

**Liss Village Neighbourhood Development Plan
Making the Plan:**

Consultation Statement Appendices

17 - 26

Submitted to the South Downs National Park Authority

Liss Parish Council

November 2016

Record of public consultations, events and communications

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A HARD COPY OF ALL APPENDICES IS AVAILABLE



ON NOTICE BOARDS
+ RAILWAY
CROSSINGS

Lissvillage

neighbourhood plan



Your chance to have a say in the growth and development of your village



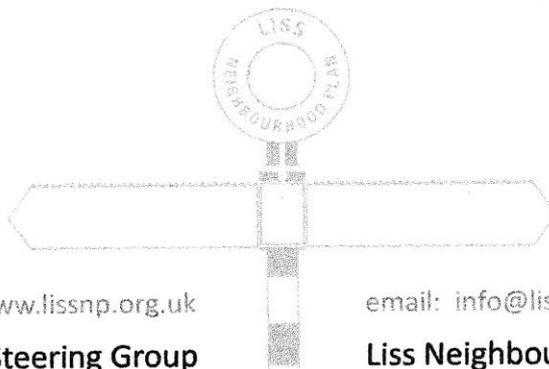
EXHIBITION

**Liss Neighbourhood Development Plan
Pre-Submission CONSULTATION DRAFT launch**

Saturday 19th March 2016

2.00 - 5.00pm

Liss Village Hall



www.lissnp.org.uk
The Steering Group

email: info@lissnp.org.uk
Liss Neighbourhood Plan



WEST MEON
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Small village primary school

4 - 11 years

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Tel: 01730 829213

ON THE WEB

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See the Post's website: www.petersfieldpost.co.uk

Charity coffee morning in Liss

THE TRIANGLE in Liss will be holding a charity coffee morning in aid of Home-Start Butser from 10am to noon on Saturday. Everyone is welcome to pop in for some fresh coffee and homemade cake. All proceeds raised from the coffee morning will be donated to Home-Start Butser.

Annual parish meeting is tonight

LISS residents are reminded to attend the annual parish meeting, which starts at 8pm at Liss Village Hall tonight (Wednesday). Items on the agenda include an update on the Liss Neighbourhood Plan, an update on the West Liss pavilion project and the presentation of the Good Villager Award to tree warden Jeff Davis.

Go to the Post's website for the latest stories & breaking news

www.petersfieldpost.co.uk

LISS

Consultation on the Liss Neighbourhood Plan gets go ahead

CONSULTATION on the Liss Neighbourhood Plan has got the go ahead.

Liss Parish Council has agreed that the pre-consultation draft of the plan should be published.

The plan will be exhibited in the village hall from 2pm to 5pm on Saturday and an eight-week consultation period will begin on Monday and end on Monday, May 16.

The plan sets out where 150 homes on greenfield sites should be built over the next 12 years.

Supporting policies in

the plan cover a wide range of subjects, including landscape, open space, infrastructure and facilities in the village.

The plan and a large volume of work supporting the plan will be available on the plan's website and a copy of the plan will be available to read in the parish council offices, the Triangle Centre and various other locations around the village.

Visit www.lissnp.org.uk for more information, and to view the plan and a large volume of supporting work.

LISS

Next Triangle film

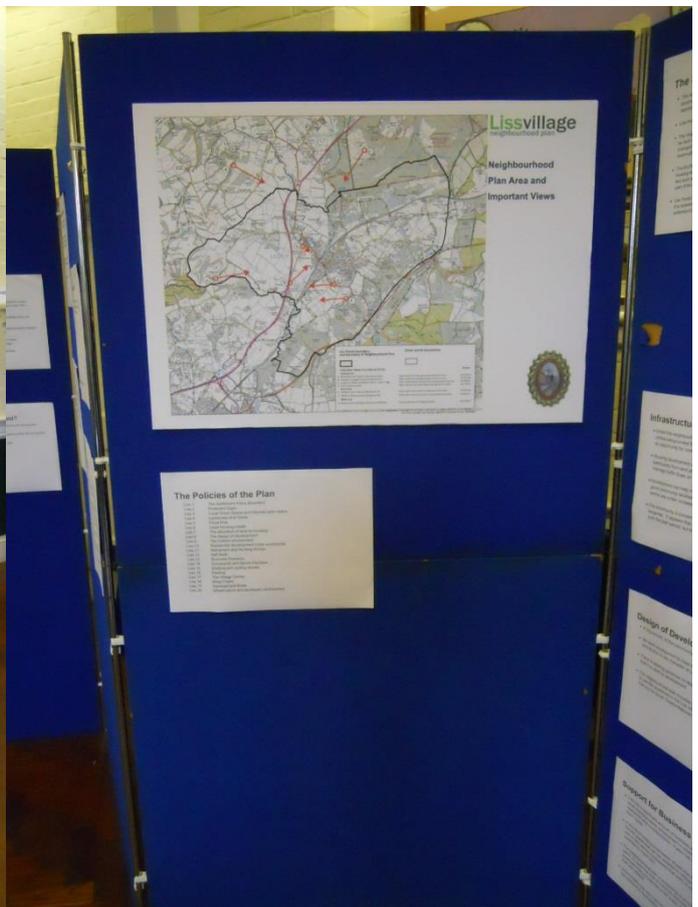
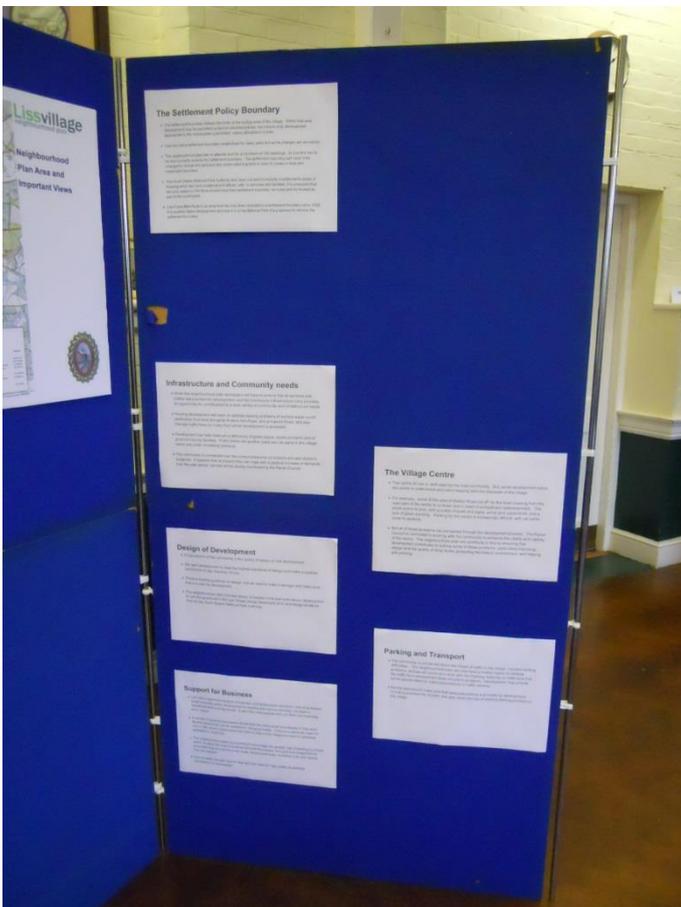
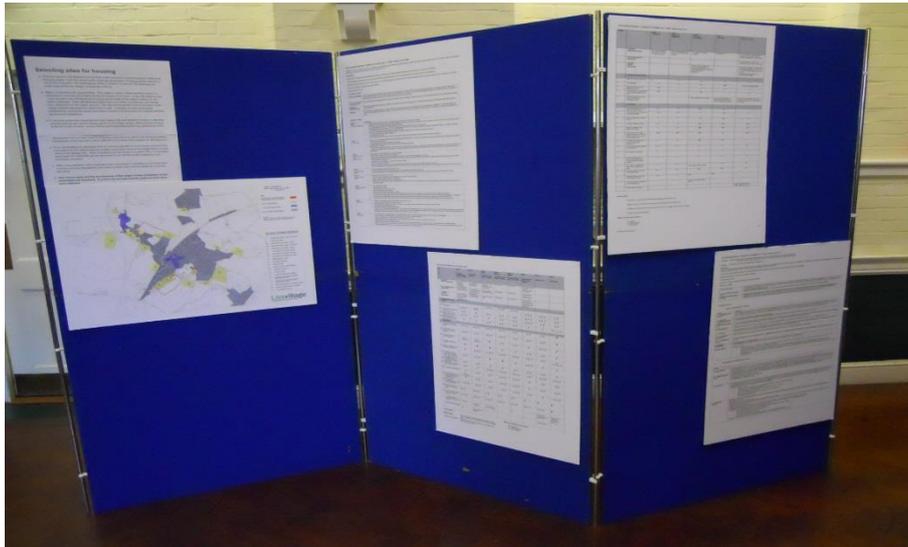
THE TRIANGLE in Liss will be showing the film *Brooklyn* on Saturday.

Doors open at 2pm for the 2.30pm matinee showing, and at 7pm for the 7.30pm evening showing.

Tickets cost £6, and

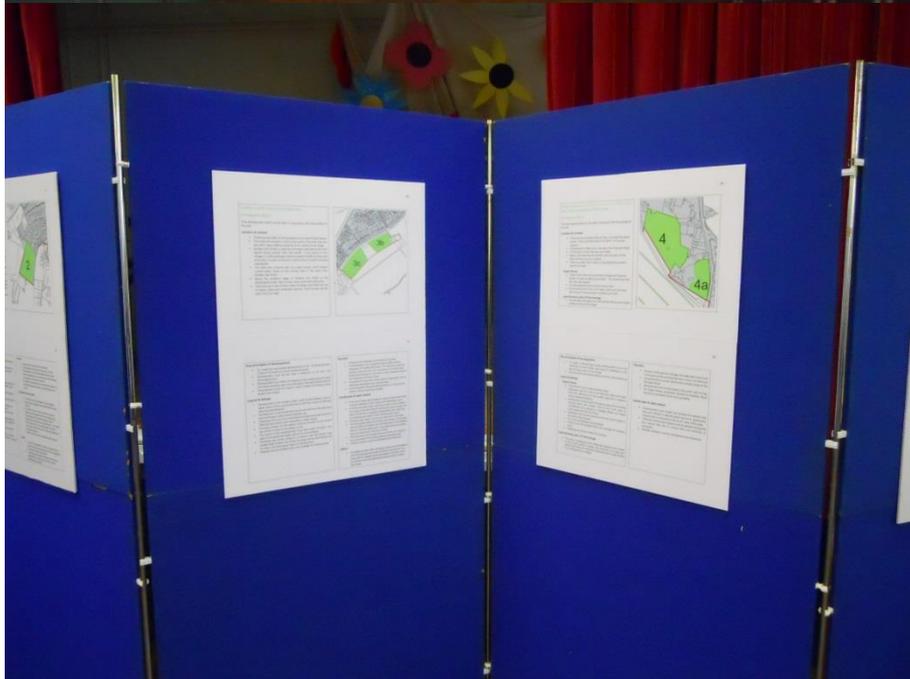
there will be a licensed bar and refreshments.

Anyone who would like more information should visit www.liss-triangle-centre.org.uk or call the Triangle's box office on 01730 301000 to buy tickets.













FEEDBACK FORM

Pre-Submission Consultation Draft

Consultation period 21st March 2016 - 16th May 2016

Give us your views on the proposals in the plan.

..... a few questions to start you thinking.....

Housing

Do you agree or disagree with the strategy for locating new housing development? (set-out in the introductory chapter to the plan)

- If not, what other approach should we use?

Do you agree with the sites proposed for new housing development?

- If not, what other sites should we consider?

The Development Briefs for each site try to ensure the development is carried out in the right way.

- Do you agree with the briefs, or should they say something different?

The plan gives priority to meeting particular local housing needs.

- Do you think we have identified the right ones?

The plan is not just about housing...

What comments would you like to make on other parts of the plan?

Please make each comment separately and if possible say which policy you are commenting on to help us analyse all the comments.

Any other comments you would like to make?

Please use the reverse side of this form for your comments.

Name

Address

(or just your postcode)

.....

.....

Please drop this form into either the Parish Council Offices (behind the village hall), the Triangle Centre or Jade News.

Alternatively, please post it to the Liss Parish Council Offices, Village Hall, Hill Brow Road, Liss, GU33 7LA

Lissvillage

neighbourhood plan

Your Neighbourhood Plan is here
... we need your views!

Pre-Submission CONSULTATION DRAFT

It is the Plan that will decide where new housing development in Liss will go as well as other important planning issues, and it will be **YOU** who will decide on the plan.



Liss Neighbourhood Development Plan

Why?

We have to find sites for a minimum of 150 homes in Liss in the period up to 2028. This figure is set out in the planning strategy adopted by the South Downs National Park Authority and the East Hampshire District Council.

