

## Binsted’s ‘Parish Priorities Statement’

This submission summarises the key points drawn from a longer-form statement of parish priorities that emerged from consultation with people who live, work and visit our parish, and builds on previous planning exercises undertaken. The longer-form document is available online <https://binstedparishcouncil.org.uk/consultations>

We have made strong efforts to engage people from across our whole dispersed parish, including hard-to-reach and ‘under-represented’ groups such as young people.

In writing our response, we have assessed opportunities to contribute to SDNPA’s priorities on Climate Action, Nature Recovery and a National Park for All, as set out in [SDNPA’s Corporate Plan](#).

We understand that our submitted PPS will not be made part of the development plan for the National Park, but will form part of the evidence base for SDNPA’s Local Plan Review.

### I: Our details

Information Required	Response
<b>Contact name</b>	Mike Mordecai
<b>Town or Parish Council</b>	Binsted Parish Council (BPC)
<b>Main contact address</b>	The Pavilion The Street Binsted Hampshire GU34 4PB
<b>Main contact telephone number</b>	07483 310631
<b>Main contact email</b>	clerk@binstedparishcouncil.org.uk
<b>Details of public consultation and engagement used in the preparation of the PPS</b>	<p>BPC developed a parish survey with questions/subject areas, developed by its PPS Working Group, who attended the SDNP Parish Workshops and absorbed the findings of previous planning exercises (such as the ‘Village Character’ statement.)</p> <p>Our survey, open for two months, encouraged participation from those working in the parish as well as residents, and offered a prize draw to stimulate response rates.</p> <p>The survey was advertised via online channels, noticeboards, events, parish magazine, door-to-door distribution of hard copies and fliers to local businesses, shops, schools, other community hubs and districts showing lower response rates.</p> <p>We received 150 responses, 19.7% of 760 households, providing our primary evidence source to develop the PPS. Our PPSWG provided council members with survey analysis and iterations of the draft PPS, as well as obtaining feedback from parishioners (online and events) and those with backgrounds in areas such as planning and architecture, for final council sign-off in October.</p>

## Binsted's vision for the future...

What three key changes would we like to see in our Parish over the next 15 years? (The changes should relate to the priorities set out below. We are also asked to comment on when we think these changes should happen over the 15 year period.)

<p><b>The parish straddles EHDC and SDNP: we need much closer collaboration between BPC, EHDC, SDNP, HCC and other key stakeholders' (e.g. landowners, Forestry England).</b></p> <p><b>Without greater alignment of associated policies and plans, little progress can be made on our "big issues", namely:</b></p> <ol style="list-style-type: none"> <li><b>1. Urgent need to resolve rapidly worsening road traffic issues; and to improve safe, non-car travel options (segregated cycle routes to station and schools);</b></li> <li><b>2. Housing and local infrastructure that attracts younger families, and provide opportunities for older residents to downsize yet stay within the parish;</b></li> <li><b>3. Support biodiversity and protect and promote access to cherished rural landscapes.</b></li> </ol>
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## Development and management of land

Information required	Response
<p><b>What type and level of development would you like to see in the parish?</b></p>	<p>Parish Survey results, endorsed by BPC, highlighted strong preferences towards:</p> <ul style="list-style-type: none"> <li>• Increasing the diversity of housing stock (house sizes and ownership models), in particular by building more small houses.</li> <li>• Preventing building on farmland/woodland/areas of existing high biodiversity</li> <li>• Brownfield and infills around existing housing stock – in particular, we would like to explore building small clusters of new houses on farmyards and other estates</li> <li>• Gently expanding existing settlements but avoiding 'creep' that merges existing settlements within the parish or nearby villages/towns.</li> <li>• Ensuring residents in areas outside the SDNP are not disproportionality impacted by development due to lesser planning protection afforded by EHDC.</li> </ul>
<p><b>Are there any areas of the Parish you would like to see developed?</b></p>	<p><b>Yes: but we cannot plot specific locations on a map:</b></p> <p>Across the parish, we would like to explore whether building small clusters of new houses on farmyards and other estates (which are brownfield sites) could provide a largely 'invisible' and sustainable way of accommodating new housing. This approach is obviously not without issues, but we feel this approach merits further investigation.</p>
<p><b>Are there any specific areas you want protected for other uses?</b></p>	<p><b>Yes: but it is challenging to show these locations on a map:</b></p> <ul style="list-style-type: none"> <li>• Alice Holt forest (owned by Forestry England) is of national importance, the areas of wood pasture running along its boundaries are of huge wildlife value, including Bentley Station Butterfly Meadow SSSI &amp; Blacknest Fields.</li> </ul>

