

Bramshott and Liphook Neighbourhood Plan

Site Options and Assessment

Bramshott and Liphook Parish Council

July 2020

Quality information

Prepared by	Checked by	Verified by	Approved by
Angus McNeill-Peel Graduate Planner	Tim Fearn Senior Planner	Anthony Whitaker Principal Planner	Una McGaughrin Associate Director

Revision History

Revision	Revision date	Details	Authorized	Name	Position
V1	07/02/2020	Draft review	AW	Anthony Whitaker	Principal Planner
V2	26/02/2020	Group review	CF	Chantal Foo	Acting Chair, Bramshott and Liphook Neighbourhood Plan
V3	16/03/2020	Draft review	UM	Una McGaughrin	Associate Director
V4	09/04/2020	Second group review	CF	Chantal Foo	Acting Chair, Bramshott and Liphook Neighbourhood Plan
V5	14/04/2020	Second draft review	UM	Una McGaughrin	Associate Director
V6	28/04/2020	Final review	AO	Annabel Osborne	Neighbourhood Planning Officer, Locality
V7	31/07/2020	Technical revision*	TF	Tim Fearn	Senior Planner

* Minor technical amendment to correct discrepancy in site totals paragraph 5.12

Prepared for:

Bramshott and Liphook Parish Council

Prepared by:

Angus McNeill Peel
Graduate Planner
T: 07502-174-144
E: angus.mcneillpeel@aeom.com

AECOM Limited
Aldgate Tower
2 Leman Street
London E1 8FA
United Kingdom
aeom.com

© 2020 AECOM Limited. All Rights Reserved.

This document has been prepared by AECOM Limited ("AECOM") for sole use of our client (the "Client") in accordance with generally accepted consultancy principles, the budget for fees and the terms of reference agreed between AECOM and the Client. Any information provided by third parties and referred to herein has not been checked or verified by AECOM, unless otherwise expressly stated in the document. No third party may rely upon this document without the prior and express written agreement of AECOM.

Disclaimer

This document is intended to aid the preparation of the Neighbourhood Development Plan (NP) and can be used to guide decision making, and, if the Qualifying body chooses, as evidence to support draft Neighbourhood Plan policies. It is not a neighbourhood plan policy document. It is a 'snapshot' in time and may become superseded by more recent information. The QB is not bound to accept its conclusions. If landowners or any other party can demonstrate that any of the evidence presented herein is inaccurate or out of date, such evidence can be presented to the QB at the consultation stage. Where evidence is presented that conflicts with this report, the QB should seek advice from the Local Planning Authority in deciding how to take new information into account in the draft Neighbourhood Plan. An explanation and justification for all decision making should be documented and submitted with the draft Neighbourhood Plan, together with supporting evidence.

Table of Contents

1.	Executive Summary	6
2.	Introduction.....	8
3.	Methodology	11
	Task 1: Identify Sites to be included in the Assessment.....	11
	Task 2: Gathering Information for Site Assessments.....	11
	Task 3: Site Assessment.....	12
	Task 4: Consolidation of Results	12
	Task 5: Indicative Housing Capacity.....	12
4.	Policy Context	13
	National Planning Policy Framework (2019).....	13
	South Downs National Park adopted Local Plan (2019)	15
	Adopted East Hampshire District Council Joint Core Strategy (Part 1 Local Plan) and Housing and Employment Allocations (Part 2 Local Plan)	16
	East Hampshire District Council emerging Local Plan 2017-36	20
5.	Site Assessment.....	23
	Identified sites	23
	South Downs National Park SHLAA (2016).....	23
	East Hampshire LAA	23
	East Hampshire Large Sites Consultation	23
	Bramshott and Liphook Call for Sites	23
	Site Assessment Summary	24
6.	Conclusions	43
	Next steps	43
	Viability.....	44
	Appendix A Review of LAA/SHLAA sites	45
	Appendix B Individual Site Assessments	62

Figures

Figure 1: Bramshott and Liphook Neighbourhood Plan Area	10
Figure 2: East Hampshire Adopted Policies Map.....	18
Figure 3: Principal statutory environmental constraints.....	19
Figure 4: Map of Conservation Areas and Listed Buildings.....	20
Figure 5: Bramshott and Liphook Emerging Policies Map.....	22
Figure 6: Map of sites included in assessment	40
Figure 7: Inset map of sites in Liphook.....	41
Figure 8: Map of site suitability ratings	42

Tables

Table 3.1: AECOM Net Housing Density	12
Table 5.1: Summary of site assessment conclusions	26

Abbreviations used in the report

Abbreviation

BLNP	Bramshott and Liphook Neighbourhood Plan
BLPC	Bramshott and Liphook Parish Council
DEFRA	Department for Environment, Food and Rural Affairs
dph	Dwellings per hectare
EHDC	East Hampshire District Council
EHDLP	East Hampshire Draft Local Plan
EHLP	East Hampshire Local Plan
Ha	Hectare
HRA	Habitats Regulation Assessment
LAA	Land Availability Assessment
MHCLG	Ministry of Housing, Communities and Local Government
NP	Neighbourhood Plan
NPPF	National Planning Policy Framework
PDL	Previously Developed Land
QB	Qualifying Body
SOA	Site Options and Assessment
SHLAA	Strategic Housing Land Availability Assessment
SDNPA	South Downs National Park Authority
SDNPLP	South Downs National Park Local Plan
SAC	Special Area of Conservation
SINC	Site of Important Nature Conservation
SPA	Special Protection Area
SSSI	Site of Special Scientific Interest
TPO	Tree Preservation Order

1. Executive Summary

- 1.1 The Bramshott and Liphook Neighbourhood Plan, which will cover the whole of Bramshott and Liphook Parish, is being prepared in the context of the East Hampshire Local Plan, the emerging East Hampshire Draft Local Plan and the South Downs National Park Local Plan. The Parish straddles two local planning authority areas: East Hampshire, and the South Downs National Park. Bramshott and Liphook Parish Council seeks to identify sites which are potentially suitable for allocation in the Neighbourhood Plan in order to guide development in the parish towards locations which will preserve and enhance the setting of all the villages and hamlets within Bramshott and Liphook Parish. The assessment of sites is informed by a review of their policy constraints and site visits.
- 1.2 Liphook is classified as a 'Large Local Service Centre' in the adopted East Hampshire Joint Core Strategy, whilst Bramshott, Griggs Green and Passfield Common are classified as 'other settlements with a settlement policy boundary'. The hamlet of Conford does not have a settlement policy boundary and is classified as a 'small rural village/hamlet within the countryside'. Liphook is a focus of development in the Core Strategy, with a minimum of 175 dwellings allocated at Lowsley Farm under Housing and Employment Allocations Policy LP1, for the 2011 to 2028 period. These 175 dwellings have planning permission and completion is expected in the next five years.
- 1.3 In the emerging East Hampshire Draft Local Plan, Liphook remains classified as a 'Large Local Service Centre', Bramshott is classified as a 'Settlement with a Small Number of Services', and Griggs Green and Passfield Common are classified as 'Rural Settlements'. Conford is not classified in the emerging plan. The draft plan stated that at the time of publication (February 2019) there were 124 residential completions over the 17/18 period and that 382 dwellings and 0.77 Ha of employment land had planning permission. The draft plan allocates a further 136-140 dwellings on two sites. There is also a potential large site allocation to the south-east of Liphook proposed for 500-600 dwellings. This was subject of a Large Development Sites consultation undertaken by East Hampshire District Council from September to October 2019. The results of this Regulation 18 consultation have not yet been published. The Neighbourhood Plan should be in general conformity with the strategic policies of the adopted Local Plan, and should reflect the evidence which informs an emerging Local Plan where appropriate.
- 1.4 In the adopted South Downs Local Plan, Bramshott and Liphook Parish is noted for its Western Weald landscape character. The village of Liphook is designated as a 'Gateway' offering access to the National Park, although the majority of the settlement is outside the area covered by the National Park. No housing has been allocated by the South Downs Local Plan in the Parish of Bramshott and Liphook.
- 1.5 This Site Options and Assessment is timely because, in addition to existing allocations and planning permissions, further sites are being promoted for development in Bramshott and Liphook Parish. Bramshott and Liphook Parish Council wishes to allocate land for further developments and services including dwellings above the emerging East Hampshire Draft Local Plan allocations. This assessment is intended to assist the Parish Council in allocating this land in a sustainable and suitable location.
- 1.6 Important to the background of this work are two recent assessments of sites within the Bramshott and Liphook Parish. East Hampshire District Council conducted a Land Availability Assessment in December 2018. A total of 29 sites were promoted and 14 were deemed developable. The south-west part of the parish is within the South Downs National and therefore the South Downs National Park Authority is the relevant local planning authority for this area. The South Downs Strategic Housing Land Availability Assessment from 2016 considered five sites and none were deemed developable.
- 1.7 Bramshott and Liphook Parish Council conducted a further Call for Sites between September and October 2019 and received 18 submissions. Of these 18 sites, 8 were new sites that had not already been submitted to the East Hampshire Land Availability Assessment or South Downs Strategic Housing and Land Availability Assessment. An additional site is subject of the

Large Development Sites consultation. Accounting for duplicates, this report considers 43 sites in total. Of these, 29 are derived from the East Hampshire Land Availability Assessment, five from the South Downs Strategic Housing and Land Availability Assessment, eight from the Bramshott and Liphook Parish Council Call for Sites and one from the Large Development Sites consultation.

- 1.8 Bramshott and Liphook Parish has considerable environmental constraints, being partially within the South Downs National Park. In addition, there is a Special Area of Conservation, Special Protection Area, two Sites of Special Scientific Interest and 28 Sites of Important Nature Conservation. There are also heritage constraints with the Liphook Conservation Area and River Wey Conservation Area. However, both the village of Bramshott and the village of Liphook have been deemed sustainable locations by East Hampshire District Council for new housing and employment because of the service array and excellent train connections from Liphook station providing fast services to London, Portsmouth and Guildford. These villages are also well connected to the national road network by the A3. Development should be very sensitive to the area's environmental constraints and maintain the rural character of all of the parish's settlements: Bramshott, Conford, Griggs Green, Liphook and Passfield.
- 1.9 There are opportunities for considered and sustainable development which enhances the communities of the parish, providing improved services, new homes, employment and open space. Bramshott and Liphook Parish Council has identified a need for additional community, sports and recreation facilities which could be enabled by or provided as part of new development. This Site Options and Assessment gives the Parish Council options to allocate preferred sites and encourage development responsive to community aspirations and needs at these locations.
- 1.10 This assessment considers 43 potential development sites, taking into account strategic policies in the adopted East Hampshire Local Plan, the emerging East Hampshire Draft Local Plan and the adopted South Downs National Park Local Plan, as well as national planning criteria, to establish which, if any, of the sites are suitable for development. The Parish Council can use this Site Options and Assessment report to assist in making and justifying allocations in the Bramshott and Liphook Neighbourhood Plan. Further liaison with the Local Planning Authorities should continue to ensure that proposals will be supported and do not conflict with the strategic policies in the emerging Local Plan.
- 1.11 The conclusions of this Site Options and Assessment report are that 5 sites are suitable for allocation and that a further 15 sites are potentially suitable for allocation, subject to constraints being addressed and to due consideration of relevant policies in the Local Plan(s). Of the 15 potentially suitable sites, 3 are considered potentially suitable for allocation for business and commercial use, subject to the requirements of policies in the Local Plan(s). A total of 23 sites are considered unsuitable for allocation. The results of the assessment are shown in Chapter 5 of this report.
- 1.12 This assessment is the first step in the process of making site allocations. From the shortlist of suitable and potentially suitable sites identified in this report, the Parish Council should engage with East Hampshire District Council, the South Downs National Park Authority, landowners, developers and the community to select sites for allocation in the Neighbourhood Plan which best meet the objectives of the Neighbourhood Plan and the community, housing, employment, recreation and wellbeing needs for the plan area.

2. Introduction

- 2.1 This report is an independent site assessment for the Bramshott and Liphook Neighbourhood Plan (BLNP) on behalf of Bramshott and Liphook Parish Council (BLPC). The work undertaken was agreed with the Parish Council and the Ministry of Housing, Communities and Local Government (MHCLG) in November 2019 as part of the national Neighbourhood Planning Technical Support Programme led by Locality.
- 2.2 Site selection and allocation is one of the most contentious aspects of planning, raising strong feelings amongst local people, landowners, developers and businesses. It is important that any selection process carried out is transparent, fair, robust and defensible and that the same criteria and thorough process is applied to each potential site. Equally important is the way in which the work is recorded and communicated to interested parties so the approach is transparent and defensible.
- 2.3 The Neighbourhood Plan (NP), which will cover the whole Parish of Bramshott and Liphook (see **Figure 1**), is being prepared in the context of the East Hampshire Local Plan (EHLP), the emerging East Hampshire Draft Local Plan (EHDLP) and the South Downs National Park Local Plan (SDNPLP). Neighbourhood plans are required to have regard to the strategic policies of adopted local plans and have regard to emerging local plans.
- 2.4 The NP can add value to the local plans' policies for the neighbourhood area by including policies and proposals to address local place-based issues. The intention, therefore, is for the local plans to provide a clear overall strategic direction for development whilst finer detail can be determined through the neighbourhood planning process where appropriate.
- 2.5 The emerging East Hampshire Local Plan proposes a minimum of 642-646 dwellings in Liphook over the plan period (2017 to 2036), comprised of 506 existing completions and commitments (including 175 homes at Lowsley Farm) and a further 136-140 dwellings on two sites. It also allocates a further site in Bramshott for community facilities. A further site with a capacity of approximately 600 dwellings was subject to consultation in September-October 2019, and it is not clear whether this site will be included in the submission version of the emerging Local Plan.
- 2.6 Although there is potential for the strategy in the emerging Local Plan to change prior to its submission for examination, there is currently no residual housing requirement to be met through the Bramshott and Liphook Neighbourhood Plan, although additional allocations are encouraged in the adopted and emerging Local Plans. BLPC is exploring options for site allocations for mixed use development including housing, employment, additional community, sports and recreation facilities and infrastructure to enhance the parish of Bramshott and Liphook. In allocating sites, consideration will be given to environmental and physical constraints, including protected habitats and flood risk, including the potential for fluvial, surface and groundwater flooding and mitigation of these risks. In order to minimise car travel, Bramshott and Liphook Parish Council intend to allocate sites in the most sustainable locations where local services are accessible by active and sustainable modes of transport. The NP may allocate more housing than is currently proposed by EHDC, so BLPC require an independent Site Options and Assessment to provide more evidence on the suitability of sites.
- 2.7 The South Downs National Park Local Plan was adopted by the South Downs National Park Authority in July 2019. In the South Downs National Park adopted Local Plan, Liphook is identified as a 'Gateway' to the National Park with good access into the National Park for visitors from its train station, which has direct services to London and the wider South East. The parts of Bramshott and Liphook Parish inside the South Downs National Park are part of the 'Western Weald' broad area, characterised by wooded hills, deep valleys and open heaths linked by sandy sunken lanes. The area is considered internationally important for its biodiversity and ecosystem services. Urbanisation encroaching on hills would dilute the hidden character of most larger settlements. The plan makes provision for 4,750 homes in the period to 2033, however, none are allocated in Bramshott and Liphook Parish.

- 2.8 BLPC undertook a Call for Sites and received 18 submissions. Of these 18, eight were new sites that had not already been submitted to the East Hampshire Land Availability Assessment (LAA) or South Downs Strategic Housing and Land Availability Assessment (SHLAA). One further site is subject of the Large Development Sites consultation. Accounting for duplicates, this report considers 43 sites. Of these, 29 are derived from the East Hampshire LAA, five from the South Downs SHLAA, eight from the BLPC Call for Sites and one from the Large Development Sites consultation.
- 2.9 The purpose of AECOM's site appraisal is to produce a clear assessment as to whether the identified sites are appropriate for allocation in the NP, in particular whether they comply with both the National Planning Policy Framework (NPPF) and the strategic policies of the adopted local plans; and from this group of sites, identify which are the best sites to meet the objectives of the NP. The report is intended to help the group to ensure that the Basic Conditions considered by the Independent Examiner are met, as well as any potential legal challenges by developers and other interested parties.

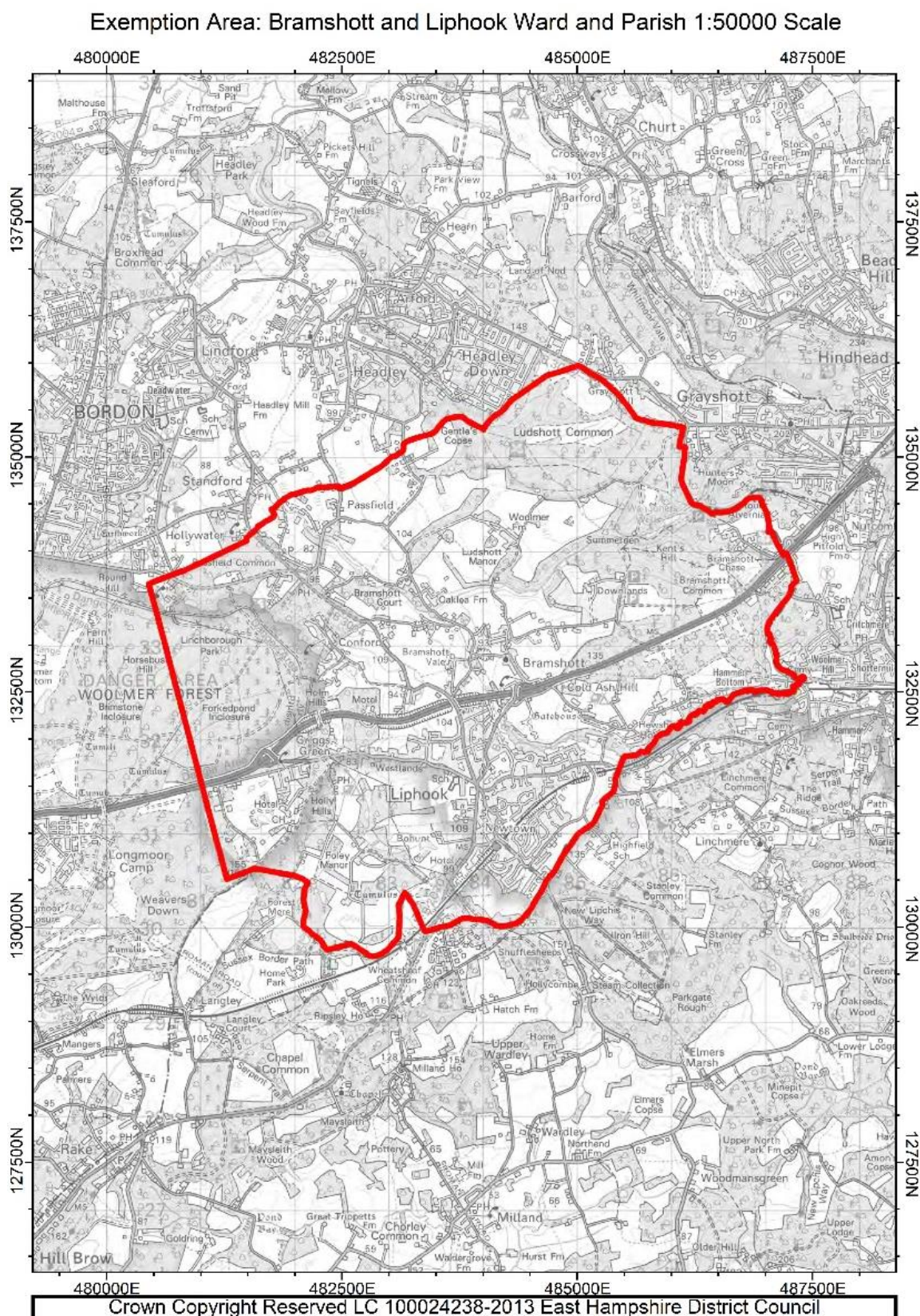


Figure 2.1: Bramshott and Liphook Neighbourhood Plan Area. Source: East Hampshire District Council.

3. Methodology

- 3.1 The approach to the site assessment is based on the Government's Planning Practice Guidance. The relevant sections are Housing and Economic Land Availability Assessment (July 2019)¹, Neighbourhood Planning (updated July 2019)² and Locality's Neighbourhood Planning Site Assessment Toolkit³. These all encompass an approach to assessing whether a site is appropriate for allocation in a Neighbourhood Plan based on whether it is suitable, available and achievable. In this context, the methodology for identifying sites and carrying out the site appraisal is presented below

Task 1: Identify Sites to be included in the Assessment

- 3.2 The first task is to identify which sites should be considered as part of the assessment. For the Bramshott and Liphook NP, this included sites identified in the Bramshott and Liphook NP Call for Sites consultation undertaken by BLPC between June and July 2019.
- 3.3 The most recent updates of the Land Availability Assessment (LAA) for East Hampshire District Council and the Strategic Housing Land Availability Assessment (SHLAA) for the South Downs National Park Authority was reviewed to identify sites within the neighbourhood area.
- 3.4 Sites identified through the Call for Sites consultation which had not already been assessed through the LAA/SHLAA were appraised using AECOM's site assessment pro-forma.

