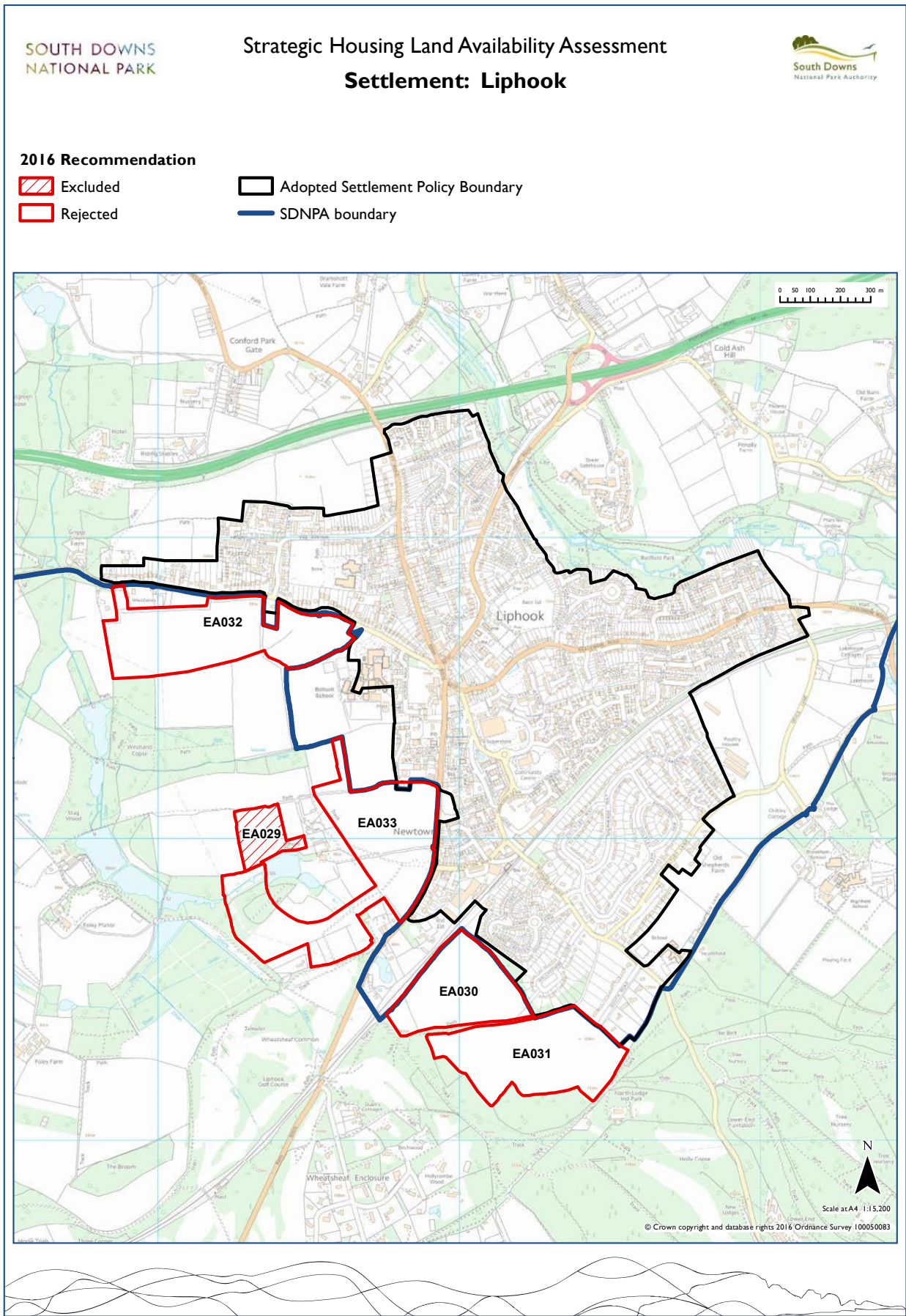
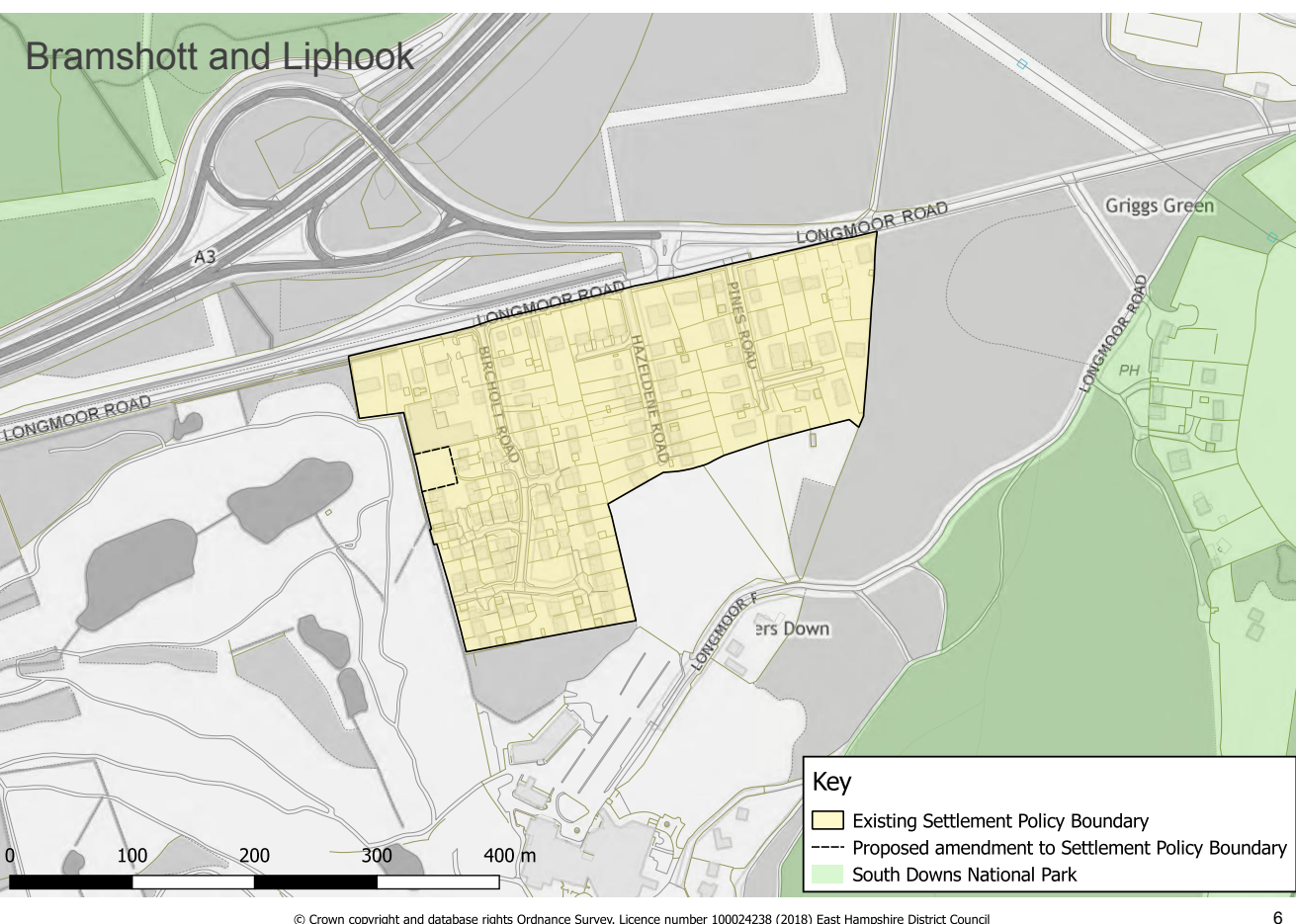
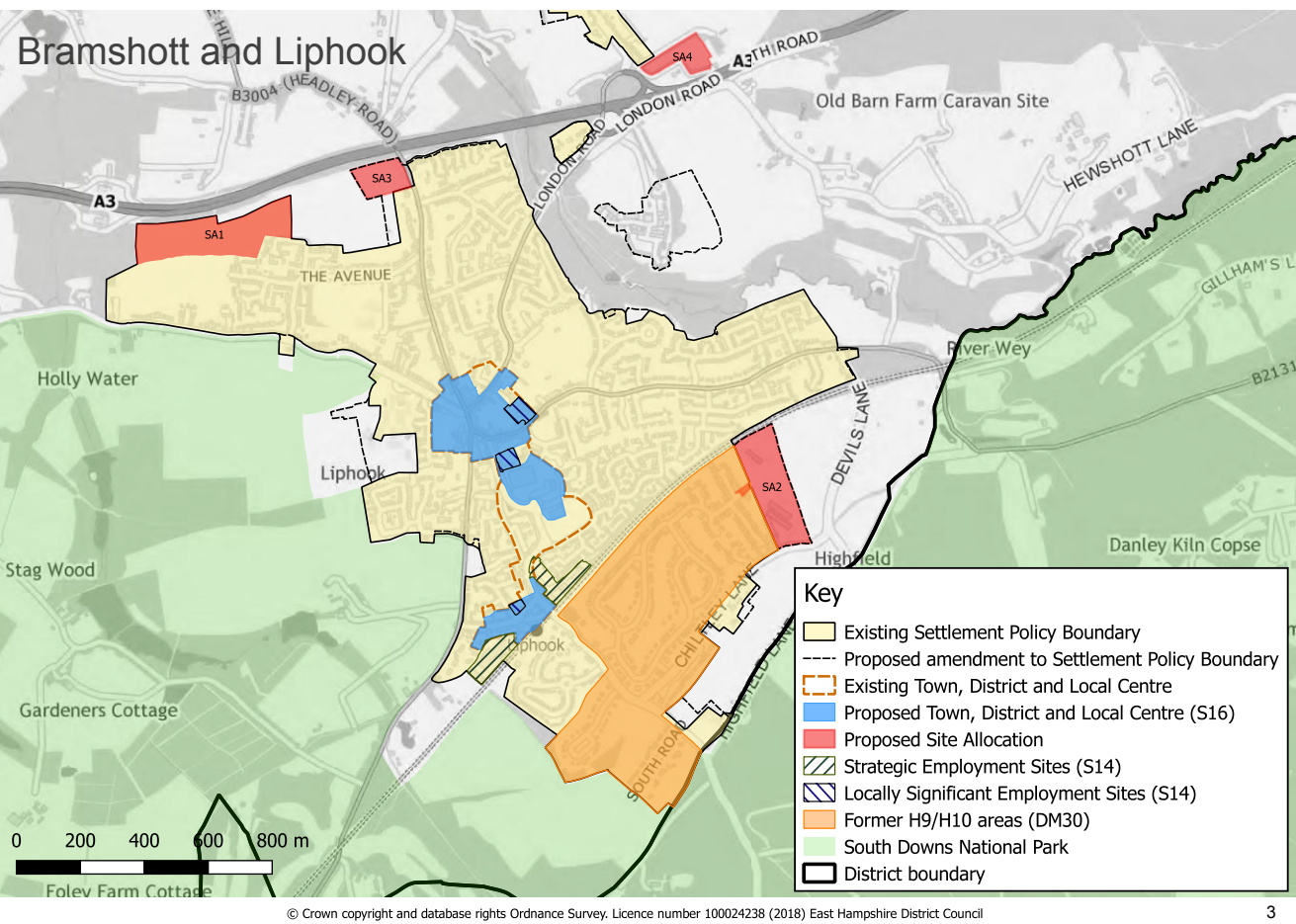
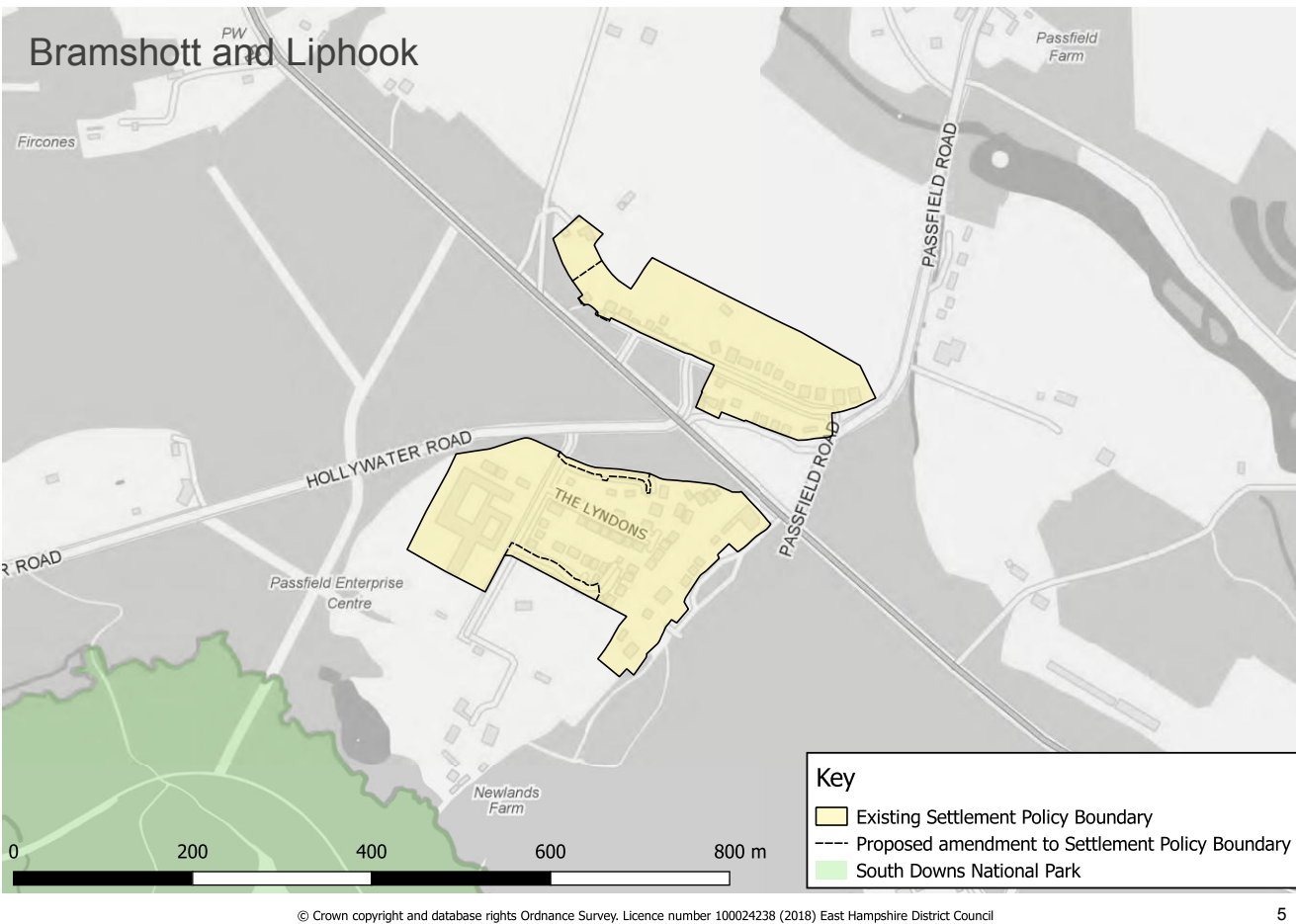
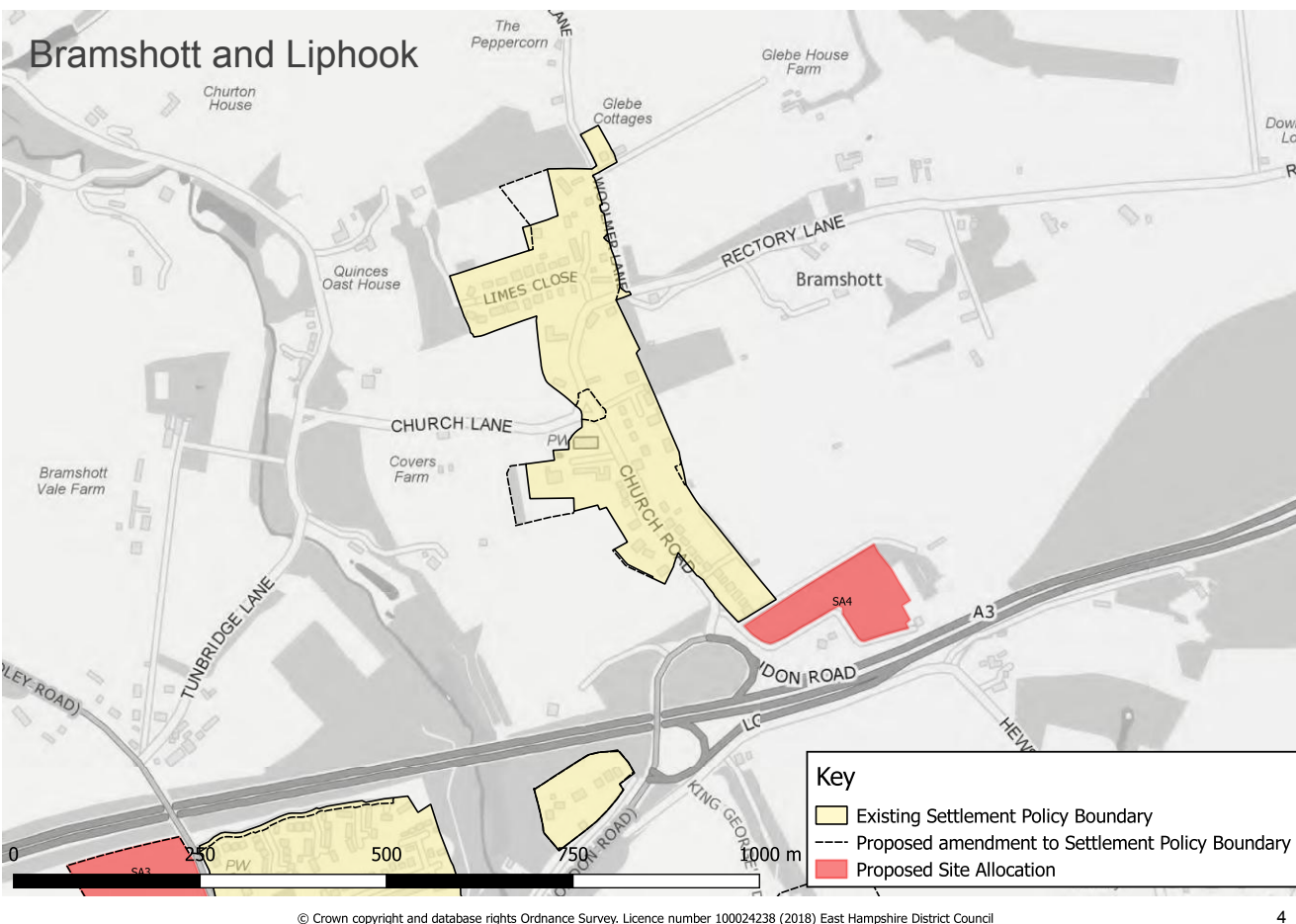


LAND USE ASSESSMENTS BY EHDC & SDNPA

Sustainability Appraisal (SA) of the emerging East Hampshire Local Plan-Interim SA Report-December 2018

Parish of Bramshott and Liphook EHDC LAA Sites SA comments

- Access to sites proposed to the north and south of A3 would appear to take access through the roadside services. This could have impacts on the strategic road network. There are areas of ancient woodland and SINC in this area, so there is also potential for adverse impacts on biodiversity. There are some fluvial flood risks. LIP-029, LIP030
