



BRAMSHOTT & LIPHOOK NEIGHBOURHOOD DEVELOPMENT PLAN

SITE ASSESSMENT MATRIX - SUMMARY VERSION

BLNDP/SM/V.P.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 EHDC and SDNP

Each Viable Site Location was assessed against each Policy Constraint to determine the suitability for potential site development. A summary of this assessment can be found on the NDP website with a separate full details matrix.

The main reasons for the site allocations as 'green', 'amber' and 'red', have been highlighted in the matrix in 'blue' 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 [Sites allocated as 'amber' or 'green' in AECOM's 'Site Options and Assessment' Report July 2020, as amended]	Proposed land use by land owner/developer [Extracted from AECOM 'Site Options and Assessment' Report July 2020 + addendum March 2021]	Site area (ha)	Environmental & Heritage Constraints				Current Local Plan Policy Designation Constraints	Site Constraints				Landscape Assessment		Suitability		Achievability	Assessment	Summary	Potential sites for further discussion
				Site in the South Downs National Park Authority (SDNPA) OR East Hampshire District Council (EHDC)	Within 400m Special Protection Area (SPA) [no dwellings permitted]	Is there a surface water risk? [Flood Zone 2 & 3]	Is a Listed Building or Heritage Asset on, adjacent to, or visible from the proposed site		Is the site in a Settlement Policy Boundary (SPB), adjacent to SPB, or in the countryside	Is the site in or adjacent to a built up landscape and what is the type?	Are there Biodiversity issues on or next to site	Is there a Designated area on or near the site (deciduous woodland, SINC, NNR, LNR, RIGS, Ramsar Sites, SAM, SAP, SAC English Heritage Register)	Is there an Impact on Visual Sensitivity of the natural landscape	Is there an impact on Key Characteristics & Special Qualities of the National Park	Neighbouring Land Uses	Is the location suitable for Affordable Housing				
LAA/LIP-004	Land at Church Road, Bramshott	Residential (C3 - dwellings), Older persons accommodation, Self/custom build	0.23	EHDC	No	No	No	In countryside (adjacent to SPB)	Adjacent (end of linear development)	No	No	No	No	Residential	Yes	Low density	Yes	No	Potential for residential (affordable), sightlines+ narrowness of access impede safe access near the corner. Compliance with NDP draft policies H1 - Affordable.	Potential benefits
LAA/LIP-016	Land at Orange Lodge, 105 Midhurst Road, Liphook	Residential (C3 - dwellings), Older persons accommodation	0.35	EHDC	No	No	No	In SPB	In (linear)	No (TPOs on site)	No	No	No	Residential	No	Med density housing (Policy H9)	Yes (narrow road)	Yes	Infill site in settlement, potential for smaller number of residential (affordable & specialist), TPOs and compliance with Housing character policy restrict extent of development. Compliance with NDP draft policies H1 - Affordable, H3 - Specialist.	Potential benefits
LAA/LIP-018	9-11 The Square, Liphook	Residential (C3 - dwellings)	0.31	EHDC	No	No	Adjacent to	In SPB	In (mixture linear & branch)	No	No	No	No	Residential + commercial + carpark	Potentially suitable	Mix of medium + high	Yes through carpark	Yes	Potential for residential (affordable & specialist), subject to impact on listed building (PH) and protecting of trees in CA to preserve character and biodiversity. Compliance with NDP draft policies H1 - Affordable, H3 - Specialist.	Potential benefits
BLNDP/013	Countrywide Stores, 38-40 Station Road, Liphook	Residential (C3 - dwellings) with ground floor retail	0.3	EHDC	No	No	No	In SPB	In	No	No	No	No	Commercial, industrial, residential, transport	Yes	High density	Yes	Yes	Infill site, suitable for mixed use including high density residential (affordable & specialist) + commercial / community uses at ground floor, could support affordable / Older person/retirement homes due to location, Bed & Breakfast. Compliance with NDP draft policies H1 - Affordable, H3 - Specialist, SR5 - SDNP	Potential benefits
BLNDP/016	48 London Road, Liphook	Residential (C3 - dwellings)	0.2	EHDC	No	No	No	In SPB	In	No	No	No	No	Residential	Potentially suitable	High density, detached, semi detached properties	Yes (busy road)	Yes	Infill site, potential for minor increase in residential use (affordable). Compliance with NDP draft policies H1 - Affordable.	Potential benefits