We **cannot** reduce that number but under the 2011 Localism Act, communities who produce their own Neighbourhood Plan can decide where these homes will go.

Another 136 dwellings are expected to be built by that date in the village on small windfall sites.

As a bonus, communities with an agreed Neighbourhood Plan will receive 25% of a community infrastructure levy on each newly built property which we can spend on improvements to facilities in the village.

We are now consulting everyone on the draft Plan. We need to hear what **YOU** think - not only what you don't like but just as importantly, please tell us what aspects of the Plan you agree with.

We can then make changes before the plan is submitted to the South Downs National Park Authority. They will arrange for an independent examiner to consider any objections to the Plan before it is put to a referendum for everyone in Liss to decide whether or not to finally approve the Plan.

Without the Neighbourhood Plan the Planning Authority will decide for us all where the housing will go.

So please do not leave it to others!

Who?

The Parish Council is responsible for the Plan, but has asked volunteers from across the village to prepare it. Many people have contributed and the work has been managed by a Steering Group of villagers, chaired by Sir John Dunt, a long standing Liss resident.

We have held five public forums and exhibitions to consult everyone, and have looked carefully at what everyone had to say.



What?

The key issue for the Plan is the provision of new housing to meet local housing needs.

... It has not been easy to find suitable sites.

The village is within a national park where it is essential to minimise any impact on the landscape. Development can be very visible on the hillsides above Liss and even development lower down is visible from viewpoints.

The Longmoor Ranges are an International Special Protection Area which restricts new development within Liss Forest. A number of other biodiversity designations, local green space and areas subject to flooding also limit opportunities for development elsewhere in Liss.

To achieve sustainable development sites also need to be located close to facilities and services.

A very strong view expressed by the Liss community is that development should take place in relatively small amounts rather than as a large estate.

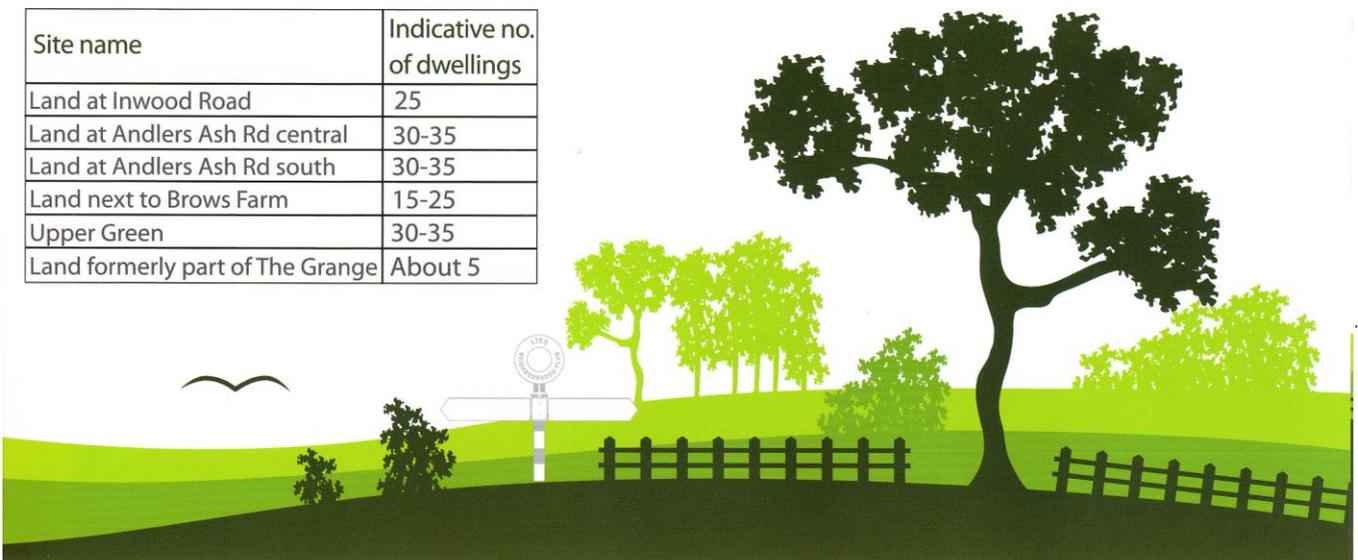
Thus, the strategy for allocating land for housing is to avoid areas subject to the constraints and to find a balance of sites reasonably close to the village centre on both sides of the railway line.

We are proposing 6 sites on land that can be developed on an intimate scale and that respects local landscape character. We have also considered other factors such as access, compatibility with adjoining land uses and achieving clear boundaries for each site.

We have rejected many other sites put forward by potential developers as they do not fit within the strategy. Each site has a Development Brief within the Plan that sets out how to minimise the impact of the development and ensure it fits into the village.

The Plan also sets out the sort of housing needed to meet local housing needs, designates land to be protected as Local Green Space, sets out principles for better design of development, and tries to ensure that new development contributes to better infrastructure and services in Liss.

Site name	Indicative no. of dwellings
Land at Inwood Road	25
Land at Andlers Ash Rd central	30-35
Land at Andlers Ash Rd south	30-35
Land next to Brows Farm	15-25
Upper Green	30-35
Land formerly part of The Grange	About 5



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Wendy Smith <lissneighbourhoodplan@gmail.com>

Liss Village Neighbourhood Plan - Pre-Submission Consultation

Wendy Smith <lissneighbourhoodplan@gmail.com>

Tue, Mar 22, 2016 at 7:18 PM

To: ldfconsultation@hants.gov.uk, lucy.seymour-bowdery@westsussex.gov.uk, simon.jenkins@easthants.gov.uk, vdobson@chichester.gov.uk, Claire.potts@southdowns.gov.uk, ron.crank@coast2capital.org.uk, info@enterprisem3.org.uk, ep@essex.gov.uk, PlanningSSD@environment-agency.gov.uk, Martin.Small@historicengland.org.uk, Robert.LloydSweet@historicengland.org.uk, PlanningSE@highwaysengland.co.uk, townplanningse@networkrail.co.uk, mail@homesandcommunities.co.uk, plantprotection@nationalgrid.com, customer@sgn.co.uk, connections.engineering@sse.com, newsite.southdowns@openreach.co.uk, planning.policy@southernwater.co.uk, wre@southeastwater.co.uk, sehccg.enquiries@nhs.net, jessprice@sussexwt.org.uk, feedback@hiwwt.org.uk, [REDACTED] memett@cala.co.uk, robert.hall@wates.co.uk, Jordan.VanLaun@wates.co.uk, stephen.hale@s-3-m.com, andrew@omegaafteralpha.com, Duncan Petty <duncan-petty@talktalk.net>, david.allen@easthants.gov.uk, [REDACTED], admin@cprehampshire.org.uk, parish-council-clerk@greatham-hants.org.uk, clerk@rogateparishcouncil.gov.uk, council@bramshottandliphook-pc.gov.uk, clerk-hpc@hawkley.org, [REDACTED] Selborne Parish council Clerk <clerk@selborneparishcouncil.gov.uk>, info@whitehilltowncouncil.gov.uk, [REDACTED]
Cc: Wendy Smith <lissneighbourhoodplan@gmail.com>

Good evening,

The Pre-Submission Consultation Draft of the Liss Village Neighbourhood Development Plan has been published on Monday 21st March for an eight-week consultation ending at noon on Monday 16th May. This consultation is in accordance with Regulation 14 of the Neighbourhood Planning (General) Regulations 2012 (as amended).

An electronic copy of the Plan to read or download is available on the Liss Village Neighbourhood Plan website at: www.lissnp.org.uk along with supporting information. Copies of the plan can be obtained for £5.00 from the Liss Parish Council, Parish Council Offices, Village Hall, Hillbrow Road, Liss GU33 7LA or the Plan may be viewed in hard copy at the Parish Council Offices (between 10 am and 2 pm Mon, Wed, Thurs). The website also provides other information about the preparation of the plan.

You are invited to comment on the plan, via the website or by filling in a feedback form obtainable from the Parish Council Office.

Should you require further information, please use this email address and we will do our best to answer your query.

Kind regards

Sir John Dunt, Chairman, Liss Village Neighbourhood Plan Steering Group



Wendy Smith <lissneighbourhoodplan@gmail.com>

Liss Village Neighbourhood Plan - Pre-Submission Consultation

1 message

Wendy Smith <lissneighbourhoodplan@gmail.com>

Tue, Mar 29, 2016 at 10:10 AM

To: ellie.liddon@rspb.org.uk

Good morning,

The Pre-Submission Consultation Draft of the Liss Village Neighbourhood Development Plan has been published on Monday 21st March for an eight-week consultation ending at noon on Monday 16th May. This consultation is in accordance with Regulation 14 of the Neighbourhood Planning (General) Regulations 2012 (as amended).

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Kind regards

Sir John Dunt, Chairman, Liss Village Neighbourhood Plan Steering Group

Liss Neighbourhood Plan



Wendy Smith <lissneighbourhoodplan@gmail.com>

Liss Neighbourhood Plan

1 message

Wendy Smith <lissneighbourhoodplan@gmail.com>

Wed, Jun 1, 2016 at 2:10 PM

To: info@hants.gov.uk

Good afternoon,

Please see the email below that was sent on the 22nd March 2016. The consultation has now closed but we have not received any response from you. It would help if you could confirm that this means you have no comment to make on the neighbourhood development plan.

Good evening,

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Should you require further information, please use this email address and we will do our best to answer your query.

Kind regards

Sir John Dunt, Chairman, Liss Village Neighbourhood Plan Steering Group

Thank you,

Kind regards

Wendy Smith
Administrator
Liss Neighbourhood Plan



Wendy Smith <lissneighbourhoodplan@gmail.com>

Liss Neighbourhood Plan

1 message

EWJC

Wendy Smith <lissneighbourhoodplan@gmail.com>

Wed, Jun 1, 2016 at 2:20 PM

To: localplan@easthants.gov.uk

Good afternoon Hannah

Please see the email below that was sent on the 22nd March 2016. The consultation has now closed but we have not received any response from you. It would help if you could confirm that this means you have no comment to make on the neighbourhood development plan.

Good evening,

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Kind regards

Sir John Dunt, Chairman, Liss Village Neighbourhood Plan Steering Group

Thank you,

Kind regards

Wendy Smith
Administrator
Liss Neighbourhood Plan

Consultee	Detail	Email
County Council	Hampshire West Sussex East Hampshire District Council Chichester	ldfconsultation@hants.gov.uk lucy.seymour-bowdery@westsussex.gov.uk simon.jenkins@easthants.gov.uk vdobson@chichester.gov.uk
Minerals & Waste Planning Authority Local Economic Partnerships	Coast to Capital LEP Enterprise M3 South East Environment Agency English Heritage Highways Agency Network Rail Homes and Communities Agency National Grid Southern Gas SSE BT Southern Water South East Water South Eastern Hampshire Clinical Commissioning Group Sussex Wildlife Trust Hampshire Wildlife Trust Developers	Claire.potts@southdowns.gov.uk ron.crank@coast2capital.org.uk info@enterprisem3.org.uk ep@essex.gov.uk PlanningSSD@environment-agency.gov.uk Martin.Small@HistoricEngland.org.uk Robert.LloydSweet@HistoricEngland.org.uk PlanningSE@highwaysengland.co.uk townplanningse@networkrail.co.uk mail@homesandcommunities.co.uk plantprotection@nationalgrid.com customer@sgn.co.uk connections.engineering@sse.com newsite.southdowns@openreach.co.uk planning.policy@southernwater.co.uk wre@southeastwater.co.uk sehccg.enquiries@nhs.net jessprice@sussexwt.org.uk feedback@hiwvt.org.uk david.neame@neamesutton.co.uk memett@cala.co.uk robert.hall@wates.co.uk Jordan.VanLaun@wates.co.uk stephen.hale@s-3-m.com andrew@omegaafteraloha.com [REDACTED] david.allen@easthants.gov.uk [REDACTED] admin@cprehampshire.org.uk parish-council-clerk@greatham-hants.org.uk clerk@rogateparishcouncil.gov.uk clerk@rogateparishcouncil.gov.uk council@bramshottandliphook-pc.gov.uk clerk-hpc@hawkley.org clerk-hpc@hawkley.org dmckinney.stroud@parish.hants.gov.uk [REDACTED] clerk@selborneparishcouncil.gov.uk info@whitehilltowncouncil.gov.uk caro.robinson@steep-pc.gov.uk enquiries@naturalengland.org.uk ellie.liddon@rspb.org.uk
	CPRE Greatham Parish Rogate & Rake Parish Bramshott & Liphook Parish Hawkley Parish Stroud Parish Selborne Parish Whitehill Town Council Steep Parish Natural England RSPB	

LISS NEWS

LISS

Plan consultation has begun

By Tom Watts
tom.watts@petersfieldpost.co.uk
01730 239607

AN EXHIBITION of the Liss Neighbourhood Plan attracted plenty of interest.