Task 2: Gathering Information for Site Assessments

- 3.5 A site appraisal pro-forma has been developed by AECOM to assess potential sites for allocation in the Neighbourhood Plan. It has been developed based on the Government's National Planning Practice Guidance, the Site Assessment for Neighbourhood Plans: A Toolkit for Neighbourhood Planners (Locality, 2019)⁴ and the knowledge and experience gained through previous Neighbourhood Planning site assessments. The purpose of the pro-forma is to enable a consistent evaluation of each site against an objective set of criteria.
- 3.6 The pro-forma utilised for the assessment enabled a range of information to be recorded, including the following:
- General information:
 - Site location and use; and
 - Site context and planning history.
 - Context:
 - Type of site (greenfield, brownfield etc.); and
 - Suitability:
 - Site characteristics;
 - Environmental considerations;
 - Heritage considerations;
 - Community facilities and services; and
 - Other key considerations (e.g. flood risk, agricultural land, tree preservation orders).
 - Availability

¹ Available at <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

² Available at <https://www.gov.uk/guidance/neighbourhood-planning--2>

³ Available at <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

⁴ <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

Task 3: Site Assessment

- 3.7 The next task was to complete the site pro-formas. This was done through a combination of desk top assessment and site visits. The desk top assessment involved a review of the conclusions of the existing evidence and using other sources including Google Maps/Streetview and MAGIC maps in order to judge whether a site is suitable for the use proposed. The site visits allowed the team to consider aspects of the site assessment that could only be done visually. It was also an opportunity to gain a better understanding of the context and nature of the neighbourhood area.

Task 4: Consolidation of Results

- 3.8 Following a site visit, the desktop assessments were revisited to finalise the assessments and compare the sites to judge which were the most suitable for allocation (for a range of uses including housing, employment and community facilities) in the Bramshott & Liphook Neighbourhood Plan.
- 3.9 A 'traffic light' rating of all sites has been given based on whether the site is an appropriate candidate to be considered for allocation in the Neighbourhood Plan. The traffic light rating indicates 'green' for sites that show no constraints and are appropriate as site allocations, 'amber' for sites which are potentially suitable if issues can be resolved and 'red' for sites which are not currently suitable. The judgement on each site is based on the three 'tests' of whether a site is appropriate for allocation – i.e. the site is suitable, available and achievable.

Task 5: Indicative Housing Capacity

- 3.10 This report includes a capacity analysis of each site where no information was provided by the site promoter. The capacity analysis is based on net housing densities and developable site area; the assumptions are detailed in Table 3.1 below.
- 3.11 If landowners/developers have put forward a housing figure, or where a figure was provided in the LAA or SHLAA, this has been used if appropriate. If a site has been granted planning permission but the site has not yet been started or completed, then this capacity figure has been used.
- 3.12 Lower densities may be appropriate to apply to the sites in the NP than suggested in this report due to the rural nature of the settlement. It is recommended that the number of houses allocated per site takes into account the existing densities of the village and is appropriate for the context and setting, considering the site-specific characteristic and constraints. Where sites are within or take access from streets within low-density neighbourhoods identified in Policy DM30 of the emerging East Hampshire Local Plan, and no housing figure has been proposed by the landowner, indicative capacities have been adjusted to reflect the requirements of the policy.
- 3.13 The indicative housing capacities have been calculated so that the sites can be compared on a consistent basis and because it is useful to have an idea of capacity when planning to meet an identified requirement.

Table 3.1: AECOM Net Housing Density

Area	Gross to net ratio standards	Net Housing Density
Up to 0.4 ha	90%	30
0.4 ha to 2 ha	80%	30
2 ha to 10 ha	75%	30
Over 10 ha	50%	30

4. Policy Context

- 4.1 The NP policies and allocations must be in general conformity with the strategic policies of the adopted development plan, and it is recommended that consideration is given to the direction of travel of the emerging development plan so that policies are not superseded by a newly adopted Local Plan.
- 4.2 A number of sources have been reviewed in order to understand the context for potential site allocations. This includes national policies (adopted and emerging Local Plan policies) and relevant evidence base documents.
- 4.3 National policy is set out in the National Planning Policy Framework (NPPF) (2019)⁵ and is supported by Planning Practice Guidance⁶ (PPG). The NPPF is a high-level document which sets the overall framework for the more detailed policies contained in local and neighbourhood plans.
- 4.4 Bramshott and Liphook Parish extends over two local authority areas: EHDC and the SDNPA. The southwestern portion of the parish is within the South Downs National Park.
- 4.5 The key documents making up the adopted statutory development plans (East Hampshire District Local Plan 2016 and South Downs National Park Local Plan 2019) are:
- East Hampshire District Local Plan Joint Core Strategy (Part 1 Local Plan) (2014)⁷;
 - East Hampshire District Local Plan Housing and Employment Allocations (Part 2 Local Plan) (2016)⁸;
 - East Hampshire District Local Plan Policies Maps (2016)⁹;
 - South Downs National Park Local Plan (2019)¹⁰.
- 4.6 EHDC is in the process of preparing a new Local Plan. When adopted, this will replace the existing East Hampshire development plan documents listed above and will cover the period to 2036. The new Local Plan has recently undergone Regulation 18 (Pre-Publication) public consultation between February and March 2019¹¹. A second Regulation 18 (Additional Pre-Publication) consultation on Large Development Sites was conducted between September and October 2019¹². It is expected that EHDC will publish a Submission Draft Local Plan (Regulation 19) in June 2020 inviting representations. Submission and examination are expected in September 2020, Adoption, subject to the Inspector's report findings, is expected by Summer 2021.
- 4.7 The relevant policies and findings of the above documents are highlighted below.

National Planning Policy Framework (2019)

- 4.8 The policies of relevance to the Bramshott and Liphook Neighbourhood Plan are set out below, but this report has regard to all other aspects of national planning policy and Planning Practice Guidance¹³ where appropriate.
- 4.9 **Paragraph 77** sets out that, in rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs.

⁵ Available at www.gov.uk/guidance/national-planning-policy-framework

⁶ Available at www.gov.uk/government/collections/planning-practice-guidance

⁷ Available at <https://www.easthants.gov.uk/adopted-local-plan>

⁸ Available at <https://www.easthants.gov.uk/adopted-local-plan>

⁹ Available at <https://www.easthants.gov.uk/adopted-local-plan>

¹⁰ Available at <https://www.southdowns.gov.uk/planning/south-downs-local-plan-2019/local-plan/>

¹¹ Available at <https://www.easthants.gov.uk/draft-local-plan-2017-%E2%80%93-2036-pdf-13-mb>

¹² Available at <https://www.easthants.gov.uk/large-sites-consultation-doc-pdf-41-mb>

¹³ Available at <https://www.gov.uk/government/collections/planning-practice-guidance>

- 4.10 **Paragraph 78** adds that, to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services.
- 4.11 **Paragraph 79** states that planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:
- There is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
 - The development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
 - The development would re-use redundant or disused buildings and enhance its immediate setting;
 - The development would involve the subdivision of an existing residential dwelling; or
 - The design is of exceptional quality, in that it:
 - Is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
 - Would significantly enhance its immediate setting and be sensitive to the defining characteristics of the local area.
- 4.12 **Paragraph 84** requires that planning policies should recognise that rural sites to meet local business and community needs may have to be found adjacent to or beyond existing settlements. In these circumstances, development should be sensitive to its surroundings. The use of previously developed land and sites that are physically well-related to existing settlements should be encouraged where possible.
- 4.13 **Paragraph 149** requires that plans take a proactive approach to mitigating and adapting to climate change, and take into account the long-term implications for flood risk, biodiversity and landscapes.
- 4.14 **Paragraph 155** sets out that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk. Where development is necessary in such areas, the development should be made safe for its lifetime without increasingly flood risk elsewhere.
- 4.15 **Paragraph 157** requires that all plans apply a sequential, risk-based approach to the location of development – taking into account the current and future impacts of climate change, so as to avoid, where possible, flood risk to people and property. They should do this, and manage any residual risk, by: a) applying the sequential test and then, if necessary, the exception test as set out in Paragraph 160 (see below); b) safeguarding land from development that is required, or likely to be required, for current or future flood management; c) using opportunities provided by new development to reduce the causes and impacts of flooding (where appropriate through the use of natural flood management techniques); and d) where climate change is expected to increase flood risk so that some existing development may not be sustainable in the long-term, seeking opportunities to relocate development, including housing, to more sustainable locations.
- 4.16 **Paragraph 158** adds that the aim of the sequential test is to steer new development to areas with the lowest risk of flooding. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. The strategic flood risk assessment will provide the basis for applying this test. The sequential approach should be used in areas known to be at risk now or in the future from any form of flooding.
- 4.17 **Paragraph 159** adds that if it is not possible for development to be located in zones with a lower risk of flooding (taking into account wider sustainable development objectives), the exception test may have to be applied. The need for the exception test will depend on the potential vulnerability of the site and of the development proposed, in line with the Flood Risk Vulnerability Classification set out in national planning guidance.

- 4.18 **Paragraph 160** adds that the application of the exception test during the plan production stage should be informed by a strategic flood risk assessment. For the exception test to be passed it should be demonstrated that: a) the development would provide wider sustainability benefits to the community that outweigh the flood risk; and b) the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.
- 4.19 **Paragraph 170** sets out that plans should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes and sites of biodiversity in a manner commensurate with their statutory status. They should also recognise the intrinsic character and beauty of the countryside.
- 4.20 **Paragraph 171** asserts that plans should allocate land with the least environmental or amenity value, where consistent with other policies in the NPPF. Footnote 53 suggests that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a high quality.
- 4.21 **Paragraph 172** stipulates that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, which have the highest state of protection. The scale and extent of development within these designated should be limited, Planning permission should be refused for major developments other than in exceptional circumstances and where there is public interest.
- 4.22 **Paragraph 174** requires that plans should identify, map and safeguard the hierarchy of designated sites of importance for biodiversity, promote the conservation, restoration and enhancement of habitats and ecological networks, and pursue measurable net gains for biodiversity.
- 4.23 **Paragraph 177** adds that the presumption in favour of sustainable development does not apply where a development is likely to have a significant effect on a habitats site, unless an appropriate assessment has concluded it will not adversely affect its integrity.
- 4.24 **Paragraph 185** states that plans should set out a strategy for the conservation and enjoyment of the historic environment and seek new development which makes a positive contribution to local character and distinctiveness.
- 4.25 **Paragraph 193** sets out that great weight should be given to the impact of a proposed development on any designated heritage assets.
- 4.26 **Paragraph 200** states that proposals which preserve or enhance Conservation Areas should be encouraged.

South Downs National Park adopted Local Plan (2019)

- 4.27 The plan makes provision for 4,750 homes in the period up to 2033, however, no housing is allocated in Bramshott and Liphook Parish.
- 4.28 Liphook is identified as a 'Gateway' to the National Park with good access into the National Park for visitors from its train station, which has direct services to London and the wider South East.
- 4.29 The parts of Bramshott and Liphook Parish inside the South Downs National Park are part of the 'Western Weald' broad area. This area is made up of wooded hills, deep valleys and open heaths linked by sandy sunken lanes. The area is considered internationally important for its biodiversity and ecosystem services. Urbanisation encroaching on hills would dilute the hidden character of most larger settlements.
- 4.30 **SD1 – Sustainable Development** sets out that sustainable development will be supported where it conserves and enhances the natural beauty, wildlife and culture heritage of the area.

The benefits of proposals should demonstrably outweigh the great weight attached to the National Park's purposes.

- 4.31 **SD3 – Major Development** adds that the SNDPA will only support major developments in exceptional circumstances and where there is a demonstration of meeting public interest, as set out in NPPF para. 172. In considering what constitutes major development, the threshold is a potential for a significant adverse impact on the natural beauty, wildlife or cultural heritage of, or recreational opportunities provided by, the National Park. This will include the consideration of the impact of cumulative development.
- 4.32 **SD4 – Landscape Character** states that development will only be supported where it conserves and enhances landscape character. Bramshott and Liphook Parish areas within the South Downs National Park are in the 'Western Weald' broad area and the Landscape Character Type P: Wooded Claylands.
- 4.33 **SD6 – Safeguarding Views** adds that development will only be supported where it preserves the visual integrity, identity and scenic quality of the National Park, in particular by conserving and enhancing key views.
- 4.34 **SD10 – International Sites** stipulates that development proposals with a net increase in residential units within 400m of the boundary of the Wealden Heaths Phase II SPA will be required to demonstrate that the need for development cannot be solely met outside of the 400m zone and undertake a project specific Habitats Regulation Assessment (HRA). Developments within 5km of the boundary will need to submit a screening opinion for a project specific HRA.
- 4.35 **SD25 – Development Strategy** does not allocate development in the Neighbourhood Plan Area. It states that development will only be permitted outside of settlement boundaries in exceptional circumstances.
- 4.36 **SD26 – Supply of Homes** sets out that 250 dwellings per annum (4,750 over plan period 2014-33) will be delivered through strategic allocations, NPs, permissions and windfall.
- 4.37 **SD49 – Flood Risk Management** requires that development is steered away from areas of flood risk as identified by the Environment Agency and directed towards Flood Zone 1 wherever possible. Development in areas of flood risk will, where relevant, be required to meet the national Sequential and Exception Tests.

Adopted East Hampshire District Council Joint Core Strategy (Part 1 Local Plan) and Housing and Employment Allocations (Part 2 Local Plan)

- 4.38 **CP2 – Spatial Strategy** identifies four distinct areas of the District. The Neighbourhood Plan area is within the "North of the South Downs National Park" area. Liphook is designated as a 'Large Local Service Centre' and Bramshott, Griggs Green and Passfield Common are designated as 'other settlements with a settlement policy boundary.' Liphook will be a focus for development in this part of the district. New development in Liphook should respect its strong historic core, proximity to internationally protected wildlife sites and views to and from the South Downs National Park. New development will make the best use of previously developed land and buildings within existing built-up areas.
- 4.39 **CP5 – Employment and Workforce Skills** states that employment site development is encouraged where it promotes and supports skills and employment provision in existing business clusters.
- 4.40 **CP6 – Rural Economy and Enterprise** adds that development will be allowed where it constitutes a reasonable extension of existing firms in the countryside. Schemes and enterprises which help maintain the viability of farm businesses will be particularly encouraged.

- 4.41 **CP7 – New Retail Provision** sets out that Liphook is suitable for small scale retail development opportunities as a Large Local Service Centre.
- 4.42 **CP8 – Town and Village Facilities and Services** designates Liphook as a ‘District Centre’. Its vitality and viability should be maintained and improved by proposals for new retail, leisure, entertainment and cultural facilities. These should be in keeping with the scale and character of the centre, not harm its function and be readily accessible by bicycle or on foot. Liphook should provide for main and bulk convenience food shopping and a reasonable range of comparison shopping and other services.
- 4.43 **CP10 – Spatial Strategy for Housing** stipulates a minimum of 175 dwellings at Liphook through site allocations, which has subsequently been made through **Allocation LP1 – Land at Lowsley Farm, South of A3**. Furthermore, sites will be identified through the Local Plan: Allocations, SDNP Local Plan or Neighbourhood Plans and settlement policy boundaries adjusted accordingly. This implies that it is within the gift of the Neighbourhood Plan to redraw settlement boundaries to allocate sites for housing; however, the policy also states that *“Housing should be accommodated through development and redevelopment opportunities within existing settlement policy boundaries in the first instance”*. The settlement policy boundaries of Bramshott, Griggs Green, Liphook and Passfield Common are shown in **Figure 4.1**, while **Figure 4.2** shows housing allocations in Liphook.

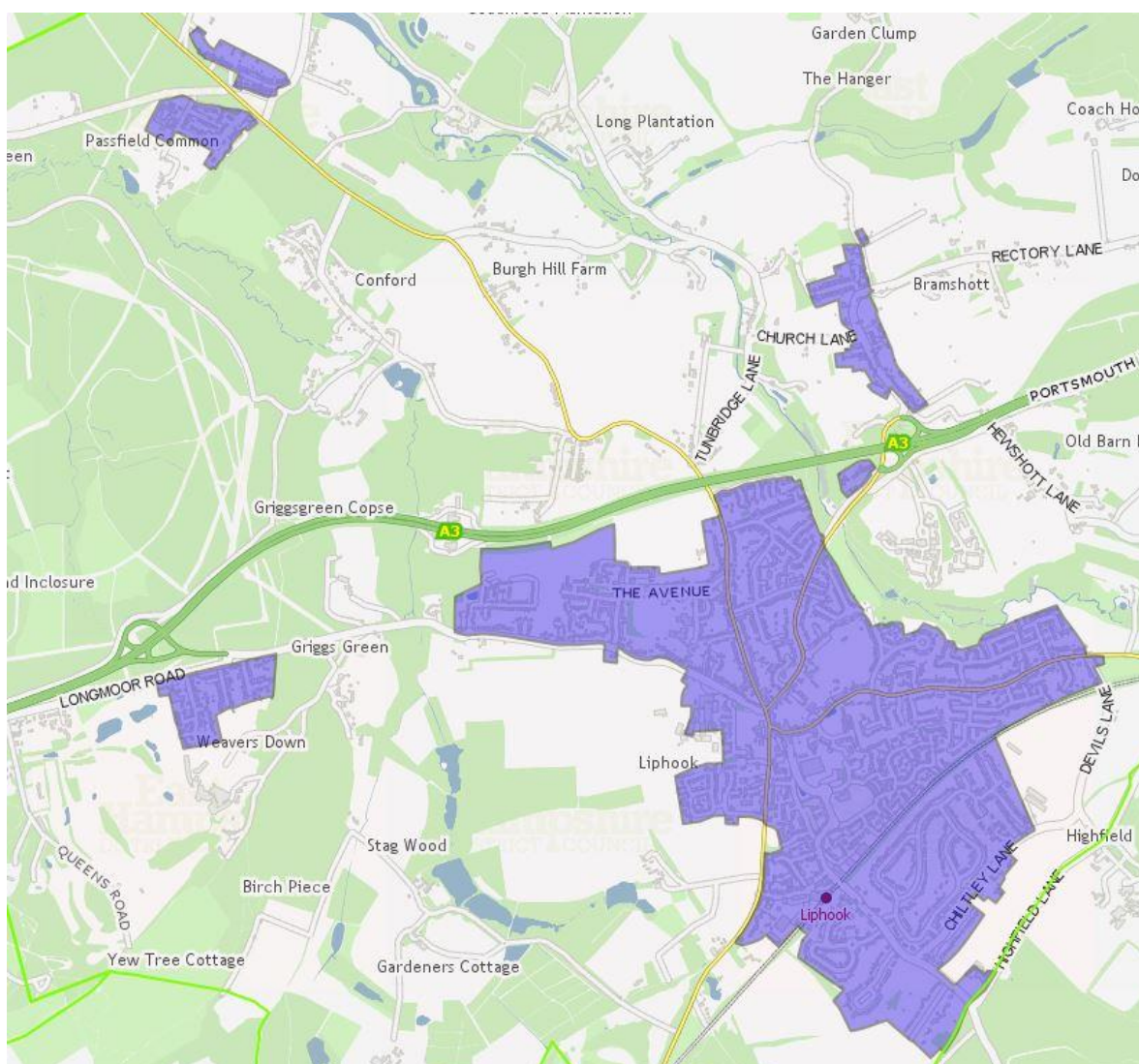


Figure 4.1: Settlement Policy Boundaries in Bramshott and Liphook Parish. Source: EHDC, © Ordnance Survey Licence 100024238

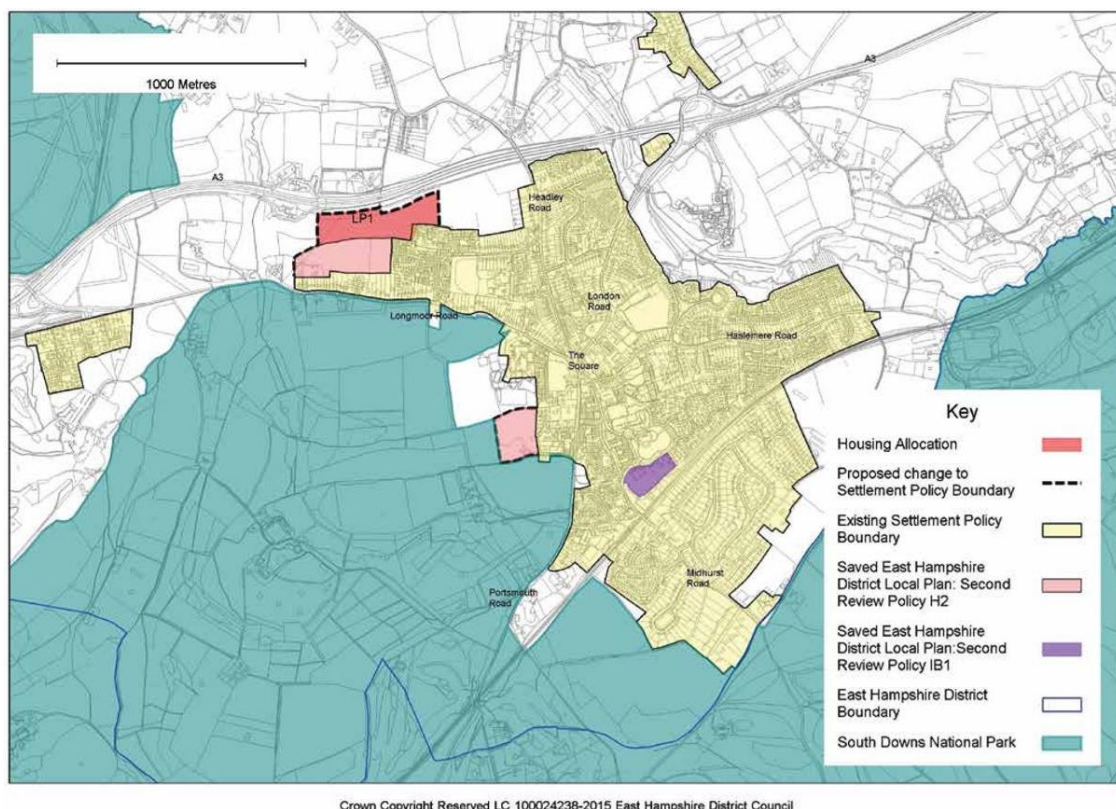


Figure 4.2: East Hampshire Adopted Policies Map. Source: EHDC

- 4.44 **CP16 – Protection and Provision of Social Infrastructure** supports proposals for new and improved community facilities.
- 4.45 **CP19 – Development in the Countryside** adds that development will only be permitted in the countryside where it has a genuine and proven need for a countryside location, such as that necessary for farming, forestry or other rural enterprises.
- 4.46 **CP20 – Landscape** sets out that new development must conserve and enhance the SDNP, and be in accordance with the ambitions of the SNDPLP. It should protect and enhance local distinctiveness alongside natural and historic features.
- 4.47 Bramshott and Liphook Parish is subject to a number of statutory environmental constraints (see **Figure 4.3**). Part of the parish is within the South Downs National Park, meaning that development in these areas is subject to further national policy constraints. In addition, the Woolmer Forest Special Area of Conservation (SAC), Wealden Heaths Phase II Special Protection Area (SPA), Bramshott and Ludshott Commons Site of Special Scientific Interest (SSSI) and Woolmer Forest SSSI and their associated impact zones impose significant constraints on development, making most planning applications subject to consultation with Natural England. The requirement to consult varies according to the proximity to the nearest SSSI and the level of development proposed.
- 4.48 Further to these statutory designations, there are a number of non-statutory environmental designations, including 28 Sites of Importance for Nature Conservation (SINCs) - referred to in national policy as Local Wildlife Sites – and several areas of Ancient Woodland.
- 4.49 **CP21 – Biodiversity** requires that new development must maintain and enhance biodiversity, with particular respect to conservation designations (SAC, SPA, SINC, SSSI and Ramsar).
- 4.50 **CP22 – Internationally Designated Sites** stipulates that any new housing located within 400m of the boundary of the Wealden Heaths Phase II SPA will be required to undertake a project specific Habitats Regulation Assessment (HRA) which must demonstrate that either no adverse effect on the ecological integrity of the SPA will occur or that adequate measures will be put in place to avoid or (as a secondary solution) adequately mitigate any adverse effects. This policy has been superseded by the 'Joint Wealden Heaths Phase II Special Protection Area'

Supplementary Planning Document (2018)¹⁴ which limits new residential development within the 400m buffer zone to Gypsy, Traveller and Travelling Showpeople accommodation and rural affordable housing¹⁵.