LAA/LIP-002	Gorselands, Portsmouth Rd, Bramshott Chase, Hindhead (A3)	Residential (C3 - dwellings), mobile homes, older persons accommodation, travellers accommodation, self/custom build, retail	0.32	EHDC	Yes	No	No	In countryside	In (end of linear)	No	No	No	No	Commercial + Residential	No	Low density, linear	Yes	No	In 400mm SPA buffer, not suitable for any increase in residential units, not practical for other uses due to distance from services	No
LAA/LIP-010	Land at High Hurlands Home, Bramshott	Residential (C3 - dwellings), Self/custom build, Affordable housing	0.85	EHDC	No	No	No	In countryside	No	No	No	No	Potential minor impact	Residential	No	Scattered	No	Restricted potential	Countryside location, suitable as current use. Distant from services and all nearby settlements. Compliance with NDP draft policies H1 - Affordable, H3 - Specialist. Not compliant with Access & Movement policies	No
LAA/LIP-013	Land West of Church Road, Bramshott	Residential (C3 - dwellings)	0.77	EHDC	No	No	Listed Building visible from site	In countryside (adjacent)	In (end of linear & backland)	No	No	No	Potential impact	Residential + Equestrian	Potentially suitable	Linear	Problematic - Restricted view difficult to improve	Restricted potential	Backland development differing to local pattern, Issue with sightlines for safe access, impact on landscape setting, public footpath, CA (River Weyhill), visibility from A3. Not compliant with NDP draft Heritage & Design policies.	No
LAA/LIP-014	Land at Penally Farm, Hewshott Lane, Liphook	Residential (C3 - dwellings), Older persons accommodation, employment, community use	14.7	EHDC	Yes - partially	No	No	In countryside (adjacent)	In (adjacent to cluster)	Part of site is in 400m SPA buffer	No	No	Potential impact from Hewshott Lane & A3	Residential, care home, recreation, + public open space	Potentially suitable	East = low density; West = cluster + linear	Yes	Yes	Potential for mixed use development - residential including affordable/affordable retirement homes & specialist housing, employment, commercial (light industrial suitable in residential area [old use class B1(c)] and small start-ups, sports & recreation including multi-use sports, subject to suitability for sports field (gradient) and access through Radford Park to increase linkages. Potential for 'green facilities' and green infrastructure. Compliance with NDP draft policies SR1 - sports facilities, H1 - Affordable, H3 - Specialist,	Potential benefits
LAA/LIP-019	Land at Old Sheppards Farm, Liphook	Residential (C3)	7	EHDC	No	No	Adjacent to	In countryside (adjacent)	Adjacent (housing estate)	Potential - near to SINC	Yes - adjacent to SINC	Urbanises SDNP boundary	High impact on rural edge	School, agricultural, residential, woodland	Potentially suitable for specific types or self-build	Rural & low density	Yes (through West Sussex)	Restricted potential	Adjacent to SDNP boundary, would urbanise edge, distant from main services both by foot and vehicles, potential for residential and recreation/leisure near to existing resi, subject to impact on listed building, SDNP, soft urban edge, density, constraints on floodlighting due to SDNP, concerns on impact on additional traffic over and under narrow railway bridges. Not compliant with NDP draft policies on Heritage & Design, SR5 - SDNP.	No
LAA/LIP-20	Land at Devils Lane, Liphook (assessment based on LAA/LIP-017 going forward)	Residential (C3)	9.3	EHDC	No	No	Listed Building visible from site	In countryside (next to)	Adjacent (housing estate)	Potential - hedgerow	Yes - adjacent to SINC	Potential minor impact - well screened	No	Agricultural, traveller, residential	Potentially suitable	Mid to rural edge	Yes (single track for long way)	Yes	Potential site is subject to development of LIP-017 coming forward and pedestrian access through LIP-017, new foot bridge over railway line and improving two way vehicular access over existing bridge, retaining remainder of Devil's Lane as sunken lane. Reflects development pattern on otherside of railway line, site retains a buffer strip with SDNP boundary. Potential for residential (affordable & specialist) and recreational/leisure including Multi Use Games Area, if Devils Lane is locally widened for safer main access to bridge. Constraints on floodlighting due to SDNP, concerns on impact on additional traffic over and under existing narrow railway bridges and on Devil's Lane. Compliance with NDP draft polities SR5 - SDNP, SR1 - sports facilities, H1 - Affordable, H3 - Specialist.	Potential benefits
