Group progressed a similar exercise and subsequent consultation on various growth options for the future of the BLNPA. This included the publication of a land use assessment of growth options for the whole parish. This included parts of the subject site (ref: EA032 and EA033) within the National Park. It was notable that these options were scored the highest of all those options assessed at that time (total scores 50 and 49 respectively).

The site has since been promoted as a single comprehensive growth option, which brings with it significant additional opportunities and community gains for this area. Harrow Estates therefore welcome the opportunity to explore the benefits of this option further with the BLNPA Steering Group, the SDNPA and EHDC, amongst others. The remainder of this document sets out a summary of the opportunity and benefits this option provides.

THE ECONOMIC BENEFITS OF LOCATING DEVELOPMENT WEST OF LIPHOOK

Delivery of the masterplan would contribute towards meeting the ambitions of national and sub-regional economic policy, and deliver a range of economic benefits for both East Hampshire and the wider south east economies.

The economic impact of the development through the construction phase and once it is occupied have been modelled to identify the economic benefits. This includes the investment into the area, number of jobs that will be created and the Gross Value Added (GVA), which is the total of all revenue into businesses, which is used to fund wages, profits and taxes (measure the value of output created i.e. turnover, net of inputs used to produce a good or service i.e. production of outputs).

The construction phase will support important investment in the construction sector, including:

- £112 million investment in the construction of the site;
- 70 gross full-time equivalent (FTE) construction jobs supported on average during a 10-year construction period; supporting 80 net additional FTE construction jobs across the South East, including 20 for residents of East Hampshire; and
- £5.7 million total net additional Gross Value Added (GVA) [i] generated in the South East, including £1.5 million concentrated in East Hampshire.

Once the complete and fully occupied, the development will also deliver a range of positive economic impacts which will persist over the long term:

- 1,300 residents accommodated in new homes, of whom 670 will be of working-age and in employment;
- £15.2 million annual combined retail and leisure expenditure will be generated by new residents, a significant proportion of which will be spent on goods and services in the local area;
- 140 jobs in the retail and leisure sectors will be supported by this level of resident expenditure;
- £1 million uplift in Council Tax payments to East Hampshire Council annually once all dwellings are fully occupied;
- 20 gross FTE jobs supported on-site within the health facility, visitor centre, farm shop/café and Hostel/B&B; supporting 25 net additional FTE jobs supported in the South East during the operational phase, including 15 for residents of East Hampshire;
- £1.4 million total net additional GVA generated in the South East annually once fully operational, including £1 million concentrated in East Hampshire; and
- £30,000 uplift in Business Rates payments to East Hampshire Council annually once all commercial space is fully occupied and operational.

(Based on 2019 figures)

ECONOMIC BENEFITS

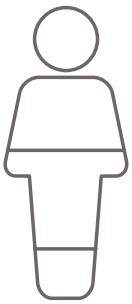
Proposed development: Residential-led mixed-use development comprising up to 600 homes, GP surgery, B&B accommodation, farm shop and visitor centre

Site: Westlands Park in Liphook, East Hampshire (September 2019)

Construction Phase

£112 million

Investment
In the scheme's construction



70 gross jobs

Full time equivalent (FTE) jobs per annum during construction (10 years)

Generating 60 direct jobs

Which will be net additional, including 20 FTE jobs for residents of East Hampshire

Plus 30 indirect/induced jobs

Which will be net additional, including 5 FTE jobs for residents of East Hampshire

£5.7 million

GVA[1]
Generated during construction, including £1.5 million in East Hampshire

Operational Phase

1,300

Residents
Living in the new homes, 670 of whom will be of working age and in employment

£16.8 million

Wages
Earned annually by residents

£1 million

Council Tax
Collected each year by East Hampshire District Council

£15.2 million

Expenditure
By residents each year on retail and leisure goods and services

140

Retail and leisure jobs
Supported by resident expenditure

£7.6 million[2]

CIL Contribution
Funding local infrastructure and services

£2.3 million

New Homes Bonus
Payment to East Hampshire Council

20 on-site jobs

Which will be FTE and encompass a variety of occupations

Generating 15 direct jobs

Which will be net additional, including 10 FTE jobs for residents of East Hampshire

Plus 10 indirect/induced jobs

Which will be net additional, including 5 FTE jobs for residents of East Hampshire

£1.4 million

GVA
Including £1 million in East Hampshire

1 GVA (Gross Value Added) measure the value of output created (i.e. turnover) net of inputs used to produce a good or service (i.e. production of outputs). It provides a key measure of economic productivity. Put simply the GVA is the total of all revenue into businesses, which is used to fund wages, profits and taxes.

2 Indicative excluding allowance for indexation.

Harrow Estates, Redrow Homes and Inspired Villages

Combining our technical, planning and market knowledge, the team takes a holistic approach to the planning promotion, master planning and delivery of sites for future development. The need to ensure strong commercial viability and high quality design as part of each development scheme, lies at the heart of everything we do.

Coupled with the inclusive consultations involving key stakeholder groups, we specialise in securing positive planning and technical outcomes that lead to new residential and commercial development opportunities.

Our company purpose is to create a better way to live and the Redrow 8 aims to deliver this through high quality design and placemaking.

We are proud of our reputation for building high quality homes and the Redrow 8 will set a new standard for Placemaking on all of our new developments. Our aspiration is to create thriving communities comprising beautiful homes in outstanding locations. The Redrow 8 principles provide a framework to ensure that this is achieved on all of our developments with a focus on the quality of life of residents in terms of their health and well-being.

Recently, there has been an increased recognition in the role of place-making and planning in achieving healthier lifestyles. This is reflected in national planning policy and numerous publications and initiatives including the NHS Healthy Towns programme, which Redrow is proud to support.

Harrow Estates have reached an agreement in principle with Inspired Villages Group to deliver the retirement community within the Westlands Park development.

Inspired Villages was established in 2017 and has six operational villages in England with a further four in construction. Inspired Villages is one of the UK's most innovative and ambitious retirement village brands. It is backed by a joint venture partnership between Legal & General and NatWest Group Pension Fund. Inspired Villages have recently completed the development of Bramshott Place in Liphook, a hugely popular development and are excited about the prospect of delivering a further community in Liphook to meet the identified need for this type of accommodation.