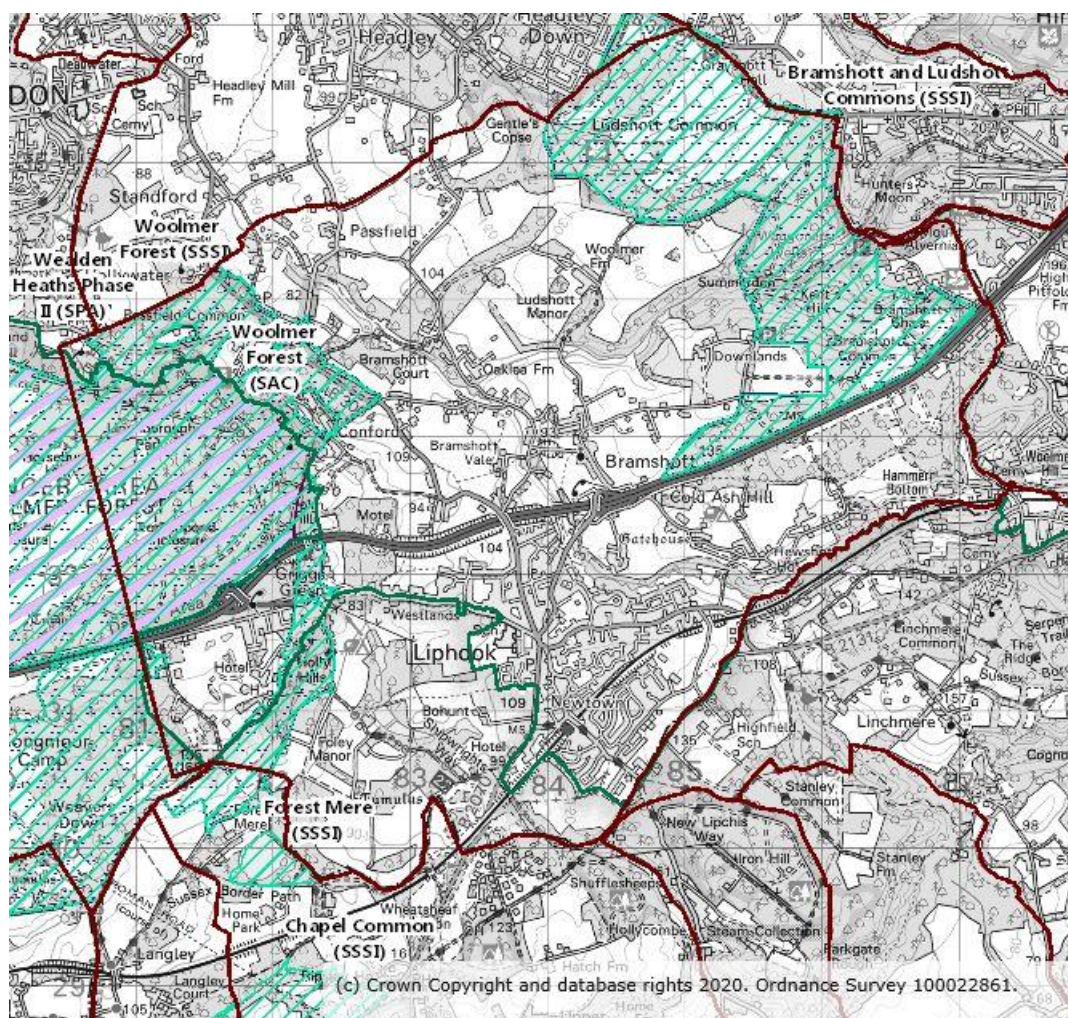


Figure 4.3: Principal statutory environmental constraints. Source: Magic Map/DEFRA

- 4.51 **CP25 – Flood Risk** requires that development at risk of flooding meets the national Sequential and Exception Test. Development should ensure that it does not increase flooding elsewhere and that it incorporates protection, resilience and resistance measures. All development will be required to ensure that there is no net increase in surface water runoff. Specific areas can be prone to groundwater flooding and development should be avoided in these areas¹⁶.
- 4.52 The parish contains two Conservation Areas. The Liphook Conservation Area covers the historic village centre of Liphook and is supported by Conservation Area Guidance (1996)¹⁷. The River Wey Conservation Area follows the Wey valley's noted network of aqueducts, water meadows and wildlife habitats across the parish area and is supported by Conservation Area Guidance (1993)¹⁸. These two documents describe the key heritage features of the two Conservation Areas and guide development within them. In addition, there are numerous listed buildings and a scheduled monument in the parish.

¹⁴ Available at <https://www.southdowns.gov.uk/wp-content/uploads/2018/08/Joint-Wealden-Heaths-Phase-II-SPA-SPD-July-2018.pdf>

¹⁵ As a result, the EHDC LAA and SDNPA SHLAA both exclude sites within the 400m buffer zone from consideration for housing allocations.

¹⁶ For specific local guidance on groundwater flooding, reference should be made to EHDC's 2018 Strategic Flood Risk Assessment, Figure 4 – Groundwater Flooding. Available at <https://www.easthants.gov.uk/strategic-flood-risk-assessment>

¹⁷ Available at <https://www.easthants.gov.uk/conservation-areas>

¹⁸ Available at <https://www.easthants.gov.uk/conservation-areas>

- 4.53 **CP30 – Historic Environment** adds that all new development should conserve and enhance the cultural heritage of the SDNP and its setting. It should also respect district's listed buildings and Conservation Areas (see **Figure 4.4**), in line with the council's Conservation Area Guidance¹⁹.

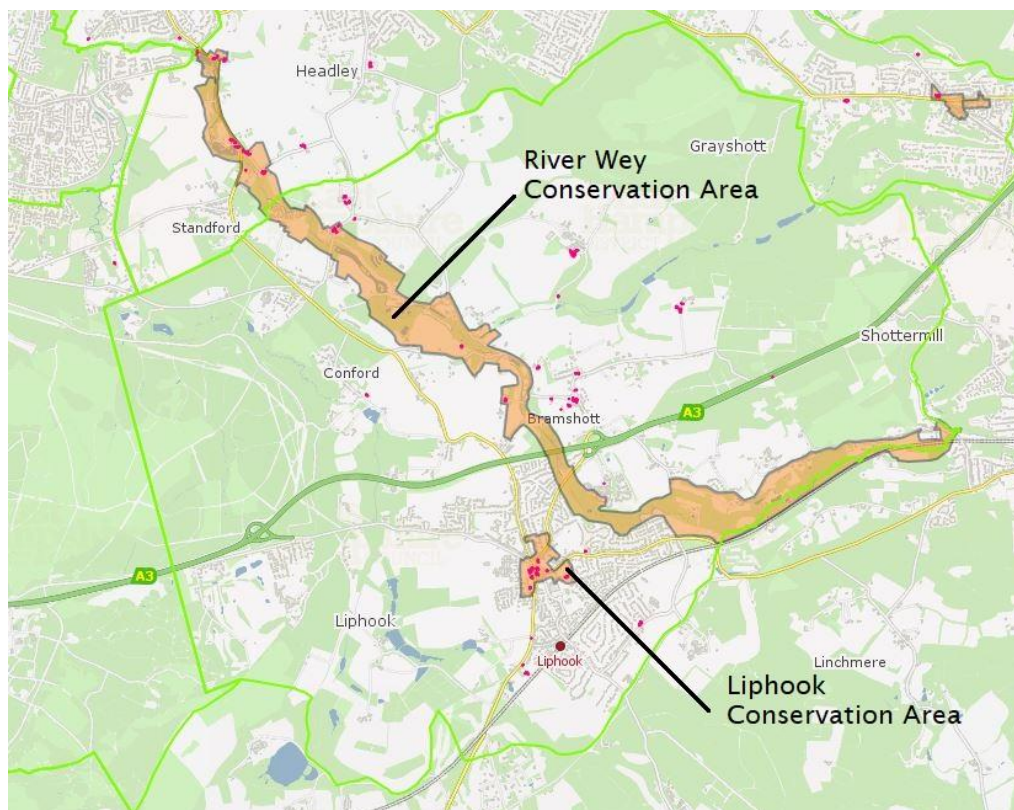


Figure 4.4: Map of Conservation Areas and Listed Buildings. Source: EHDC

East Hampshire District Council emerging Local Plan 2017-36

- 4.54 In the draft Local Plan EHDC strategic policies (i.e. the policies that Neighbourhood Plans must be in general conformity with) are identified by the prefix S. The policies with the prefix DM are non-strategic which can be replaced by Neighbourhood Plans. The draft Local Plan is unclear, however, on whether the site allocations (prefix SA) are deemed strategic or non-strategic, and therefore whether the Neighbourhood Plan can propose alternative site allocations. It is noted that the draft plan states that:

"In terms of housing allocations, National Planning Policy requires that the Local Planning Authority establishes a housing figure for their whole area and plans to meet it. To avoid speculative development the Local Planning Authority has proposed to allocate enough housing sites to maintain a five-year housing land supply and meet the government's Housing Delivery Test. The proposed sites included in this Plan meet the requirement in full. Therefore, Neighbourhood Planning Groups have not been given a housing target to plan for through their neighbourhood plans. Instead the Local Planning Authority supports neighbourhood planning groups that wish to provide site allocations for housing development within their neighbourhood plans that go beyond the minimum requirement contained within this plan and specifically those who assess their local housing needs through an appropriate assessment and plan to meet it".

- 4.55 **S1 – Quanta and Location of Development** sets out a minimum of 10,456 dwellings between 2017-2036 (508 dwellings per annum to 2028 then 608 dwellings per annum 2029-36), 26 Gypsy and Traveller pitches and 32 Travelling Showpeople plots. EHDC will deliver a minimum

¹⁹ See <https://www.easthants.gov.uk/conservation-areas>

- of 50 ha of employment land, with additional employment floorspace coming forward via NP allocations.
- 4.56 Under **Policy S1** Liphook is proposed to be designated as a 'Large Local Service Centre', Bramshott is classified as a 'Settlement with a Small Number of Services', and Griggs Green and Passfield Common are designated as 'Rural Settlements'. Liphook is considered a suitable location for food store retail provision. Liphook (The Square) is designated as a 'Retail District Centre' and Liphook (Station Area) as a 'Retail Local Centre'.
 - 4.57 The minimum quantum of development for Bramshott and Liphook Parish is 642-646 dwellings, comprised of 506 to be delivered through existing commitments (completions since 2017 and extant planning permissions, including the Lowsley Farm allocation of 175 dwellings) and 136-140 dwellings on new residential allocations. In addition, 0.77 Ha of employment land also had planning permission at the time of publication of the draft plan.
 - 4.58 **Site allocations** include **SA1** (Land at Lowsley Farm, south of A3: 175 dwellings, previously allocated in the adopted Local Plan Part 2 and granted planning permission, with completion expected in next five years), **SA2** (Chiltley Farm, Chiltley Lane: 100 dwellings, not permissioned), **SA3** (Land West of Headley Road: 36-40 dwellings, not permissioned) and **SA4** (Land adjacent to Billerica, Church Road, Bramshott: Community facilities not permissioned). A further large site (approximately 600 dwellings) to the southeast of Liphook was included in the additional pre-publication consultation, but it is not currently clear if this site will be allocated in the emerging Local Plan.
 - 4.59 Part 3 of **Policy S1** states that "housing will be accommodated through the development and redevelopment opportunities within existing settlement policy boundaries in the first instance (our emphasis)". Furthermore Part 6 states "additional homes can be provided through the allocation of sites in Neighbourhood Plans". This means that emerging strategic policy directs housing within settlement boundaries first, however it does not prevent development outside of settlement boundaries where it is allocated in Neighbourhood Plans.
 - 4.60 **S6 – Affordable Housing** stipulates 40% affordable housing will be sought on sites of 11 dwellings or more.
 - 4.61 **S7 – Rural affordable housing** sets out that affordable housing will be permitted on rural exception sites outside settlement policy boundaries subject to local need and site suitability.
 - 4.62 **S12 – New Homes in the Countryside** states that planning permission for new homes in the countryside (outside of settlement boundaries) will only be granted where particular criteria are met, including for rural worker dwellings, conversions, rural affordable housing and gypsy and traveller sites. Part 8 to the policy explicitly allows for "housing development allocated in a neighbourhood plan which has been 'made' by the Local Planning Authority".
 - 4.63 **S20 – Wealden Heaths Phase II SPA** sets out that no net gain in residential dwellings will be permitted within 400m of the SPA boundary, unless Natural England assessment shows no adverse effects. Development within the 400m to 5km core catchment boundary will require an HRA detailing any potential impacts and mitigation proposed.
 - 4.64 **S13 – Planning for economic development** adds that development will be supported where it supports or creates small local businesses. This includes new premises, ancillary facilities and rural economic development opportunities.
 - 4.65 **DM3 – Provision and enhancement of social infrastructure** sets out that all development proposals should recognise the role of social infrastructure and provide new community facilities where deemed necessary due to their scale.
 - 4.66 **DM30 – Residential Design in Low-Density Neighbourhoods** seeks to ensure that new development in the area east of Liphook station and south of the railway (shown in orange on the policies map in **Figure 4.4**) respects the existing character of the neighbourhood. Similarly, small sites which take access from streets where existing densities are 15 dwellings per hectare or lower should respect the surrounding character.

- 4.67 **DM33 – Conservation Areas** emphasises that development within a conservation area should preserve or enhance its special historic character.

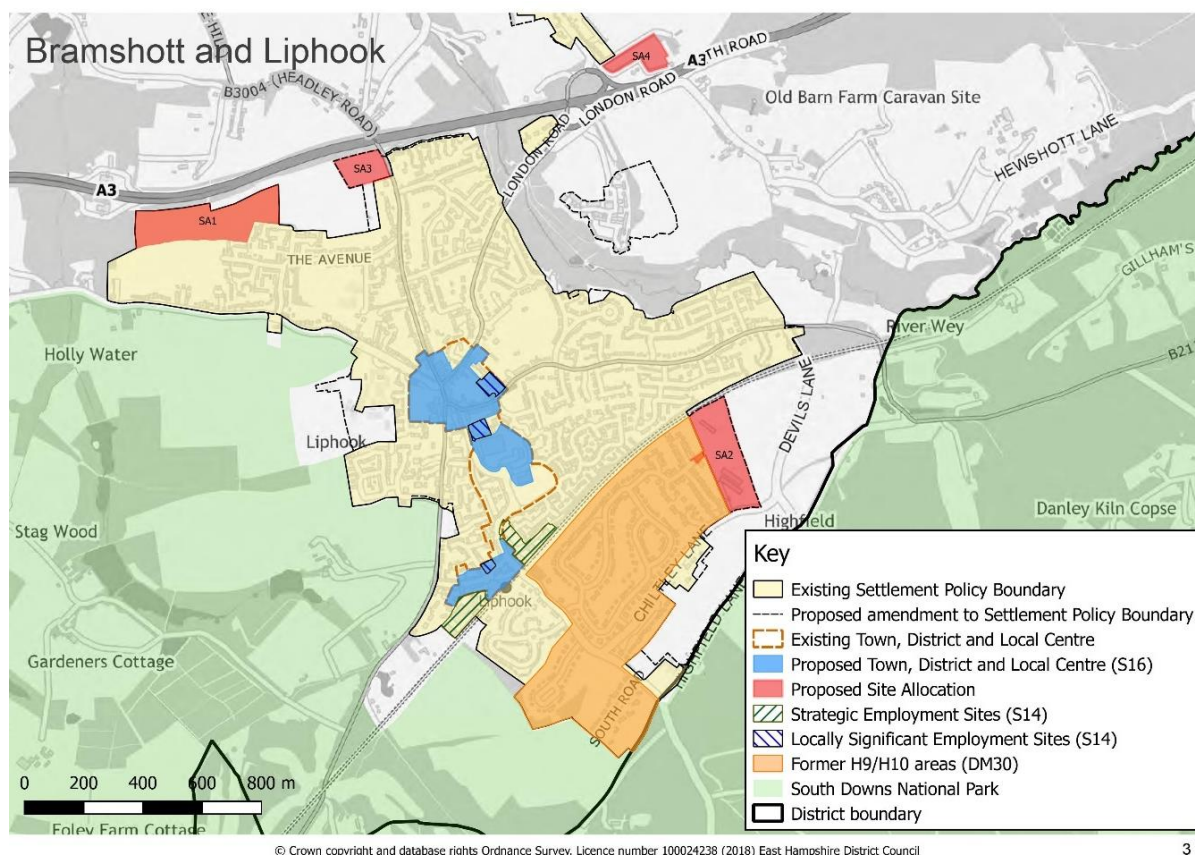


Figure 4.5: East Hampshire Emerging Policies Map. Source: EHDC, 2019.

5. Site Assessment

Identified sites

5.1 The sites to be considered through this site appraisal have been identified through:

- SDNPA's Strategic Housing Land Availability Assessment (SHLAA) (2016);
- EHDC's Land Availability Assessment (LAA) report (2018);
- EHDC's Large Site Consultation (2019); and
- BLPC's Call for Sites (2019).

South Downs National Park SHLAA (2016)

5.2 The South Downs National Park Authority published their SHLAA in December 2016 after a Call for Sites running from September to October 2015. The report and its appendices can be read online.²⁰ The covering report and Appendix A explain the methodology; Appendix B shows a map of sites in the area of Bramshott and Liphook Parish within the SDNP; and Appendix E of rejected sites describes all of the site outcomes as none were considered suitable in Bramshott and Liphook Parish.

5.3 5 sites were identified from the South Downs National Park SHLAA. These are identified in the report with the site reference prefix "EA".

East Hampshire LAA

5.4 East Hampshire District Council published their LAA in December 2018 after a Call for Sites running from February to March 2018. The report can be read online.²¹

5.5 29 sites were identified from the East Hampshire LAA. These are identified in the report with the site reference prefix "LAA/LIP"

East Hampshire Large Sites Consultation

5.6 EHDC consulted on a large site to the southeast of Liphook between September and October 2019. This site is made up of a number of smaller LAA sites which have been assessed through the LAA, together with a separate parcel of land that is proposed as off-site provision of Suitable Alternative Natural Greenspace. Rather than this being a new site, this is a consortium of LAA sites combined as one strategic site, with off-site Suitable Alternative Natural Greenspace mitigation in the South Downs National Park.