LAA/LIP-21	Land north of Highfield Lane Liphook	Residential (C3)	2.4	EHDC	No	No	No	In countryside	No	Potential - hedgerows	No	Urbanises SDNP boundary	High impact on rural edge	Low density residential, agricultural	Potentially suitable for specific types or self-build	Rural	Yes (through West Sussex)	No	Distant from main services both by foot and vehicle, adjacent to SDNP boundary urbanising the edge and visually impacting the landscape & openness in this locality. Only scope for residential if surrounding sites are developed, but does not mitigate impact on SDNP. Not compliant with NDP draft policies on Heritage & Design, SR5 - SDNP.	No
LAA/LIP-22	Land west of Haslemere Road, Liphook	Residential (C3)	2.67	EHDC	No	No	No	In countryside	No (isolated)	Potential - hedgerows	No	Urbanises SDNP boundary	High impact on rural edge	Low density residential, agricultural	Potentially suitable for specific types or self-build	Rural	Yes (through West Sussex)	No	Distant from main services both by foot and vehicle, less impact on SDNP landscape, Devils Lane requires widening for safe access, East side visible from SDNP with detrimental impact on openness from Highfield Road. Not compliant with NDP draft policies on Heritage & Design, SR5 - SDNP.	No

LAA/LIP-23	Land east of Devils Lane, Liphook	Residential (C3)	2.5	EHDC & SDNP	No	No	No	In countryside	No	Potential - hedgerows	No	Urbanises SDNP boundary	High impact on rural edge	Low density residential, agricultural, travellers	Potentially suitable for specific types or self-build	Rural	Yes (through West Sussex)	No	Distant from main services both by foot and vehicle, disconnected from existing built up area. Only potential if LIP-022 developed - considered to have detrimental impact on SDNP landscape/openness. Not compliant with NDP draft policies on Heritage & Design, SR5 - SDNP.	No
LAA/LIP-24 (includes LIP-028)	Land adjacent to Passfield Mill Business Park, Mill Lane, Passfield	Employment, Older persons accommodation, Self/custom build	3.96	EHDC	Yes	Adjacent to Flood Zone 2	No	In countryside	In (cluster employment & linear housing on access road)	Potential - Hedgerows, mature trees, grassland	Yes - Between 2 designated areas	Minor impact	No	Residential, business, woodland, fields	No	Scattered & linear	Yes	For partial employment uses, not any other use	Distant from main services both by foot and vehicle, potential for partial use to increase business centre/commercial/employment subject to biodiversity protection due to Conservation Area + SINC. Potential impact on openness and landscape of locality if full site is developed, in particular to South.	Potential benefits
LAA/LIP-25	Milcott Meadow, Mill Lane Passfield	Residential (C3), Mobile Homes, Older persons accommodation, Self/custom build, Employment, Cultural	1.78	EHDC	Yes	No	No	In countryside (adjacent)	In (house on site - adjacent to cluster employment & linear housing on access road)	Potential - Hedgerows + mature trees	Yes - Between 2 designated areas	Minor impact	No	Residential, employment, agricultural, paddock	No	Scattered & linear	Yes	No	Distant from main services both by foot and vehicle. If it was not within 400m of the SPA there could have been potential for partial use to increase rural exception sites for low cost housing in relation to local businesses only. Employment not suitable due to separation from existing commercial and potential visual urbanisation especially to nearby Conservation Area and SINC. Not compliant with NDP draft policies on Heritage & Design.	No
LAA/LIP-28	Land south of Passfield Mill Industrial Estate	Car Park and Employment	1.78	EHDC	Yes	Adjacent to Flood Zone 2	No	In countryside	In (adjacent to employment cluster)	Potential - Hedgerows + mature trees	Yes - Between 2 designated areas	Potential minor impact	No	Residential, employment, agricultural, paddock	No	Next to cluster & employment	Yes	Yes - subject to biodiversity	Distant from main services both by foot and vehicle. Potential for extension of employment and commercial facilities/car parking subject to impact on openness and biodiversity on site due to Conservation Area + SINC	Potential benefits - NOTE planning permission approved for use as car park