The exhibition was held at Liss Village Hall on Saturday afternoon and attracted a very healthy crowd.

Liss Neighbourhood Plan steering group chairman Sir John Dunt said: "We had a very successful exhibition, and about 200 people came along and showed a keen interest in the plan."

An eight-week public consultation period on the plan started on Monday, and runs until Monday, May 16.

Sir John said: "Now the plan has been completed it has gone on the website for everyone to see. Once the consultation period has finished we will

take into account everyone's views and adjust the plan if necessary before sending it to the South Downs National Park Authority.

"With the consultation period we are now entering a new phase, and opinion has broadly been very supportive of the draft plan.

"People understand the need for more housing and our rationale for the sites has been well accepted, although there were a few concerns about infrastructure, including traffic and parking.

"We are particularly keen that the 40 per cent affordable housing is delivered for local young families and older people who want to downsize.

'We will take into account all views and adjust the plan if necessary'

"People were quite complimentary about the amount of work we have done, and a lot of volunteers have put a lot of time in."



Sir John Dunt explaining the village plans in Liss Village Hall.

Now the consultation period has begun, Sir John urged everyone in Liss to comment and have their voice heard.

"Absolutely we need people to comment and say if they support the plan or have any objections," added Sir John.

To view a copy of the plan visit www.lissnp.org.uk. Alternatively, hard copies can be bought from the parish office or the Triangle.

Conservatory plans approved

A PLANNING application for a conservatory to the back of Shakel, 9 Bridge Meadows, Liss, has received planning permission. Anyone who wants to view the approved plans should visit the South Downs National Park Authority's planning website: www.southdowns.gov.uk/planning and search for the following: SDNP/15/06283/HOUS.

Gee up for club's night at the races

PEOPLE in Liss are under starters orders to take part in a charity race night at the Royal British Legion in aid of MIND and the Rosemary Foundation. Tickets for the event, which will begin at 7.30pm this Saturday, are £7.50 from the Flake Road club, contact: 01730 89317 for details.

LIPHOOK & LISS NEWS

LISS

Time is running out for Liss residents to have their say on neighbourhood plan

THE CONSULTATION on the Liss Neighbourhood Plan will soon be coming to a close. The eight-week consultation period started on March 21, and it will end on Monday, May 16.

The plan sets out where 150 new homes on greenfield sites should be built over the next 12 years. Supporting policies in the plan cover a wide range of subjects including landscape, open space, infrastructure and facilities in the village.

The plan and a large volume of work supporting the plan is available on the plan's website and a copy of it is available to read in the parish council offices, the Triangle Centre and various locations around the village.

Liss Neighbourhood Plan Steering Group chairman Sir John Dunt said: "The consultation is important

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www.petersfieldpost.co.uk

and the parish council urges the residents of Liss to comment.

"A great deal of work has been undertaken over the last 15 months, all by a steering group of volunteers who have worked with many others with the best interests of the village at heart.

"All comments and representations received during

the consultation period will be carefully considered by the steering group. If necessary, the plan will then be modified before it is submitted to the South Downs National Park Authority.

"Any objections to the plan will be considered by an independent examiner.

"Following the independent examination, all those on the electoral register in Liss will be able to vote on the plan in a referendum.

"The referendum is important. If more than 50 per cent of those who vote support the plan, it will become legally binding for all new development in the village.

"If the plan is rejected the people of Liss will lose out on deciding where development in Liss will go."

Visit www.lissnp.org.uk for more information and to view the plan.



Tony Walden (61) from Gosport leads the way in convoy up the hill with his four-and-a-half inch scale 'Burrell'.



Emily Foster (36) from Midhurst with her daughter Scarlett (3).



A great day out for the Steadman family from Alton.



Paul Horth (67) from Wimbledon with his two-inch scale Durham and North Yorkshire steam traction engine.

PICTURES BY MALCOLM WELLS

LISS NEWS

LISS

St Mary's Church fete on Saturday

ST MARY'S Church in Liss is holding its annual church fete on Saturday from noon to 3pm in the rectory garden and the church. There will be a barbecue, stalls, bric-a-brac, games, soak-a-saint and cream teas. Musical entertainment will come from Kerin and Simon at 12.15pm. The Makatinis of Liss Infant School at 1.15pm, and The Margariffs at 2pm. There will also be a fun pet show and a children's art show.

Go to the Post's website for the latest stories & breaking news – get the latest news as it happens right across district

www.petersfieldpost.co.uk

LISS

Liss Neighbourhood Plan progress update

SINCE the Liss Neighbourhood Plan public consultation period ended, the steering group has been carefully assessing all the comments and representations that were received from many members of the public, statutory authorities, developers and landowners.

Over the next two months the plan will be amended where appropriate to accommodate the constructive points made during the consultation period. Steering group chairman Sir John Dunt has said the aim was to

forward the modified plan to the South Downs National Park Authority in the early autumn for its assessment, prior to an independent examination which it is hoped will take place around the end of the year. Subject to approval by the examiner, the final step will be a referendum in the village early in 2017. If more than 50 per cent of those who vote in Liss approve the plan, it will become legally binding and developers will be obliged to conform to the new housing proposals on greenfield sites.

LISS

Creative needlework

LISS in Stitches has been delving into the history of creative needlework.

Members visited Blythe House in London, a key storage facility for the V and A Museum. The June meeting

continued the historical theme with a practical session making Dorset buttons.

The group meets next Tuesday at 7.30pm in the Triangle. Jenny Ashford will talk about her interest in textiles.

PICTURES BY MALCOLM WELLS



SO PROUD: Joseph Murray (8) from Whitehill, Milly Groves (7) and Ella Groves (9) from Liss with the family's prize winning dog Cracker.



Third place in one of the classes for Jamie Munro (8) and Chillii.



Gemma Lapicki (9) and Rachel Lapicki (7) having fun at the fair.



LEFT TO RIGHT: Louise Batt, Kathryn Lapicki, and Samantha Davy with some of the cakes at the fair.

LISS NEWS

LISS

Plan ready to be submitted

By Tom White
tomwhite@petersfieldpost.co.uk
01730 232607

AFTER nearly two years of hard work and careful consultation, the Liss Neighbourhood Plan is now ready to be submitted to the South Downs National Park Authority.

The plan identifies five preferred sites for 150 homes on greenfield sites, to be built over the next 12 years.

These sites are reasonably close to the village centre, and at least 40 per cent is to be affordable housing.

The steering group, which has put together the plan, recognises the need for younger families, single people and those wishing to downsize in the village, to be able to buy in Liss.

The layout and design of

new homes is clearly spelled out in the development briefs for the five sites.

Liss Parish Council will discuss the plan at a meeting on Monday, November 21, and the plan will then be forwarded to the national park authority for consideration.

Early next year, there will be an independent examination of the plan and this should be followed by a referendum in the village around Easter time.

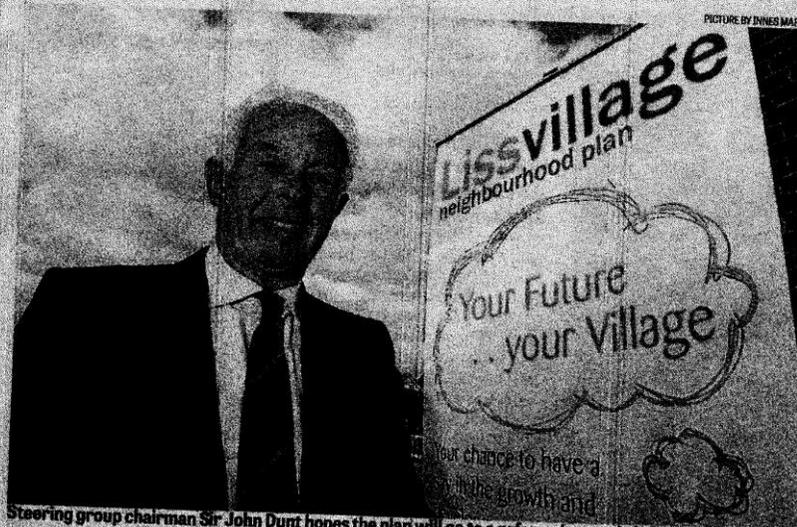
If 50 per cent of those who vote approve the plan, it will be legally binding on devel-

'I hope we can proceed through to a referendum early next year'

oping to abide by the policies and development briefs in the plan.

Steering group chairman Sir John Dunt said: "I am extremely grateful to all who have contributed to production of the neighbourhood plan.

"It reflects very well on



Steering group chairman Sir John Dunt hopes the plan will go to a referendum early in 2017.

the close interest people have in the future of their village, not just with regard to new housing, but also the environment, village infra-

structure and facilities, traffic issues, businesses and sports grounds.

"I hope we can proceed through to a referendum

early next year which produces the right, positive, outcome."

The plan can be viewed at: www.lissnp.org.uk

Florence Foster Jenkins showing

THE TRIANGLE in Liss will be showing the film *Florence Foster Jenkins* at 2.30pm and 7.30pm on Saturday.

Tickets cost £6 and there will be a licensed bar and refreshments. Anyone who would like more information about the film and to buy tickets should visit www.liss-triangle-centre.org.uk for further details.

Annual meeting for Legion branch

THE LISS branch of the Royal British Legion will hold its annual general meeting in the Royal British Legion club in Liss at 8pm tomorrow (Thursday). All branch and club members are asked to attend as new committee members are sought and will be appointed at the meeting.

Liss Neighbourhood Plan

Minutes of the meeting of the Steering Group – Thursday 8th January 2015 Parish Council Offices

Present: Sir John Dunt (Chairman), Chris Paterson (SDNPA), Dan Steer, Susan Halstead, Charmian Porton, Michael Oakley, Adam Tither, Roger Mullenger, Phil Deacon, Angela Wright, Stephen Mannerings, Roger Hargreaves, Wendy Smith (Administrator)

ACTION

1. Chairman's Introduction

The Chairman thanked everyone for agreeing to be part of the Steering Group and said he felt privileged to be asked to be Chairman as we had an opportunity to shape the future of the village for a very long time.

2. Declaration of any conflicts of interest

RH confirmed that forms would be distributed at the end of the meeting. WS to collate and bring to each meeting for update / amendments.

The policy on Conflicts of Interest was **AGREED**

ACTION: Conflict of Interest to be on all future agendas.

WS

3. The Task

JD confirmed that everyone in the group had received their Info pack.

ACTION: WS needs Info pack

RH

a. Housing and Timing

The key task is to provide additional housing in Liss. There are approximately 6,300 people in Liss and the Joint Core Strategy, which is the approved plan, has a requirement for 286 new dwellings by 2028. Of that, 136 will be built on Brownfield sites, leaving 150 new dwellings to be found on Greenfield sites. The Neighbourhood Plan has to conform to the strategy of the approved plan. CP pointed out some groups in other areas have wanted to go above the allocated number of houses. The key thing is to deliver 150 homes.

Chris Paterson will attend as many meetings as possible to help us through the process.

CP said timing is most important. The SDNPA Local Plan is being prepared now, so although it is not yet the approved plan it is sensible to use that plan as a parent policy document. Thus, the final draft of the NP is needed this calendar year. It will be a tough task. Petersfield Plan took 3 years, we have 1 year. If we are not at an advanced stage by the end of this year, it will create a policy vacuum. Other policies will emerge over the next year which we need to be aware of. These may include an additional amount of housing. CP will have a better understanding of the numbers by summer 2015.

RH said brevity is everything. We must resist the urge to put everything in.

CP said that the SDNPA will allocate housing sites themselves where there is no neighbourhood plan (NP) in place. Where there is a NP, SDNPA will rely on it.

MO asked whether we could see the documentation to support the number of houses. CP confirmed that for the Joint Core Strategy there are a number of documents that helped arrive at the number. These had been debated at public enquiries and was available in the public domain (all documents are available on the EHDC website).

CP said the SDNPA would be publishing its own Strategic Housing Land Availability Assessment (SHLAA) by end January 2015. We will need to keep an eye on this and other documents being produced by the Park Authority. We should take on board sites included, but we could look at other sites in the Parish too. Don't jump straight into where houses will go but do a housing needs survey locally so that you can justify it to the community and be able to provide solid evidence of how you justified the decision.

CP said the SDNPA is also doing lot of work on environmental issues. We already have a village design statement, but we need to take some of that material and turn it into planning policy and have influence on the design.

b. CIL

The Government is proposing to launch a Community Infrastructure Levy (CIL) through which developers make a contribution to support services and facilities. Currently a 3 bed house in Liss would generate around £15k. As a parish, we will get resources to provide additional services etc. CP said we would be tested on viability. EHDC said £100 per sq metre is currently being proposed for Liss. Other places are £200 per sq metre.