Key Benefits of the Redrow 8

The Redrow 8 principles are focused on creating places that offer social and environmental benefits for new residents and the wider community. The principles contribute towards improving public health, health and happiness, place attachment, protection and enhancement of the built and natural environment among other considerations.

The application of the Redrow 8 principles provides for a range of benefits for the existing and new community. By listening to learn from our customers and local communities we will design developments that are sensitive and responsive.

Through careful consideration of a development site and its wider context, we will keep it local - helping to stitch new developments into their locality.

Developments that are easy to get around and encourage people to walk and cycle, particularly for short local journeys, offer the opportunity for residents to lead healthier and happier lives. By providing places to go and things to do we create opportunities for social interaction.

The sensitive retention and incorporation of natural features to provide nature for people has obvious benefits for existing biodiversity and wildlife but also provides opportunities for mental health as well as for learning about nature.

A network of safe and attractive streets for life will encourage healthy lifestyles with benefits for mental and physical health. The inclusion of trees in the street and in front gardens combined with the careful arrangement of our attractive homes will create ‘street pictures’ which are uplifting to live in and create a ‘sense of arrival’.

By providing homes for all through a wide range in the type and tenure of housing we can create mixed and balanced communities and wherever possible seek to provide any need for specialist housing. This has benefits for the existing community but also the vibrancy and resilience of the new community.

At the heart of many of the Redrow 8 principles is great street design created by homes that are built to impress. Through our attention to detail in the design or our homes we will deliver some of the best streets in the country.

Our track record in delivering high quality homes and beautiful streets in communities that our customers are proud to call home provides a very strong foundation for the application of these principles on all of our future developments. The overall benefit will be a lasting legacy of robust and resilient communities that will remain healthy, happy places to live.

At Redrow we believe that everyone deserves to live in an attractive and well designed home. Yet, we recognise that our ‘product’ is more than just the home - it’s also the streets and spaces that create the places people call home.

CHAPTER 2

UNDERSTANDING THE SITE

SELECTING A SUSTAINABLE SITE

The site is sustainably located, with excellent access to a wide range of facilities in Liphook, all within a 20-minute walk of the site.

Building for a Healthy Life and the 20-minute Neighbourhood

Building for a Healthy Life (BHL) is a tool to assess and compare the quality of proposed neighbourhoods. It has been written by Design for Homes in partnership with Homes England, NHS England and NHS Improvement. Whilst BHL is usually awarded to completed schemes, the site selection criteria have been applied to Westlands Park to demonstrate the sustainability of the design proposals.

Building for a Healthy Life principles advise places should 'offer social, leisure and recreational opportunities a short walk or cycle from their homes' and that developments should provide or be near to 'community facilities, such as shops, schools, workplaces, health facilities, co-working spaces, parks, play spaces, cafés and other meeting places that respond to local community needs'.

20-minute neighbourhoods are complete, compact and connected neighbourhoods where people can meet their everyday needs within a short walk, cycle or ride on public transport.

Liphook hosts an excellent range of facilities and services within a short distance of the site, easily accessible by foot, cycle, or the local bus service. These include a library, a number of local shops and stores, education facilities, sports facilities, health services (such as surgery's, GPs and dentists).

Proposed Facilities

In addition to the existing facilities of Liphook, Westlands Park is offering a range of facilities for the benefit of the wider community, these include:

Proposed Community Benefits:

- The funding and delivery of a new western link road, which offers the greatest transport benefit of all options tested for Liphook and the public purse. This has the ability to be delivered through public / private partnership with the landowners, which could be funded and delivered as part of the allocation and development of these lands
- The delivery of the existing consented roundabout and medical centre
- Harrow Estates have reached an agreement in principle with Inspired Villages Group to deliver the retirement community within the Westlands Park development. The new Inspired Village community will include a number of facilities which will be made available to the general public as well as occupiers. These facilities can include a shop, restaurant / café, fitness studio and swimming pool. The offering of local facilities will be worked up further at the detailed design stage.
- Provision of land for new leisure facility with changing rooms, gym and swimming pool, car park and coach drop off area for Bohunt School
- Provision of land for performing arts/theatre building adjacent to Bohunt School and Liphook Infant and Junior Schools
- Provision of land for new tennis courts and play facilities adjacent to Bohunt School
- Provision of land for nursery provision adjacent to Bohunt School
- The provision of a new car park – for the railway station which is currently understood to be at capacity
- An exemplar gateway to the South Downs National Park, incorporating a reception centre and car park
- Footpaths and cycle links linking to the existing PROW network to the surrounding area
- New foul drainage infrastructure to overcome capacity issues for Liphook
- Full 'Suitable Alternative Natural Greenspace' (SANG) provision for the whole development
- Employment opportunities
- A comprehensive package of landscape and biodiversity enhancements in line with South Downs National Park standards. Connecting people to nature and natural systems by providing growing space, allotments and orchards and the opportunity to promote on site biodiversity by maintaining and enhancing existing green infrastructure
- A development that complements the character of Liphook through the identification of its unique characteristics
- The delivery of much needed housing (up to 600 homes), including affordable housing. Homes will have space for home working and are future-proofed for adaptability and flexible working arrangements

Social / Community

- Village Hall
- Council Building
- Post Office
- Cafés
- Restaurants
- Pubs

Employment

- Royal Mail
- Allianz Engineering

Other

- Hotel / B&B
- Religious Grounds (Cemetery)