LAA/LIP-32	Hilltop Stables, Devil's Lane, Liphook	Traveller accommodation (as existing)	0.6	EHDC	No	No	No	In countryside	No	Potential - Hedgerows	No	Potential impact	Potential impact	Agricultural, travellers	No	Rural & low density	Yes	Yes - Maintain for travellers	Distant from main services both by foot and vehicle. Existing mobile home site, potential for increase at a low density, subject to retaining suitable land to support number of mobile homes.	No - NOTE planning permission approved for additional mobile homes
Land South East of Liphook	Land South East of Liphook	Mixed-use development including housing and supporting infrastructure	48.8	SDNPA	No	No	Adjacent to	In countryside (west side adjacent to SPB)	In (adjacent to housing estate + scattered houses)	Potential - Hedgerows + mature trees	Yes - adjacent to SINC	High impact due to buffer with SDNP	High impact on rural edge	Residential, school, agricultural, woodland	Potentially suitable for specific types or self-build	Rural & low density	Yes	Yes - with some restrictions	Distant from main services both by foot and vehicle, disconnected from existing built up area, visible from SDNP with detrimental impact on openness, whilst better initial road connection concerns over impact of traffic volume, safety of road junctions and pedestrian access into Liphook and surrounding areas. Not compliant with NDP draft policies on Heritage & Design, SR5 - SDNP.	No
BLNDP/005	Land at Bohunt Manor, Liphook	Community use	24.2	SDNPA	No	In Flood Zone 2	Listed Building visible from site	In countryside (adjacent)	No (isolated housing)	Potential - SINC + SDNP	Yes - adjacent to SINC	High potential	Medium impact on rural edge	Residential, church public house, employment, fields	No	Isolated apart from East side high density	Yes	Yes - part of site with restrictions - issue with land not owned by proposer	Parts of site suitable for recreational and leisure community uses including Multi Use Games Area and pitches, subject to impact on SDNP, landscape character, biodiversity, access, and needs to be low density and low level to protect views to and from SDNP. Compliance with NDP draft policies SR1 (sports facilities), SR5 - SDNP	Potential benefits
BLNDP/008	Land north of Church Lane, Bramshott	Residential (C3 - dwellings), community uses	1	EHDC	No	No	Adjacent to	In countryside	No (scattered + linear)	Potential - Mature trees	No	Minor impact - subject to trees	No	Residential, church	No	Low density	Problematic - trees + impaired sightlines	No - issues with sunken lanes + outside Settlement policy boundary	Separated from other buildings and settlement boundary, issues with impact on sunken lane and single track access, impact on landscape character and visibility from Bramshott and setting of Church. Not compliant with NDP draft policies on Heritage & Design or Access & Movement.	No
BLNDP/011	Paddock and stables land, Westlands, Longmoor Road, Liphook	Housing and offices	0.5	SDNPA	No	No	No	In countryside (adjacent)	No (opposite linear)	Potential - Hedgerows + mature trees	No	Potential impact	Potential impact	Residential, agricultural	Yes	South - isolated; North - linear	Yes	Potential as a rural exemption site (affordable housing) or tourism accommodation	Small site, reasonable distance to local services, potential for rural exception site (affordable housing), or potential for tourism accommodation. Compliance with NDP draft policies SD5 - SDNP, CR3.3 - Tourism accommodation.	Potential benefits
BLNDP/017	The Pool House, Tunbridge Lane, Bramshott	Two detached homes and a terrace of affordable homes (exact quantity unknown)	0.28	EHDC	No	Adjacent to Flood Zone 2 + 3	No	In countryside	No	River Wey Conservation Area, mature trees, priority habitat	Conservation Area, adjacent to SINC, deciduous woodland	Potential impact - well screened by trees on both sides	No	Residential, agricultural	No	Rural & Scattered	Yes (single track for long way)	No - outside of Settlement Policy Boundary and Conservation Area	Distant from main services both by foot and vehicle, disconnected from existing built up area, in a countryside location of scattered buildings, large amounts of mature trees. Low density, sporadic development in the local area, potential for additional residential intensification to have adverse impact on historical landscape	No
