



BRAMSHOTT & LIPHOOK NEIGHBOURHOOD DEVELOPMENT PLAN

SITE ASSESSMENT MATRIX - FULL ASSESSMENT - DRAFT

BRNDP/PA/2-FULL-2
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Statement

The NDP Site Matrix is a tool developed by the NDP Team to help assimilate and organise a lot of information, enabling potential development sites to be identified. The Matrix consists of two governing factors -

- 1. Viable Site Locations: Identified in the Bramshott and Liphook Neighbourhood Plan - Site Options and Assessment (July 2020)
- 2. Policy Constraints: As required by EHC and SDNP

Each Viable Site Location was assessed against proposed Policy Constraints to determine the suitability for potential site development.

The main reasons for the site allocations as 'green', 'amber' and 'red', have been highlighted in the matrix in 'Star' text

Following publication of the NDP Site Matrix, the NDP team applied the agreed NDP Local Policies to each potential site to validate if the site remains a viable potential development site

Number	Site Location	Proposed use by (Extracted from AECOM's 'Site Options and Assessment' Report July 2020, as amended)	Site Area (ha)	Site in the South Downs National Park Authority (SDNPA) OR East Hampshire District Council (EHDC)	Within SDNPA Special Protection Area (SPA) (no dwellings permitted)	Is the site in a Site of Special Scientific Interest (SSSI)	Is the site in a Site of Ancient Woodland or adjacent to the site	Is there a surface water flood (1 in 100 year flood)	Is a listed Building or Heritage Asset on, adjacent to, or visible from the proposed site	Is there a Scheduled Monument on or near to the site	Is the site in or adjacent to a Conservation Area (CA)	Is the site in or near to a Registered Park/Garden	Current Local Plan Policy Designation	Site Constraints	Landscaping Assessment	Suitability	Achievability	Assessment	Summary	Potential Sites for further discussion										
LA/LIP-004	Land at Church Road, Bramshott	Residential (C) - Dwellings, Other persons accommodation, Residential (C) - Dwellings, Other persons accommodation	0.23	EHDC	No	No	No	No	No	No	No	No	In countryside (adjacent to SPA)	Yes (lightness level)	No	No	No	No	No	No	No	No	No	Potential for residential (affordable), lightness + narrowness of access impede safe access near the corner. Compliance with NPP draft policies H1 - Affordable.	Potential benefits					
LA/LIP-006	Land at Orange Lodge, 305 Healden Lane, Liphook	Residential (C) - Dwellings, Other persons accommodation	0.35	EHDC	No	No	No	No	No	No	No	No	In SPA	Yes (narrow)	No	No	No	No	No	No	No	No	No	No	Not potentially better scheme if accessed via Victoria path	Potential benefits				
LA/LIP-010	3.11 The Square, Liphook	Residential (C) - Dwellings	0.31	EHDC	No	No	No	No	Adjacent to	No	Yes - Liphook	No	In SPA	Yes (existing garage)	No	No	No	No	No	No	No	No	No	No	Potential for residential (affordable & specialist), subject to impact on listed building (PWS) and protecting of trees in CA preserve character and biodiversity. Compliance with NPP draft policies H1 - Affordable, H3 - Specialist.	Potential benefits				
BRNDP-013	Countryside Trees, 38-40 Station Road, Liphook	Residential (C) - Dwellings with ground floor retail	0.3	EHDC	No	No	No	No	No	No	No	No	In SPA	No	No	No	No	No	No	No	No	No	No	No	No	Commercial + community + employment, transport	Potential benefits			
BRNDP-015	48 London Road, Liphook	Residential (C) - Dwellings	0.2	EHDC	No	No	No	No	No	No	No	No	In SPA	Yes	Gas main (local knowledge)	Slight slope	No	No	No	No	No	No	No	No	No	No	High density infill	Potential benefits		
LA/LIP-016	Forwards, Portsmouth Rd, Bramshott Chase, Hildeshead (21)	Residential (C) - Dwellings, mobile homes, other persons accommodation, traveller accommodation, self-contained built units	0.32	EHDC	Yes	No	Adjacent	No	No	No	No	No	In countryside	Yes (LAI)	Yes (last part)	Flat	No	No	No	No	No	No	No	No	No	No	Not (last part)	No		