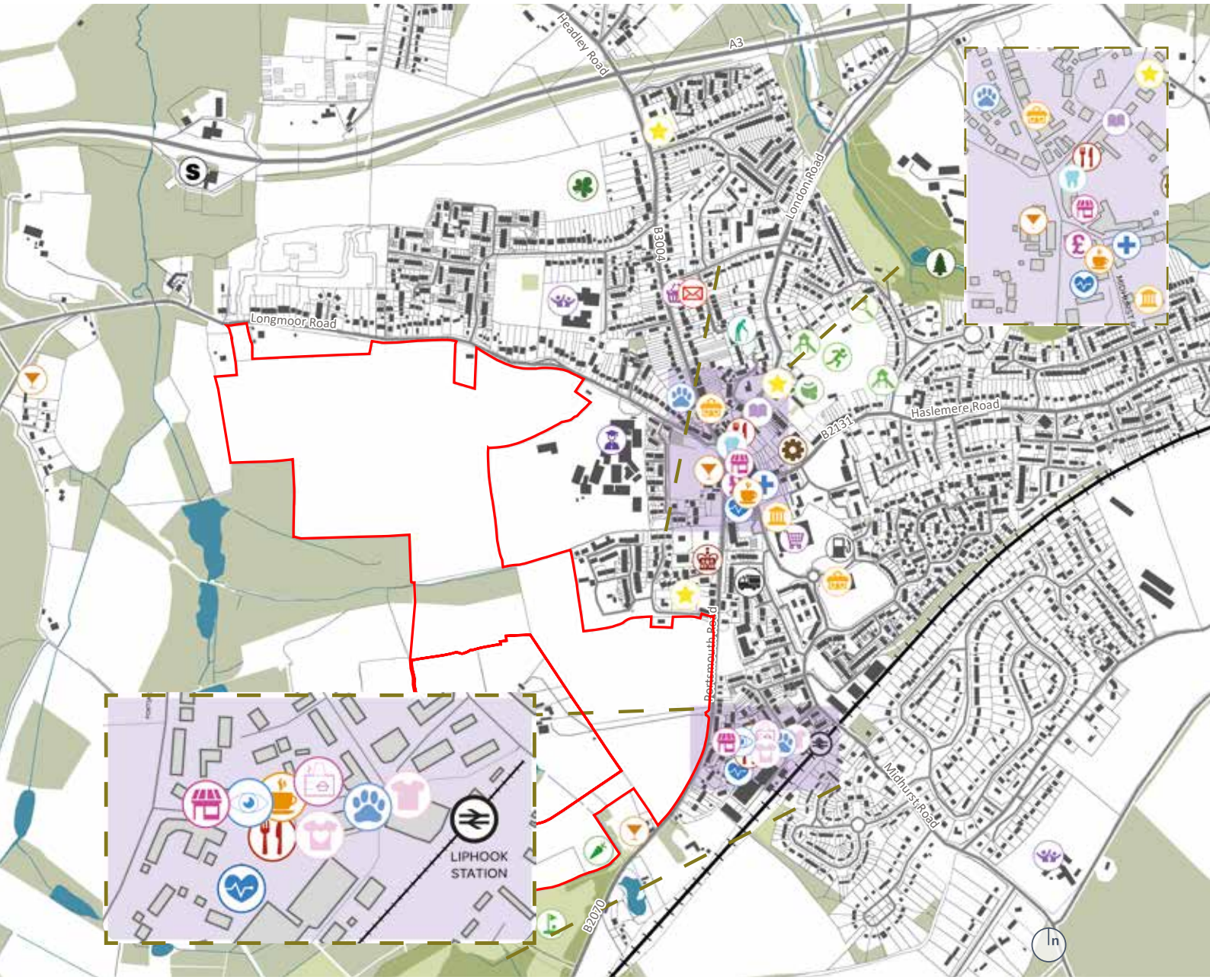


Fig. 3. Facilities and Services Plan

Site Boundary

Education

- Primary School
- Secondary School
- Library

Transport

- Liphook Service Station
- Sainsburys Petrol Station
- Liphook Fire Station

Religious

- Place of Worship

Health & Medical

- Doctors Surgery
- Pharmacy
- Dentist
- Care Home
- Retirement Village
- Eye Care
- Veterinary

Sports & Green Space

- Liphook Lawn Tennis Club
- Liphook Bowling Green
- Recreation Ground
- Public Park or Garden
- Allotments
- SANG (Suitable Alternative Natural Green Space)
- Golf Course
- Play Space

Retail

- Bank
- Food Superstore
- Small Food Store
- Food Takeaway
- Bakery
- Clothing Shop
- Charity Shop
- Other General Small Businesses

SITE CONSIDERATIONS

Our technical studies has identified that there are no significant environmental or technical considerations that exist that would restrict the development of the site. The site opportunities and constraints have been fully analysed and translated into the creation of a well designed residential mixed use development facilitating the delivery of much needed housing and community facilities.

While there are considerations that we have planned for, including the retention of existing woodland/vegetation, existing permissions and surface water drainage, many of the perceived constraints are in fact opportunities that create a landscape led vision.

The land required to deliver Westlands Park and the accompanying infrastructure and community benefits is in the control of Harrow Estates, and is available and deliverable.

A number of technical assessments have been undertaken identifying constraints and opportunities.

The site is well screened by existing woodlands to the west and offers a number of opportunities for enhancement to create a unique sense of place, befitting a development in the South Downs National Park. Existing features such as mature woodland and hedgerows, waterbodies and ditches will all be integrated in a way that adds value to the development.

The network of public rights of way can be fully retained and integrated to provide connections within the development and to the wider countryside.

The plan (right) summarises the key considerations explored in more detail in the preceding pages.