Bramshott and Liphook Neighbourhood Plan Call for Sites

5.7 Bramshott and Liphook Parish Council conducted a further Call for Sites between September and October 2019 and received 18 submissions. These submissions included a number of duplicate sites as well as sites which have previously been submitted to the East Hampshire LAA or South Downs SHLAA.

5.8 Once duplicate sites had been removed, 8 new sites were identified for assessment. The 8 new sites are identified in the report with the site reference prefix "BLNDP".

²⁰ https://www.southdowns.gov.uk/planning/south-downs-local-plan_2019/local-plan-evidence-base/strategic-housing-land-availability-assessment-shlaa/

²¹ <https://www.easthants.gov.uk/land-availability-assessment>

Site Assessment Summary

5.9 This report has considered 43 sites within the Bramshott and Liphook Neighbourhood Plan area. The assessment has identified five potential development sites which are considered suitable for allocation in the Neighbourhood Plan. These sites are considered suitable for residential or mixed-use allocation. These sites are:

- LAA/LIP-004
- LAA/LIP-016
- LAA/LIP-018
- BLNDP013
- BLNDP016

5.10 A further 15 sites are potentially suitable for allocation, subject to constraints being addressed and to due consideration of Local Plan policy. Of these 15 sites, three (LAA/LIP-024, LAA/LIP-025 and LAA/LIP-028) are considered potentially suitable for employment use, and a further site (BLNDP005) is potentially suitable for community use, subject to the requirements in the Local Plan. One site (LAA/LIP-002) is considered potentially suitable for Traveller accommodation or retail use, subject to confirmation that the Traveller accommodation windfall allowance within 400m of the Wealden Heaths Phase II SPA would not be exceeded. LAA/LIP-014 is considered partly suitable for housing allocation and partly suitable for employment and community use allocation. Sites LAA/LIP-019 to LAA/LIP-023 inclusive are considered potentially suitable for mixed-use allocation in the case that they come forward as a single large site (Land South East of Liphook) but are considered unsuitable for allocation if they were to come forward individually. The remaining sites are considered potentially suitable for residential or mixed-use allocation. The potentially suitable sites are:

- LAA/LIP-002
- LAA/LIP-010
- LAA/LIP-013
- LAA/LIP-014
- LAA/LIP-019
- LAA/LIP-020
- LAA/LIP-021
- LAA/LIP-022
- LAA/LIP-023
- LAA/LIP-024 (includes LAA/LIP-028)
- LAA/LIP-025
- Land South East of Liphook
- BLNDP005
- BLNDP008
- BLNDP011

5.11 The remaining 23 sites are considered unsuitable for allocation in the Neighbourhood Plan.

5.12 18 of the 43 sites considered in this assessment are potentially suitable for residential or mixed-use allocation. 10 of these sites have the potential to accommodate 10 or more dwellings and would be required to include a proportion of affordable housing²². They are therefore potentially suitable for Discounted Market Housing (e.g. First Homes²³), starter homes, affordable housing for rent, or other affordable housing types (see NPPF Annex 2). The proportion of affordable housing is usually set by the Local Plan but is expected to be above 10%, unless the proposed development meets the exemptions set out in NPPF para. 64.

5.13 **Table 5.1** below provides a summary of the findings of the assessment of all known potential development sites within the Bramshott and Liphook Neighbourhood Plan area. The final column in the table is a 'traffic light' rating for each site, indicating whether the site is appropriate for allocation. **Red** indicates the site is not appropriate for allocation through the

²² See NPPF para. 62-64.

²³ Discounted homes for sale to those with a local connection. See <https://www.gov.uk/government/consultations/first-homes> for details.

Neighbourhood Plan and **Green** indicates the site is appropriate for allocation. **Amber** indicates the site is less sustainable or may be appropriate for allocation through the Neighbourhood Plan if certain issues can be resolved or constraints mitigated. The locations of the sites assessed are shown in **Figure 6** and **Figure 7**, while the suitability ratings are displayed in **Figure 8**.

- 5.14 The indicative housing capacities have been calculated so that the sites can be compared on a consistent basis and because it is useful to have an idea of capacity when planning to meet an identified requirement. Where the site was assessed through the LAA, or the site promoter has indicated the scale of proposed development, this capacity has been used. Where this information has not been provided, the indicative capacity has been calculated according to the approach set out in Paragraph 3.13 of this report. Capacities are not provided for sites which have been assessed as unsuitable for residential development.
- 5.15 For sites which have previously been assessed by EHDC or SDNPA, their conclusions were reviewed in light of Local Plan policy changes to ascertain whether their recommendations could be carried through to this report. A summary of this review is presented in the table at **Appendix A**.
- 5.16 Detailed site assessment proformas for the sites which were promoted through the Neighbourhood Plan Call for Sites and which have not been previously assessed by EDHC or the SDNPA can be found in **Appendix B**.

Table 5.1: Summary of site assessment conclusions

Site Ref.	Location/ description	Site area (ha) ²⁴	Current land use	Site Capacity (Dwellings) ²⁵	Summary of LAA / SHLAA conclusions	Proposed use	Summary of Assessment ²⁶	Assessment of suitability for allocation
LAA/LIP-001	Holly Cottage, Woolmer Lane, Bramshott	0.28	Previously developed land - garden including double garage and 2 garden sheds	N/A	Undevelopable Site is detached from settlement boundary, SINC nearby, rural location, adverse impact on intrinsic character of the countryside.	Self/custom build	LAA conclusions have been reviewed and can be applied to the assessment of sites for the Neighbourhood Plan.	Unsuitable for allocation
LAA/LIP-002	Gorselands, Portsmouth Road, Bramshott Chase, Hindhead	0.32	Residential property comprising 6 apartments in building	8	Potentially suitable for retail or care home, but unsuitable for general residential future windfall (excluding C3 residential). Site is detached from settlement boundary, isolated in countryside, under 400m from SPA, close to SINC and SSSI, however, brownfield PDL site.	Residential (C3), Mobile Homes, Older persons accommodation, Traveller accommodation, Self/custom build, Retail	LAA conclusions have been reviewed and a different judgement has been made in how these conclusions are applied to the assessment of sites for the Neighbourhood Plan. The site has been promoted for a range of uses, including residential, care home, Traveller accommodation and retail. The LAA states that it is potentially suitable as a care home or for retail but not for Traveller accommodation or general residential (C3) use since it is within 400m of the SPA. The Wealden Heaths Phase II SPD states that Traveller accommodation may be acceptable within the 400m buffer zone if needs for traveller accommodation cannot be met outside the 400m buffer zone (subject to the windfall allowance not being exceeded), and it is therefore considered potentially suitable for this use, although residential (C3) development would be unsuitable.	Potentially suitable for Traveller accommodation or retail allocation

²⁴ CCC or landowner measurement²⁵ Where the site was assessed through the LAA, or the site promoter has indicated the scale of proposed development, this figure has been used. Where this information has not been provided, the indicative amount of development has been calculated according to the approach set out in Paragraph 3.13 of this report. Where sites have been promoted for non-residential uses, or are considered unsuitable for residential development, no capacity is given.²⁶ See Appendix A for a review of the East Hampshire LAA and South Downs SHLAA conclusions and whether they can be reasonably applied to the Neighbourhood Plan site assessment.

Site Ref.	Location/ description	Site area (ha) ²⁴	Current land use	Site Capacity (Dwellings) ²⁵	Summary of LAA / SHLAA conclusions	Proposed use	Summary of Assessment ²⁶	Assessment of suitability for allocation
LAA/LIP-003	Aston Wood, Hill House Hill, Liphook, Hampshire, GU30 7PX	2.6	B1 commercial use	N/A	Undevelopable Site is detached from settlement boundary, area TPO, SINC nearby, impact on countryside.	Residential (C3), Mobile Homes, Older persons accommodation, Self/custom build, Nursing Home, Leisure	LAA conclusions have been reviewed and can be applied to the assessment of sites for the Neighbourhood Plan.	Unsuitable for allocation
LAA/LIP-004	Land at Church Road, Bramshott, GU30 7SH	0.23	Agricultural land	3	Undevelopable Site adjoins settlement boundary, access from Church Road on narrow bend, no defensible boundary to the west, located next to linear development, unsuitable backland development, limited services	Residential (C3), Older persons accommodation, Self/custom build	LAA conclusions have been reviewed and a different judgement has been made in how these conclusions are applied to the assessment of sites for the Neighbourhood Plan. The site is in a suitable location for residential development and it adjoins settlement boundary. The site does not constitute backland development, access is potentially suitable, Bramshott has limited services and the site coheres well with existing linear development. The LAA did not identify a capacity for this site so an indicative capacity figure has been applied.	Suitable for residential allocation
LAA/LIP-005	Land north of Haslemere Road, Liphook	2.54	Greenfield	N/A	Undevelopable Site adjoins settlement boundary, within Conservation Area, adjacent to SINC, surface water flooding issues, illogical extension to settlement.	Residential (C3)	LAA conclusions have been reviewed and can be applied to the assessment of sites for the Neighbourhood Plan.	Unsuitable for allocation
LAA/LIP-006	Paddock at Little Boarhunt, Portsmouth Road,	0.84	Paddock	N/A	Undevelopable Site is detached from settlement boundary, garden of listed building,	Residential (C3), Older persons accommodation	LAA conclusions have been reviewed and can be applied to the assessment of sites for the Neighbourhood Plan.	Unsuitable for allocation

Site Ref.	Location/ description	Site area (ha) ²⁴	Current land use	Site Capacity (Dwellings) ²⁵	Summary of LAA / SHLAA conclusions	Proposed use	Summary of Assessment ²⁶	Assessment of suitability for allocation
	Liphook, GU30 7EE				site lies within Historic Park and Garden, nearby SINC, impact on intrinsic character of the countryside.			
LAA/LIP- 008	Land adjacent to Billerica, Church Road, Bramshott	1.4	Greenfield	N/A	Developable Site adjoins settlement boundary, within 400m of the SPA, nearby to SSSI, opportunity for community use, limited harm to countryside.	Residential (C3), Older persons accommodation, Self/custom build, Employment, Leisure, Cultural, Other	LAA conclusions have been reviewed and can be applied to the assessment of sites for the Neighbourhood Plan. Proposed for allocation for community uses in the draft local plan, therefore not necessary to allocate in the neighbourhood plan. If the draft local plan allocations change, this site could be proposed for allocation in the NP for community use.	Unsuitable for allocation
LAA/LIP- 009	Land off Bramshott Road, Liphook	3.1	Agricultural land	N/A	Undevelopable Site is detached from settlement boundary, isolated location in the countryside, poor access, lack of defensible boundaries, impact on intrinsic character of the countryside	Residential, Self/custom build, Affordable Housing	LAA conclusions have been reviewed and can be applied to the assessment of sites for the Neighbourhood Plan.	Unsuitable for allocation
LAA/LIP- 010	Land at High Hurlands Home, Bramshott	0.85	Nursing Home and outbuildings	9	Undevelopable Site is detached from settlement boundary, isolated location in the countryside, poor access, brownfield site, mature trees, proximity to ancient woodland, landscape impact, impact on intrinsic	Residential (C3), Self/custom build, Affordable housing	LAA conclusions have been reviewed and a different judgement has been made in how these conclusions are applied to the assessment of sites for the Neighbourhood Plan. The portion of the site which is PDL is suitable for conversion to residential use. The LAA did not identify a capacity for this site so an indicative capacity figure has been applied.	Potentially suitable for residential allocation

Site Ref.	Location/ description	Site area (ha) ²⁴	Current land use	Site Capacity (Dwellings) ²⁵	Summary of LAA / SHLAA conclusions	Proposed use	Summary of Assessment ²⁶	Assessment of suitability for allocation
					character of the countryside.			
LAA/LIP-011	Land at Haslemere Road, Liphook	1.5	Unused farmland	N/A	Undevelopable Site adjoins settlement boundary, adjacent to Conservation Area, close to National Park, adjacent to SINC, illogical extension of settlement, impact on intrinsic character of the countryside.	Residential (C3)	LAA conclusions have been reviewed and can be applied to the assessment of sites for the Neighbourhood Plan.	Unsuitable for allocation
LAA/LIP-012	Land west of Headley Road, Liphook	1.55	Agriculture	36-40	Developable Site adjoins settlement boundary, area TPO, noise considerations, well contained and bounded, follows linear development pattern, coheres well with Liphook settlement pattern.	Residential (C3)	LAA conclusions have been reviewed and can be applied to the assessment of sites for the Neighbourhood Plan. Proposed for allocation for housing in the draft local plan, therefore not necessary to allocate in the neighbourhood plan. If the draft local plan allocations change, this site could be proposed for allocation in the NP for community use.	Unsuitable for allocation
LAA/LIP-013	Land west of Church Road, Bramshott	0.77	Grazing	18	Undevelopable Site adjoins settlement boundary, proximity to SINCS, close to Conservation Area, access from narrow bend, backland development, impact on intrinsic	Residential (C3)	LAA conclusions have been reviewed and a different judgement has been made in how these conclusions are applied to the assessment of sites for the Neighbourhood Plan. The site is defensible, adjacent to settlement boundary, coheres with Bramshott and its linear development, the site is potentially suitable subject to alternative access. The site would constitute backland development without mitigation through design criteria. The site may also impact on the intrinsic character of the countryside. However, neither of these are	Potentially suitable for residential allocation

Site Ref.	Location/ description	Site area (ha) ²⁴	Current land use	Site Capacity (Dwellings) ²⁵	Summary of LAA / SHLAA conclusions	Proposed use	Summary of Assessment ²⁶	Assessment of suitability for allocation
					character of the countryside.		constraints that would necessarily preclude development with appropriate mitigation.	
LAA/LIP- 014	Land at Penally Farm, Hewshott Lane, Liphook, GU30 7SS	14.7	Equestrian, commercial use of barns, farmhouse	150-225	Undevelopable Site is detached from the settlement boundary but adjoins a consented development to the west, within 400m of SPA, adjacent to Conservation Area, disconnected from Liphook and services, encroachment on countryside.	Residential (C3), Older persons accommodation	LAA conclusions have been reviewed and a different judgement has been made in how these conclusions are applied to the assessment of sites for the Neighbourhood Plan. Part of the site is within the 400m SPA buffer zone and is unsuitable for residential development but has been proposed for other suitable uses including employment and community use. The remainder of the site is considered potentially suitable for residential development because it is adjacent to a new settlement boundary in the emerging East Hampshire Local Plan and outside the 400m SPA buffer zone.	Partly suitable for residential allocation, partly suitable for employment and community use allocation.
LAA/LIP- 016	Land at Orange Lodge, 105 Midhurst Road, Liphook	0.35	Dwelling	4	Potential future windfall. Within the settlement boundary, well located, PDL.	Residential (C3), Older persons accommodation	LAA conclusions have been reviewed and can be applied to the assessment of sites for the Neighbourhood Plan. The LAA did not identify a capacity for this site so an indicative capacity figure has been applied. As the site is within the area covered by Local Plan policy DM30, a density assumption of 15dph has been applied.	Suitable for residential allocation
LAA/LIP- 017	Chiltley Farm, Chiltley Lane, Liphook	4.46	Poultry Farm and workers bungalow	100	Developable Site adjoins settlement boundary, adjoins SINC, individual TPOs, well located adjacent to existing residential area.	Residential (C3)	LAA conclusions have been reviewed and can be applied to the assessment of sites for the Neighbourhood Plan. Proposed for allocation for housing in the draft local plan, therefore not necessary to allocate in the neighbourhood plan.	Unsuitable for allocation
LAA/LIP- 018	9-11 The Square, Liphook	0.31	Unused land to the rear of pub	8	Potential future windfall. Within settlement boundary, in Conservation Area, near	Residential (C3)	LAA conclusions have been reviewed and can be applied to the assessment of sites for the Neighbourhood Plan. The LAA did not identify a capacity for this site so an indicative capacity figure has been applied. The site is covered by vegetation	Suitable for residential allocation

Site Ref.	Location/ description	Site area (ha) ²⁴	Current land use	Site Capacity (Dwellings) ²⁵	Summary of LAA / SHLAA conclusions	Proposed use	Summary of Assessment ²⁶	Assessment of suitability for allocation
					listed buildings, well located, PDL.		including semi-mature trees so this may be a constraint to development.	
LAA/LIP-019	Land at Old Shepherds Farm, Liphook	7	Agricultural	80-100	Developable Site adjoins settlement boundary, adjacent to National Park, individual TPOs, proximity to listed buildings, rural character, forms part of consortium of sites.	Residential (C3)	LAA conclusions have been reviewed and can be applied to the assessment of sites for the Neighbourhood Plan. Site forms part of 'Land South East of Liphook'. Site would not be suitable for allocation on an individual basis and is potentially suitable as part of a consortium of sites comprising Land South East of Liphook.	Potentially suitable for mixed-use allocation as part of Land South East of Liphook
LAA/LIP-020	Land at Devils Lane, Liphook	9.3	Greenfield	80-100	Developable Site adjoins settlement boundary, near National Park, individual TPOs, rural character, forms part of consortium of sites.	Residential (C3)	LAA conclusions have been reviewed and can be applied to the assessment of sites for the Neighbourhood Plan. Site forms part of 'Land South East of Liphook'. Site would not be suitable for allocation on an individual basis and is potentially suitable as part of a consortium of sites comprising Land South East of Liphook.	Potentially suitable for mixed-use allocation as part of Land South East of Liphook
LAA/LIP-021	Land north of Highfield Lane, Liphook	2.4	Part dwelling, outbuildings and tennis court, remainder greenfield	80-100	Developable Site is detached from settlement boundary but adjoins other LAA sites which are considered developable, adjacent to National Park, rural character, forms part of consortium of sites	Residential (C3)	LAA conclusions have been reviewed and can be applied to the assessment of sites for the Neighbourhood Plan. Site forms part of 'Land South East of Liphook'. Site would not be suitable for allocation on an individual basis and is potentially suitable as part of a consortium of sites comprising Land South East of Liphook.	Potentially suitable for mixed-use allocation as part of Land South East of Liphook
LAA/LIP-022	Land west of Haslemere Road, Liphook	2.67	Greenfield	80-100	Developable Site is detached from settlement boundary but adjoins other LAA sites	Residential (C3)	LAA conclusions have been reviewed and can be applied to the assessment of sites for the Neighbourhood Plan. Site forms part of 'Land South East of Liphook'. Site would not be suitable for allocation on an individual basis and is potentially	Potentially suitable for mixed-use allocation as part of Land

Site Ref.	Location/ description	Site area (ha) ²⁴	Current land use	Site Capacity (Dwellings) ²⁵	Summary of LAA / SHLAA conclusions	Proposed use	Summary of Assessment ²⁶	Assessment of suitability for allocation
					which are considered developable, adjacent to National Park, rural character, forms part of consortium of sites.		suitable as part of a consortium of sites comprising Land South East of Liphook.	South East of Liphook
LAA/LIP-023	Land east of Devils Lane	2.5	Greenfield	80-100	Developable Site is detached from settlement boundary but adjoins other LAA sites which are considered developable, near to National Park, rural character, forms part of consortium of sites.	Residential (C3)	LAA conclusions have been reviewed and can be applied to the assessment of sites for the Neighbourhood Plan. Site forms part of 'Land South East of Liphook'. Site would not be suitable for allocation on an individual basis and is potentially suitable as part of a consortium of sites comprising Land South East of Liphook.	Potentially suitable for mixed-use allocation as part of Land South East of Liphook
LAA/LIP-024 (includes LIP--028)	Land adjacent to Passfield Mill Business Park, Mill Lane, Passfield	3.96	Greenfield	N/A	Developable Site is detached from settlement boundary but proposed for employment uses, within 400m of SPA, close to Conservation Area, adjoins SSSI, individual TPOs.	Employment, Older persons accommodation, Self/custom build	LAA conclusions have been reviewed and can be applied to the assessment of sites for the Neighbourhood Plan. The site is within 400m of the SPA and residential development would therefore be unsuitable.	Potentially suitable for employment allocation
LAA/LIP-025	Millcott Meadow, Mill Lane, Passfield, GU30 7RP	1.78	Equestrian recreation	N/A	Developable Site is detached from settlement boundary but proposed for employment uses, within 400m of SPA, adjoins	Residential (C3), Mobile Homes, Older persons accommodation, Self/custom build,	LAA conclusions have been reviewed and can be applied to the assessment of sites for the Neighbourhood Plan. The site is within 400m of the SPA and residential development would therefore be unsuitable.	Potentially suitable for employment allocation