LA/LIP-018	Land at High Hurdles, Home, Bramshott	Residential (C) - Dwellings, Self-contained built affordable housing	0.85	EHDC	No	No	Adjacent	No	No	No	No	No	In countryside	Yes (narrow)	No	No	No	No	No	No	No	No	No	No	No	No	Partly flat, partly sloping	Potential minor impact		
LA/LIP-019	Land West of Church Road, Bramshott	Residential (C) - Dwellings	0.77	EHDC	No	No	No	No	Listed Building (visible from site)	Nearby	No	No	In countryside	Yes (narrow)	No	No	No	No	No	No	No	No	No	No	No	No	Adjacent to	Potential impact		
LA/LIP-024	Land at Hardsy Farm, Bramshott Lane, Liphook	Residential (C) - Dwellings, Other persons accommodation, employment, community use	14.2	EHDC	Yes - partially	No	Adjacent	No	No	No	No	Nearby	Adjacent	Yes	Yes (lightness level)	No	No	No	No	No	No	No	No	No	No	No	No	Part of site in in garden SPA buffer		
LA/LIP-026	Land at Old Spiggards Farm, Liphook	Residential (C)	7	EHDC	No	No	Yes	No	Adjacent to	No	No	No	In countryside	Yes (last West corner)	Flat	Adjacent (housing visible from site)	Potential - near to listed	Yes - adjacent to listed	No	No	No	No	No	No	No	No	No	No	High impact on landscape buffer	
LA/LIP-20	Land at Devils Lane, Liphook (assessment based on LA/LIP-017 going forward)	Residential (C)	0.3	EHDC	No	No	Adjacent	No	Listed Building (visible from site)	Nearby	No	No	In countryside	Yes (narrow)	Powerline	Flat	Adjacent (housing visible from site)	Potential - near to listed	Yes - adjacent to listed	No	No	No	No	No	No	No	No	No	High impact on landscape buffer	
LA/LIP-21	Land north of Highfield Lane, Liphook	Residential (C)	1.4	EHDC	No	No	Adjacent	No	No	No	No	No	In countryside	Yes (narrow)	Powerline	Flat / gentle slope	Potential - near to listed	Yes - adjacent to listed	No	No	No	No	No	No	No	No	No	No	High impact on landscape buffer	
LA/LIP-22	Land west of Healden Road, Liphook	Residential (C)	2.67	EHDC	No	No	Adjacent	No	No	No	No	No	In countryside	Yes (narrow)	Powerline	Flat / gentle slope	Potential - near to listed	Yes - adjacent to listed	No	No	No	No	No	No	No	No	No	No	High impact on landscape buffer	
LA/LIP-23	Land east of Devils Lane, Liphook	Residential (C)	1.5	EHDC & SDNP	No	No	Adjacent	No	No	No	No	No	In countryside	Yes (last West corner)	Powerline	Flat then slopes east	Potential - near to listed	Yes - adjacent to listed	No	No	No	No	No	No	No	No	No	No	High impact on landscape buffer	
LA/LIP-24 (includes LP-028)	Land adjacent to Pasfield Mill Business Park, Mill Lane, Pasfield	Residential (C), Mobile homes, Other persons accommodation, self-contained built units	0.96	EHDC	Yes	No	Adjacent	No	Adjacent to	No	No	No	Adjacent	Yes	Powerline	Flat, gentle slope	Potential - near to listed	Yes - adjacent to listed	No	No	No	No	No	No	No	No	No	No	High impact on landscape buffer	
LA/LIP-25	Milcot Meadow, Mill Lane Pasfield	Residential (C), Mobile homes, Other persons accommodation, self-contained built units, Employment, Cultural	1.78	EHDC	Yes	No	Adjacent	No	Adjacent to	No	No	No	Adjacent	Yes	Powerline	Flat, gentle slope	Potential - near to listed	Yes - adjacent to listed	No	No	No	No	No	No	No	No	No	No	High impact on landscape buffer	
LA/LIP-26	Land south of Pasfield Mill (subject to EHC)	Car Park and Employment	1.78	EHDC	Yes	No	Adjacent	No	Adjacent to	No	No	No	Adjacent	No	Powerline	Flat, gentle slope	Potential - near to listed	Yes - adjacent to listed	No	No	No	No	No	No	No	No	No	No	High impact on landscape buffer	
LA/LIP-02	Hilop Stables, Devil's Lane, Liphook	Traveller accommodation (see existing)	0.6	EHDC	No	No	No	No	No	No	No	No	In countryside	Yes (narrow)	Flat	No	Potential - near to listed	Yes - adjacent to listed	No	No	No	No	No	No	No	No	No	No	High impact on landscape buffer	
Land South East of Liphook	Land South East of Liphook	Mixed use development including housing and supporting infrastructure	48.8	SDNPA	No	No	Yes	No	Adjacent to	No	No	No	In countryside	Yes	Flat - gently slopes to east	Potential - near to listed	Yes - adjacent to listed	No	No	No	No	No	No	No	No	No	No	No	No	High impact on landscape buffer