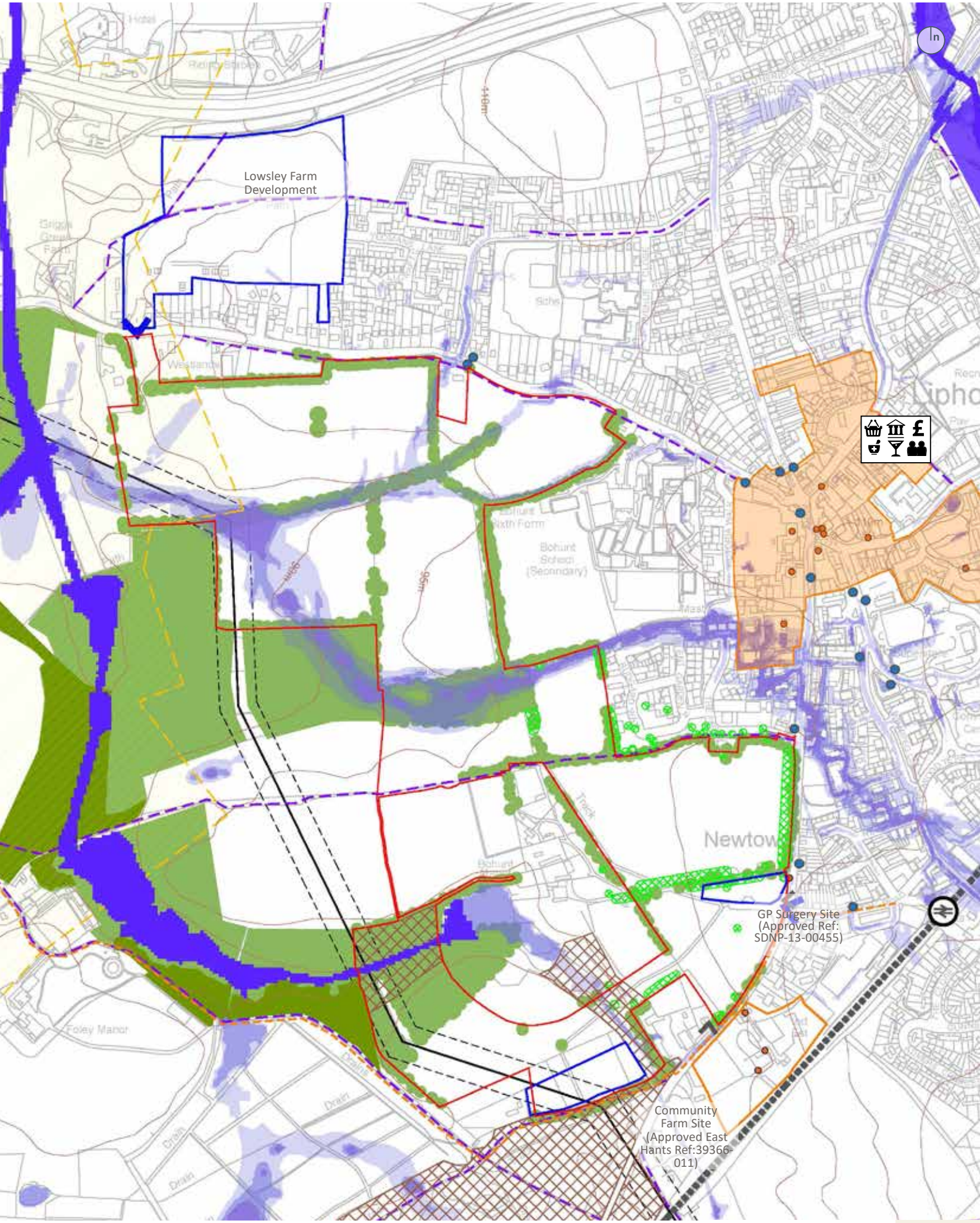


Fig. 4. Site Considerations Plan

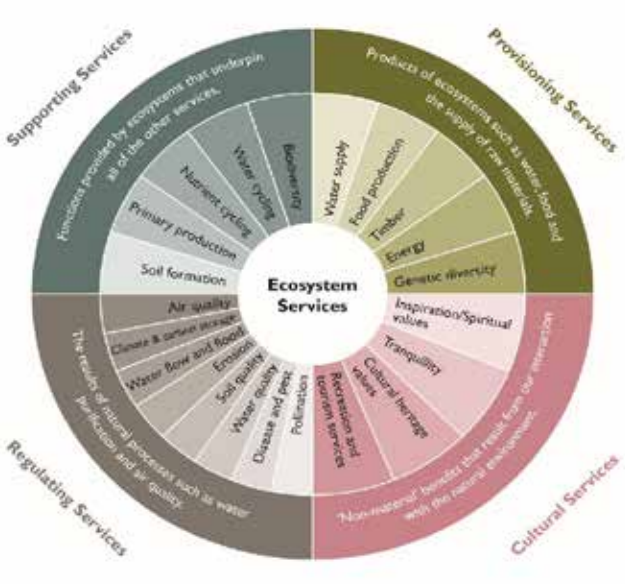
ECO SYSTEMS:
A LANDSCAPE LED APPROACH

Ecosystem services are the benefits people and society get from the natural environment. The SDNPA has sought to embed an ecosystems approach into the South Downs Local Plan.

Landscape Visual Impact

The extent to which the site is visible from the surrounding landscape is based on grading the degrees of visibility. It is determined from a visual inspection of the site and its context from publicly accessible vantage points. Seasonal change in existing evergreen and deciduous plant material will affect the available views. Typically views will be different through the seasons with a greater sense of enclosure in the summer months when deciduous trees are in leaf.

Two visual inspections of the site were conducted, the first one on 24th May 2019, which was concentrated on the internal visual survey and local environs, while the second one on 5th June 2019 was focused on the visual impact from the immediate and wider surroundings.



Internal Visual Survey

The visual survey allows the character of the site to be illustrated and the views out of the site to the wider context to be demonstrated. The apparent features are:

- The open arable field enclosed by mature boundary vegetation
- The visual relationship with the urban edge of Liphook to the east
- Isolated specimen trees
- The visual relationship of the PROW as it passes through the site
- The lack of views out to any distant horizons.

In summary, the site is well enclosed due to topography and mature tree planting. The localised views are open around the southern gateway to Liphook, truncated from the PROW (no 5) and partial with filtering views due to hedges and standard trees from Longmoor Road.

For a more detailed analysis please refer to the Landscape and Visual Appraisal Final Report by Fabrik.

ECOSYSTEM SERVICE	SUPPORTING SERVICES					PROVISIONING SERVICES						REGULATING SERVICES								CULTURAL SERVICES			
LANDSCAPE ELEMENT	BIODIVERSITY	WATER CYCLING	NUTRIENT CYCLING	PRIMARY PRODUCTION	SOIL FORMATION	WATER SUPPLY	FOOD PRODUCTION	TIMBER	ENERGY	GENETIC DIVERSITY	CLIMATE	AIR QUALITY	CLIMATE & CARBON STORAGE	WATER FLOW & FLOOD	EROSION	SOIL QUALITY	WATER QUALITY	DISEASE & PEST CONTROL	POLLINATION	INSPIRATION/SPIRITUAL VALUES	TRANQUILITY	CULTURAL HERITAGE VALUES	RECREATION & TOURISM SERVICES
FIELD SYSTEMS																							
WOODS/TREES																							
ROADS/RIGHTS OF WAY																							
SETTLEMENTS / BUILT FORM																							

Fig. 5. Interaction of ecosystem services and landscape at Land South of Longmoor Road

Landscape Constraints

- The site is in the SDNP and within close proximity to SSSIs, Ancient Woodland, SINCs and SACs
- There are areas of the site that are identified as being at risk from surface water flooding, with these areas mostly corresponding to the on-site drainage ditches and adjacent low-lying areas.
- There are areas of ecological sensitivity around the woodland and hedgerow boundaries.