Site Ref.	Location/ description	Site area (ha) ²⁴	Current land use	Site Capacity (Dwellings) ²⁵	Summary of LAA / SHLAA conclusions	Proposed use	Summary of Assessment ²⁶	Assessment of suitability for allocation
					Conservation Area, near SSSI, individual TPOs	Employment, Cultural		
LAA/LIP-026	Thornhill Fields, Lynchborough Road, Passfield	1.24	Residential (C3)	N/A	Undevelopable Site adjoins settlement boundary, within 400m of SPA, nearby to SAC, nearby to SSSI, isolated in the countryside.	Residential (C3), and other uses	LAA conclusions have been reviewed and can be applied to the assessment of sites for the Neighbourhood Plan. The site is within 400m of the SPA and residential development would therefore be unsuitable.	Unsuitable for allocation
LAA/LIP-027	Passfield former Sewage Works	2.5	Former sewage works	N/A	Undevelopable Site is detached from settlement boundary, flood risk, isolated in countryside, possible contamination, adjoins Conservation Area, public right of way, poor access.	Self/custom build, Employment	LAA conclusions have been reviewed and can be applied to the assessment of sites for the Neighbourhood Plan. The site is within 400m of the SPA and residential development would therefore be unsuitable.	Unsuitable for allocation
LAA/LIP-028	Land south of Passfield Mill Industrial Estate	1.78	Grazing field	N/A	Developable Site is detached from settlement boundary but proposed for employment uses, within 400m of SPA, close to Conservation Area, near SSSI, individual TPOs.	Car Park and Employment	LAA conclusions have been reviewed and can be applied to the assessment of sites for the Neighbourhood Plan. The site is within 400m of the SPA and residential development would therefore be unsuitable.	Potentially suitable for employment allocation
LAA/LIP-029	Land to the rear of Liphook Services - north	6.45	Scrub and woodland	N/A	Undevelopable Site is detached from settlement boundary, isolated in countryside, flood risk, within 400m of	Residential (C3), Self/custom build, Employment,	LAA conclusions have been reviewed and can be applied to the assessment of sites for the Neighbourhood Plan. The site is within 400m of the SPA and residential development would therefore be unsuitable.	Unsuitable for allocation

Site Ref.	Location/ description	Site area (ha) ²⁴	Current land use	Site Capacity (Dwellings) ²⁵	Summary of LAA / SHLAA conclusions	Proposed use	Summary of Assessment ²⁶	Assessment of suitability for allocation
					SPA, SINC nearby, whole site is covered by area TPO, area of Ancient Woodland nearby.	Leisure, Tourism accommodation		
LAA/LIP-030	Land south of Liphook Services	3.59	Scrub and woodland	N/A	Undevelopable Site adjoins the settlement boundary, isolated in countryside, within 400m of SPA, SINC covers western half of site, entire site is covered by area TPO, possible contamination risk, area of Ancient Woodland nearby.	Residential (C3), Self/custom build, Employment, Leisure	LAA conclusions have been reviewed and can be applied to the assessment of sites for the Neighbourhood Plan. The site is within 400m of the SPA and residential development would therefore be unsuitable.	Unsuitable for allocation
LAA/LIP-032	Hilltop Stables, Devil's Lane, Liphook, GU30 7DB	0.6	Traveller accommodation	14	Undevelopable Site is detached from settlement boundary, close to National Park, planning permission previously granted	N/A	LAA conclusions have been reviewed and a different judgement has been made in how these conclusions are applied to the assessment of sites for the Neighbourhood Plan. The site is potentially suitable for allocating further traveller pitches, subject to confirmation of availability.	Potentially suitable for residential allocation
EA029	Land West of Bohunt Manor Barn, Portsmouth Road, Liphook, GU30 7DL	2.74	Agriculture	N/A	Excluded Site is greenfield, is outside of settlement boundary, detached and unrelated to settlement, within 400m of the SPA	Housing	SHLAA conclusions have been reviewed and can be applied to the assessment of sites for the Neighbourhood Plan.	Unsuitable for allocation
EA030	Land west of Hollycombe Close,	9.17	Agriculture	N/A	Rejected	Housing	SHLAA conclusions have been reviewed and can be applied to the assessment of sites for the Neighbourhood Plan.	Unsuitable for allocation

Site Ref.	Location/ description	Site area (ha) ²⁴	Current land use	Site Capacity (Dwellings) ²⁵	Summary of LAA / SHLAA conclusions	Proposed use	Summary of Assessment ²⁶	Assessment of suitability for allocation
	Liphook, GU30 7HR				Site is adjacent to settlement boundary but does not cohere well with settlement, long distance views from the west, historic sunken lane, access unsuitable, adverse impact on landscape.			
EA031	Land South West of South Road, Liphook, GU30 7HS	12.06	Agriculture	N/A	Rejected Site is adjacent to settlement boundary but does not cohere well with settlement, long distance views from the west, historic sunken lane, adverse impact on landscape, very isolated.	Housing	SHLAA conclusions have been reviewed and can be applied to the assessment of sites for the Neighbourhood Plan.	Unsuitable for allocation
EA032	Land adjoining Longmoor Road, Liphook, GU30 7NY	15.12	Agriculture	N/A	Rejected Site is adjacent to settlement boundary but does not cohere well with settlement, long distance views from the west, adverse impact on landscape, public right of way, very isolated.	Housing	SHLAA conclusions have been reviewed and can be applied to the assessment of sites for the Neighbourhood Plan.	Unsuitable for allocation
EA033	Land at Bohunt Manor, Portsmouth	19.4	Agriculture	N/A	Rejected Site is adjacent to settlement boundary but	Housing	SHLAA conclusions have been reviewed and can be applied to the assessment of sites for the Neighbourhood Plan.	Unsuitable for allocation

Site Ref.	Location/ description	Site area (ha) ²⁴	Current land use	Site Capacity (Dwellings) ²⁵	Summary of LAA / SHLAA conclusions	Proposed use	Summary of Assessment ²⁶	Assessment of suitability for allocation
	Road, Liphook, GU30 7DL				does not cohere well with settlement, highly sensitive site with TPOs, listed buildings nearby and Registered Park and Garden, adverse impact on landscape, extends far into National Park away from existing settlement			
Land South East of Liphook	Land South East of Liphook	48.8	Agriculture	600	N/A	Mixed-use development including housing and supporting infrastructure	The site is a consortium of sites with LAA conclusions that have been reviewed and can be applied to the assessment of sites for the Neighbourhood Plan, Part of the site is outside the Parish boundary and within the area administered by Chichester District Council – the Neighbourhood Plan cannot allocate land which falls outside the neighbourhood area.	Potentially suitable for mixed-use allocation
BLNDP005	Land at Bohunt Manor, Liphook, GU30 7DL	24.2	Agriculture	N/A	N/A	Community use	The site is promoted for community uses including a variety of recreation spaces and parkland. This would have a limited impact on the greenfield site. However, the site is in the National Park and has high landscape sensitivity so detailed consultation with the South Downs National Park Authority will be required. The site is not suitable for residential development, and a similar site, EA033, was regarded as unsuitable for such by the South Downs SHLAA because of landscape impacts. The promoter is the SOS Bohunt Manor Community Action Group, who do not own the site but propose its allocation for community uses. It is not known if the landowner is willing to develop the site for community uses. The site is of low fluvial flood risk,	Potentially suitable for community use allocation²⁷

²⁷ Outline permission for a medical centre, and full permission for new sports facilities have been granted on parts of this site but have since lapsed. Both permissions were granted prior to the adoption of the SDNPLP. More recent applications for residential development have been refused by SDNPA. It is recommended that any potential allocation on the site for any use is discussed with the SDNPA.

Site Ref.	Location/ description	Site area (ha) ²⁴	Current land use	Site Capacity (Dwellings) ²⁵	Summary of LAA / SHLAA conclusions	Proposed use	Summary of Assessment ²⁶	Assessment of suitability for allocation
							low surface flood risk and there is a limited potential for groundwater flooding to occur.	
BLNDP008	Land north of Church Lane, Bramshott	1	Paddock	2	N/A	Housing, community uses	The site is proposed for a mixture of housing and community uses which can be sensitively accommodated on this site subject to mitigation of the impact on heritage assets. There are number of adjacent listed buildings, including Bramshott's parish church. Development should be sensitive to the rural character of Bramshott, and mitigate impacts on the ancient sunken lane to its southern perimeter. The site is well contained by housing and vegetation on all sides, is adjacent to the settlement boundary and coheres well with the existing settlement pattern of Bramshott. The site is of low fluvial flood risk, low surface flood risk and there is a limited potential for groundwater flooding to occur.	Potentially suitable for mixed-use allocation
BLNDP010	The Old Forge Stables, Conford Road, Conford GU30 7QW	0.065	Barn	N/A	N/A	Housing	The site is PDL occupied by a barn and is proposed for one replacement dwelling. This is not a suitable site for allocation in the Neighbourhood Plan as it is outside of any settlement boundaries, relatively isolated in the countryside and within 400m of the SPA. The site is of medium fluvial flood risk, low surface flood risk and there is potential for groundwater flooding to occur at surface. The site is within 400m of the SPA and residential development would therefore be unsuitable.	Unsuitable for allocation
BLNDP011	Paddock and stables land – Westlands, Longmoor Road, Liphook, GU30 7PB	0.5	Paddock and stables	4-9	N/A	Housing and offices	The site is well screened by thick vegetation, particularly on its southern flank, which avoids impact on long range views in the National Park. The site is potentially suitable because it coheres well with the linear development on the opposite side of Longmoor Road, and is close to services in Liphook. However, it is constrained by its location in the National Park and will require appropriate mitigation of any impacts. Consultation with the SDNPA is recommended prior to any proposed allocation, particularly in light of requirements of	Potentially suitable for mixed-use allocation

Site Ref.	Location/ description	Site area (ha) ²⁴	Current land use	Site Capacity (Dwellings) ²⁵	Summary of LAA / SHLAA conclusions	Proposed use	Summary of Assessment ²⁶	Assessment of suitability for allocation
							Policy SD25 in the SDLP. The site is of low fluvial flood risk, low surface flood risk and there is a limited potential for groundwater flooding to occur.	
BLNDP012	Land South of Longmoor Road, Liphook	52.48	Agriculture	N/A	N/A	Housing, medical centre, open space, employment land	This site is an integral part of this region of the South Downs National Park as a large area of open countryside visible in long distance views. Its development would be contrary to key policies in the SDLP. In addition, there are a large number of constraints including BAP Priority Habitats, area TPOs, proximity to heritage assets and a SINCC. It would constitute an inappropriate extension of Liphook into the National Park. The site is not suitable for residential development. The site is of low fluvial flood risk, medium surface flood risk and there is limited potential for groundwater flooding to occur.	Unsuitable for allocation
BLNDP013	Countrywide Stores, 38-40 Station Road, Liphook	0.3	Residential and commercial mixed use	Approx. 13 (net, taking into account 2 existing flats)	N/A	Housing with ground floor retail	This site is an opportunity for infill development adjacent to Liphook station in a highly sustainable location. Its current form is an inefficient use of this space. Viability may be an issue. The site is of low fluvial flood risk, low surface flood risk and there is a potential for groundwater flooding of property situated below ground level. The site is being promoted for 60-70 dwellings. This density is unlikely to be appropriate in this location, and it is unclear how this level of development could be achieved. An approximate indicative net capacity has therefore been applied based on a density of 50dph which reflects its town centre location and transport links. Should a planning application come forward with an alternative capacity, this could be reflected in any Neighbourhood Plan policy which covers the site.	Suitable for mixed-use allocation
BLNDP015	Westerfield, Weavers Down,	0.61	Garden	N/A	N/A	Housing	The site is adjacent to the SPA and an SSSI, and is therefore not suitable for a net increase in dwellings. In addition, the site covers mature woodland, including two BAP priority habitats. The	Unsuitable for allocation

Site Ref.	Location/ description	Site area (ha) ²⁴	Current land use	Site Capacity (Dwellings) ²⁵	Summary of LAA / SHLAA conclusions	Proposed use	Summary of Assessment ²⁶	Assessment of suitability for allocation
	Liphook, GU30 7PE						site is highly environmentally constrained and not suitable for residential development. The site is of low fluvial flood risk, low surface flood risk and there is a potential for groundwater flooding of property situated below ground level. The site is within 400m of the SPA and residential development would therefore be unsuitable.	
BLNDP016	48 London Road, Liphook, GU30 7TA	0.2	Garden	2	N/A	Housing	The site is an opportunity for infill development. There are few obvious constraints although Bramshott & Liphook Parish Council has provided information concerning the presence of a gas main within the site. This is likely to require further investigation and possible mitigation if the site is considered for allocation. The site is of low fluvial flood risk, medium surface flood risk and there is limited potential for groundwater flooding to occur.	Suitable for residential allocation



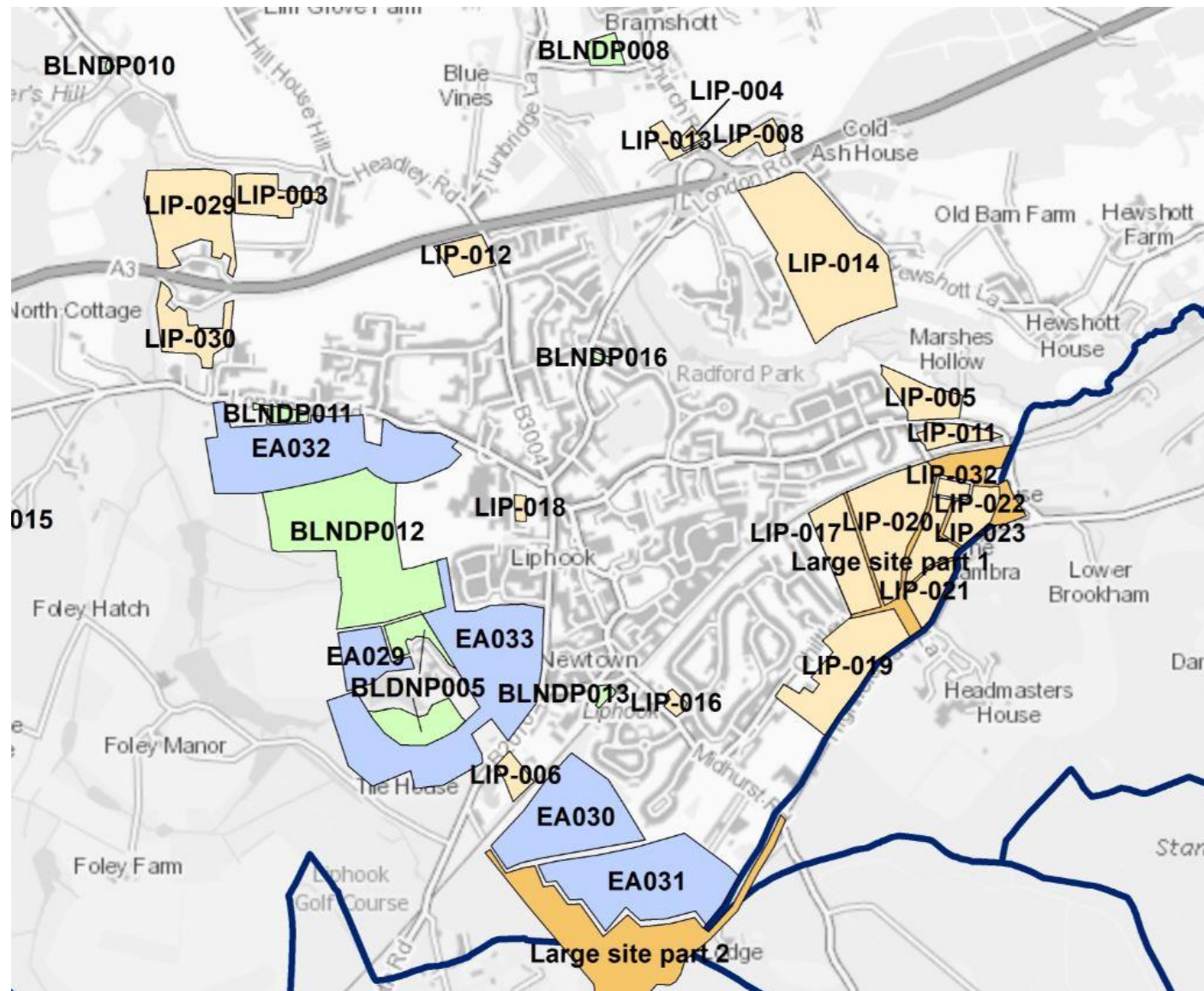


Figure 7: Inset map of sites in Liphook

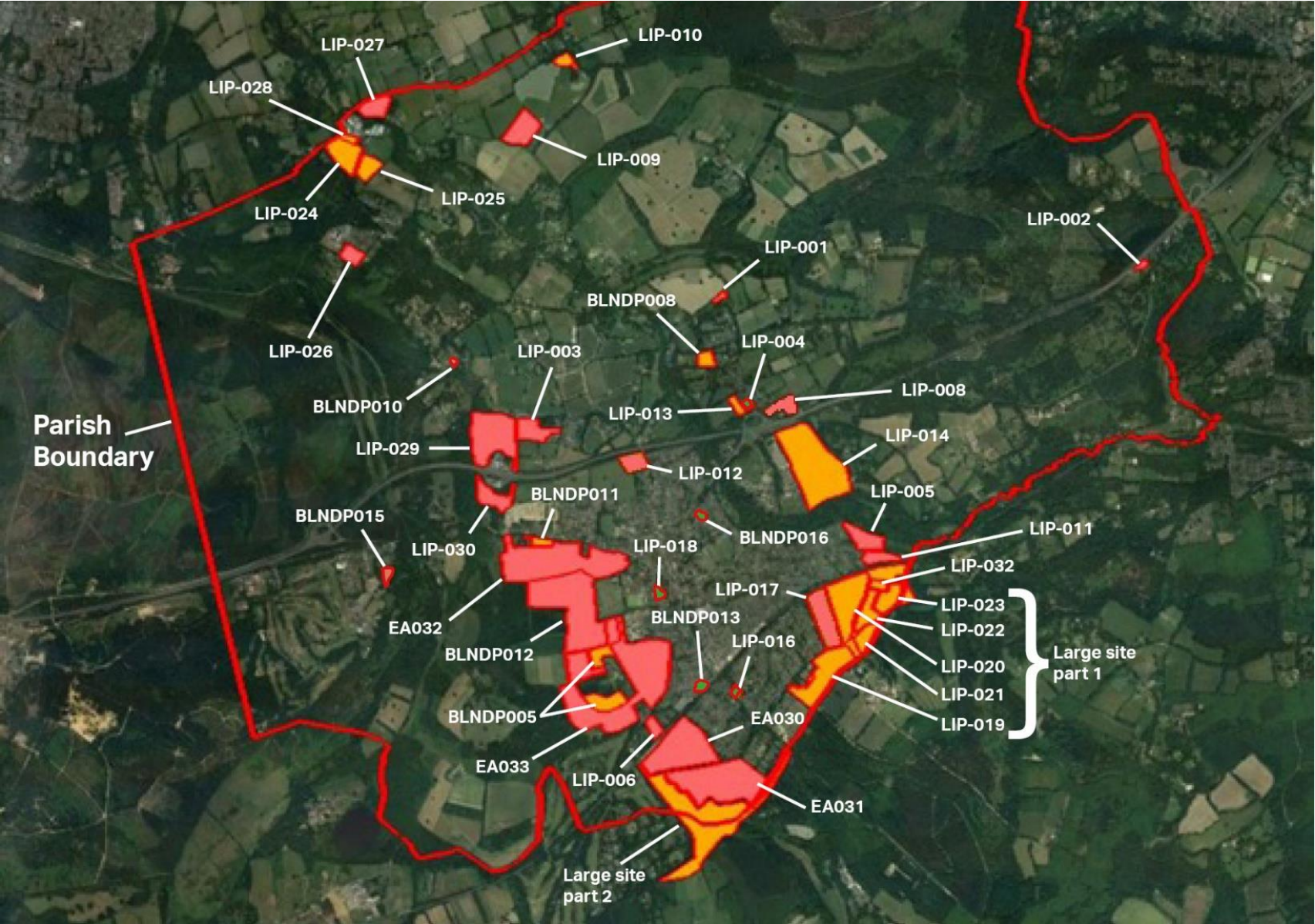


Figure 8: Map of site suitability ratings

6. Conclusions

- 6.1 Bramshott and Liphook Parish Council is preparing a Neighbourhood Plan, in the context of the adopted South Downs National Park Local Plan, the adopted East Hampshire Local Plan, and the emerging East Hampshire Local Plan. The spatial strategy in the emerging East Hampshire Local Plan seeks to direct growth towards the higher order settlements in the settlement hierarchy. This includes making provisions for a minimum of 642-646 homes in Liphook over the plan period (2017-2035), to be delivered through existing commitments and new housing site allocations.
- 6.2 The Bramshott and Liphook Neighbourhood Plan is not required to allocate sites in order to meet this requirement, although the emerging and adopted Local Plans encourage additional allocations to be brought forward through neighbourhood plans. The Parish Council is considering whether to include site allocations in the emerging Neighbourhood Plan in order to secure additional community facilities and social infrastructure alongside new housing development.
- 6.3 The assessment of sites found that, of the 43 sites assessed, five were considered to be suitable for allocation in the Neighbourhood Plan, and a further 15 sites were found to be potentially suitable for allocation. Of these 15 sites, one is considered potentially suitable for community uses, three are considered potentially suitable for employment use, and one is potentially suitable for traveller accommodation or retail use. The remaining sites are considered potentially suitable for residential or mixed-use development.
- 6.4 23 sites are considered to be unsuitable for allocation due to environmental, physical or policy constraints.

Next steps

- 6.5 From the shortlist of suitable and potentially suitable sites, the Parish Council should engage with EHDC and the SDNPA, landowners/site promoters and the community to select sites for allocation in the Neighbourhood Plan which best meet the objectives of the Neighbourhood Plan.
- 6.6 The site selection process should be based on the following:
- The findings of this site assessment;
 - Discussions with the planning authority;
 - The extent to which the sites support the vision and objectives for the NP;
 - Whether the number of homes to be allocated is proportionate in terms of need and is well-related to the existing settlement and infrastructure;
 - The potential for the sites to meet identified infrastructure needs of the community; and
 - Neighbourhood Plan conformity with strategic Local Plan policy.
- 6.7 Due to the environmental and physical constraints which operate on the majority of sites within the Neighbourhood Plan area, it is recommended that any decisions on site allocation are made following discussions with statutory consultees including Natural England to ensure that the impact on designated environmental sites is addressed. In addition, flood risks may require further investigation and sensitive design to mitigate any constraints from fluvial, surface or groundwater flooding.
- 6.8 It is also recommended that any allocations which exceed the housing requirement in the Local Plan are supported by a Housing Needs Assessment which demonstrates the need for additional residential development within the Neighbourhood Plan area. Where allocations are proposed within the area covered by policy DM30 in the emerging East Hampshire Local Plan, the allocations should contain appropriate policy guidance with regard to the low-density development which characterises the existing built-up area.