The following sites were allocated as 'red' in AECOM's 'Site Options and Assessment' Report July 2020, as amended, therefore a summary assessment carried out																				
LAA/LIP-001	Holly Cottage, Woolmer Lane, Bramshott	Self/custom build	0.28																Distanced from the SPB of Bramshott, in countryside in a rural unsustainable (access) location, contrary to EHDC Policy CP19, accessed off narrow lane with no footpath. Spring Pond Meadow (SINC) to North of site. Low density, sporadic development along this section of Woolmer Lane. Residential development would have adverse impact on intrinsic character of countryside.	No
LAA/LIP-003	Aston Wood, Hill House, Liphook	Residential (C3 - dwellings), Mobile homes, older persons accommodation, self/custom build, nursing home, leisure	2.6																Existing use B1 commercial, partly brownfield with existing employment use. Accessed off narrow lane. Relatively isolated in countryside, and outside of any SPB, unsustainable location (access). Possible for Change of Use of building but intensified residential use would be out of character and have an impact on the intrinsic character of the countryside. Area of TPOs to the West of the site. Woodland and fen alongside, SINC adjacent to the NW boundary.	No
LAA/LIP-005	Land north of Haslemere Road, Liphook	Residential (C3 - dwellings)	2.54																Majority of site is within the River Wey Conservation Area. Small area on North edge is in Flood Zone 2 for surface water flooding. Marshes Hollow (SINC) adjacent to North of site, site slopes down steeply away from rear of site. SDNP lies to East of site. Considerable constraints to development. Development would form illogical extension beyond the existing settlement, have adverse impact on intrinsic character of countryside and rural setting on the exit from/entrance to Liphook, and alter pattern of development to detriment of character of rural area	No
LAA/LIP-006	Paddock at Little Boarhunt, Portsmouth Road, Liphook	Residential (C3 - dwellings), Older persons accommodation	0.84																Site is in garden of Grade II listed building, and within Registered Historic Park and Garden of Little Boarhunt. Bohunt Manor Meadow (SINC) close to north of site. Wheatsheaf Common/Liphook Golf Course (West Sussex) to West of site, SDNP lies opposite the site. Site slopes upwards to railway line to the rear with potential for noise impact and some minor contamination. Rural character area with sporadic development on outskirts of this part of parish. Results in considerable constraints to development. Additional residential development would be out of character with area and have adverse impact on intrinsic character of countryside and landscape setting of SDNP	No
LAA/LIP-008	Land adjacent to Billerica, Church Road, Bramshott	Residential (C3 - dwellings), Older persons	1.4																Withdrawn from Call for Sites	No
LAA/LIP-009	Land off Bramshott Road Liphook	Residential (C3 - dwellings), Self/custom build, Affordable Housing	3.1																River Wey Conservation Area nearby to SW. Coachroad Plantation (SINC) lies to South. Rural location, distanced from both Passfield and Bramshott Settlement Policy Boundaries. Narrow country lane access with no footpaths, no rear defensible boundary to the site. Isolated, rural location where development would have an adverse impact on the intrinsic character of the countryside	No
LAA/LIP-011	Land at Haslemere Road, Liphook	Residential (C3 - dwellings)	1.5																Comments as per AECOM's report	No
LAA/LIP-012	Land west of Headley Road, Liphook	Residential (C3 - dwellings)	1.55																Comments as per AECOM's report	No
LAA/LIP-017	Chiltley Farm, Chiltley Lane, Liphook	Residential (C3 - dwellings)	4.46																Allocated by EHDC for their draft Local Plan - An NDP should not allocate sites already allocated in a Council's Local Plan. Site could provide access for LAA/LIP-20.	No