Landscape Opportunities

- The site benefits from a strong landscape framework, including woodland edges, hedgerows and isolated tree specimens. These can be retained and enhanced, maintaining green links through the site particularly along the existing hedgerows
- The site is currently arable land with limited biodiversity and its development offers opportunities to deliver net biodiversity gain
- The site is highly enclosed by the surrounding woodland, thus will have a limited impact on views from the surrounding areas. Based on views from the wider context, the development would not have visual impact on publicly accessible vantage points. Development would therefore have a limited visual impact on the landscape character and visual appearance of the town and its setting within the South Downs National Park
- The whole of the eastern edge of the site is a built edge, thus new development will be seen within the existing context of the built-form to the east
- The southern most field can be left open to maintain the rural feel of this southern gateway to Liphook
- The north eastern most field can be used for new sports pitches for Bohunt School
- A substantial area of open space will be provided, which in combination with a new landscape framework will significantly improve and enhance biodiversity. This will include the sports pitches, open space in the south, other areas of open space for recreation and play of different sizes and characters, and a SANG in the southern peninsular of the site
- The site can utilise the existing contours and blue network for sustainable drainage systems. Ponds can be located towards the western edge of the site to which existing and new swales and ditches can convey water
- The site benefits from existing site accesses, which can be reused, and a central spine created, with the route defined by natural gaps between hedgerows and trees and located closer to the existing build edge of Liphook to minimise impact on the woodland edge
- The site can link with existing footpath networks and safeguard and retain the setting of the existing east-west footpath through the site, as well as extending additional routes through the site. This will enable connectivity and health and well-being for residents.

Fig. 6. Landscape Constraints Plan

Ecology

An initial desk top ecological assessment of the site has been undertaken by Derek Finnie Associates.

Designated Sites

Wealden Heaths Phase II Special Area of Protection, which is also a Site of Special Scientific Interest, lies approximately 450m to the west of the site. Wolmer Forest Special Area of Conservation (SAC) is located some 850m to the north west of the site. Particular consideration will need to be given to these two designated areas, especially the SPA. The provision of SANGS, or contribution towards existing SANGS, will be required, as will contributions towards Strategic Access Management and Monitoring Strategy (SAMMS).

There are numerous areas of Woodland Habitat of Principle Importance (HPI) around the site, with one area within the site boundary. Although not legally protected the presence of HPI is a material consideration on the planning process. Any loss of damage to an HPI would need to be deemed acceptable and the loss would need to be mitigated for, or compensation habitat provided. There is no Ancient Woodland close to the site.

Habitats

Within the central area of the site is a belt of broad-leaved woodland running east to west; this area forms part of the wider Westland Copse. It is split by a farm track running north to south. East of the farm track, the woodland is relatively wet comprising Alder, Poplar and Birch; Oak is locally abundant along the southern boundary. A patchy understorey of Hazel is present.

Common Reed and Horsetail are present around the edges of the woodland, indicating a high level of water within the soil.

The woodland blocks towards the south of the site are similar to those in the north but contain a greater proportion of Alder due to the presence of wetter soils. The invasive, no-native Himalayan Balsam is also abundant throughout the larger woodland block in the south.

By contrast the immature woodland belts that delineated many of the field are dominated by densely planted Hazel and Willow, with Hawthorn, Blackthorn, Elm and Birch also present. Several semi-mature Oak and Ash are also present throughout. The dense planting has resulted in an absence of any field layer.

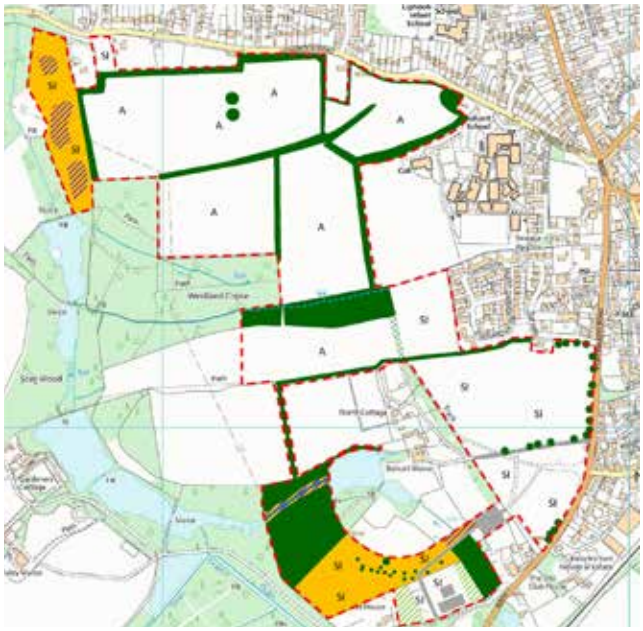


Fig. 7. Ecology Plan

Flood Risk

A Flood Risk Scoping Report has been prepared by Peter Brett Associates LLP (PBA).

The EA Flood Zone map indicates that the majority of the site is located within Flood Zone 1 'Low Probability'. A narrow strip of land in the south-western part of the site is located within Flood Zone 2 'Medium Probability' and Flood Zone 3 'High Probability', which corresponds to the Holly Water watercourse.

The East Hampshire Strategic Flood Risk Assessment (SFRA) and the Hampshire County Council Preliminary Flood Risk Assessment (PFRA) indicates that the site has not been subject to historic flooding based on available records.

No detailed EA fluvial modelling is available. However, as the main areas provisionally identified for development lie in Flood Zone 1 and on land that is significantly higher (greater than 1m) above the Holly Water to the west of the site, the site is located outside of the fluvial floodplain including climate change. The main focus is therefore on the management of surface water.

Areas of the site are shown as being at risk from surface water flooding, with these areas mostly corresponding to the on-site drainage ditches and adjacent low-lying areas. It is recommended that a suitable buffer is incorporated between proposed development and areas at the highest risk of surface water flooding.