- Some sites are within 400m of the Wealden Heaths Phase 2 SPA and would be unsuitable for residential development (in whole or just for parts of the site). LIP-008, LIP-014, LIP-029, LIP030
- Other sites are still within 5km of the SPA. The ability to provide accessible SANG is therefore an important consideration. LIP-017, LIP019, LIP-020, LIP-023, LIP-022, LIP-011, LIP-015, LIP-021
- The potential impact of development on the River Wey Conservation Area (its rural character) will need to be taken into account. LIP-014, LIP-005, LIP-011
- The potential impacts from development on the transport (road) network in the centre of Liphook are likely to be such that there is limited capacity for additional residential development. LIP-019, LIP-020, LIP-023, LIP-022, LIP-011, LIP-015, LIP-021
- Sites to the southeast of Liphook form part of the setting of the SDNP, but there is varying levels of tree cover that could provide some context for development. There is potentially more capacity for development adjoining the settlement, but perhaps less so in areas further east and south of the railway line. Liphook is an important entry to the national park and the National Park Authority has no proposals to allocate land for development in its adjoining areas. LIP-017, LIP-019, LIP-020, LIP-023, LIP-022, LIP-021
- Constraints in the southeast include potential noise impacts (the railway line), flood risks from groundwater sources, the rural character and the capacity of local roads (Devil's Lane and Highfield Lane). LIP-017, LIP-019, LIP-020, LIP-023, LIP-022, LIP-021
- Griggs Green: This area is within 400m of (sometimes directly adjoining) the Wealden Heaths Phase 2 SPA, so residential development is unlikely to be suitable. The