BRNDP-005	Land at Barfoot Manor, Liphook	Community use	14.2	SDNPA	No	No	Adjacent	No	Adjacent to	No	No	No	In countryside	Yes	Flat, gentle slope	Flat, gentle slope (see above)	Potential - near to listed	Yes - adjacent to listed	No	No	No	No	No	No	No	No	No	No	No	High impact on landscape buffer
BRNDP-008	Land north of Church Lane, Bramshott	Residential (C) - Dwellings, community use	1	EHDC	No	No	Adjacent	No	Adjacent to	Nearby	No	No	In countryside	Yes (single track)	Flat (steep boundary)	No (not used as housing)	Potential - near to listed	Yes - adjacent to listed	No	No	No	No	No	No	No	No	No	No	No	High impact on landscape buffer
BRNDP-011	Paddock and stable land, Westlands, Langmoor Road, Liphook	Housing and offices	0.5	SDNPA	No	No	Adjacent	No	No	No	No	No	In countryside	Yes	Flat, gentle slope	No (no listed housing)	Potential - near to listed	Yes - adjacent to listed	No	No	No	No	No	No	No	No	No	No	No	High impact on landscape buffer
BRNDP-017	The Post House, Tanglebridge Lane, Bramshott	Two detached homes and a terrace of affordable dwellings (subject to EHC)	0.28	EHDC	No	No	Adjacent	No	Adjacent to	Nearby	No	No	In countryside	Yes (single track)	Part flat, part sloping	No	Potential - near to listed	Yes - adjacent to listed	No	No	No	No	No	No	No	No	No	No	No	High impact on landscape buffer
LA/LIP-001	Hilly Cottages, Woolmer Lane, Bramshott	Self-contained built units	0.28	EHDC	No	No	Adjacent	No	No	No	No	No	In countryside	Yes	Flat, gentle slope	No (no listed housing)	Potential - near to listed	Yes - adjacent to listed	No	No	No	No	No	No	No	No	No	No	No	High impact on landscape buffer
LA/LIP-003	Acorn Wood, Hill House, Liphook	Residential (C) - Dwellings, mobile homes, other persons accommodation, self-contained built units, mobile homes, leisure	2.6	EHDC	No	No	Adjacent	No	No	No	No	No	In countryside	Yes	Flat, gentle slope	Flat, gentle slope	Potential - near to listed	Yes - adjacent to listed	No	No	No	No	No	No	No	No	No	No	No	High impact on landscape buffer
LA/LIP-005	Land north of Healden Road, Liphook	Residential (C) - Dwellings	2.14	EHDC	No	No	Adjacent	No	No	No	No	No	In countryside	Yes	Flat, gentle slope	No (no listed housing)	Potential - near to listed	Yes - adjacent to listed	No	No	No	No	No	No	No	No	No	No	No	High impact on landscape buffer
LA/LIP-007	Paddock at Little Barfoot, Portsmouth Road, Liphook	Residential (C) - Dwellings, Other persons accommodation	0.18	EHDC	No	No	Adjacent	No	Adjacent to	Nearby	No	No	In countryside	Yes	Flat, gentle slope	No (no listed housing)	Potential - near to listed	Yes - adjacent to listed	No	No	No	No	No	No	No	No	No	No	No	High impact on landscape buffer
LA/LIP-009	Land off Bramshott Road, Liphook	Residential (C) - Dwellings, Self-contained built affordable housing	1.1	EHDC	No	No	Adjacent	No	No	No	No	No	In countryside	Yes	Flat, gentle slope	No (no listed housing)	Potential - near to listed	Yes - adjacent to listed	No	No	No	No	No	No	No	No	No	No	No	High impact on landscape buffer
LA/LIP-011	Land east of Healden Road, Liphook	Residential (C) - Dwellings	1.5	EHDC	No	No	Adjacent	No	No	No	No	No	In countryside	Yes	Flat, gentle slope	No (no listed housing)	Potential - near to listed	Yes - adjacent to listed	No	No	No	No	No	No	No	No	No	No	No	High impact on landscape buffer
LA/LIP-012	Land west of Healden Road, Liphook	Residential (C) - Dwellings	1.58	EHDC	No	No	Adjacent	No	No	No	No	No	In countryside	Yes	Flat, gentle slope	No (no listed housing)	Potential - near to listed	Yes - adjacent to listed	No	No	No	No	No	No	No	No	No	No	No	High impact on landscape buffer
LA/LIP-017	Ditely Farm, Chitney Lane, Liphook	Residential (C) - Dwellings	4.4	EHDC	No	No	Adjacent	No	No	No	No	No	In countryside	Yes	Flat, gentle slope	No (no listed housing)	Potential - near to listed	Yes - adjacent to listed	No	No	No	No	No	No	No	No	No	No	No	High impact on landscape buffer