There will be a stream of money coming through, so we need a view in the NP on how it should be spent. CP confirmed that 25% of CIL money comes to the Parish Council. SDNPA has a policy on how CIL money can be spent.

c. Public Scrutiny

CP said we will come under scrutiny from the wider community. Often from neighbours who will ask why are we doing this. They will assume we have a personal interest and it is important to declare any interests. If we do come under scrutiny, refer back to the Declaration of Interest.

CP said he is always being asked "Why is our community doing this". Part of the answer is that Liss can either let the SDNPA choose or we can lead, with their support. CP said the Petersfield community were supportive of their NP - the community gave it a big thumbs up.

CP said we should make sure we can justify what we are proposing. Challenge each other, so that when in the community, we can say why we are proposing what we are. JD said don't be afraid to talk to neighbours, in the pub – get their views as later on you will be seeking the electorate view.

The key to make this happen is to drip feed info, such as was done for the Petersfield NP. Start with everything and then home in on what's important to Liss. Keep it focussed and get into the nitty gritty quickly. He also suggested that we develop a Q&A sheet as people will ask why we need more houses.

JD/SH/RH/WS

ACTION: WORK ON Q&A SHEET TO PRESENT AT NEXT MEETING

4. Terms of Reference

JD said that under the Terms of Reference the Steering Group might grow in the future, but for now the size is sufficient.

PD raised concern about the difficulty of knowing how significant a conflict might be. JD recognised the problem and said we will tackle this as and when we come across it, but the intention is that we must all be honest and open.

MO asked what form the local referendum will take? CP said that the form is laid down in regulations. Once the plan has been through public consultation and has been looked at by an Independent Examiner, everyone votes for supporting the plan or not

supporting the plan. We need 50% + 1 for the plan to be adopted. The process is funded by the Park.

RH said the Terms of Reference would need to be signed off by the Parish Council.

The Terms of Reference were **AGREED**.

5. Vision Statement.

RH said this document came from the Parish Plan and the Village Design Statement and had been put forward as a starting point. It will be returned to and amended over time.

AT asked about the word “Sustainable” CP suggested it is the ability to deliver and meet the needs of today while not compromising the ability to meet future needs. Sustainable is always a big key question and means different things to different people. CP said there are many NP forums out there – he suggested we throw out the question and see what comes back.

RM said employment should be particularly for local people, although he recognised how difficult that was. There is no mention of public transport integration. JD commented this is a Hampshire wide issue. CP said CIL money could be used for sustainable networks. The Petersfield plan talks about bus routes but they are marked in pink as aspirational policies.

He suggested we ask the community what is most important to deal with, we need to tell people there is a limit to what can do, and that it is predominantly about land use.

MO suggested two additions to the Vision – he said Liss is not a beautiful village and would like to see something about improving appearance. Under Socially, instead of just supporting young people he would like old people added too. AT said how Liss looks is part of the character of the village and we need to address some of the current buildings and areas. There was general concern that Liss should maintain and enhance its character, remembering we have 4 distinct settlements.

AT asked if we could have copies of the viability studies with regards to flooding etc.

CP has a copy of the SDNPA Vision and will email JD. CP said the community will need to look at and buy into it.

JD/RH

ACTION: CP to email Vision and JD/RH to work on. Updated vision at next meeting

6 and 7 – Project Timetable, Organisation and Support

RH will act as project manager and will work out a project plan reflecting ambitious timescales to be circulated before the next meeting in February.

CP to send copy of Amberley project plan as a good example.

ACTION: Draft Project Timetable to be circulated ahead of next meeting

WS

RH said the Website will be developed and will have two purposes:

1. Steering Group to reach material, some material will be password protected
2. To reach the wider community.

RM offered to help with IT.

CP suggested we look at Google groups and on website have somewhere to share information, as well as Dropbox.

WS

ACTION: WS to look at Google groups, Dropbox and report back to JD/RH

8. Financial Support and Budget.

ACTION

CP outlined sources of funding:

1. Locality – A maximum of £7000 and we have to bid for it. Currently applications are open for bridging grants and they would give an award of some sort. Applications then reopen on 1st April. The only places in the Park to receive the full £7k is Petersfield and Lewes.
2. Park authority – potential of up to 5k. We should get the full 5k but would need a budget plan and project plan.
3. Parish council have allocated £2k for current financial year and for the year beginning April 2015 have allocated £5k.
4. There are other ways to find money that CP can help on, as well as getting as much help in kind. CP said Winchester District is exploring the use of the County Councillors' devolved budget and also those of the District Councillors. We can look at whether we can attract some of this money. Helen Cann at EHDC is a very useful source of information.

Looking at potential expenditure. CP advised against appointing a planning consultant and RH said there was little extra information needed, given the past work in Liss and the work being undertaken by the SDNPA. The greater danger was that we would drown in information. RM said we needed to allocate money to keeping people informed who don't read local papers etc.

CP strongly recommended we should look at other NP's, a good one is Tattonhall.

ACTION: When available, provide CP with budget and project plan

WS

ACTION: Agenda item for next meeting

WS

9. Organising the Work

JD suggested we cannot form working groups today, but asked the meeting to think about this matter over the next few days and email JD and WS any ideas, suggestions etc, especially if you can contribute or chair them.

MO said we will need Terms of Reference for each working group. JD agreed that the groups must be focussed properly with succinct terms of reference that dovetail into the timetable we produce and whilst he envisages the Steering Group members would be in the working groups, we need to draw on other area of the community to contribute to appropriate subjects.

Over 50 people had expressed interest in taking part in the work. Some did not want to be on the Steering Group but were keen to get stuck into particular issues and some may be happy to lead those issues.

CP said a lot of work has already been done in Liss. We know the key challenges, so form them into questions. If we know what the issues are, we can start to work up objectives then go back to the group of 50, asking them to look at the evidence that underpins it. Ask each group to come back and report on whether it is enough to be in the NP.

JD asked that by Monday evening he has any views on how we might structure the working groups and as Steering Group members, what part would you like to play.

ACTION: RH, SH and JD to meet separately to produce plan for the working groups.

RH/SH/JD

ACTION: Next meeting Agenda to discuss, agree and then take out to wider group.

WS

10. Involvement of the NP 'forum' and schools

JD reminded everyone that we need to get young peoples' views on the NP – could we go into Bohunt, Petersfield School etc. DS said young people have already been consulted in the past and we can probably predict the list, i.e. skate park, but suggested we create a group of young people to bounce ideas off as we need to ensure their views are heard. CP said in Clapham, West Sussex local children took photos of what they loved, what they hated about the village and that was a way of getting their buy in and ideas etc

RH said young people are part of a broader issue as most people in village have not become involved or cannot be bothered so we need to find ways to contact them. For example, we need to look at the vision for Rake, so how do we talk to people in Rake.

Village Voice is being edited now and Triangle News will be distributed in March.

AT said we should be as visual as possible. People need to identify with the Plan, we need to put it out there.

AOB

JD thanked everyone for being here. He added that we should not hesitate to get in touch with any feedback, views, queries etc.

Date of future meetings

1st Thursday of month at 7.30 pm – Liss Parish offices.

Apologies to Wendy Smith no later than 24 hours before meeting if unable to attend please.

5th February

5th March

2nd April

7th May

4th June

2nd July

6th August

3rd September

1st October

5th November

3rd December

Liss Neighbourhood Plan

Minutes of the meeting of the Steering Group – Thursday 5TH February 2015 Parish Council Offices

Present: Sir John Dunt (Chairman), Dan Steer, Susan Halstead, Charmian Porton, Michael Oakley, Roger Mullenger, Phil Deacon, Angela Wright, Stephen Mannerings, Roger Hargreaves, Wendy Smith (Administrator)

		Action
1.	<p>Apologies</p> <p>Chris Paterson (SDNPA), Adam Tither</p>	
2.	<p>Declarations of conflicts of interests</p> <p>None declared</p>	
3.	<p>Minutes of the previous meeting and matters arising</p> <p>Minutes agreed. Matters arising – Vision Statement. RAH confirmed we will look at this again after the Forum on the 14th February. WS to put onto Agenda for March meeting.</p>	WS
4.	<p>WG's and Tasks</p> <p>JD said the number of WG's is down to 3 and that Chairman have been elected for each group:</p> <ol style="list-style-type: none"> 1. Housing need and site criteria – Michael Oakley (Chairman) supported by Dan Steer, Phil Deacon and Angela Wright 2. Housing Sites and Design – Adam Tither (Chairman) supported by Roger Mullenger and Sue Halstead. 3. Community Facilities, Infrastructure and Business – Stephen Mannerings (Chairman) supported by Charmian Porton. <p>At the Forum, we will aim to identify other individuals for each working group and get fuller membership with the involvement and agreement of each groups Chairman. JD said it is important to include as many people from the community as possible at this stage. RAH will produce a task brief for each of the 3 WG's over the next couple of weeks. He will use a common format for each group. RAH went through the format for the proposed task document. This is a starting point only and he expects the WG's to update and advise of any changes. The tasks are a combination of what has to be done, but also includes the views of people so far. He said it is important not to lose the views highlighted by villagers. CP asked if we thought people from the community would dip in and out of the projects and JD said we must embrace all views as it is an important part of the project.</p> <p>AW asked how we would communicate and feed into each group. RAH said the groups themselves must think about engaging with the communication element.</p> <p>MO asked about consultants and whether we will use them.</p> <p>JD said the Petersfield plan used consultants extensively but his instinct is to minimise the use of consultants and use our own intellect and capability.</p>	

	<p>It was suggested that we contact the Petersfield NP consultant for advice but that we carry out the surveys and do the leg work ourselves and that we have dialogue with the key people who produced the Petersfield NP.</p> <p>RAH said if we are challenging anything from the park we will need a good evidential base which will need independent validation so it may therefore be difficult to avoid having someone external. JD said if we do use external consultants we must define very clearly their role and costs upfront. RM said Hampshire CC have a Demographic Dept and asked if we could get any special analysis from them, but expected we would have to pay but it would give up to date population numbers etc.</p> <p>JD/RAH/SH are meeting with Paddy Walker of Rogate NP for an initial discussion about common issues etc.</p>	
5.	<p>Project Plan</p> <p>JD confirmed we need to focus on the section on studies. The studies over 32 weeks are a very important period. RAH said no engagement strategy has yet been developed, and supporting documents are still needed. A crucial time line is that after the initial period of getting things underway, there are then two chunks of work – the basic study and writing the plan. A decent period of time is allowed at the end of year for drafting the plan. Looking at other plans, they have taken longer but the newer plans are more focussed and taking less time.</p> <p>It was agreed that the plan would need a fairly short introduction and then get into the meat of what has been debated, discussed and agreed. RAH suggested the Plan should be kept short with all explanations in a separate document. All to email their thoughts on the plan to JD and RAH.</p>	ALL
6.	<p>Provisional Budget</p> <p>JD said the Parish Council monies will be available quite quickly but we have to apply to SDNPA and Locality for funding. RAH said they need a specific bid and once the WG's are up and running, we can identify what we need, e.g., a housing needs study. Locality won't release the next tranche of monies until March but the Park are more general. RAH said we will have justify what the money has been spent on. AW asked if we need one application for all the funding or separately for Locality and the Park. RAH confirmed that more than one could be made, up to the limit. JD confirmed we will return to budget from time to time to check on expenditure.</p>	April Agenda
7.	<p>SHLAA</p> <p>JD said this item is on the Agenda for information only. For the moment, we should not react on it but as a group say we are looking at it. SH asked how we will present it at the Forum. RAH said that it will be displayed. JD said it will be important that the WG's talk</p>	All future agendas