Viability

- 6.9 The Parish Council should be able to demonstrate that the sites are viable for development, i.e. that they are financially profitable for the developer. It is recommended that the Parish Council discusses site viability with EHDC and/or SDNPA. It is suggested that any landowner or developer promoting a site for development should be contacted to request evidence of viability, e.g. a site financial viability appraisal.

Appendix A Review of LAA/SHLAA sites

This appendix summarises the findings of both the East Hampshire LAA²⁸ and the South Downs Strategic Housing Land Area Assessment,²⁹ and assesses whether the conclusions can reasonably be applied to this site assessment or whether a different conclusion has been reached. Further detail on the Local Planning Authority's conclusions is available in the relevant documents.

Site Ref.	Proposed use	Summary of LAA/SHLAA conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	How can these conclusions be applied to the Neighbourhood Planning Site Assessment?			Are the LAA/SHLAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?	What is the justification for this judgement?
			Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	Does more recent or additional information now exist which could change the LAA/SHLAA findings?	Are there any concerns that the LAA/SHLAA conclusion is reasonable and defensible?		
LAA/LIP-001	Self/custom build	Undevelopable Site is detached from settlement boundary, SINC nearby, rural location, adverse impact on intrinsic character of the countryside	Yes – too small for LAA threshold	No	No	Yes	LAA conclusions have been reviewed and can be applied to the assessment of sites for the Neighbourhood Plan
LAA/LIP-002	Residential (C3), Mobile Homes, Older persons accommodation, Traveller accommodation,	Potentially suitable for retail or care home, but unsuitable for general residential future windfall (excluding C3 residential). Site is detached from settlement boundary, isolated in countryside, under 400m from SPA, close to SINC and SSSI, however, brownfield PDL site	No	No	Yes	No – the LAA states that the site is unsuitable for residential development and Traveller accommodation, but the Wealden Heaths Phase II SPD states that Traveller sites	LAA conclusions have been reviewed and a different judgement has been made in how these conclusions are

²⁸ https://www.southdowns.gov.uk/planning/south-downs-local-plan_2019/local-plan-evidence-base/strategic-housing-land-availability-assessment-shlaa/

²⁹ <https://www.easthants.gov.uk/land-availability-assessment>

Site Ref.	Proposed use	Summary of LAA/SHLAA conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	How can these conclusions be applied to the Neighbourhood Planning Site Assessment? Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large? Does more recent or additional information now exist which could change the LAA/SHLAA findings? Are there any concerns that the LAA/SHLAA conclusion is reasonable and defensible?	Are the LAA/SHLAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?	What is the justification for this judgement?
	Self/custom build, Retail			may be permitted within 400m of the SPA.	applied to the assessment of sites for the Neighbourhood Plan. The site has been promoted for a range of uses, including residential, care home, Traveller accommodation and retail. The LAA states that it is potentially suitable as a care home or for retail but not for Traveller accommodation or general residential (C3) use since it is within 400m of the SPA. The Wealden Heaths Phase II SPD states that Traveller accommodation may be acceptable within

Site Ref.	Proposed use	Summary of LAA/SHLAA conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	How can these conclusions be applied to the Neighbourhood Planning Site Assessment?			Are the LAA/SHLAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?	What is the justification for this judgement?
			Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	Does more recent or additional information now exist which could change the LAA/SHLAA findings?	Are there any concerns that the LAA/SHLAA conclusion is reasonable and defensible?		
							the 400m buffer zone, and it is therefore considered potentially suitable for this use, although residential (C3) development would be unsuitable.
LAA/LIP-003	Residential (C3), Mobile Homes, Older persons accommodation, Self/custom build, Nursing Home, Leisure	Undevelopable Site is detached from settlement boundary, area TPO, SINC nearby, impact on countryside	No	No	No	Yes	LAA conclusions have been reviewed and can be applied to the assessment of sites for the Neighbourhood Plan
LAA/LIP-004	Residential (C3), Older persons accommodation, Self/custom build	Undevelopable Site adjoins settlement boundary, access from Church Road on narrow bend, no defensible boundary to the west, located next to linear development, unsuitable backland development, limited services	Yes – too small for LAA threshold	No	Yes – the site is not backland development as it faces onto Church Road with potentially suitable access. It	No – the Neighbourhood Plan may allocate this site as there is no size threshold. In addition, the conclusions of the LAA are not defensible.	LAA conclusions have been reviewed and a different judgement has been made in how these conclusions are applied to the assessment of sites for the

Site Ref.	Proposed use	Summary of LAA/SHLAA conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	How can these conclusions be applied to the Neighbourhood Planning Site Assessment?			Are the LAA/SHLAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?	What is the justification for this judgement?
			Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	Does more recent or additional information now exist which could change the LAA/SHLAA findings?	Are there any concerns that the LAA/SHLAA conclusion is reasonable and defensible?		
					coheres with existing linear development along Church Road		Neighbourhood Plan. The site is in a suitable location for residential development and it adjoins settlement boundary. The site does not constitute backland development, access is potentially suitable, Bramshott has limited services and the site coheres well with existing linear development.
LAA/LIP-005	Residential (C3)	Undevelopable Site adjoins settlement boundary, within Conservation Area, adjacent to SINC, surface water flooding issues, illogical extension to settlement	No	No	No	Yes	LAA conclusions have been reviewed and can be applied to the assessment of sites for the Neighbourhood Plan

Site Ref.	Proposed use	Summary of LAA/SHLAA conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	How can these conclusions be applied to the Neighbourhood Planning Site Assessment?			Are the LAA/SHLAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?	What is the justification for this judgement?
			Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	Does more recent or additional information now exist which could change the LAA/SHLAA findings?	Are there any concerns that the LAA/SHLAA conclusion is reasonable and defensible?		
LAA/LIP-006	Residential (C3), Older persons accommodation	Undevelopable Site is detached from settlement boundary, garden of listed building, site lies within Historic Park and Garden, nearby SINC, impact on intrinsic character of the countryside	No	No	No	Yes	LAA conclusions have been reviewed and can be applied to the assessment of sites for the Neighbourhood Plan
LAA/LIP-008	Residential (C3), Older persons accommodation, Self/custom build, Employment, Leisure, Cultural, Other	Developable Site adjoins settlement boundary, within 400m of the SPA, nearby to SSSI, opportunity for community use, limited harm to countryside	No	Yes – the site has been proposed for allocation in the emerging East Hampshire Local Plan	No	Yes	LAA conclusions have been reviewed and can be applied to the assessment of sites for the Neighbourhood Plan
LAA/LIP-009	Residential, Self/custom build, Affordable Housing	Undevelopable Site is detached from settlement boundary, isolated location in the countryside, poor access, lack of defensible boundaries, impact on intrinsic character of the countryside	No	No	No	Yes	LAA conclusions have been reviewed and can be applied to the assessment of sites for the Neighbourhood Plan

Site Ref.	Proposed use	Summary of LAA/SHLAA conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	How can these conclusions be applied to the Neighbourhood Planning Site Assessment?			Are the LAA/SHLAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?	What is the justification for this judgement?
			Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	Does more recent or additional information now exist which could change the LAA/SHLAA findings?	Are there any concerns that the LAA/SHLAA conclusion is reasonable and defensible?		
LAA/LIP-010	Residential (C3), Self/custom build, Affordable housing	Undevelopable Site is detached from settlement boundary, isolated location in the countryside, poor access, brownfield site, mature trees, proximity to ancient woodland, landscape impact, impact on intrinsic character of the countryside	No	No	Yes – the portion of the site which is occupied by High Hurlands Home is suitable for conversion and would have a limited impact on landscape	No – the conclusions of the LAA are not defensible	LAA conclusions have been reviewed and a different judgement has been made in how these conclusions are applied to the assessment of sites for the Neighbourhood Plan. The portion of the site which is PDL is suitable for conversion to residential use
LAA/LIP-011	Residential (C3)	Undevelopable Site adjoins settlement boundary, adjacent to Conservation Area, close to National Park, adjacent to SINC, illogical extension of settlement, impact on intrinsic character of the countryside	No	No	No	Yes	LAA conclusions have been reviewed and can be applied to the assessment of sites for the Neighbourhood Plan
LAA/LIP-012	Residential (C3)	Developable	No	Yes – the site has been proposed for	No	Yes	LAA conclusions have been reviewed and can be applied to the

Site Ref.	Proposed use	Summary of LAA/SHLAA conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	How can these conclusions be applied to the Neighbourhood Planning Site Assessment?			Are the LAA/SHLAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?	What is the justification for this judgement?
			Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	Does more recent or additional information now exist which could change the LAA/SHLAA findings?	Are there any concerns that the LAA/SHLAA conclusion is reasonable and defensible?		
		Site adjoins settlement boundary, area TPO, noise considerations, well contained and bounded, follows linear development pattern, coheres well with Liphook settlement pattern		allocation in the emerging East Hampshire Local Plan			assessment of sites for the Neighbourhood Plan
LAA/LIP-013	Residential (C3)	Undevelopable Site adjoins settlement boundary, proximity to SINCs, close to Conservation Area, access from narrow bend, backland development, impact on intrinsic character of the countryside	No	No	Yes – alternative access could be sought through LAA/LIP-004 with landowner's permission. The site coheres well with Bramshott settlement pattern.	No – the conclusions of the LAA are not defensible. While the site has significant constraints, these are not sufficient grounds to rule out the site. Existing access is poor, but alternative could be sought through LAA/LIP-004.	LAA conclusions have been reviewed and a different judgement has been made in how these conclusions are applied to the assessment of sites for the Neighbourhood Plan. The site is defensible, adjacent to settlement boundary, coheres with Bramshott and its

Site Ref.	Proposed use	Summary of LAA/SHLAA conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	How can these conclusions be applied to the Neighbourhood Planning Site Assessment?			Are the LAA/SHLAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?	What is the justification for this judgement?
			Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	Does more recent or additional information now exist which could change the LAA/SHLAA findings?	Are there any concerns that the LAA/SHLAA conclusion is reasonable and defensible?		
							linear development, the site is potentially suitable subject to alternative access. The site would constitute backland development without access through LAA/LIP-004. The site may also impact on the intrinsic character of the countryside. However, neither of these are constraints that would necessarily preclude development with appropriate mitigation.
LAA/LIP-014	Residential (C3), Older persons accommodation	Undevelopable Site is detached from the settlement boundary but adjoins a consented development to the west, within 400m of SPA, adjacent to Conservation Area, disconnected from Liphook and services, encroachment on countryside	No	Yes – adjoins new proposed settlement boundary in emerging East	Yes – part of the site is outside of the 400m buffer of the SPA, so development	No – the conclusions of the LAA are not defensible. The site does have significant constraints, including being partly within the 400m SPA	LAA conclusions have been reviewed and a different judgement has been made in how these conclusions are

Site Ref.	Proposed use	Summary of LAA/SHLAA conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	How can these conclusions be applied to the Neighbourhood Planning Site Assessment?			Are the LAA/SHLAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?	What is the justification for this judgement?
			Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	Does more recent or additional information now exist which could change the LAA/SHLAA findings?	Are there any concerns that the LAA/SHLAA conclusion is reasonable and defensible?		
				Hampshire Policies Map	may potentially be suitable	buffer, but the southern portion of the site is outside	applied to the assessment of sites for the Neighbourhood Plan. Part of the site is within the 400m SPA buffer and is considered unsuitable for development. The other part of the site is considered potentially suitable for development because it is adjacent to a new settlement boundary in emerging Local Plan and outside 400m SPA buffer.
LAA/LIP-016	Residential (C3), Older persons accommodation	Potential future windfall. Within the settlement boundary, well located, PDL	No	No	No	Yes	LAA conclusions have been reviewed and can be applied to the assessment of sites for the Neighbourhood Plan.

Site Ref.	Proposed use	Summary of LAA/SHLAA conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	How can these conclusions be applied to the Neighbourhood Planning Site Assessment?			Are the LAA/SHLAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?	What is the justification for this judgement?
			Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	Does more recent or additional information now exist which could change the LAA/SHLAA findings?	Are there any concerns that the LAA/SHLAA conclusion is reasonable and defensible?		
							This site is within the area covered by Local Plan Policy DM30 in which developments should respect the character of the surrounding neighbourhood.
LAA/LIP-017	Residential (C3)	Developable Site adjoins settlement boundary, adjoins SINC, individual TPOs, well located adjacent to existing residential area	No	Yes – the site has been proposed for allocation in the emerging East Hampshire Local Plan	No	Yes	LAA conclusions have been reviewed and can be applied to the assessment of sites for the Neighbourhood Plan
LAA/LIP-018	Residential (C3)	Potential future windfall. Within settlement boundary, in Conservation Area, near listed buildings, well located, PDL	No	No	No	Yes	LAA conclusions have been reviewed and can be applied to the assessment of sites for the Neighbourhood Plan. The LAA did not identify a capacity for

Site Ref.	Proposed use	Summary of LAA/SHLAA conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	How can these conclusions be applied to the Neighbourhood Planning Site Assessment?			Are the LAA/SHLAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?	What is the justification for this judgement?
			Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	Does more recent or additional information now exist which could change the LAA/SHLAA findings?	Are there any concerns that the LAA/SHLAA conclusion is reasonable and defensible?		
							this site so an indicative capacity figure has been applied.
LAA/LIP-019	Residential (C3)	Developable Site adjoins settlement boundary, adjacent to National Park, individual TPOs, proximity to listed buildings, rural character, forms part of consortium of sites	No	No	No	Yes	LAA conclusions have been reviewed and can be applied to the assessment of sites for the Neighbourhood Plan
LAA/LIP-020	Residential (C3)	Developable Site adjoins settlement boundary, near National Park, individual TPOs, rural character, forms part of consortium of sites	No	No	No	Yes	LAA conclusions have been reviewed and can be applied to the assessment of sites for the Neighbourhood Plan
LAA/LIP-021	Residential (C3)	Developable	No	No	No	Yes	LAA conclusions have been reviewed and

Site Ref.	Proposed use	Summary of LAA/SHLAA conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	How can these conclusions be applied to the Neighbourhood Planning Site Assessment?			Are the LAA/SHLAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?	What is the justification for this judgement?
			Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	Does more recent or additional information now exist which could change the LAA/SHLAA findings?	Are there any concerns that the LAA/SHLAA conclusion is reasonable and defensible?		
		Site is detached from settlement boundary but adjoins other LAA sites which are considered developable, adjacent to National Park, rural character, forms part of consortium of sites					can be applied to the assessment of sites for the Neighbourhood Plan
LAA/LIP-022	Residential (C3)	Developable Site is detached from settlement boundary but adjoins other LAA sites which are considered developable, adjacent to National Park, rural character, forms part of consortium of sites	No	No	No	Yes	LAA conclusions have been reviewed and can be applied to the assessment of sites for the Neighbourhood Plan
LAA/LIP-023	Residential (C3)	Developable Site is detached from settlement boundary but adjoins other LAA sites which are considered developable, near to National Park, rural character, forms part of consortium of sites	No	No	No	Yes	LAA conclusions have been reviewed and can be applied to the assessment of sites for the Neighbourhood Plan
LAA/LIP-024 (includes LIP--028)	Employment, Older persons accommodation, Self/custom build	Developable Site is detached from settlement boundary but proposed for employment uses, within 400m of SPA, close to Conservation Area, adjoins SSSI, individual TPOs	No	No	No	Yes	LAA conclusions have been reviewed and can be applied to the assessment of sites for the Neighbourhood Plan

Site Ref.	Proposed use	Summary of LAA/SHLAA conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	How can these conclusions be applied to the Neighbourhood Planning Site Assessment?			Are the LAA/SHLAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?	What is the justification for this judgement?
			Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	Does more recent or additional information now exist which could change the LAA/SHLAA findings?	Are there any concerns that the LAA/SHLAA conclusion is reasonable and defensible?		
LAA/LIP-025	Residential (C3), Mobile Homes, Older persons accommodation, Self/custom build, Employment, Cultural	Developable Site is detached from settlement boundary but proposed for employment uses, within 400m of SPA, adjoins Conservation Area, near SSSI, individual TPOs	No	No	No	Yes	LAA conclusions have been reviewed and can be applied to the assessment of sites for the Neighbourhood Plan
LAA/LIP-026	Residential (C3), and other uses	Undevelopable Site adjoins settlement boundary, within 400m of SPA, nearby to SAC, nearby to SSSI, isolated in the countryside	No	No	No	Yes	LAA conclusions have been reviewed and can be applied to the assessment of sites for the Neighbourhood Plan
LAA/LIP-027	Self/custom build, Employment	Undevelopable Site is detached from settlement boundary, flood risk, isolated in countryside, possible contamination, adjoins Conservation Area, public right of way, poor access	No	No	No	Yes	LAA conclusions have been reviewed and can be applied to the assessment of sites for the Neighbourhood Plan

Site Ref.	Proposed use	Summary of LAA/SHLAA conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	How can these conclusions be applied to the Neighbourhood Planning Site Assessment?			Are the LAA/SHLAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?	What is the justification for this judgement?
			Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	Does more recent or additional information now exist which could change the LAA/SHLAA findings?	Are there any concerns that the LAA/SHLAA conclusion is reasonable and defensible?		
LAA/LIP-028	Car Park and Employment	Developable Site is detached from settlement boundary but proposed for employment uses, within 400m of SPA, close to Conservation Area, near SSSI, individual TPOs	No	No	No	Yes	LAA conclusions have been reviewed and can be applied to the assessment of sites for the Neighbourhood Plan
LAA/LIP-029	Residential (C3), Self/custom build, Employment, Leisure, Tourism accommodation	Undevelopable Site is detached from settlement boundary, isolated in countryside, flood risk, within 400m of SPA, SINC nearby, whole site is covered by area TPO, area of Ancient Woodland nearby	No	No	No	Yes	LAA conclusions have been reviewed and can be applied to the assessment of sites for the Neighbourhood Plan
LAA/LIP-030	Residential (C3), Self/custom build, Employment, Leisure	Undevelopable Site adjoins the settlement boundary, isolated in countryside, within 400m of SPA, SINC covers western half of site, entire site is covered by area TPO, possible contamination risk, area of Ancient Woodland nearby	No	No	No	Yes	LAA conclusions have been reviewed and can be applied to the assessment of sites for the Neighbourhood Plan

Site Ref.	Proposed use	Summary of LAA/SHLAA conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	How can these conclusions be applied to the Neighbourhood Planning Site Assessment?			Are the LAA/SHLAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?	What is the justification for this judgement?
			Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	Does more recent or additional information now exist which could change the LAA/SHLAA findings?	Are there any concerns that the LAA/SHLAA conclusion is reasonable and defensible?		
LAA/LIP-032	N/A	Undevelopable Site is detached from settlement boundary, close to National Park, planning permission previously granted	No	No	Yes – it is not suitable for residential but may be suitable for an allocation for traveller pitches	No – the conclusions of the LAA are not defensible. The site should not be ruled out because it has previously gained planning permission for traveller pitches, and the site has the potential to accommodate additional pitches, subject to confirmation of availability. There is an area wide need for such sites	LAA conclusions have been reviewed and a different judgement has been made in how these conclusions are applied to the assessment of sites for the Neighbourhood Plan. The site is potentially suitable for allocating further traveller pitches
EA029	Housing	Excluded Site is greenfield, is outside of settlement boundary, detached and unrelated to settlement, within 400m of the SPA	No	No	No	Yes	SHLAA conclusions have been reviewed and can be applied to the assessment of sites for the Neighbourhood Plan
EA030	Housing	Rejected	No	No	No	Yes	SHLAA conclusions have been reviewed and can be applied to the assessment of



Site Ref.	Proposed use	Summary of LAA/SHLAA conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	How can these conclusions be applied to the Neighbourhood Planning Site Assessment?			Are the LAA/SHLAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?	What is the justification for this judgement?
			Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	Does more recent or additional information now exist which could change the LAA/SHLAA findings?	Are there any concerns that the LAA/SHLAA conclusion is reasonable and defensible?		
		Site is adjacent to settlement boundary but does not cohere well with settlement, long distance views from the west, historic sunken lane, access unsuitable, adverse impact on landscape					sites for the Neighbourhood Plan
EA031	Housing	Rejected Site is adjacent to settlement boundary but does not cohere well with settlement, long distance views from the west, historic sunken lane, adverse impact on landscape, very isolated	No	No	No	Yes	SHLAA conclusions have been reviewed and can be applied to the assessment of sites for the Neighbourhood Plan
EA032	Housing	Rejected Site is adjacent to settlement boundary but does not cohere well with settlement, long distance views from the west, adverse impact on landscape, public right of way, very isolated	No	No	No	Yes	SHLAA conclusions have been reviewed and can be applied to the assessment of sites for the Neighbourhood Plan
EA033	Housing	Rejected Site is adjacent to settlement boundary but does not cohere well with settlement, highly sensitive site with TPOs, listed buildings nearby and Registered Park and Garden, adverse impact on	No	No	No	Yes	SHLAA conclusions have been reviewed and can be applied to the assessment of sites for the Neighbourhood Plan

Site Ref.	Proposed use	Summary of LAA/SHLAA conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	How can these conclusions be applied to the Neighbourhood Planning Site Assessment?			Are the LAA/SHLAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?	What is the justification for this judgement?
			Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	Does more recent or additional information now exist which could change the LAA/SHLAA findings?	Are there any concerns that the LAA/SHLAA conclusion is reasonable and defensible?		
		landscape, extends far into National Park away from existing settlement					

Appendix B Individual Site Assessments

BLNDP005

1. Site Details	
Site Reference / Name	BLNDP005
Site Address / Location	Land at Bohunt Manor, Liphook, GU30 7DL
Gross Site Area (Hectares)	24.20
SHLAA/SHELAA Reference (if applicable)	Overlaps with EA033
Existing land use	Agricultural
Land use being considered	Community use
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	N/A
Site identification method / source	Call for Sites consultation
Planning history	SDNP/EHDC/39366/010 Outline Medical Centre and details of access and roundabout, permission (unused) dated 11/6/2010. SDNP/EHDC/39366/011 Change of use & Allotments, permission 11/6/2010. SDNP/13/04434/FUL Football pitch layout, pavilion, landscape, permission 3/3/2014, expired. SDNP/14/06426/OUT 140 Houses, buildings & works, refused 29/7/2015.
Neighbouring uses	Agricultural to north, west and south, residential to east



2. Assessment of Suitability

Environmental Constraints

Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:

Yes / No / partly or adjacent

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

**Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

Yes

- National Park
- Site of Special Scientific Interest (SSSI) Impact Zone

Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:

Yes / No / partly or adjacent / Unknown

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

Partly

- Site of Importance for Nature Conservation (SINC)

Site is predominantly, or wholly, within Flood Zones 2 or 3?