Reference	Location	Area (ha)	Use	Notes	Assessment
LAU/LIP-026	Thornhill FIELDS, Lynchborough Road, Poulton	1.24	Residential (C) - dwellings, and other uses		No
LAU/LIP-027	Poulton Former Sewage Works	2.5	Left/Outlets build, Employment		No
LAU/LIP-029	Land to the rear of Liphook Services - North	6.49	Residential (C) - dwellings, Left/Outlets build, employment, leisure, tourism accommodation		No
LAU/LIP-030	Land South of Liphook Services	3.56	Residential (C), Left/Outlets build, Employment, Leisure		No
EN029	Land West of Buhart Manor Farm, Portsmouth Road, Liphook	2.78	Residential (C) - dwellings		No
EN030	Land West of Holycombe Close, Liphook	9.17	Residential (C) - dwellings		No
EN031	Land South West of South Road, Liphook	17.08	Residential (C) - dwellings		No
EN032	Land adjoining Longmoor Road, Liphook	15.13	Residential (C) - dwellings		No
EN033	Land at Buhart Manor, Portsmouth Road, Liphook	10.4	Residential (C) - dwellings		No
BN0P010	The Old Forge Stable, Conford Road, Conford	0.065	Residential (C) - dwellings		No
BN0P012	Land South of Longmoor Road, Liphook	52.48	Residential (C) - dwellings, medical centre, open space, employment land		No
BN0P015	Westfield, Weavers Down, Liphook	0.61	Residential (C) - dwellings		No