	<p>to each other and report back to SG monthly. Each working group to have item on the agenda from March onwards.</p> <p>RAH said Greenfield and brownfield sites are separate and that many Brownfield sites are in the pipeline.</p> <p>JD asked if we would get an update to SHLAA later in the year?</p> <p>RAH said SDNPA will have to go through examination by government inspector and at that point might produce an updated report.</p>	
8.	<p>Engagement Strategy</p> <p>RAH said we need to focus on this a little more and ideally we would find someone who could lead on the Engagement Strategy. We only need a small group to look at this. Village Voice will tell people about the Forum on the 14th. SM to contact Karen Bevan but it was noted that she would charge us. MO said it will be important to have someone manage press releases. WS to contact Petersfield Post. It was noted that Petersfield Post and Herald are now under one umbrella.</p> <p>RAH said the website is now structured but no artwork is yet included. SM to look at this. Keith Budden has taken the structure from other NP's but visuals are needed. SH said that the Park were looking at Community Engagement and are hoping to have a FOC tool kit by 3rd March which has a template and would hopefully give some common branding for the park but can be personalised to Liss, e.g., visuals of the village, church etc. SG to look at again in March. CP confirmed Triangle News is due in April.</p> <p>JD confirmed we should hold a Forum every 2 to 3 months to keep the community informed of progress.</p> <p>RM asked about paying someone to deliver Village Voice and CP said it would be around £200. SH confirmed Village Voice mainly delivered by hand with rest posted.</p> <p>JD asked we give a logo some further thought and put onto next meeting Agenda so it is agreed by Easter to use for the rest of the year and beyond.</p> <p>Frequently asked Questions</p> <p>WS to email document to Steering Group and then if no further comments email to the Parish Councillors and put onto Parish website.</p>	<p>March Agenda</p> <p>April Agenda</p> <p>March Agenda</p> <p>WS</p>
9.	<p>Forum – 14/2/15</p> <p>JD confirmed that the SHLAA (old and new) would be on display and the Vision, Terms of Reference and FAQ would be available. JD will give a short introductory statement to start the Forum off.</p> <p>At the end of the forum, we would need the 3-working group chairman in separate areas and invite people to go and give input and offer their services. RAH said he would like comments and feedback on the vision and objectives via an open discussion on the day. We do need to recruit people for the WG's. Agreed that seating would be horseshoe shaped at the front for the Steering Group members with others seated.</p> <p>Agreed we would need contact details form available.</p>	<p>WS</p>

	JD/RAH/SH will put together the format for the meeting. JD/RAH to generate an agenda for the forum meeting.	JD/RAH/SH JD/RAH
10.	<p>AOB</p> <p>JD confirmed that he, RAH and SH were meeting key people involved in the Rake NP and will report back via email. Rake have published their first draft and there is a public meeting in February with the final version available in March. SH said they were not aware of our shared boundaries.</p> <p>RM said he is a Trustee of Newman Collard and had briefed them about the NP process and felt a forum for individuals might be worth considering to get organisations to give views. Suggestions were trusts, sports organisations, horticultural society, schools, football club, medical facilities. DS will raise with school governors. RAH said there are various models we could use – we could bring everyone together or chat with one or two.</p> <p>SH said SDNPA are devising a plan for the whole park and are having monthly meetings – the March and April meetings are particularly relevant to us – housing, affordable housing, gypsy travel. SH attended the January meeting but asked for others to attend. JD said he felt several members should go. Dates to be emailed to Steering Group.</p> <p>CP said Flood Watch Committee has just been set up in the village – Mike Kendall leading this.</p> <p>AW gave apologies for Forum due to holiday.</p>	WS

Date of future meetings

1st Thursday of month at 7.30 pm – Liss Parish offices. Apologies to Wendy Smith no later than 24 hours before meeting if unable to attend please.

5th March - Apologies received from Sue Halstead

2nd April

7th May

4th June

2nd July

6th August

3rd September

1st October

5th November

3rd December

Liss Neighbourhood Plan

Minutes of the meeting of the Steering Group – Thursday 5TH March 2015 Parish Council Offices

Present: Sir John Dunt (Chairman), Charmian Porton, Michael Oakley, Roger Mullenger, Phil Deacon, Angela Wright, Stephen Mannerings, Roger Hargreaves, Wendy Smith (Administrator), Chris (SDNPA)

		Action
1.	<p>Apologies and Declarations of conflicts of interests</p> <p>Apologies: Dan Steer, Susan Halstead Declarations: None declared</p>	
2.	<p>Minutes of the previous meeting and matters arising</p> <p>To be amended and reissued</p>	WS
3.	<p>Vision and Objectives</p> <p>RAH has further revised the Vision. Chris commented generally and how it fits with other Neighbourhood Plans vision statements. AW asked how the Vision statement would be used and what it achieves? Chris confirmed that the Vision will not be examined by the Inspector but it does make it easier for the examiner to understand the justification behind the policies put forward. It is also a useful tool when challenged as we can refer back to the vision as agreed by the public at an earlier date. JD said it ought to be owned by the whole community and used to ensure the public are in tune with what we are doing. It need be no more than one side of A4 and needs to avoid repetition, with succinct language. He asked whether we should be using words like “low lying” or whether “hidden village” should be omitted? AT suggested we state the key features of the village at the beginning of the document.</p> <p>Action: Final comments to the chairman who would then take a view on a provisional vision and objectives</p>	All
4.	<p>Working Groups Chairman’s Reports</p> <p>Michael Oakley – WG 1</p> <p>MO confirmed the first meeting is 19th March. All who put their name down for this Group have been invited. This will be an exploratory meeting and he will then confirm membership and advise those who are not needed. MO is preparing briefing documents ahead of the meeting. He is collecting data on housing needs but with difficulty as EHDC and Hampshire housing have conflicting statistics with some saying 600 on the list for social housing, and others saying 1686. JD commented that tasks on Michael and Adam’s groups might overlap so they will need to liaise closely and that all 3 Working groups should have 1 or 2 of the steering group attending.</p> <p>Adam Tither – WG 2</p> <p>Held their first meeting with 8 members from outside the Steering Group. He confirmed a good mix of people all orientated to design, although there is a gap in younger people and women. They will meet monthly the week before the Steering Group meeting. His team are currently looking at design statements and taking photos of</p>	

	<p>what they like and don't like around the village. He asked if we can ask people to define the 4 areas of the village and whether it could go onto the Parish website? He is also looking at a CAD map to start testing these sites, as well as looking at Brownfield and Greenfield sites. Homework for his group is to walk around SHLAA sites before next meeting.</p> <p>AT asked what can we do about photo sharing? Is it possible to get a Pro-map of the village so that we can put on the settlement boundaries, the 4 distinct areas, flood risks etc. RM to contact Ordnance Survey about mapping data. JD said this is all very positive and that we should go ahead and get onto the Liss NP Website. Chris to speak to Petersfield NP group to get contact details for Logitech – a Google interactive map.</p> <p>RAH reminded the meeting that we should avoid public discussion on site ahead of proper publication of proposals</p> <p>Agreed this should be discussed at the April SG meeting before we put information into the public domain.</p> <p>RM said that looking at design and capacity, the affordable housing split was 85% for 1 or 2 bedroom houses so heavily skewed to smaller properties. CP said we should look at the mix of housing on SHLAA sites. AW asked when the SDNPA is finalised, will it state the housing mix needed and Chris confirmed the housing mix is at our discretion. CP said where there is an issue on design, a detailed design brief will be needed. AT said we should be clear about what we need with flexibility built in. RM suggested we contact Estate agents to look at their lists and market demand for 3 or 4 bedroom houses too.</p> <p>Action: WS to set up a Pinterest account for photos etc. All to send photos to Wendy.</p> <p>Stephen Mannerings – WG 3 He is starting to collate background information, looking at infrastructure, gathering historical data and information on local businesses. He will then look at what we need to provide in 15 years' time but this will be driven by location of sites. Charmian is a member of this group and confirmed that they have names for members but no tasks yet. JD suggested SM contact Howard Clarke as he would like to help but is not able to be a member of the Steering Group. JD said if any of the WG's need input from JD or RAH, just ask.</p>	<p>RM</p> <p>CHRIS</p> <p>APRIL MTG</p> <p>WS/ALL</p>
5.	<p>Project Plan and Task Briefs RAH said he had looked at other NP areas in the Park, including Petersfield as closest to us, and then looked at core policies that NP's had dealt with. He has tried to give a flavour of the sorts of policies to be looked at and the tasks associated with producing them. He asked that everyone should read it as it is a good starting</p>	

	<p>point and basis for getting work underway. He said that WS will chase the groups for progress reports on these tasks. Also, if they are to be changed significantly, then that needs to be brought to and agreed by the SG. However if any minor changes please notify WS and RAH. He said they are working documents.</p> <p>AT asked about the village centre and current building works. RAH said that this gave rise to issues of design and character but also issues being considered by SM and his group.</p> <p>MO felt that some of the tasks in his brief fit better into AT's brief and following discussion agreed Policy Areas numbered 12, 13, 14, 15, 19, and 20 on Pages 10 and 11 of the "Policy Areas and tasks" document would be addressed by WG2 instead of WG1.</p> <p>RAH said he has not fixed timings on the tasks but they will need a timeline. He also said if the Chairmen see a resource problem then shout quickly as if we need to retain some outside help, it is time consuming and will need a timeline in place.</p>	(see subsequent actions modifying this decision)
6.	<p>Policy Development and Framework for NP</p> <p>RAH said we need to start thinking about the shape of the NP now and not leave it until the last minute. RAH will have a conversation with each Chairman on how it should look as there will be other documents to be brought in. JD suggested that by the May SG meeting we have a framework to discuss. Chris confirmed he has sent a framework of the SDNPA plan which gives a good idea of what to include.</p>	<p style="text-align: center;">RAH</p> <p style="text-align: center;">May Agenda</p>
7.	<p>Adjacent Communities – Liaison</p> <p>JD, RAH and SH had a meeting with Rake as there is a long common boundary this side of the B2070. JD believes they are proposing to change the settlement boundary nearer to the road, around rake. Dialogue is now open and a further meeting will follow. JD asked what other local or adjacent communities we should be getting in touch with. Chris confirmed that Liphook has a small part in the SDNPA and that plan will be led by EHDC. RAH suggested we write to all adjoining parishes offering a meeting with them, including Whitehill and Bordon as they will have an impact on our infrastructure. Chris suggested we keep a watching brief on Petersfield, Sheet, Steep Marsh, Greatham. He said if the parishes are not doing a NP, then SDNPA will cover it in their local plan. Greatham, Steep, Hawkley are not.</p> <p>Action: JD to send a short letter to all neighbouring parishes.</p> <p>RM asked about employment sites and Ham Barn Roundabout Chris said the local plan will adopt what is in the Joint Care Strategy. He reiterated that only land use policies will be looked at by the Examiner but we can include aspirational policies.</p>	<p style="text-align: center;">JD</p>
8.	<p>Engagement Strategy – Website and Logo</p> <p>SM asked whether the Liss NP website could be part of the Parish website. It was agreed to have a separate site but with strong links</p>	

	<p>to the Parish website. He said it needs to be domestic, easy and friendly.</p> <p>JD felt it should be a useful point of contact. Discussion followed on logos and it was agreed it was important to keep the name Liss Village. Also agreed to have blank business cards with website address on and we write our names on them.</p>	SM
9.	<p>Any Other Business</p> <p>JD reminded us all to spread the message and asked about putting an article in the Parish magazine, which goes to 300 households, as well as doctor's surgeries, triangle centre etc.</p> <p>RAH confirmed that WS is currently compiling a database of all organisations in Liss as we will need to write to all organisations. Charmian confirmed we can put an article in the Triangle news – deadline 13th March. Chris said that the SDNPA had met with the MOD who had asked to be kept informed of the Liss NP. CP to give us contact details.</p>	CHRIS

Date of future meetings

1st Thursday of month at 7.30 pm – Liss Parish offices. Apologies to Wendy Smith no later than 24 hours before meeting if unable to attend please.