Surface Water Drainage Strategy

The surface water drainage strategy for any development will be prepared using SuDS measures where appropriate and in accordance with the national and local guidance and policy. Initial investigations indicate that infiltration drainage may be feasible at the site, however at this stage, a conservative assessment of on-site attenuation storage requirements has been made based on infiltration drainage not being feasible.

An indicative surface water drainage overview, showing the appropriate locations, type and size of SuDS facilities to attenuate runoff on-site up to the 1 in 100 (1.0%) annual probability plus 40% allowance for climate change rainfall event (based on the 'worst case' climate change scenario from the EA climate change allowances guidance). The attenuation features would be dispersed across the site and no allowance is made for the attenuation volume within any conveyance surface water drainage pipe networks – as such, significant further refinement of the size, form and location of the SuDs attenuation measures will be undertaken during the master planning process.

Movement and Connections: A Transport Vision For The Future

Local and national planning policy requires a hierarchical approach to transport when planning for new development; prioritising a reduced need to travel and ensuring safe and attractive access by inclusive walking and cycling. Medium and longer-term trips should aim to be supported by public transport; bus and rail wherever possible.

The National Park Local Plan (2019) Chapter 6A focuses on sustainable transport, though working towards a sustainable future is a key theme running through the Plan.

Notably, Policy SD19 of the Local Plan states that, in towns and villages, measures to restrict the impact of heavy goods vehicles and other traffic on historic streets will be supported.

The National Planning Policy Framework provides the overarching planning policy for the UK. At the heart of the NPPF is a presumption in favour of sustainable development. In transport terms, the NPPF states that development should only be refused if the prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Key principles

Key Principal 1: Enhancing Sustainable Transport

- Sustainable travel is at the forefront of planning policy, ensuring that all new development is designed to be safe and attractive for all potential site users.
- The site is located within the South Downs National Park and has various Public Rights of Way running through it. Development of the site would retain and enhance existing Public Rights of Way and access to and between them, improving access to the surrounding countryside;
- Various other opportunities have been identified for improving access by active modes, including to and from Bohunt School, Liphook Station and Liphook Town Centre;
- The site itself will provide extensive and high quality networks of footways and cycleways, designed to cater for all potential users including the visually and mobility impaired.

Key Principal 2: Embracing Future Technology

- Future technology in transport is a fast-moving environment and the development will be flexibly and innovatively designed to respond to changing technology and behaviour.
- On-site mobility hubs, which could comprise a Central Hub adjacent to the station car park and mini-mobility hubs strategically placed around the site, would be at the core of the development, providing various travel options, information and support to residents and site visitors.
- The development itself will be flexibly designed, able to adapt to future known and unknown changes; for example flexible road layouts where space could be given over to active travel over time as autonomous vehicle technology emerges.

Key Principal 3: Reducing Traffic & Congestion

- Road-based transport including cars, freight and buses, are still the primary travel mode for many and cannot be ignored.
- A key benefit to the proposals are the opportunity to reduce traffic through Liphook Town Centre and The Square through the provision of a new Link Road through the site;
- The proposals will help to improve local air quality as slow moving traffic exacerbates pollution;
- A new Liphook Railway Station car park and other improvements to public transport provide sustainable travel options to local residents;
- The on-site mobility hubs could include parcel lockers and a consolidation zone which will help to reduce last-mile deliveries by freight;
- Delivery of local junction improvements and of the consented roundabout will be undertaken where required to mitigate residual impact of the development

In summary, the proposals offer:

- Reduce the need to travel with dwellings designed for flexible working and work from home, encouraging virtual mobility and online shopping.
- Mobility Hubs to encourage and support sustainable travel, providing transport interchange, hire options, storage, maintenance and consolidation zones.
- Flexibly respond to advances in technology through providing for electric car, cycle & scooter charging on-site, electric/ autonomous car clubs and delivery lockers.
- Internalise trips through creation of jobs, delivery of medical centre and potential leisure and education options for future residents and the surrounding local community
- Site layout will prioritise trips by walking & cycling, within the site and providing connections to the wider area for all, including the visually and/or mobility impaired, the young and elderly.
- Improved public transport offering through new or diverted routes, enhancing the towns' connectivity with the rail station through new walking and cycling links and a new station car park.
- Finally, mitigate against the impact of residual vehicle impact on the surrounding road network where required and agreed with HCC, including funding and provision of a new Western Link Road to alleviate congestion from Liphook Town Centre.

1. Cycle to school bus, 2. disabled car parking bay, 3. parcel locker, 4. Cycle hub, 5. electric vehicle charging point, 6. access to mobile transport data and 7. on street cycleway.

CHAPTER 3

THE PROPOSALS

DEVELOPMENT PRINCIPLES

The following sequence of illustrative diagrams explain the key organising principles for the proposed development.

1. The site today

The site, which extends to approximately 52.5 hectares, is situated to the west of Liphook, in the South Downs National Park.

2. Maintain and enhance existing green Infrastructure

The retention of trees and hedgerows provides mature planting with aesthetic value that helps to mitigate the visual impact of future development.

3. Establish green and blue corridors for biodiversity gain

Link existing green and blue infrastructure creating a well connected network of ecological, biodiverse wildlife corridors.

4. Establish SANG

Provide SANG to the south of the site as part of a well connected network of green spaces at the gateway to the SDNP, incorporating a 2.4km walking route and play area.

5. Over 50% of the site made up of green infrastructure

Over half of the site is dedicated to open space including ecological rich meadows, SANG, sustainable urban drainage, allotments, play and woodland.

6. Provision of land for formal sports provision

Playing pitches, leisure facility with changing rooms, gym and swimming pool for the benefit of the wider community.

7. Provision of land for performing arts and theatre building

Access to the creative arts for the benefit of the wider community.

8. Retirement Community

The new Inspired Village community will include a number of facilities which will be made available to the general public as well as occupiers. These facilities can include a shop, restaurant / café, fitness studio and swimming pool. The offering of local facilities will be worked up further at the detailed design stage.

9. Station car park

The scheme will help deliver the a much needed station car park.