Council/South Downs National Park Authority has an SPD that is based on gypsy/traveller/travelling show people accommodation being prioritised and there are relevant proposals in this area. Further Habitats Regulation Assessment work would be required. All LAA sites in Griggs Green



Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
Settlement: Liphook									
EA029	Land West of Bohunt Manor Barn, Portsmouth Road	Liphook	Bramshott and Liphook	Excluded	0	0	0	0	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement. The site is located within 400m of a Special Protection Area (SPA).
EA030	Land west of Hollycombe Close	Liphook	Bramshott and Liphook	Rejected	0	0	0	0	The site does not relate well to the existing settlement pattern (but is contiguous with the Liphook settlement boundary) and development on the site would have a potential adverse impact on the character and appearance of the landscape. Unavailable access. There is no evidence that the site is available or being actively promoted. Development on the site is not currently considered to be achievable.
EA031	Land South West of South Road	Liphook	Bramshott and Liphook	Rejected	0	0	0	0	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape. There is no evidence that the site is available or being actively promoted.
EA032	Land adjoining Longmoor Road	Liphook	Bramshott and Liphook	Rejected	0	0	0	0	The site does not relate well to the existing settlement and development on the site would have an unacceptable impact on landscape character.
EA033	Land at Bohunt Manor	Liphook	Bramshott and Liphook	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape.
Total by Settlement					0	0	0	0	