2nd April

14th May – please note date change for this meeting due to General Election

4th June

2nd July

6th August

3rd September

1st October

5th November

3rd December

Liss Neighbourhood Plan

Minutes of the meeting of the Steering Group – Thursday 2nd April Parish Council Offices

Present: Sir John Dunt (Chairman), Charmian Porton (CDP), Michael Oakley, Roger Mullenger, Phil Deacon, Angela Wright, Stephen Mannerings, Roger Hargreaves, Sue Halstead, Chris Paterson (CP), Wendy Smith (Administrator),

		Action
1.	Apologies and Declarations of conflicts of interests Apologies: AT and DS Declarations: None declared	
2.	Minutes of the previous meeting and matters arising To be amended and reissued Letter to Adjacent Parishes – will not be sent until website is up and running. JD to chase Rake as he has not heard from them.	WS JD
3.	Vision and Objectives A further draft had been distributed. A few minor changes were made. JD suggested we adopt this version but agreed that it may need to be updated in two or three months' time. WS to amend and upload onto website.	WS
4. WG1	Working Groups – Chairman Reports Housing Need, Site and Criteria – Michael Oakley First meeting held on 19 th March and two significant decisions were made. Firstly, they are aiming to have completed their report by the end of July. Secondly, they did not see the need to employ an external consultant for the work but accepted that the SG might want to validate the report before it is incorporated into the final plan. He said that everyone who had expressed an interest has agreed to take on some tasks. He said they have concentrated on trying to establish coherent areas of work so that the work could be spread out amongst the team as follows: 1. Clarify the housing waiting list as defined by EHDC. They are getting different figures from different sources so need to drill down to get it as accurate as possible. 2. Look at the EHDC local housing requirement study from 2013 for Liss figures. 3. Collect and analyse policies on affordable housing. 4. Collect together from same sources the criteria for housing allocations. 5. Look at collecting from developers and estate agent's data on the demand for open market housing, whether rent or buy by type of property. 6. Establish the demand for self-build. 7. Collect data on current and future provision of care homes, sheltered living etc. 8. Look at whether it is desirable to conduct any sort of public survey. WS to circulate the minutes of the Working Group meetings (when received) to the SG members. JD asked whether a meeting was needed with the appropriate EHDC department. RAH asked about the validation issue as we will need to make a bid for funding from the Park if needed, soon. MO said he felt the SG might want the information validated but that he does not think an external consultant will be needed. CP said that within Liss there is an allocation of 150 homes which has been identified through the joint care strategy, this is underpinned by robust evidence, however if LNDP plan to go above that allocation further evidence	WS

<p>is still really important. CP said that Locality have announced the next round of funding and we can apply for £7,000. In addition, if there are any complexities with the Plan, we can also apply for technical support from AECOM planning consultants. If we are considered appropriate for support, we can then apply for a further £6000 funding. He said we should bear in mind there might be an additional cost for SEA.</p> <p>MO said it might be that our needs cannot be meet by just 286 houses.</p> <p>CP said we should think about how much we can deliver without having a detrimental impact on the landscape.</p> <p>JD said that when we have seen the results of his Group’s work, then we can decide if an external resource is needed.</p> <p>MO said there is a very useful and brief document on assessing housing need.</p> <p>PD to send a link of documents to WS for distribution to SG members.</p> <p>AW asked CP about the lead time between applying for funding - 6 to 8 weeks.</p> <p>CP said we should not disregard an external consultant but remember that information is out there from a huge amount of work already commissioned by both authorities which might help around the numbers.</p> <p>RAH to speak to Locality and will feed back to JD and MO.</p> <p>CP said it makes sense for AECOM to do a Strategic Environmental Assessment for Liss as they are carrying out the SEA for SDNP. Therefore, they will be looking at similar issues and data. However, CP expects further work will be required as the SDNP SEA won’t cover the impact of 150 houses in Liss. CP to get a screening opinion for us as it will support our application to Locality.</p> <p>RAH to take action on this.</p> <p>PD said on need and demand, we are linked to Petersfield and that need is a different question.</p> <p>CP said 150 houses are based on the SHMA assessment but he is not sure that it talks about the demand for Liss, but if it did the survey would get responses from people with children who need their own housing, so housing need is a big issue. CP said a lot of the challenges are around the mix of housing.</p> <p>RAH said that if we want to vary the Parks figure of 40% affordable and 60% open market, then we would need to provide robust evidence to demonstrate this was viable. We would also need to look into the impact on infrastructure if we go for a higher proportion of affordable. CP explained rural exception sites which tend to be small and require a willing landowner and a willing housing association to make them work. He said we could have a Rural Exception Policy in our Neighbourhood Plan.</p> <p>JD said he was very grateful to MO and his team for the very positive start.</p> <p>PLEASE NOTE RESPONSE FROM CP BELOW:</p> <p>I have spoken to colleagues here and at EHDC who confirm that the SHMAA (both East Hants and SDNPA emerging) will not be of any real use to Liss in determining the demand for housing in Liss. It has been suggested that Michael’s current approach (speaking to estate agents, working with the district for housing need information etc) will be the best way to establish the level of need for Liss. Officers did make clear that Liss only need the robust evidence for this if they plan to deliver more than the requirement set out by SDNPA, so if you plan to go</p>	<p>RAH</p> <p>RAH</p>
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<p>WG2</p>	<p>significantly about the 150 you would need the robust evidence to underpin that decision</p> <p>Housing Sites and Design – Adam Tither In AT’s absence, RAH and AW said they had attended AT’s first meeting. They said he focussed everyone’s attention on the sites on the SHLAA and has divided the tasks into groups with 2 or 3 members on each group. On hold is whether to look at additional sites as he wants to concentrate on understanding the sites that have already been put forward. SH confirmed that AT and Graham Gard had done a design with boxes showing how large areas would look with well-designed housing. CP said that the smaller sites don’t generate income for the infrastructure where the larger sites do, its basic economies of scale, the more development the more funding available for infrastructure.</p>	
<p>WG3</p>	<p>AT’s meetings will be held the last Thursday of the month in the Liss Parish offices.</p> <p>Community Facilities – Stephen Mannerings He has been working with Keith Budden on the website as well as the Engagement Strategy with Karen Berney. He said that there is a meeting with SM/WS and KB next week to progress things. SM is working on collating data on businesses etc. and said he is meeting with Howard Clarke. CP suggested SM contact the business rates department as they will have a list of businesses in Liss that pay business rates. SM said now he has business cards will get out and meet people, spread the word. CP said that Martin Shefferd is a useful contact and suggested SM contact him regarding school capacity etc. CP to send contact details to WS for circulation.</p>	<p>SM</p> <p>CP SM</p>
<p>WG4</p>	<p>SM to speak to GP’s re their needs and concerns.</p> <p>Working Group 4 – Angela Wright The first meeting is next Thursday. Members are Andy Thomas, Karen Berney, Roger Mullenger with AW as Chair. AW said she has requested updated biodiversity plans from EHDC and will update us at next meeting.</p> <p>JD reported on an email from Member Services, SDNPA. Key policies are going to be published on the website on 7th April, a number of which will be relevant to Liss. CP said the Housing Policy will also be relevant. WS to forward email to SG ASAP. RAH reported that other chapters of the local plan have been published already and can be found on the committee pages of the South Downs site. One sets out the general vision for the park, one for affordable housing and one on transport.</p>	<p>WS</p>
<p>5.</p>	<p>Engagement Strategy SM gave out business cards to everyone, 200 printed, headed paper is available. Website is now published, although needs populating WS to add forum notes to website and put pictures of village on. SM suggested group photo needed – b/f for next public forum mtg. Karen Berney is working on press releases. WS to contact Andy Smith re: tweets. News items for website and update – WS to action.</p>	<p>WS</p> <p>WS</p>

	<p>WS to check dates for forum with parish clerk and when confirmed, will put onto website.</p> <p>RAH said it was important to write to all organisations asking them to come along to ensure all parties are represented.</p> <p>WS to contact CDP re list of organisations in village.</p>	WS/CDP
6.	<p>Any Other Business</p> <p>JD asked about the original village plan, which AT is prepared to look at.</p> <p>JD asked whether we should look at major changes to the village and it was agreed we should. SH suggested we talk to the Village Design Group.</p> <p>JD said we need to do what is acceptable, viable and value for money.</p> <p>CP asked that the MOU be signed and returned, then we can formally request £5000 for New Burdens Money. We will also need to submit a budget, evidence of a webpage and a project plan. RAH to action.</p>	RAH

Date of future meetings

1st Thursday of month - 7.30 pm – Liss Parish offices. Apologies to Wendy Smith no later than 24 hours before meeting if unable to attend please.

14th May – apologies - Wendy Smith

4th June

2nd July

6th August

3rd September

1st October

5th November

3rd December

Liss Neighbourhood Plan

Minutes of the meeting of the Steering Group – Thursday 14th May 2015 Parish Council Offices

Present: Sir John Dunt (Chairman), Charmian Porton, Michael Oakley, Angela Wright, Stephen Mannerings, Roger Hargreaves, Dan Steer, Susan Halstead

		Action
1.	<p>Apologies and Declarations of conflicts of interests</p> <p>Apologies: Wendy Smith, Chris Paterson Declarations: None declared</p>	
2.	<p>Minutes of the previous meeting and matters arising</p> <p>The minutes were agreed</p> <p>Item 2. The chairman reported that letters had gone to adjoining Parishes and two responses had been received so far.</p> <p>Item 3. RAH reported that the draft vision and objectives had been uploaded to the website</p> <p>Item 4. RAH reported he had registered an interest for the NP with Locality.</p> <p>Item 5. RAH reported that the request for a screening opinion on the need for an SEA had been sent to the SDNPA. Reply awaited</p> <p>Item 6. RAH reported that the £5k New Burdens money had been received by the Parish Council from the SDNPA.</p>	
3.	<p>Working Groups Reports</p> <p>WG1 Housing need - Michael Oakley Michael had circulated to the Steering Group minutes of the last meeting of the working group.</p> <p>In discussion on housing need it was pointed out that the evidence the working group was gathering suggested that the 286 dwellings for Liss probably did not adequately meet the demand or the need for housing in the village. However, this was probably true of the whole of East Hants and was taken into account in arriving at the figures in the JCS. Thus, it was probably the case that the NP could only successfully argue for a higher figure to meet needs if it could identify very particular groups within Liss that stood out from general housing needs. This needed further work. However, the NP could set out the mix of affordable and social housing needed in the village.</p> <p>Michael asked about undertaking a housing survey to confirm and their work. In discussion, the general view was that a simple survey focussing on housing needs and not other issues would be useful, perhaps with an external body to validate the survey and possibly help with analysis. Dan Steer reported he was investigating this. It was suggested that examples of surveys from Petersfield and other NPs should be looked at.</p> <p>WG2 Housing Sites - Adam Tither Adam took the meeting through the work done on the SHLAA sites, their capacity and the pros and cons which had been identified. The</p>	DS

	<p>general approach was to consider development in small packets, even when on larger sites.</p> <p>Other sites had also been looked at, although these need to be investigated further for availability and viability and landowners needed to be identified and approached.</p> <p>The group would shortly need an input on housing need and also on selection criteria before progressing further.</p> <p>The future of the level crossing at Princes Bridge needed clarifying.</p> <p>It was agreed that a presentation on the SHLAA sites, with their pros and cons should form the centrepiece of the public forum on 11 July, along with a call for other sites.</p> <p>WG3 Business, Services, etc - Stephen Mannerings Stephen outlined the proposed survey of businesses and organisations to build an up to date database. It was agreed to keep this survey work separate from the housing need survey.</p> <p>It was noted that although the demand for existing units did not appear that strong, the work on the Parish Plan had identified a need for slightly larger units that growing businesses could move into.</p> <p>WG4 Environment - Angela Wright Angela reported that this group had not really got underway because of commitments of other members, but would now start work. She had investigated the need for Sustainable Alternative Green Space (SANGS) in relation to the SPA which could be a difficulty. RAH will assist on this issue.</p>	<p>RAH to contact Keith Budden</p> <p>AT</p> <p>RAH</p>
<p>4.</p>	<p>Engagement Strategy</p> <p>It was agreed that the public forum on 11 July should have a presentation on potential housing sites at its core, but it would also need to update the community on the other work of the steering group. RAH will work on a format.</p> <p>Stephen will lead work on publicity for the forum.</p> <p>Tables outside Tesco's have been booked for two Saturdays leading up to the forum on 11 July, which would publicise the neighbourhood plan and particularly the forum. Members of the steering group were asked to help on these days.</p> <p>Stephen also reported that an approach had been made to the infant and junior schools about a project to do with the Neighbourhood Plan and that would be progressed a little later.</p>	<p>RAH</p> <p>SM</p> <p>All/SM/WS</p> <p>SM/WS</p>

	Stephen also reported that the website was now live, although still needed further development.	
5.	<p>Project Plan and Task Briefs</p> <p>RAH asked all the working groups to ensure that the source of all evidence, particularly any figures, is recorded, and it would be good practice if all papers produced within the groups could have titles, names of authors and dates on them.</p> <p>He and Wendy would be chasing up the working groups on progress on the task briefs. The chairman asked for the project plan to be considered at the next meeting.</p>	<p>All</p> <p>RAH/WS</p>
6.	<p>Any other business and date of next meeting</p> <p>No other business</p> <p>Date of next meeting 4th June.</p>	

Liss Neighbourhood Plan

Minutes of the meeting of the Steering Group – Thursday 4th June 2015 Parish Council Offices

Present: Sir John Dunt (JD - Chairman), Charmian Porton (CP), Michael Oakley (MO), Angela Wright (AW), Roger Hargreaves (RAH), Adam Tither (AT), Susan Halstead (SH), Roger Mullenger (RM)