10. Employment opportunities

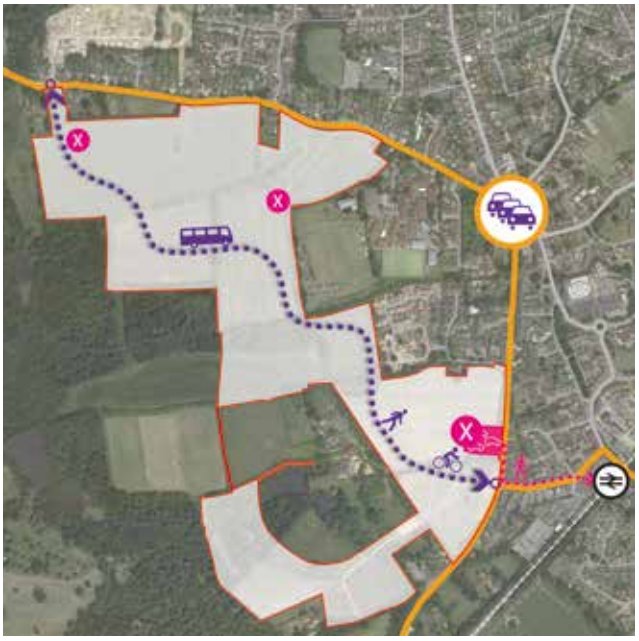
The scheme will help deliver the medical centre and roundabout upgrades.

11. Existing permissions

The scheme will help deliver the medical centre and roundabout upgrades.

12. Establish development areas

Locate development in areas of low landscape sensitivity and off set from the surrounded by natural screening. Homes designed to facilitate comfortable home working



13. Funding and delivery of a new Western Link Road to alleviate congestion in the town centre

Improved public transport offering through new or diverted routes, enhancing the towns' connectivity with the rail station.

Embracing new and evolving technologies through on-site 'Mobility Hubs' giving people access to sustainable transport options.

14. Establish a 'Safe Route to School' from Liphook Station

Children can safely walk from Liphook Train Station to Bohunt School on an off road pedestrian path.

15. Establish a ped/cycle network and site connectivity

New routes will form cycle and pedestrian linkages through the Site and beyond, including Shipwrights Way to link up with other communities, and transport hubs such as Liphook Station.

116. Comfortable home working

Up to 600 high quality homes that have space for home working and are future-proofed for adaptability and flexible working arrangements.

FRAMEWORK MASTERPLAN AND COMMUNITY BENEFITS

The site provides an opportunity for up to 600 beautifully and imaginatively designed homes alongside community uses and accessible open space as a gateway to the South Downs.

Proposed Community Benefits:

- The funding and delivery of a new western link road, which offers the greatest transport benefit of all options tested for Liphook and the public purse. This has the ability to be delivered through public / private partnership with the landowners, which could be funded and delivered as part of the allocation and development of these lands
- The delivery of the existing consented roundabout and medical centre
- Harrow Estates have reached an agreement in principle with Inspired Villages Group to deliver the retirement community within the Westlands Park development. The new Inspired Village community will include a number of facilities which will be made available to the general public as well as occupiers. These facilities can include a shop, restaurant / café, fitness studio and swimming pool. The offering of local facilities will be worked up further at the detailed design stage.
- Provision of land for new leisure facility with changing rooms, gym and swimming pool, car park and coach drop off area for Bohunt School
- Provision of land for performing arts/theatre building adjacent to Bohunt School and Liphook Infant and Junior Schools
- Provision of land for new tennis courts and play facilities adjacent to Bohunt School
- Provision of land for nursery provision adjacent to Bohunt School
- The provision of a new car park – for the railway station which is currently understood to be at capacity
- An exemplar gateway to the South Downs National Park, incorporating a reception centre and car park
- Footpaths and cycle links linking to the existing PROW network to the surrounding area
- New foul drainage infrastructure to overcome capacity issues for Liphook
- Full 'Suitable Alternative Natural Greenspace' (SANG) provision for the whole development
- Employment opportunities
- A comprehensive package of landscape and biodiversity enhancements in line with South Downs National Park standards. Connecting people to nature and natural systems by providing growing space, allotments and orchards and the opportunity to promote on site biodiversity by maintaining and enhancing existing green infrastructure
- A development that complements the character of Liphook through the identification of its unique characteristics
- The delivery of much needed housing (up to 600 homes), including affordable housing. Homes will have space for home working and are future-proofed for adaptability and flexible working arrangements

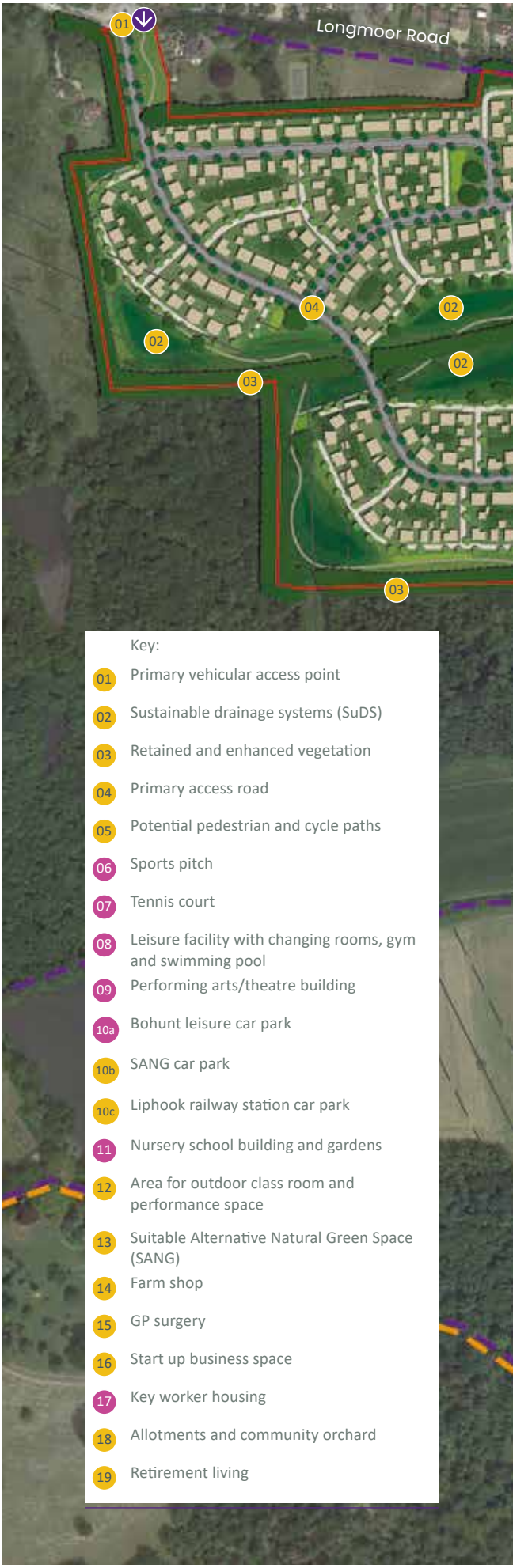


Fig. 8. Framework Masterplan

ILLUSTRATIVE ARTISTS IMPRESSION

This artist's impression illustrates Westlands Park is a place that is sustainably connected with its neighbours and surrounding countryside. Our proposals are of an appropriate scale thus enhancing local settlement character.