LAA/LIP-026	Thornhill Fields, Lynchborough Road, Passfield	Residential (C3 - dwellings), and other uses	1.24																Site adjacent to Passfield Settlement Policy Boundary. Site within 400m of the SPA (no residential development allowed to take place) and close to boundary of SPA. Near to a SAC. Site located in countryside, some distance from any local facilities or services. Considerable constraints to development on site. Isolated area with sporadic low density development nearby. A more intensified residential development would be out of character with area and would have an adverse impact on intrinsic character of countryside.	No

LAA/LIP-027	Passfield former Sewage Works	Self/custom build, Employment	2.5															Site detached from Passfield Settlement Policy Boundary and located at distance from any local facilities or services in an unsustainable location. Site lies within Flood Zone 2 on South edge. Isolated in the countryside. Possible contamination on site from existing uses. Adjoins River Wey Conservation Area. Southern edge and small areas on site susceptible to surface water flooding. South west corner lies within 400m SPA buffer zone, remainder is within the 5km buffer of SPA. Access is via a narrow, unmade, private road. Public Right of Way crosses Southern edge of site. Significant constraints to development, and adverse impact on intrinsic character of countryside.	No
LAA/LIP-029	Land to the rear of Liphook Services - North	Residential (C3 - dwellings), self/custom build, employment, leisure, tourism accommodation	6.45															Located on the A3 to the rear of Liphook Service Station, potential issues with noise impact from motorway, access off A3 through service station. Part of site within Flood Zones 2 & 3. Western edge of site susceptible to surface water flooding. Western edge lies within 400m buffer zone of SPA. Griggs Green Copse and Woodland is a SINC on western edge, and Woodland and Fen alongside Holywater adjacent to the North of the site. Entire area covered by area Tree Protection Order. Area of Ancient Woodland nearby to western edge. Possible contamination on site from existing uses. Residential development on this site would be located in the countryside, disconnected from the community and the main services and facilities of Liphook. Site provides opportunity for development ancillary to or in support of the adjacent existing services on site	No
LAA/LIP-030	Land South of Liphook Services	Residential (C3), self/custom build, Employment, Leisure	3.59															Located on A3 to the rear of the service station. Southern edge of site is susceptible to surface water flooding and small amount of western area is within Flood Zones 2 & 3. Majority of site lies within 400m SPA buffer zone. Griggs Green Farm Woodland is a SINC covering the western half of the site. Entire site is designated with an Area Tree Protection Order. Area of Ancient Woodland near to the Western edge. Possible contamination on site from existing uses. Significant constraints to development, primarily proximity to SPA. Remainder of site outside of 400m SPA buffer zone would form an illogical extension to the existing settlement and have an adverse impact on the intrinsic character of the countryside. Site provides opportunity for development ancillary to or in support of the adjacent existing services on site	No
EA029	Land West of Bohunt Manor Barn, Portsmouth Road, Liphook	Residential (C3 - dwellings)	2.74															SDNPA assessment is that the site is not considered to be previously developed land, is outside a settlement policy boundary and is detached and unrelated to that settlement/ Site is located within 400m of a SPA. The site is excluded under SDNPA recommendation.	No
EA030	Land West of Hollycombe Close, Liphook	Residential (C3 - dwellings)	9.17															SDNPA assessment is that the site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape. The site is rejected under SDNPA recommendation.	No
EA031	Land South West of South Road, Liphook	Residential (C3 - dwellings)	12.06															SDNPA assessment is that the site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape. The site is rejected under SDNPA recommendation.	No