Information required	Response
	<ul style="list-style-type: none"> <li>• The parish includes important patches of ancient woodland, SSSIs and mature trees.</li> <li>• The North Wey chalk stream is also of national importance.</li> <li>• We strongly want to avoid developing farmland. Our continued rural heritage is highly valued, although farm diversification and rural industrial estates hosting distribution businesses can be problematic.</li> <li>• We also want to protect and enhance the built heritage and sports/leisure assets described in sections below.</li> </ul>

## Homes

Information required	Response
<p><b>What type of homes would you like to see in your local community?</b></p>	<p>Key needs highlighted by survey respondents, endorsed by BPC were:</p> <ul style="list-style-type: none"> <li>• More (truly) affordable and social housing, rental properties plus variety of other ownership/financing models for younger/growing families</li> <li>• Increase the diversity of housing stock, with fewer large, detached ‘executive’ homes.</li> <li>• Housing and facilities for the older demographic, those needing specialised care, and options for people wanting to “downsize”.</li> <li>• Avoiding ‘identikit’ housing developments built to minimal energy efficiency/sustainability standards</li> <li>• Choosing locations that are consistent with priorities such as protecting the valued rural landscape and cutting car dependence; avoiding undesired development creep and sites that exacerbate existing traffic issues/accident blackspots.</li> </ul>
<p><b>What size of home is needed locally?</b></p>	<p>An increase in homes with 3 bedrooms or fewer, to cater for a wider demographic, including terraced developments to meet local needs.</p> <p>We see many planning applications to extend existing properties. Whilst ‘plot overdevelopment’ is rarely an issue, the cumulative effect is to reduce the availability of smaller houses.</p>
<p><b>Any other requirements?</b></p>	<p>All developments should follow sustainable design principles, with SDNP ‘sustainable construction’ Planning Policy SD48 to apply to all new builds and high energy efficiency standards, to ‘future-proof’ our housing stock, ensure low running costs for residents and play a vital part in a ‘net zero’ carbon future.</p> <p>In addition:</p> <ul style="list-style-type: none"> <li>• ensure light pollution policies are enforced</li> <li>• ensure the ‘local vernacular’ and high quality design is genuinely taken into account when considering planning applications of any kind</li> <li>• ensure joined-up cycle route provision</li> <li>• impose planning conditions on rural industrial estates to limit numbers of HGVs accessing them and prevent the latter from being used as distribution hubs.</li> </ul>

## Design

Information Required	Response
<p><b>Are there any areas of local character which are particularly important to the local community?</b></p>	<p>Farmland, Alice Holt Forest, its surrounding wood pasture, ancient woodland fragments and SSSIs are much treasured for many reasons- environmental, leisure, historical and the range of employment these environments provide.</p> <p>Uninterrupted panoramic views in elevated parts of the parish, particularly the ridge through Binsted village to the Grade I listed Holy Cross Church in Binsted.</p> <p>The importance of Quiet - and Dark Skies</p> <p>With 65 km of footpaths, the ability to enjoy quiet spaces and dark skies are much cherished. These aspects are threatened, both by plans to expand Farnborough airport, and by the relentless growth in private and commercial traffic.</p>
<p><b>Particular features of buildings of local character</b></p>	<ul style="list-style-type: none"> <li>• One Grade I listed building- C12<sup>th</sup> church in Binsted village.</li> <li>• Designated conservation area surrounding church has various important and distinctive buildings.</li> <li>• 58 Grade II listed buildings across parish, including unusual buildings like Telegraph House (naval semaphore relay station) and Isington Mill.</li> <li>• Frith End has extensive Romano-British kilns (scheduled monuments).</li> <li>• Hop growing was an important local industry, reflected in the many Hop Kilns and Oast houses and smaller unlisted dwellings/terraced cottages for farmworkers and hop-pickers (which have low roof pitches.)</li> <li>• Many of the parish's older buildings were constructed from malmstone ashlar sourced from nearby River Hill Pit.</li> </ul>

## The natural environment

Information Required	Response
<p><b>Opportunities to make nature bigger, better and more joined up</b></p>	<p>The parish has exceptional opportunities for improving biodiversity and connecting Alice Holt Forest, Surrey Hills AONB and the River Wey.</p> <ul style="list-style-type: none"> <li>• <b>Potential for a farm cluster</b> to promote regenerative farming.</li> <li>• <b>River Wey-</b> restoration of the chalk stream and water quality.</li> <li>• <b>Enhancing ribbons of pastureland</b> alongside forest edges- vital and species rich nature corridors.</li> <li>• <b>Creating wildlife ponds</b> - at Blacknest Fields and elsewhere.</li> <li>• <b>Road verges-</b> Many of our roads have no pavements, with some verges potentially qualifying for Road Verges of Ecological Importance designation. However, many are suffering from traffic related damage.</li> <li>• <b>Opportunities</b> for increasing biodiversity on other BPC owned land.</li> </ul>