We have provided sensitive landscape and biodiversity-led design including SANG, walking and cycling connections.

This view from the south west demonstrates how our proposals respond to the local prevailing townscape and landscape character.

Fig. 9. Artists Impression of the proposals

THE PROPOSALS

Next Steps

Harrow Estates is committed to continuing to engage all stakeholders and further refine its proposals to benefit the whole community.

Deliverability

Initial assessments of the landholding and access considerations demonstrated that the site is capable of delivering approximately 600 homes.

Harrow Estates is not focused on specific numbers, as this will ultimately be driven by the community and social infrastructure requirement. This will enable exceptional placemaking, funding infrastructure and meeting local housing needs.

The site is immediately available for development and has the capacity to deliver at a rate of circa 75 homes per annum.

Community Engagement

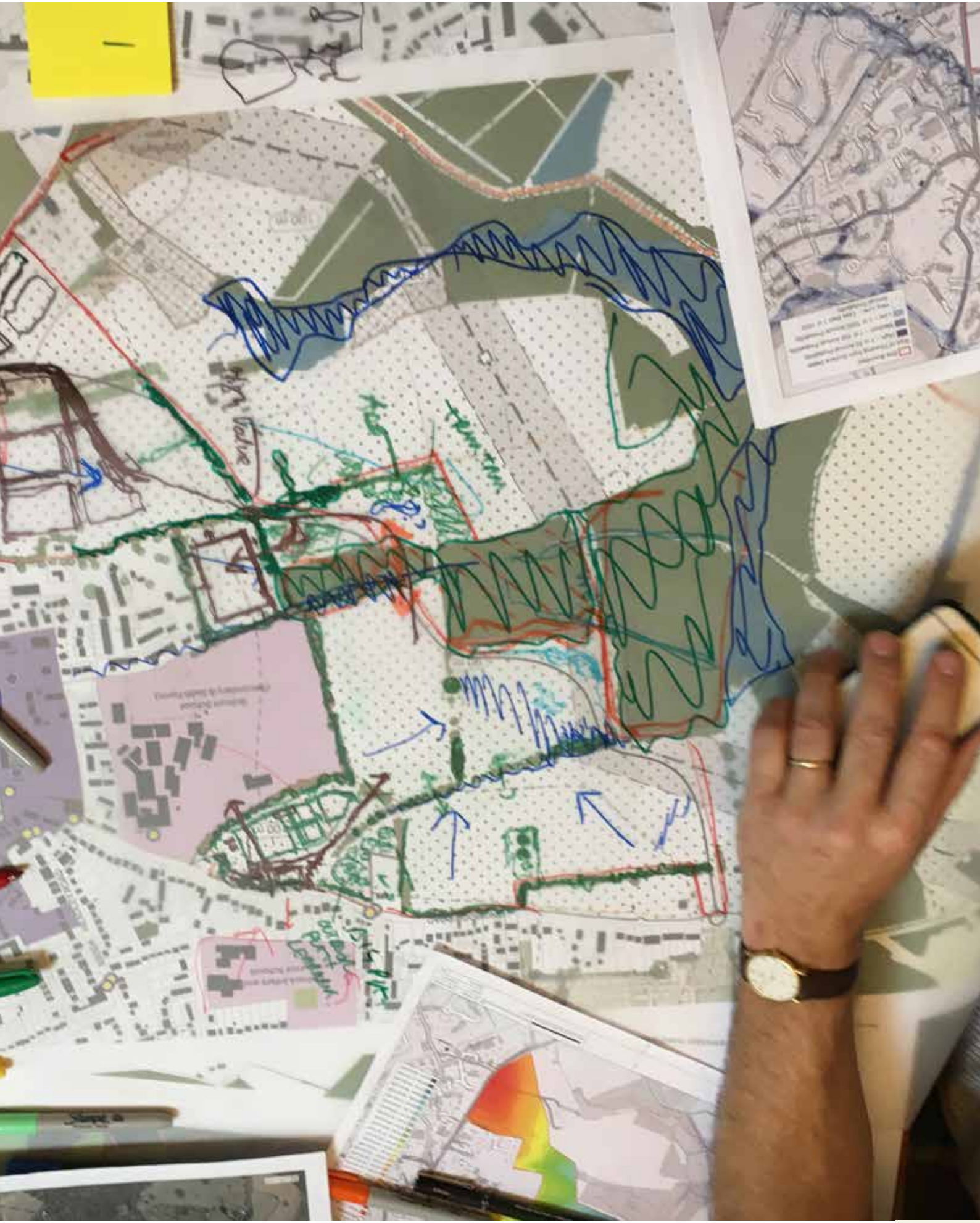
Harrow Estates proposals have been shaped by longstanding engagement and local research including through Bramshott & Liphook Neighbourhood Development Plan which continues to evolve, with the South Downs National Park Authority, neighbouring East Hampshire District Council and Hampshire County Council.

Central to proposals are the Western Link Road which is critical for the future of Liphook and can only be delivered through Westlands Park, solving longstanding issues with congestion in the village.

A medical centre to serve the local community and new uses associated with Bohunt School to the north will allow the school to flourish and provide facilities for the community which would usually be very unlikely to come through development of this scale.

The site contains other social and physical infrastructure such as sporting facilities and a new car park for Liphook Railway Station.

Whilst these proposals have been refined over the years to meet local aspiration, Harrow Estates are keen to showcase their latest ideas for Westlands Park with the community and stakeholders to get feedback and make revisions.



MOSAIC
Urban Design & Masterplanning

HARROW ESTATES