See guidance notes:

- Flood Zone 1: Low Risk
- Flood Zone 2: Medium Risk
- Flood Zone 3 (less or more vulnerable site use): Medium Risk
- Flood Zone 3 (highly vulnerable site use): High Risk

Low Risk

Site is at risk of surface water flooding?

See guidance notes:

- Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk
- >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk

Low Risk

In addition, there is limited potential for groundwater flooding to occur

Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?

Yes / No / Unknown

Yes - Grade 2

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p><i>Yes / No / Unknown</i></p>	<p>Yes - woodland grant scheme, BAP Priority Habitat - Deciduous Woodland, BAP Priority Habitat - Traditional Orchards</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Physical Constraints</p>	
<p>Is the site:</p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Gently sloping or uneven</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - existing access from Portsmouth Road and Bohunt Manor Road. However, improvements may be required because of narrowness of lanes. Some parts of the site are not accessible.</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - pavements on Portsmouth Road, and public footpath crossing site.</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - footpath 2 crosses northern part of site, bridleway 1 adjacent to south west perimeter, bridleway 63 adjacent to south perimeter</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - large cluster of area TPOs in middle of site and area TPOs to north east corner on Portsmouth Road, scattered individual TPOs</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, within - historic parkland character with a number of large, mature trees with TPOs</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, within - likely given historic use as parkland</p>

2. Assessment of Suitability

<p>Is the site likely to be affected by ground contamination?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</p> <p><i>Yes / No / Unknown</i></p>	Yes - high voltage power lines cross western part of site
<p>Would development of the site result in a loss of social, amenity or community value?</p> <p><i>Yes / No / Unknown</i></p>	No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m	<400m	400-1200m	>1200m	<1600m	>800m	>800m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

High sensitivity - South Downs SHLAA deemed similar site submission unsuitable for residential development because of landscape impacts. The site slopes down away from Liphook, and is highly exposed countryside visible from a wide area of the National Park.

2. Assessment of Suitability

Is the site low, medium or high sensitivity in terms of visual amenity?

- *Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.*
- *Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.*
- *High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.*

High sensitivity - the large site contains a number of fields, hedgerows, woodlands and an orchard. Its visual quality is typical of the Western Weald part of the South Downs National Park, with wooded hills, deep valleys and open heaths. The site has the landscape character type P: Wooded Claylands, and is visible from a wide area of the National Park.

Heritage Constraints

Would the development of the site cause harm to a designated heritage asset or its setting?

*Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation*

Some impact, and/or mitigation possible - opposite Grade II listed buildings 71 Portsmouth Road and Little Boar Hunt

Would the development of the site cause harm to a non-designated heritage asset or its setting?

*Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation*

Directly impact and/or mitigation not possible - opposite Registered Park and Garden of Little Boar Hunt, contains Bohunt Manor parkland

Planning Policy Constraints

Is the site in the Green Belt?

Yes / No / Unknown

No

Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?

Yes / No / Unknown

No

Are there any other relevant planning policies relating to the site?

South Downs National Park Authority Local Plan policies SD3, SD4 and SD6

Is the site:

Greenfield / A mix of greenfield and previously developed land / Previously developed land

Greenfield

Is the site within, adjacent to or outside the existing built up area?

*Within / Adjacent to and connected to /
Outside and not connected to*

Adjacent to and connected to the existing built up area

Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?

*Within / Adjacent to and connected to /
Outside and not connected to*

Adjacent to and connected to the existing settlement boundary

2. Assessment of Suitability

Would development of the site result in neighbouring settlements merging into one another?

Yes / No / Unknown

No



Is the size of the site large enough to significantly change the size and character of the existing settlement?

Yes / No / Unknown

Yes

3. Assessment of Availability	
<p><i>Is the site available for development?</i></p> <p>Yes / No / Unknown</p>	Unknown
<p><i>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</i></p> <p>Yes / No / Unknown</p>	Yes – the promoter does not own the site and it is not clear promoter has the agreement of landowner. The site's availability is therefore not guaranteed.
<p><i>Is there a known time frame for availability?</i></p> <p>Available now / 0-5 years / 6-10 years / 11-15 years</p>	6-10 years
4. Assessment of Viability	
<p><i>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</i></p> <p>Yes / No / Unknown</p>	Yes - presence of power lines
5. Conclusions	
<p><i>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</i></p>	Proposed for community uses
<p><i>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</i></p>	6-10 years
<p><i>Other key information</i></p>	The promoter is the SOS Bohunt Manor Community Action Group, who do not own the site but propose that the Neighbourhood Plan allocates it for community uses
<p><i>Overall rating (Red/Amber/Green)</i></p> <p>The site is suitable and available</p> <p>The site is potentially suitable, and available.</p> <p>The site is not currently suitable, and available.</p> <p>Are there any known viability issues?</p> <p>Yes / No</p>	<p>Amber: The site is potentially suitable, available and achievable for the provision of community uses</p> <p>Yes - presence of power lines</p>
<p><i>Summary of justification for rating</i></p>	<p>The site is promoted for community uses including a variety of recreation spaces and parkland. This would have a limited impact on the greenfield site. However, the site is in the National Park and has high landscape sensitivity so detailed consultation with the South Downs National Park Authority will be required. The site is not suitable for residential development, and a similar site, EA033, was assessed as unsuitable for residential development in the South Downs SHLAA because of landscape impacts. Site availability is unclear as the promoter is the SOS Bohunt Manor Community Action Group, who do not own the site.</p>

BLNDP008

1. Site Details	
Site Reference / Name	BLNDP008
Site Address / Location	Land north of Church Lane, Bramshott
Gross Site Area (Hectares)	1.00
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Paddock
Land use being considered	Housing, community uses
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	2
Site identification method / source	Call for Sites consultation
Planning history	Pre-1970 only, erection of one dwelling refused in 1966.
Neighbouring uses	Residential on all sides apart from some woodland to north west
 	

2. Assessment of Suitability

Environmental Constraints

Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:

Yes / No / partly or adjacent

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

**Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

Yes

- Site of Special Scientific Interest (SSSI) Impact Zone

Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:

Yes / No / partly or adjacent / Unknown

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

No

Site is predominantly, or wholly, within Flood Zones 2 or 3?

See guidance notes:

- Flood Zone 1: Low Risk
- Flood Zone 2: Medium Risk
- Flood Zone 3 (less or more vulnerable site use): Medium Risk
- Flood Zone 3 (highly vulnerable site use): High Risk

Low Risk

Site is at risk of surface water flooding?

See guidance notes:

- Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk
- >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk

Low Risk

In addition, there is a limited potential for groundwater flooding to occur

Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?

Yes / No / Unknown

No

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p>Yes / No / Unknown</p>	No
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	No
Physical Constraints	
<p>Is the site:</p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	Flat or relatively flat
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	No - not an existing access from Church Lane, but could be provided. However, there may be visibility issues at junction because of thick vegetation and sunken lane embankment.
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	No - no pavements on Church Lane
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	No
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p>Yes / No / Unknown</p>	No
<p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p>	No
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	No
<p>Are there other significant trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	No

2. Assessment of Suitability

<p>Is the site likely to be affected by ground contamination?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Would development of the site result in a loss of social, amenity or community value?</p> <p><i>Yes / No / Unknown</i></p>	No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	>800m	>1200m	>1200m	1600-3900m	>800m	>800m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Low sensitivity - the site is very well contained by thick vegetation on its northern, western and southern sides. It borders residential properties on all sides, apart from a woodland copse to the north west. The site coheres well with the existing low density built form of Bramshott.

2. Assessment of Suitability

Is the site low, medium or high sensitivity in terms of visual amenity?

- *Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.*
- *Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.*
- *High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.*

Low sensitivity - the site is a grassed paddock, surrounded by thick vegetation on three sides except the eastern side where it borders residential gardens. The site is mostly screened from Grade II* listed parish church and other Grade II listed buildings by thick vegetation. The area has a low-density residential character.

Heritage Constraints

Would the development of the site cause harm to a designated heritage asset or its setting?

*Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation*

Some impact, and/or mitigation possible - site is mostly screened but partially visible from Grade II* listed St Mary's Church, and Grade II listed 67 Church Road and Covers Farm.

Would the development of the site cause harm to a non-designated heritage asset or its setting?

*Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation*

Limited or no impact or no requirement for mitigation

Planning Policy Constraints

Is the site in the Green Belt?

Yes / No / Unknown

No

Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?

Yes / No / Unknown

No

Are there any other relevant planning policies relating to the site?

N/A

Is the site:

Greenfield / A mix of greenfield and previously developed land / Previously developed land

Greenfield

Is the site within, adjacent to or outside the existing built up area?

*Within / Adjacent to and connected to /
Outside and not connected to*

Adjacent to and connected to the existing built up area

Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?

*Within / Adjacent to and connected to /
Outside and not connected to*

Adjacent to and connected to the existing settlement boundary

2. Assessment of Suitability

Would development of the site result in neighbouring settlements merging into one another?

Yes / No / Unknown

No

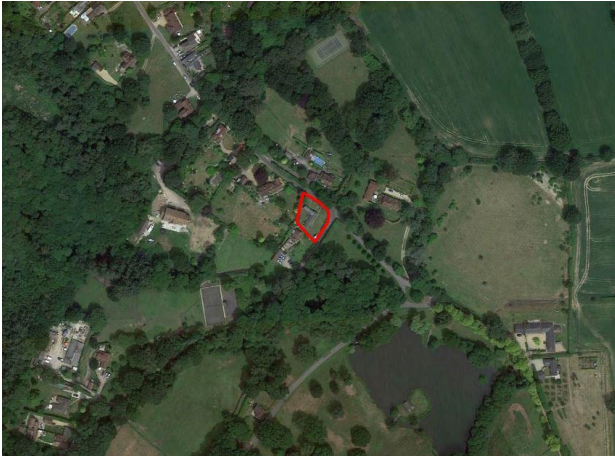

Is the size of the site large enough to significantly change the size and character of the existing settlement?

Yes / No / Unknown

No

3. Assessment of Availability	
<p><i>Is the site available for development?</i></p> <p>Yes / No / Unknown</p>	Yes
<p><i>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</i></p> <p>Yes / No / Unknown</p>	No
<p><i>Is there a known time frame for availability?</i></p> <p>Available now / 0-5 years / 6-10 years / 11-15 years</p>	0-5 years
4. Assessment of Viability	
<p><i>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</i></p> <p>Yes / No / Unknown</p>	No
5. Conclusions	
<p><i>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</i></p>	Two dwellings and community uses
<p><i>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</i></p>	0-5 years
<p><i>Other key information</i></p>	
<p>Overall rating (Red/Amber/Green)</p> <p>The site is suitable and available</p> <p>The site is potentially suitable, and available.</p> <p>The site is not currently suitable, and available.</p> <p>Are there any known viability issues?</p> <p>Yes / No</p>	<p>Amber: The site is potentially suitable, available and achievable</p> <p>No</p>
<p><i>Summary of justification for rating</i></p>	<p>The site is proposed for a mixture of housing and community uses which can be sensitively accommodated on this site subject to mitigation of the impact on heritage assets. There are number of adjacent listed buildings, including Bramshott's parish church. Development should be sensitive to the rural character of Bramshott, and mitigate impacts on the ancient sunken lane to its southern perimeter. The site is well contained by housing and vegetation on all sides, is adjacent to the settlement boundary and coheres well with the existing settlement pattern of Bramshott.</p>

BLNDP010

1. Site Details	
Site Reference / Name	BLNDP010
Site Address / Location	The Old Forge Stables, Conford Road, Conford GU30 7QW
Gross Site Area (Hectares)	0.07
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Barn
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	1
Site identification method / source	Call for Sites consultation
Planning history	1963 - semi-detached cottages demolished for barn
Neighbouring uses	Residential except for woodland to south east
	

2. Assessment of Suitability

Environmental Constraints

Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:

Yes / No / partly or adjacent

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

**Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

Yes

- Site of Special Scientific Interest (SSSI) Impact Zone
- Within 400m of the SPA - no net dwellings

Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:

Yes / No / partly or adjacent / Unknown

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

No

Site is predominantly, or wholly, within Flood Zones 2 or 3?

See guidance notes:

- Flood Zone 1: **Low Risk**
- Flood Zone 2: **Medium Risk**
- Flood Zone 3 (less or more vulnerable site use): **Medium Risk**
- Flood Zone 3 (highly vulnerable site use): **High Risk**

Medium Risk

Site is at risk of surface water flooding?

See guidance notes:

- Less than 15% of the site is affected by medium or high risk of surface water flooding – **Low Risk**
- >15% of the site is affected by medium or high risk of surface water flooding – **Medium Risk**

Low Risk

In addition, there is potential for groundwater flooding to occur at surface

Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?

Yes / No / Unknown

No

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p><i>Yes / No / Unknown</i></p>	No
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p><i>Yes / No / Unknown</i></p>	No
Physical Constraints	
<p>Is the site:</p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	Flat or relatively flat
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	Yes - existing access from Conford Road, although on a sharp bend so visibility a concern.
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	No - no pavements on Conford Road
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Are there any known Tree Preservation Orders on the site?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	No
<p>Are there other significant trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	No

2. Assessment of Suitability

Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i>	No
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i>	No
Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	400-800m	>1200m	>1200m	1600-3900m	>800m	>800m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape?

- Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.*
- Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.*
- High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.*

Low sensitivity - the site is within the built up area of the hamlet of Conford and its context has a low density residential character. The site is not visible from any open countryside.

2. Assessment of Suitability

Is the site low, medium or high sensitivity in terms of visual amenity?

- *Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.*
- *Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.*
- *High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.*

Low sensitivity - the site is occupied by a barn built in the 1960s which is not of heritage value.

Heritage Constraints

Would the development of the site cause harm to a designated heritage asset or its setting?

*Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation*

Some impact, and/or mitigation possible - site is opposite Grade II listed property Conford House

Would the development of the site cause harm to a non-designated heritage asset or its setting?

*Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation*

Limited or no impact or no requirement for mitigation

Planning Policy Constraints

Is the site in the Green Belt?

Yes / No / Unknown

No

Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?

Yes / No / Unknown

No

Are there any other relevant planning policies relating to the site?

No net dwellings within 400m of SPA

Is the site:

Greenfield / A mix of greenfield and previously developed land / Previously developed land

Previously developed land

Is the site within, adjacent to or outside the existing built up area?

*Within / Adjacent to and connected to /
Outside and not connected to*

Adjacent to and connected to the existing built up area

Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?

*Within / Adjacent to and connected to /
Outside and not connected to*

Outside and not connected to the existing settlement boundary

2. Assessment of Suitability

Would development of the site result in neighbouring settlements merging into one another?

Yes / No / Unknown

No


Is the size of the site large enough to significantly change the size and character of the existing settlement?

Yes / No / Unknown

No

3. Assessment of Availability	
<p><i>Is the site available for development?</i></p> <p>Yes / No / Unknown</p>	Yes
<p><i>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</i></p> <p>Yes / No / Unknown</p>	No
<p><i>Is there a known time frame for availability?</i></p> <p>Available now / 0-5 years / 6-10 years / 11-15 years</p>	0-5 years
4. Assessment of Viability	
<p><i>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</i></p> <p>Yes / No / Unknown</p>	No
5. Conclusions	
<p><i>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</i></p>	One replacement dwelling
<p><i>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</i></p>	0-5 years
<p><i>Other key information</i></p>	
<p>Overall rating (Red/Amber/Green)</p> <p>The site is suitable and available</p> <p>The site is potentially suitable, and available.</p> <p>The site is not currently suitable, and available.</p> <p>Are there any known viability issues?</p> <p>Yes / No</p>	<p>Red: The site is not currently suitable, available and achievable</p> <p>No</p>
<p><i>Summary of justification for rating</i></p>	<p>The site is PDL occupied by a barn and is proposed for one replacement dwelling. This is not a suitable site for allocation in the Neighbourhood Plan as it is outside of any settlement boundaries, relatively isolated in the countryside and within 400m of the SPA.</p>

BLNDP011

1. Site Details	
Site Reference / Name	BLNDP011
Site Address / Location	Paddock and stables land – Westlands, Longmoor Road, Liphook, GU30 7PB
Gross Site Area (Hectares)	0.50
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Paddock and stables
Land use being considered	Housing and offices
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	4-9
Site identification method / source	Call for Sites consultation
Planning history	None
Neighbouring uses	Residential to north and west, agricultural to south and east
	

2. Assessment of Suitability

Environmental Constraints

Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:

Yes / No / partly or adjacent

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

**Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

Yes

- National Park
- Site of Special Scientific Interest (SSSI) Impact Zone

Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:

Yes / No / partly or adjacent / Unknown

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

No

Site is predominantly, or wholly, within Flood Zones 2 or 3?

See guidance notes:

- Flood Zone 1: **Low Risk**
- Flood Zone 2: **Medium Risk**
- Flood Zone 3 (less or more vulnerable site use): **Medium Risk**
- Flood Zone 3 (highly vulnerable site use): **High Risk**

Low Risk

Site is at risk of surface water flooding?

See guidance notes:

- Less than 15% of the site is affected by medium or high risk of surface water flooding – **Low Risk**
- >15% of the site is affected by medium or high risk of surface water flooding – **Medium Risk**

Low Risk

In addition, there is limited potential for groundwater flooding to occur

Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?

Yes / No / Unknown

Yes - Grade 2

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p><i>Yes / No / Unknown</i></p>	No
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p><i>Yes / No / Unknown</i></p>	No
Physical Constraints	
<p>Is the site:</p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	Flat or relatively flat
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	No - however it would be possible to provide access from Longmoor Road subject to adequate visibility
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	No - no pavements on southern side of Longmoor Road
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Are there any known Tree Preservation Orders on the site?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	No
<p>Are there other significant trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	No

2. Assessment of Suitability

Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i>	No
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i>	No
Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m	<400m	>1200m	400-1200m	<1600m	400-800m	>800m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Medium sensitivity - the site is in the South Downs National Park. However, it is well screened from Longmoor Road and the open countryside to the south by thick vegetation.

2. Assessment of Suitability

Is the site low, medium or high sensitivity in terms of visual amenity?

- *Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.*
- *Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.*
- *High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.*

Medium sensitivity - the site is a grassed paddock which is not currently visible from Longmoor Road or the open countryside to the south because of thick border vegetation. However, development would impact on the National Park without retaining visual screening.

Heritage Constraints

Would the development of the site cause harm to a designated heritage asset or its setting?

*Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation*

Limited or no impact or no requirement for mitigation

Would the development of the site cause harm to a non-designated heritage asset or its setting?

*Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation*

Limited or no impact or no requirement for mitigation

Planning Policy Constraints

Is the site in the Green Belt?

Yes / No / Unknown

No

Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?

Yes / No / Unknown

No

Are there any other relevant planning policies relating to the site?

N/A

Is the site:

Greenfield / A mix of greenfield and previously developed land / Previously developed land

Greenfield

Is the site within, adjacent to or outside the existing built up area?

*Within / Adjacent to and connected to /
Outside and not connected to*

Adjacent to and connected to the existing built up area

Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?

*Within / Adjacent to and connected to /
Outside and not connected to*

Adjacent to and connected to the existing settlement boundary

2. Assessment of Suitability

Would development of the site result in neighbouring settlements merging into one another?

Yes / No / Unknown

No



Is the size of the site large enough to significantly change the size and character of the existing settlement?