## Jobs

Information Required	Response
<p><b>Information about business you would like to protect and business opportunities that should be provided</b></p>	<p><b>Varied forestry employment</b>, including national hub for Forest Research, Alice Holt Visitor Centre, and Forestry England regional office.</p> <p><b>Farming and associated industries.</b></p> <p><b>Small businesses and the creative industries</b> are also viewed by many survey respondents as areas to nurture.</p> <p><b>Blacknest Industrial Estate</b> is disliked due to associated traffic problems, although we recognise the local employment opportunities it provides.</p> <p><b>The parish's two primary schools-</b> ensuring they thrive is a high priority. The lack of pre-school provision is an identified issue.</p> <p>The parish's <b>three pubs</b> are valued as social hubs.</p> <p><b>A local shop</b> in Binsted Village would be welcomed.</p>

## Public spaces

Information Required	Response
<p><i>Public Open Space, Public realm, Pocket Parks</i></p>	<p>We want to:</p> <ul style="list-style-type: none"> <li>• Provide enhanced sports and leisure facilities at Binsted Recreation Ground to enable wider community usage (in particular for older children/teenagers), and manage competing demands on a small site.</li> <li>• Develop Holt Pound Oval to become a valued and utilised community space.</li> <li>• Continue to enhance Blacknest Fields' biodiversity and use/enjoyment by the community.</li> <li>• Continue to enhance our natural environment, and increase access and enjoyment of it, by attracting grants and working with other stakeholders (including Forestry England, Blacknest Fields Volunteers and Rights of Way Volunteers who help maintain the 65km of footpaths and bridleways).</li> </ul>

## Infrastructure

Information Required	Response
<p><i>Active travel priorities, roads / parking, community buildings needs, waste / water infrastructure, broadband, renewable energy</i></p>	<p>By far the biggest concern is the alarming growth in <b>traffic</b>, speeding and accidents on A325, Frith End and Blacknest Roads, primarily caused by Whitehill/Bordon expansion.</p> <p>Regular diversions off bordering A-roads force traffic through local roads manifestly unsuited to the traffic volumes and vehicle types.</p> <p><b>Cycling</b> in this environment is unsafe, including A325/Shipwrights Way crossing.</p> <p>There is a woeful lack of <b>bus services</b>.</p> <p><b>Worsening access to GP and pharmacy services</b> is also a key concern, with the lack of public transport making it difficult for non-drivers and the elderly to access medical care.</p> <p><b>Water supply and sewage capacity</b> are issues.</p>

## FINALISING OUR SUBMISSION

As a reminder, before finalising our submission, check we have addressed the following:

- **Completed the details in section 1, including details of public engagement events and consultation activities which have informed the statement. Where possible please identify the percentage of the community that have engaged in the preparation of the PPS.**
- **Summarise the community's views and aspirations as much as possible, do not provide details of individuals who have commented, and bullet points for key priorities where possible.**
- **If you have supporting evidence or information please use a hyperlink to the data where available, and summarise the information as much as possible in the PPS.**

## DISCLAIMER

The assessment process and outputs will feed into the Local Plan review process but we cannot guarantee the delivery of specific community aspirations in the South Downs Local Plan policies, allocations or designations.

## DATA PROTECTION STATEMENT

The information collected in this response form will be used by the National Park Authority, as part of its public task, to inform the local plan-making processes and other relevant Authority documents or processes. This information will then be retained until it is superseded. By responding you are accepting the information within your response, may be made available to the public. Any personal information provided (names, addresses, phone numbers, email addresses or other contact details) will not be made public. Please let us know if you do not wish for your information to be shared in this way.

All information held by the South Downs National Park Authority may be subject to release under the Freedom of Information Act. If any information included is sensitive and you would like to have the opportunity to object to its release in the event of a Freedom of Information request, please contact us.

Further details on how we manage your information, including your rights under the GDPR, are available in our Privacy Notice <https://www.southdowns.gov.uk/national-park-authority/transparency/privacy-statement-2/>

<b>X</b> <input type="checkbox"/>	I confirm we have read and agree to submit our information in accordance with the disclaimer and data protection statement.
Information required	Response
<b>Print Name</b>	MIKE MORDECAI
<b>Date</b>	20 OCTOBER 2023

**We ask that forms are returned by email to [planningpolicy@southdowns.gov.uk](mailto:planningpolicy@southdowns.gov.uk)**

If you are unable to return the form by email please post to:  
Planning Policy Team, South Downs National Park Authority, South Downs Centre, North Street  
Midhurst, West Sussex, GU29 9DH