1.	<p>Apologies and Declarations of conflicts of interests Apologies: Chris Paterson, Dan Steer, Stephen Mannerings, Phil Deacon Declarations: None declared</p>	
2.	<p>Minutes of the previous meeting and matters arising The Minutes were agreed Matters Arising Roger H updated the meeting on Princes level crossing Bridge following his discussion with Keith Budden. It will be kept but will be used to slow traffic down.</p>	
3. WG1	<p>Working Group Reports</p> <p>Housing Need - Michael Oakley Michael had circulated to the Steering Group minutes of the last meeting of the working group.</p> <p>Michael requested that the following be considered: 10 – Rural Exception Scheme 11 – Criteria 12 - Survey 13 – Self Build</p> <p>Rural Exception Scheme (RES) RAH said he was not sure that the RES applied to Liss - RAH to find out more information.</p> <p>Criteria MO had previously circulated a paper on Criteria. Research had been done into the open market situation and there seemed to be a need for properties for older people to downsize to. AT said they are working on sites they are aware of at the moment but there might be others. They are limiting sites to 30 units per site currently.</p> <p>AW said that not everyone on the current Liss Housing Needs list will need social housing. Also, we cannot predict what will happen over the next 15 years allowing for demographic changes etc. AT said the numbers also have to be balanced against the needs of the village and how it will look in the future and suggested we stick to 150 Greenfield houses as we would need a very good reason to change that figure.</p> <p>It was noted there is a shortage of open space in Liss as we are below what is recommended nationally.</p> <p>SH said it is important to people that they live in a village and to maintain the functionality of a village.</p> <p>AT reminded the meeting that there will be a portion of CIL money and so we should ask people what they believe is deficient in the community infrastructure which gives us a case to channel any monies.</p> <p>Survey WG1 feel there is merit in a survey of all households if only for public relation purposes, but was aware of the need for a tight timeframe. JD asked that once the survey has been drafted it be circulated to all members of the Steering Group for their input. RAH said there are various networks for distribution around the village and we should also have the surveys available ahead of our dates at Tesco.</p> <p>Self-Build Discussion followed on whether the need for self-build should be included in the survey to raise awareness. It was noted that at the Examination of the</p>	<p style="text-align: right;">SM</p>

	<p>JD said it was important that the output of their work does not impact significantly on the work done so far. RM reported on his meeting with the MoD.</p>	<p>RAH AW/RAH</p>
4.	<p>Project Plan and Task Timetable RAH went through the updated timetable. He said the policies on design are weak and we need to tighten up on them. RAH asked that we define areas of particular characteristic so development can fit in with that but asked how we take that and write it into the policy. SH asked about policies from East Hampshire and whether we could use them. RAH said that Chris Paterson would be meeting with SH, JD, AD and himself shortly. AW said her group now had the data they wanted and so would now be focussing more on the specific sites. RAH said he needs from MO and AT their process to tighten up the criteria. RAH highlighted the potential risk areas:</p> <ol style="list-style-type: none"> 1. Timing of SEA 2. Timing of any survey which we use an outside body for – if done in-house there is a time pressure but it is controllable 3. Where we need to go to people, for example Hampshire Highways, Education etc – getting responses back in the timescale. <p>He said the major risk is where we are relying on someone else to provide information. He said that Chris Paterson needed assurances that we had addressed the issues of sites as the Park plan went through. JD said we must keep to the plan of producing a draft report by the end of 2015. RAH said he was happy to produce a framework of what the plan might look like with further input in the Autumn.</p>	
5.	<p>Neighbourhood Forum 11 July and Stands outside Tesco Discussion followed on the Forum and how we publicise it outside Tesco. At the forum it was suggested that we have one workshop. JD will do a brief introduction and the WG Chairman to give a short talk and then most of the interest will be on AT's work on the SHLAA sites. Agreed we would have a PowerPoint presentation and AT will take the meeting through the sites, with someone else taking the meeting through the Criteria to separate them out slightly – MO agreed to do this. WS to check if the Triangle has a screen that we can use and a projector. JD said the presentation would need a list of headings. AT agreed to put together a template which we can then build on over the next few weeks. AT said we should have a series of images and highlight the relevant areas they want to talk about. RAH suggested that at the end of the meeting we have a comments sheet and box to put them in to collect feedback. SM is keen to have all information on the website so they can comment that way too. AT said easy to do and will work visually. RM agreed to do the display on Environmental Issues as AW will be away.</p> <p>Website RAH updated the meeting, saying Keith Budden was in hospital. Discussion followed on the website and how it will be developed moving forward.</p>	<p>MO AT WS RM</p>
6.	<p>Any other business and date of next meeting SH reported on an article she had read about the future of Neighbourhood plans. SH suggested we need someone from Andlers Ash Road on the Working Group for the future. Date of next meeting 2nd July 2015.</p>	

Liss Neighbourhood Plan

Minutes of the meeting of the Steering Group – Thursday 2nd July 2015 Parish Council Offices

Present: Sir John Dunt (JD - Chairman), Charmian Porton (CP), Michael Oakley (MO), Angela Wright (AW), Adam Tither (AT), Susan Halstead (SH), Roger Mullenger (RM), Stephen Mannerings (SM), Chris Paterson (CP), Phil Deacon (PD), Wendy Smith (WS)

<p>1.</p>	<p>Apologies and Declarations of conflicts of interests Apologies: Roger Hargreaves, Dan Steer Declarations: None declared</p> <p>2. Minutes of the previous meeting and matters arising The Minutes were amended and reissued. Matters Arising JD attended the Liss Parish Council meeting to update them on progress. Councillors had asked about budget and costs.</p> <p>CP updated on the examination of the Petersfield Plan and noted we need to look at all sites and keep the assessment of the sites separate to allocations. He said that smaller sites means less CIL for infrastructure.</p> <p>Future of NP's – CP updated the meeting on the appeal to High Court that NPs cannot specify sites. The Appeal was unsuccessful.</p> <p>CP told the meeting that the timing of the Liss NP could slip to early March 2016 due to slippage of the Petersfield Plan. JD said we should continue with current timescales.</p>	
<p>3.</p>	<p>Working Group Reports</p> <p>WG 1 - Housing Need - Michael Oakley MO reported on 30th June meeting and circulated minutes. He said the group is about to finalise its report and will report to the SG on 6th August. JD asked MO to circulate the report one week in advance of the 6th August meeting to ensure everyone has plenty of time to read it ahead of the meeting. MO had circulated a draft questionnaire. Suggested amendments were made and it was agreed that all members of the SG would look at the questionnaire and provide comments to MO as soon as possible. SH said that if there was a Village Voice in the summer the questionnaire could be distributed with it. CP said he would try and speak to the department that has a housing needs survey. MO said he had contacted them but the report was expensive. MO/CP to liaise. AW suggested that, in line with the Parish Plan questionnaire, there should be a prize draw for those who put their contact details on the questionnaire. Agreed. JD said it was important that we can demonstrate that we have given as much opportunity for as many people as possible to contribute.</p> <p>WG 2 - Housing Sites - Adam Tither AT rehearsed the presentation he would give at the 11th July Forum. AT said road widening and footpaths had not yet been addressed. AT explained how 3 developments of 30 houses could be undertaken by separate developers, thus avoiding one huge development, as noted at previous meetings as unpopular with the village. AT noted that hedging will be an important safety aspect. AT said that using their current criteria they are at 135 dwellings on the SHLAA sites so are still 15 short. He said they have deliberately not offered any designs but have been objective about each site using the SHLAA criteria.</p>	<p>MO</p> <p>ALL</p> <p>MO/CP</p>

	<p>JD said it was important to go through the rationale of each site at the Forum and that we stress that we have not made any decisions - these are suggestions. CP said we will need to undertake a formal call for sites and suggested we do this as part of the presentation.</p> <p>CP suggested that a landscape officer should look at the proposed sites especially with regard to settlement boundaries. JD said we would look at this after the forum.</p> <p>CP said currently 10 houses on one site is the trigger for affordable housing and developers are starting to look at 3 x 10 houses to avoid this, rather than 30 together.</p> <p>CP said if 150 houses were built on the Andlers Ash site we are more likely to get the funding for road widening etc.</p> <p>WG 3 - Business, Services - Stephen Mannerings</p> <p>SM confirmed he has been meeting businesses around the village and having face to face interviews and will be meeting with the doctors surgeries. He reported on a meeting that he and WS had with both the schools and talked about their capacities, noting they were both almost at their limits.</p> <p>AT suggested that the PowerPoint from the Forum be put onto the website. SM to arrange.</p> <p>WG4 - Environment - Angela Wright</p> <p>AW confirmed she has visited the sites that WG2 have identified.</p> <p>RM will present to the public Forum due to AW's holiday.</p> <p>RM took the meeting through his presentation and said that one site has not been visited due to access issues.</p> <p>RM has done a categorisation of each site and has mapped the trees.</p> <p>CP suggested we mention green space in the presentation. RM confirmed he would advise the difference between open space and green space.</p> <p>RM suggested we have SDNP maps showing the areas already considered as Open Space and try to gain ideas on available further open space.</p> <p>JD agreed.</p> <p>SEA (Strategic Environmental Assessment)</p> <p>JD reported that RAH is identifying what we will get for our money as the SEA will cost between £3,500 - £4,000.</p> <p>CP agreed to look into whether Locality offers the SEA as part of the technical assistance. CP to speak to RAH.</p> <p>CP confirmed that the SEA would look at SANGS.</p> <p>JD said it was important that the SEA is undertaken as soon as possible to dovetail into the site work..</p> <p>CP to send AT and AW the SEA criteria.</p> <p>CP said we should contact AECOM to get the SEA criteria.</p> <p>AT suggested we meet with AECOM to understand their process. CP to try and arrange for next meeting – 6/8/15.</p> <p>CP highlighted some of the issues that the Petersfield Plan had encountered.</p> <p>4. Framework for NP and timetable</p> <p>JD said that RAH had drafted a framework for the NP report which should be short and readable supported by Appendices etc. The framework will be discussed at the 6 August meeting. CP has sent the SDNPA template to RAH and suggested a Contents page is useful.</p> <p>5. Tesco Debrief</p> <p>JD said that the 'Tesco' morning on Saturday 27 June had been successful and noted that the Manager of Tesco had been very helpful. Many people had been engaged in discussion and it was clear that there was considerable interest in the NP.</p>	<p>SM</p> <p>CP</p> <p>CP</p>
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<p>6.</p> <p>7.</p>	<p>Same format again on Saturday 4th July. SH noted that many people had concerns about Andlers Ash Road and PD said he had spoken to someone who was moving due to the possibility of development.</p> <p>Forum Presentation – 11th July JD asked everyone attending to be there by 9.45 for a 10 am prompt start. JD to give a very short welcome and introduction to explain what the NP is about, asking everyone to hold questions until the end. MO to give short talk on housing need and criteria. RM to give short talk on Environment. SM to give short talk on Community facilities, infrastructure. AT to go through his PP presentation which will be followed by questions and discussion. WS will only make a note of questions asked and not the discussion. AT said there will be two maps on the walls. Criteria to be on a slide. WS to prepare a feedback form asking for views on sites and contact details. CP will speak to AT separately regarding maps, constraints with regards to flood risk and traffic issues. AT noted that traffic concerns were raised at the last forum and believes this will again be an issue. CP suggested we speak to the Highways Authority. However, there is a waiting time of 2 – 3 months but he will try and gain historic data in the meantime. MO asked if we should get views on Criteria and CP suggested we present the criteria we have already and gain views on that. Copies of the criteria to be available.</p> <p>Any Other Business and Date of Next Meeting AW asked about our position regarding Developers. CP suggested we hold a separate Developers Day. AW suggested we timetable a Developers Day for sites and use the agreed criteria to assess sites.</p> <p>Date of Next meeting 6th August 2015</p> <p>Date of Next Forum – early October – date tbc</p>	<p>WS</p> <p>CP</p> <p>MO</p>
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Liss Neighbourhood Plan

Minutes of the meeting of the Steering Group – Thursday 6th August 2015 Parish Council Offices

Present: Sir John Dunt (JD - Chairman), Charmian Porton (CDP), Michael Oakley (MO), Angela Wright (AW), Adam Tither (AT), Dan Steer (DT), Susan Halstead (SH), Stephen Mannerings (SM), Wendy Smith (WS)

<p>1.</p>	<p>Apologies and Declarations of conflicts of interests Apologies: Roger Hargreaves, Roger Mullenger Declarations: None declared</p>	
<p>2.</p>	<p>Minutes of the previous meeting and matters arising Charmian asked that she be referred to as CDP to avoid confusion with Chris Paterson (CP) for future meetings. Minutes agreed. Matters Arising None.</p>	
<p>3.</p>	<p>Working Group Reports</p> <p>WG 1 - Housing Need - Michael Oakley MO had previously circulated his report to the SG and went through some updates. 8C – Petersfield Post have reported that the housing waiting list has been pruned. AW had contacted EHDC and Hampshire Housing who confirmed the number had come down from 111 to 107. 8E – the age range should be 28 to 39 (not 25) CDP said that on viewing properties on the old Smiths site, she had spoken to the Estate Agent and 6 viewings were being held that day and 2 houses had been sold off-plan. Some local people are showing interest. They are selling for £389k for a 3 bedroom house and between £405 and £415k for the 4 bedroom houses and there has been no interest from local residents. SH confirmed that the final housing numbers could be challenged by developers and that the figures for Liss were decided by the Inspector. It was noted the word District, not Council should be used in the report. MO said the conclusions at the end of the report were slightly controversial as views had been expressed but had been researched from several angles. CDP asked if 1 or 2 bedroom properties were needed under open market, thinking ahead to downsizing and first time buyers. It was noted there is a shortage of 2 bedroom bungalows in the area. JD asked if we identify a site for 30 family homes, can we mandate that we provide some 2 bedroom bungalows. SH said we can recommend, not mandate.</p> <p>JD summarised saying there was sufficient material in this report and he felt no further work was needed at this time. He said that WG1 can now stand down and commended WG1’s contribution and this work will now feed into WG 2 to assess the sites.</p> <p>WG 2 - Housing Sites - Adam Tither RAH had distributed the draft minutes from the last WG 2 meeting (SH to send WS those minutes) and it had been suggested holding workshops to assess each sites against the criteria. JD suggested we agree a scoring system to come up with an outline plan of how many and what type of houses per site and bring that to the September SG meeting. RAH will put forward a scoring criteria and Graham Gard will provide large scale plans.</p>	<p style="text-align: right;">SH</p>