Yes / No / Unknown

No

3. Assessment of Availability	
<p><i>Is the site available for development?</i></p> <p>Yes / No / Unknown</p>	Yes
<p><i>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</i></p> <p>Yes / No / Unknown</p>	No
<p><i>Is there a known time frame for availability?</i></p> <p>Available now / 0-5 years / 6-10 years / 11-15 years</p>	0-5 years
4. Assessment of Viability	
<p><i>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</i></p> <p>Yes / No / Unknown</p>	No
5. Conclusions	
<p><i>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</i></p>	4-9 dwellings and commercial office space
<p><i>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</i></p>	6-10 years
<p><i>Other key information</i></p>	
<p>Overall rating (Red/Amber/Green)</p> <p>The site is suitable and available</p> <p>The site is potentially suitable, and available.</p> <p>The site is not currently suitable, and available.</p> <p>Are there any known viability issues?</p> <p>Yes / No</p>	<p>Amber: The site is potentially suitable, available and achievable</p> <p>No</p>
<p><i>Summary of justification for rating</i></p>	<p>The site is well screened by thick vegetation, particularly on its southern flank, which avoids impact on long range views in the National Park. The site is potentially suitable because it coheres well with the linear development on the opposite side of Longmoor Road, and is close to services in Liphook. However, it is constrained by its location in the National Park and will require appropriate mitigation of any impacts. Consultation with the SDNPA is recommended prior to any proposed allocation, particularly in light of requirements of Policy SD25 in the SDLP.</p>

BLNDP012

1. Site Details	
Site Reference / Name	BLNDP012
Site Address / Location	Land South of Longmoor Road, Liphook
Gross Site Area (Hectares)	52.48
SHLAA/SHELAA Reference (if applicable)	Overlaps with EA032, EA033
Existing land use	Agriculture
Land use being considered	Housing, medical centre, open space, employment land
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	600
Site identification method / source	Call for Sites consultation
Planning history	SDNP/EHDC/39366/010 Outline Medical Centre and details of access and roundabout, permission (unused) dated 11/6/2010. SDNP/EHDC/39366/011 Change of use & Allotments, permission 11/6/2010. SDNP/13/04434/FUL Football pitch layout, pavilion, landscape, permission 3/3/2014, expired. SDNP/14/06426/OUT 140 Houses, buildings & works, refused 29/7/2015.
Neighbouring uses	Residential to north and east, agricultural to south, woodland to west
 	

2. Assessment of Suitability

Environmental Constraints

Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:

Yes / No / partly or adjacent

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

**Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

Yes

- National Park
- Site of Special Scientific Interest (SSSI) Impact Zone

Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:

Yes / No / partly or adjacent / Unknown

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

Partly

- Site of Importance for Nature Conservation (SINC)

Site is predominantly, or wholly, within Flood Zones 2 or 3?

See guidance notes:

- Flood Zone 1: **Low Risk**
- Flood Zone 2: **Medium Risk**
- Flood Zone 3 (less or more vulnerable site use): **Medium Risk**
- Flood Zone 3 (highly vulnerable site use): **High Risk**

Low Risk

Site is at risk of surface water flooding?

See guidance notes:

- Less than 15% of the site is affected by medium or high risk of surface water flooding – **Low Risk**
- >15% of the site is affected by medium or high risk of surface water flooding – **Medium Risk**

Medium Risk

In addition, there is limited potential for groundwater flooding to occur

Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?

Yes / No / Unknown

Yes - Grade 2

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p>Yes / No / Unknown</p>	<p>Yes - woodland grant scheme, BAP Priority Habitat - Deciduous Woodland, BAP Priority Habitat - Traditional Orchards</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<h3>Physical Constraints</h3>	
<p>Is the site:</p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	<p>Gently sloping or uneven</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Yes - existing access from Portsmouth Road and Bohunt Manor Road. However, improvements may be required because of narrowness of lanes. Large parts of the site are not accessible by vehicle.</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Yes - pavements on Portsmouth Road, and public footpath crossing site.</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p>Yes / No / Unknown</p>	<p>Yes</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p>	<p>Yes - large cluster of area TPOs in middle of site and area TPOs to east on Portsmouth Road, scattered individual TPOs</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>Yes, within - historic parkland character with a number of large, mature trees with TPOs</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>Yes, within - likely given historic use as parkland</p>

2. Assessment of Suitability

Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i>	No
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i>	Yes
Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	Yes

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m	400-800m	400-1200m	>1200m	<1600m	400-800m	>800m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape?

- Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

High sensitivity - South Downs SHLAA deemed part of this site submission unsuitable for residential development because of landscape impacts. The site slopes down away from Liphook, and is highly exposed countryside visible from a wide area of the National Park. This site includes further areas to the north of open countryside, containing woodland. Collectively, it is a large area of sensitive landscape.

2. Assessment of Suitability

Is the site low, medium or high sensitivity in terms of visual amenity?

- *Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.*
- *Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.*
- *High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.*

High sensitivity - the large site contains a number of fields, hedgerows, woodlands and an orchard. Its visual quality is typical of the Western Weald part of the South Downs National Park, with wooded hills, deep valleys and open heaths. The site has the landscape character type P: Wooded Claylands, and is visible from a wide area of the National Park.

Heritage Constraints

Would the development of the site cause harm to a designated heritage asset or its setting?

*Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation*

Some impact, and/or mitigation possible - opposite Grade II listed buildings 71 Portsmouth Road and Little Boar Hunt

Would the development of the site cause harm to a non-designated heritage asset or its setting?

*Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation*

Directly impact and/or mitigation not possible - opposite Registered Park and Garden of Little Boar Hunt, contains Bohunt Manor parkland

Planning Policy Constraints

Is the site in the Green Belt?

Yes / No / Unknown

No

Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?

Yes / No / Unknown

No

Are there any other relevant planning policies relating to the site?

South Downs National Park Authority Local Plan policies on encroachment of settlements on landscapes in long distance views

Is the site:

Greenfield / A mix of greenfield and previously developed land / Previously developed land

Greenfield

Is the site within, adjacent to or outside the existing built up area?

*Within / Adjacent to and connected to /
Outside and not connected to*

Adjacent to and connected to the existing built up area

Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?

*Within / Adjacent to and connected to /
Outside and not connected to*

Adjacent to and connected to the existing settlement boundary

2. Assessment of Suitability

Would development of the site result in neighbouring settlements merging into one another?

Yes / No / Unknown

No



Is the size of the site large enough to significantly change the size and character of the existing settlement?

Yes / No / Unknown

Yes

3. Assessment of Availability	
<p><i>Is the site available for development?</i></p> <p>Yes / No / Unknown</p>	Yes
<p><i>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</i></p> <p>Yes / No / Unknown</p>	Yes - owned by two different landowners
<p><i>Is there a known time frame for availability?</i></p> <p>Available now / 0-5 years / 6-10 years / 11-15 years</p>	0-5 years
4. Assessment of Viability	
<p><i>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</i></p> <p>Yes / No / Unknown</p>	Yes
5. Conclusions	
<p><i>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</i></p>	Proposed for around 600 dwellings, employment uses and open space
<p><i>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</i></p>	6-10 years
<p><i>Other key information</i></p>	
<p>Overall rating (Red/Amber/Green)</p> <p>The site is suitable and available</p> <p>The site is potentially suitable, and available.</p> <p>The site is not currently suitable, and available.</p> <p>Are there any known viability issues?</p> <p>Yes / No</p>	<p>Red: The site is not currently suitable, available and achievable</p> <p>Yes</p>
<p><i>Summary of justification for rating</i></p>	<p>This site is an integral part of this region of the South Downs National Park as a large area of open countryside visible in long distance views. Its development would be contrary to key South Downs National Park Authority's policies. In addition, there are a large number of constraints including BAP Priority Habitats, area TPOs, proximity to heritage assets and a SINC. It would be an illogical extension of Liphook into unspoilt, scenic countryside of National Park status. The site is not suitable for residential development.</p>

BLNDP013

1. Site Details	
Site Reference / Name	BLNDP013
Site Address / Location	Countrywide Stores, 38-40 Station Road, Liphook
Gross Site Area (Hectares)	0.30
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Residential and commercial mixed use
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	60-70 (proposed by site promoter)
Site identification method / source	Call for Sites consultation
Planning history	37729/001 - Change of use from A2 to Beauty Salon (Sui Generis) - Granted 18/11/2014
Neighbouring uses	Residential on all sides with some ground floor retail
	

2. Assessment of Suitability

Environmental Constraints

<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>Yes</p> <ul style="list-style-type: none"> • Site of Special Scientific Interest (SSSI) Impact Zone
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	<p>Low Risk</p>
<p>Site is at risk of surface water flooding?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> • >15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i> 	<p>Low Risk</p> <p>In addition, there is potential for groundwater flooding of property situated below ground level</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p><i>Yes / No / Unknown</i></p>	No
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p><i>Yes / No / Unknown</i></p>	No
Physical Constraints	
<p>Is the site:</p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	Flat or relatively flat
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	Yes - existing access from Station Road.
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	Yes - pavements on Station Road
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Are there any known Tree Preservation Orders on the site?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	No
<p>Are there other significant trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	No

2. Assessment of Suitability

Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i>	No
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i>	No
Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	<400m	<400m	<400m	>1600m	<1600m	<400m	>800m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Low sensitivity - this site has an urban context and not visible from any open countryside.

2. Assessment of Suitability

Is the site low, medium or high sensitivity in terms of visual amenity?

- *Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.*
- *Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.*
- *High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.*

Low sensitivity - the site is occupied by a retail store and is in an urban context.

Heritage Constraints

Would the development of the site cause harm to a designated heritage asset or its setting?

*Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation*

Limited or no impact or no requirement for mitigation

Would the development of the site cause harm to a non-designated heritage asset or its setting?

*Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation*

Limited or no impact or no requirement for mitigation

Planning Policy Constraints

Is the site in the Green Belt?

Yes / No / Unknown

No

Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?

Yes / No / Unknown

No

Are there any other relevant planning policies relating to the site?

N/A

Is the site:

Greenfield / A mix of greenfield and previously developed land / Previously developed land

Previously developed land

Is the site within, adjacent to or outside the existing built up area?

*Within / Adjacent to and connected to /
Outside and not connected to*

Within the existing built up area (infill)

Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?

*Within / Adjacent to and connected to /
Outside and not connected to*

Within the existing settlement boundary

2. Assessment of Suitability

Would development of the site result in neighbouring settlements merging into one another?

Yes / No / Unknown

No



Is the size of the site large enough to significantly change the size and character of the existing settlement?

Yes / No / Unknown

No

3. Assessment of Availability	
<p><i>Is the site available for development?</i></p> <p>Yes / No / Unknown</p>	Yes
<p><i>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</i></p> <p>Yes / No / Unknown</p>	No
<p><i>Is there a known time frame for availability?</i></p> <p>Available now / 0-5 years / 6-10 years / 11-15 years</p>	0-5 years
4. Assessment of Viability	
<p><i>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</i></p> <p>Yes / No / Unknown</p>	Yes
5. Conclusions	
<p><i>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</i></p>	Approx. 13 units (indicative capacity based on density of 50dph, with adjustment for the 2 existing residential units)
<p><i>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</i></p>	0-5 years
<p><i>Other key information</i></p>	
<p>Overall rating (Red/Amber/Green)</p> <p>The site is suitable and available</p> <p>The site is potentially suitable, and available.</p> <p>The site is not currently suitable, and available.</p> <p>Are there any known viability issues?</p> <p>Yes / No</p>	<p>Green: The site is suitable, available and achievable</p> <p>Yes</p>
<p><i>Summary of justification for rating</i></p>	<p>This site is an opportunity for infill development adjacent to Liphook station in a highly sustainable location. Its current form is an inefficient use of this space. There are few obvious constraints. The site is being promoted for 60-70 dwellings. In the absence of detailed designs it is unclear how this level of development could be achieved on a small site. Therefore, an indicative capacity has been applied based on a density range of between 30dph and 50dph which reflects its town centre location and good transport links. Should an application come forward for a different number of dwellings, this could be reflected in any Neighbourhood Plan policy.</p>

BLNDP015

1. Site Details	
Site Reference / Name	BLNDP015
Site Address / Location	Westerfield, Weavers Down, Liphook, GU30 7PE
Gross Site Area (Hectares)	0.61
SHLAA/SHELAA Reference (if applicable)	LAA/LIP-007 - excluded
Existing land use	Garden
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	14
Site identification method / source	Call for Sites consultation
Planning history	None
Neighbouring uses	Residential to north and west, woodland to south and east
	

2. Assessment of Suitability

Environmental Constraints

Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:

Yes / No / partly or adjacent

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

**Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

Yes

- Site of Special Scientific Interest (SSSI) Impact Zone, also adjacent
- Within 400m of the SPA - no net dwellings, also adjacent to SPA

Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:

Yes / No / partly or adjacent / Unknown

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

No

Site is predominantly, or wholly, within Flood Zones 2 or 3?

See guidance notes:

- Flood Zone 1: **Low Risk**
- Flood Zone 2: **Medium Risk**
- Flood Zone 3 (less or more vulnerable site use): **Medium Risk**
- Flood Zone 3 (highly vulnerable site use): **High Risk**

Low Risk

Site is at risk of surface water flooding?

See guidance notes:

- Less than 15% of the site is affected by medium or high risk of surface water flooding – **Low Risk**
- >15% of the site is affected by medium or high risk of surface water flooding – **Medium Risk**

Low Risk

In addition, there is potential for groundwater flooding of property situated below ground level

Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?

Yes / No / Unknown

No

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p>Yes / No / Unknown</p>	<p>Yes - BAP Priority Habitat - Woodpasture and Parkland, BAP Priority Habitat - Deciduous Woodland, National Forest Inventory</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	<p>No</p>
Physical Constraints	
<p>Is the site:</p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	<p>Flat or relatively flat</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>Yes - existing access from Pines Road</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>No - no pavements on Pines Road</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>Yes, within - no TPOs but likely given mature woodland on site.</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p>Within / Adjacent / No / Unknown</p>	<p>Yes, within - no TPOs but likely given mature woodland on site.</p>

2. Assessment of Suitability

Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i>	No
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i>	No
Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	400-800m	>1200m	>1200m	1600-3900m	<400m	>800m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape?

- Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.*
- Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.*
- High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.*

High sensitivity - the site is adjacent to the SPA and an SSSI. Development would have a direct impact on protected habitats. The site would also be visible from scenic woodland in the National Park.

2. Assessment of Suitability

Is the site low, medium or high sensitivity in terms of visual amenity?

- *Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.*
- *Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.*
- *High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.*

High sensitivity - the site is woodland with a number of mature trees, is near the National Park and adjacent to the SPA and an SSSI. It has high visual amenity value and has two BAP priority habitats.

Heritage Constraints

Would the development of the site cause harm to a designated heritage asset or its setting?

*Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation*

Limited or no impact or no requirement for mitigation

Would the development of the site cause harm to a non-designated heritage asset or its setting?

*Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation*

Limited or no impact or no requirement for mitigation

Planning Policy Constraints

Is the site in the Green Belt?

Yes / No / Unknown

No

Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?

Yes / No / Unknown

No

Are there any other relevant planning policies relating to the site?

No net dwellings within 400m of SPA

Is the site:

Greenfield / A mix of greenfield and previously developed land / Previously developed land

Greenfield

Is the site within, adjacent to or outside the existing built up area?

*Within / Adjacent to and connected to /
Outside and not connected to*

Adjacent to and connected to the existing built up area

Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?

*Within / Adjacent to and connected to /
Outside and not connected to*

Adjacent to and connected to the existing settlement boundary

2. Assessment of Suitability

Would development of the site result in neighbouring settlements merging into one another?

Yes / No / Unknown

No



Is the size of the site large enough to significantly change the size and character of the existing settlement?

Yes / No / Unknown

No

3. Assessment of Availability	
<p><i>Is the site available for development?</i></p> <p>Yes / No / Unknown</p>	Yes
<p><i>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</i></p> <p>Yes / No / Unknown</p>	No
<p><i>Is there a known time frame for availability?</i></p> <p>Available now / 0-5 years / 6-10 years / 11-15 years</p>	0-5 years
4. Assessment of Viability	
<p><i>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</i></p> <p>Yes / No / Unknown</p>	No
5. Conclusions	
<p><i>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</i></p>	Proposed for unspecified number of dwellings, estimated capacity of 14
<p><i>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</i></p>	0-5 years
<p><i>Other key information</i></p>	
<p>Overall rating (Red/Amber/Green)</p> <p>The site is suitable and available</p> <p>The site is potentially suitable, and available.</p> <p>The site is not currently suitable, and available.</p> <p>Are there any known viability issues?</p> <p>Yes / No</p>	<p>Red: The site is not currently suitable, available and achievable</p> <p>No</p>
<p><i>Summary of justification for rating</i></p>	<p>The site is adjacent to the SPA and an SSSI, and is therefore not suitable for a net increase in dwellings. In addition, the site covers mature woodland, including two BAP priority habitats. The site is highly environmentally constrained and not suitable for residential development.</p>

BLNDP016

1. Site Details	
Site Reference / Name	BLNDP016
Site Address / Location	48 London Road, Liphook, GU30 7TA
Gross Site Area (Hectares)	0.20
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Garden
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	5
Site identification method / source	Call for Sites consultation
Planning history	None
Neighbouring uses	Residential on all sides
	

2. Assessment of Suitability

Environmental Constraints

Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:

Yes / No / partly or adjacent

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

**Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

Yes

- Site of Special Scientific Interest (SSSI) Impact Zone

Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:

Yes / No / partly or adjacent / Unknown

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

No

Site is predominantly, or wholly, within Flood Zones 2 or 3?

See guidance notes:

- Flood Zone 1: **Low Risk**
- Flood Zone 2: **Medium Risk**
- Flood Zone 3 (less or more vulnerable site use): **Medium Risk**
- Flood Zone 3 (highly vulnerable site use): **High Risk**

Low Risk

Site is at risk of surface water flooding?

See guidance notes:

- Less than 15% of the site is affected by medium or high risk of surface water flooding – **Low Risk**
- >15% of the site is affected by medium or high risk of surface water flooding – **Medium Risk**

Low Risk

In addition, there is limited potential for groundwater flooding to occur

Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?

Yes / No / Unknown

No

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p><i>Yes / No / Unknown</i></p>	No
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p><i>Yes / No / Unknown</i></p>	No
Physical Constraints	
<p>Is the site:</p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	Flat or relatively flat
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	Yes - existing access from London Road
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	Yes - pavements on London Road
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Are there any known Tree Preservation Orders on the site?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	No
<p>Are there other significant trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	No

2. Assessment of Suitability

<p>Is the site likely to be affected by ground contamination?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</p> <p><i>Yes / No / Unknown</i></p>	Yes – there is believed to be a gas main adjacent to the site which will require further investigation and possible mitigation.
<p>Would development of the site result in a loss of social, amenity or community value?</p> <p><i>Yes / No / Unknown</i></p>	No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m	<400m	400-1200m	400-1200m	<1600m	<400m	>800m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

<p>Is the site low, medium or high sensitivity in terms of landscape?</p> <ul style="list-style-type: none"> <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i> 	<p>Low sensitivity - the site has an urban context and not visible from any open countryside.</p>
--	---

2. Assessment of Suitability

Is the site low, medium or high sensitivity in terms of visual amenity?

- *Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.*
- *Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.*
- *High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.*

Low sensitivity - the site is occupied by a house and garden and is in an urban context.

Heritage Constraints

Would the development of the site cause harm to a designated heritage asset or its setting?

*Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation*

Limited or no impact or no requirement for mitigation

Would the development of the site cause harm to a non-designated heritage asset or its setting?

*Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation*

Limited or no impact or no requirement for mitigation

Planning Policy Constraints

Is the site in the Green Belt?

Yes / No / Unknown

No

Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?

Yes / No / Unknown

No

Are there any other relevant planning policies relating to the site?

N/A

Is the site:

Greenfield / A mix of greenfield and previously developed land / Previously developed land

Previously developed land

Is the site within, adjacent to or outside the existing built up area?

*Within / Adjacent to and connected to /
Outside and not connected to*

Within the existing built up area (infill)

Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?

*Within / Adjacent to and connected to /
Outside and not connected to*

Within the existing settlement boundary

2. Assessment of Suitability

Would development of the site result in neighbouring settlements merging into one another?

Yes / No / Unknown

No

Is the size of the site large enough to significantly change the size and character of the existing settlement?

Yes / No / Unknown

No

3. Assessment of Availability	
<p><i>Is the site available for development?</i></p> <p>Yes / No / Unknown</p>	Yes
<p><i>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</i></p> <p>Yes / No / Unknown</p>	No
<p><i>Is there a known time frame for availability?</i></p> <p>Available now / 0-5 years / 6-10 years / 11-15 years</p>	0-5 years
4. Assessment of Viability	
<p><i>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</i></p> <p>Yes / No / Unknown</p>	Yes – it is believed that there is a gas main adjacent to the site, this will need further investigation and mitigation.
5. Conclusions	
<p><i>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</i></p>	5
<p><i>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</i></p>	0-5 years
<p><i>Other key information</i></p>	
<p>Overall rating (Red/Amber/Green)</p> <p>The site is suitable and available</p> <p>The site is potentially suitable, and available.</p> <p>The site is not currently suitable, and available.</p> <p>Are there any known viability issues?</p> <p>Yes / No</p>	<p>Green: The site is suitable, available and achievable</p> <p>No</p>
<p><i>Summary of justification for rating</i></p>	<p>The site is an opportunity for infill development. There are few obvious constraints although the possible presence of a gas main on or adjacent to the site may require investigation and mitigation.</p>