EA032	Land adjoining Longmoor Road, Liphook	Residential (C3 - dwellings)	15.12															SDNPA assessment is that the site does not relate well to the existing settlement pattern and development on the site would have an unacceptable adverse impact on landscape character and appearance of the landscape. The site is rejected under SDNPA recommendation.	No
EA033	Land at Bohunt Manor, Portsmouth Road, Liphook	Residential (C3 - dwellings)	19.4															SDNPA assessment is that development on the site would have a potential adverse impact on the character and appearance of the landscape. The site is rejected under SDNPA recommendation.	No
BLNDP010	The Old Forge Stables, Conford Road, Conford	Residential (C3 - dwellings)	0.065															There is no Settlement Policy Boundary to Conford, it is in the countryside. The site is within the 400m protection zone of the SPA (no increase in dwellings). Site is adjacent to SSSI (Conford is enclosed by the Woolmer Forest SSSI). The site has existing access from Conford Road but is on a sharp bend with visibility concerns. There are no footpaths or pavement on Conford Road. Site has low sensitivity in terms of landscape - it is within the built up area of the hamlet of Conford and its context has low density residential character. The site is not visible from any open countryside. Some heritage impact as the site is opposite Grade II listed property Conford House. Although the site is potential development land, it is outside of any settlement boundaries, relatively isolated in the countryside and within 400m of the SPA.	No
BLNDP012	Land South of Longmoor Road, Liphook	Residential (C3 - dwellings), medical centre, open space, employment land	52.48															The site is wholly within the South Downs National Park. Site is classified as Grade 2 agricultural land. Site has potential to support priority species under woodland grant scheme - BAP Priority Habitat for deciduous woodland, BAP Priority Habitat - Traditional Orchards. The site has access from Portsmouth Road and Bohunt Manor Drive. Large parts of the site are not accessible by vehicle. Public Rights of Way cross the site. Large cluster of area TPOs in the middle of the site and area TPOs to east on Portsmouth Road, and scattered individual TPOs. There are veteran/ancient trees within historic parkland character with a number of large mature trees with TPOs. Site is opposite Grade II listed buildings - 71 Portsmouth Road and Little Boar Hunt. Site is opposite a Registered Park and Garden of Little Boar Hunt and contains Bohunt Manor Parkland. SDNPA policies on encroachment of settlements on landscapes in long distance views relevant. Site has high sensitivity in terms of landscape - the SDNPA site assessment deemed part of this site submission is unsuitable for residential development because of landscape impacts. Site slopes down away from Liphook, highly exposed countryside visible from a wide area of the National Park. Site includes further areas to the north of open countryside, containing woodland. Collectively, it is a large area of sensitive landscape. Site also has high sensitivity in terms of visual amenity - 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 SDNP, 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. Site is an integral part of this region of the SDNP as a large area of open countryside visible in long distance views. Built development of the site would be contrary to key SDNPA's policies. In addition, there are a large number of constraints including BAP Priority Habitats, area TPOs, proximity to heritage assets and a SINC. The site is not suitable for residential development.	No
BLNDP015	Westerfield, Weavers Down, Liphook	Residential (C3 - dwellings)	0.61															Site is within the 400m buffer zone of the SPA, and also adjacent to the SPA. Site is adjacent to SSSI Woodpasture and Parkland (BAP Priority Habitat) - deciduous woodland, National Forest Inventory. There is access from Pines Road, which has no footpaths. The site has high sensitivity - the site is woodland with a number of mature trees, is near the SDNP and adjacent to the SPA and an SSSI. It has high visual amenity value and has two BAP priority habitats.	No