<p>It was suggested the workshop takes place 27th August at 7.30 pm in the Church Hall. MO to check availability.</p> <p>AT asked about the Call to Sites and developers involvement. JD said he felt we needed to start talking to them now. WS confirmed article in Petersfield Post on 12th August.</p> <p>AT suggested a forum for developers where we get them to respond with their views. He suggested we run our presentation again, albeit briefly.</p> <p>It was noted that the Landscape Officer will come in September and wants us to be very clear about what sites we are looking at.</p> <p>JD felt the timescale might be tight to get developers together ahead of 27th August. AT suggested they look at the website and respond accordingly. JD suggested we meet them individually and explain to them our outline thoughts at this stage. JD to speak to SH and RAH to confirm the way forward.</p> <p>Confirmed the Call for Sites is until the end of August. SM said he will move the presentation on the website to a more prominent position.</p> <p>WS to send out invitation to WG 2 and members of the SG for 27th August.</p> <p>AT said the feedback at the last forum was all about traffic issues and he wanted to talk about what we present at the next forum in October.</p> <p>AW suggested we have specific questions to get responses that are relevant. JD said we should publicise our results from the 27th August meeting ahead of the next forum. AT suggested we have information in pubs too. SH said we should be firmer about our message to the public that if we don't decide where the houses go, the planning authority will.</p> <p>It was noted that residents from Andlers Ash attended the last WG 2 meeting and contributed and understood what was happening. JD said it was important that we encourage them to attend.</p>	<p>MO</p> <p>JD</p> <p>WS</p>
<p>WG 3 - Business, Services - Stephen Mannerings</p> <p>SM has been chasing utilities type people and had a meeting with John Starling on the sewage and water. He has now made contact with Thames Water who have passed him to SE Water. All information on sites has been sent off and he is waiting for comment on existing infrastructure.</p> <p>JD asked about a timeframe. SM felt it would be a quick turnaround once he has the confirmed number of houses for each site so he is now depending on WG2.</p> <p>He said it was clear that some sites would be easier with regards to drainage, tree roots etc. and that the utility company's response is that they have to provide a connection, by law, wherever you build.</p> <p>SH said you cannot refuse to give planning permission on the grounds that you think it might be a problem and water companies have to provide a foul water service and are now discouraging septic tank use in new builds.</p> <p>SM said the Liss system is antiquated and well used. He is struggling with the Highways Agency but will speak to RAH when he returns from holiday</p> <p>JD said that HCC have a responsibility for Andlers Ash Road and we must speak to them. SH suggested we get Vaughn Clark to help us as it was important that we have an early dialogue with regards to improvements to roads etc.</p> <p>With regards to Network Rail it was felt we were well briefed. It was noted that Network Rail are looking to install double barriers which will lengthen the down time at Andlers Ash Road.</p> <p>JD asked that we see in writing from Network Rail their plans so that we can challenge them if appropriate and SH said we also need to know if they have plans to close any crossings in Liss.</p> <p>AW asked about gas and broadband and whether we could influence that.</p> <p>SM said fibre optic is in the village but not at all sites.</p> <p>JD confirmed that Open Reach are responsible for the village</p> <p>DS said that Open Reach receive waves of funding but that we can pay Gap Funding to have a particular area installed.</p>	<p>SM</p>

	<p>JD read an email from John Brindley regarding playing fields and he will send a holding email. SM should meet John Brindley. SH said there is a shortage of playing pitches in Liss and believes that the Parish Council have included this in its request for CIL monies. WS to forward email to all SG.</p> <p>WG4 - Environment - Angela Wright AW said she had not had any detailed feedback from the Public Forum and felt Survey Monkey would be the way forward. Keren Berney and Roger Mullenger understand Survey Monkey. She felt it would deliver what we want and communicate with different people in the village and would back up the consultation criteria. There is no cost for a simple survey, only complicated surveys have a cost involvement. JD said AW should go ahead. SH said it was important to avoid duplications, i.e. the same person completing it twice. Noted that the connection address “IP address” is recorded so although you may get a few from the same house (or school) any serious abuse could be recognised and eliminated from the results. AW said the environmental audit will now focus on landscape issues on each site and also sustainability, to ensure a comprehensive study is done. AW said there is still the issue of SANGs. The group was trying to identify whether there was potential green space next to green areas already open to the public. However progress was being delayed until it is clear whether the SEA would address SANGs. She hoped that in any discussions with Hilliers over development we might ask them to consider the extension of footpath and access rights for the community within their undeveloped land.</p> <p>SEA (Strategic Environmental Assessment) JD said that RAH has been having discussions with Chris Paterson and the cost of the report is £3,875.00 plus VAT and expenses. JD said we did not need to go out to competitive tender as AECOM is a government approved agency working with many Neighbourhood Plans and they have produced a summary (already circulated). The meeting agreed to go ahead with the proposal.</p> <p>4. Public Forum Debrief JD said it had been a very satisfactory forum, 120 people attended. The next forum will be on Saturday 24th October and at that forum we will be able to suggest how sites should be developed. AW suggested we extend the booking and mount an exhibition too. This has now been booked for Friday evening until 9 pm and Sunday until 4 pm. Noted that microphone needed – WS to action. MO asked whether questions and responses should be on the website from the last forum. JD said we need to keep the questions asked in our head and ensure we are addressing them where possible. WS to forward to SM the document that SH produced of questions from the forum. Publicity ahead of the next forum to be addressed at September meeting. Flyer to be sent out to school children ahead of the next forum – WS/SM to arrange. Noted that we have an information table at the Liss Forest Fun Day on Monday 31st August and the Village Day on Sunday 13th September. CDP said Triangle News comes out late September and we can put a notice in it.</p> <p>Village Voice Questionnaire SH said the Village Voice is going to every household and has so far had offers of distribution from 3 volunteers.</p>	<p>SM</p> <p>WS</p> <p>AW</p> <p>WS</p> <p>WS</p> <p>SM/WS</p> <p>ALL</p> <p>WS</p>
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<p>5.</p>	<p>WS to get collection boxes out on Friday to Jade News and Liss Parish offices. CDP offered to arrange for the Triangle Centre. SH suggested we send some Village Voice copies to the Crossover Centre. AT asked for clarification on how we have involved the young of the village. AW said the inspector will ask for evidence of how we have contacted the younger people and wanted to be sure we are telling them we want their views and explained the use of survey monkey as a tool to do this. WS to collect questionnaire and enter responses into spreadsheet.</p> <p>Future Programme and Timetable RAH had already circulated a document. SH explained the SDNPA plan is to have very tight settlement boundaries with everything else deemed as countryside. JD said if Hillbrow is taken out of the settlement boundary then that would be deemed as countryside. RAH to follow up to get clarity on the decision and impact.</p> <p>JD said he, SH and RAH have a meeting with the Chairman of Rogate/Rake NP, Paddy Walker on 4 September to clarify common issues on the boundary from Hillbrow to Rake and he has emailed an agenda to Paddy. SH asked where the report could be found that RAH refers to. SH to try and obtain a hard copy of the report. JD confirmed that at his meeting with Chris Paterson he had said there is no need to produce a pre-submission plan until the end of February, but it was agreed to still aim and produce the plan by the end of this year. JD said that RAH, as Project Manager had already produced a framework which will have other documents attached to it, including Appendices. The aim is to keep it as short as possible, around 20 pages. SH said other policies need addressing, i.e. shop front policy, settlement polices which would be classed as new work.</p>	<p>CDP</p> <p>WS</p> <p>RAH</p> <p>SH</p>
<p>6.</p>	<p>The Forum was confirmed for Saturday 24th October in the Village Hall.</p>	
<p>7.</p>	<p>Any Other Business and Date of Next Meeting AT asked who John Starling is. SM and AT to meet with John Starling to share information. RM had drawn MO's attention to the Rural Housing Alliance as another source of relevant guidance. JD said Giles Frost could be a useful contact. JD to put Giles in contact with SM via email.</p> <p>Date of Next meeting 3 September 2015</p>	<p>SM/AT</p> <p>JD</p>

Liss Neighbourhood Plan

Minutes of the meeting of the Steering Group –3 September 2015 Parish Council Offices

Present: Sir John Dunt (JD - Chairman), Charmian Porton (CDP), Michael Oakley (MO), Angela Wright (AW), Adam Tither (AT), Dan Steer (DT), Susan Halstead (SH), Stephen Mannerings (SM), Roger Hargreaves (RH), Roger Mullenger (RM)

<p>1.</p>	<p>Apologies and Declarations of conflicts of interests Apologies: Phil Deacon, Wendy Smith, Chris Paterson Declarations: MO if site EA040 is discussed</p>	
<p>2.</p>	<p>Minutes of the previous meeting and matters arising Item 3, action, delete MO, insert AW Item 3, delete EHDC insert Developers Matters Arising Item 4 Arrangements for the next Forum: AGREED to hold the exhibition on Friday 23 October 5.00-7.00 pm and Saturday 24 October 9.00- 3.00, but not on the Sunday. RH, RM, CDP, DS, and MO potentially available to man the Friday evening.</p> <p>The Forum will be held at 10.00 on Saturday 24th October, and will be advertised as a separate event from the exhibition.</p> <p>Publicity will include: Web site Email from Wendy Notice boards Local Press Through schools (WS/SM to enquire, and produce a flyer. DS can also enquire)</p> <p>The exhibition to show the preferred sites and housing numbers and explain the preference for smaller developments, but would also show rejected options and give the community the opportunity to choose those if they wished. Working Group 2 to consider the format of the exhibition at their meeting on 24 September.</p>	<p>ALL</p> <p>WS/SM/DS</p> <p>AT</p>
<p>3.</p>	<p>Report back from sites workshop 27th August AT reviewed the outcomes of the site workshop:</p> <p>Farnham Road/Station Road Had scored fairly well but issues to be resolved include: Access and suitability of access roads Biodiversity impact on adjoining areas Creation of clear settlement boundary</p> <p>Inwood Road Scored rather less well, and over 75m contour, with issues to be resolved over: Access and suitability of access roads Topography Visual impact Access to school. But development on the site effectively agreed in principle by inspectors at previous appeals. Need for a strong development brief</p> <p>Three sites in Andlers Ash The East site scored less well than the other two, because of:</p>	

<p>4.</p>	<p>difficulties of access close to the junction, Some loss of biodiversity Loss of openness and green finger into the village But could be suitable for housing for the elderly. The west area scored best, with potentially good boundaries and less impact on the openness of Liss, but, a relatively long walk to the village centre. Land next to Eden Lodge Scored well, with a clear boundary, but, need to address: Landscape concerns. Brows Farm Scored well, but issues include: Visual impact, particularly in relation to the Church Possible alternative business use for part of the site. Rake Road Scored markedly less well than the other sites, particularly over: Suitability of adjoining road Lack of pedestrian and footpath access Long way from village centre</p> <p>It was AGREED that the Rake Road site would not be proceeded with further, and that Working Group 2 would evaluate the remaining sites further, with the intention of producing for the Steering Group a recommended list of preferred sites and their housing numbers.</p> <p>Details of the seven sites would now be put to Chris Paterson and a meeting requested with the SDNPA landscape officer to consider the landscape implications. The interest of a developer in site EA040 would be referred to.</p> <p>JD reported that a meeting had been held with the potential developer of the site next to Eden Lodge. A lot of work had clearly been already undertaken, and a final proposal would be given to us, and also examples of other sites they had developed.</p> <p>JD also reported meeting with a developer proposing site EA040. Current proposals were undeveloped and new proposals would be submitted in the next few weeks.</p> <p>RH has chased SDNPA for details of the developer for the Hilliers land, and will speak with Simon Kendall who owns a small amount of land at Cumbers.</p> <p>SH will speak with Duncan Petty over Brows Farm, will also contact Radian over Inwood Road</p> <p>Working Group Reports</p> <p>WG 1 - Housing Need - Michael Oakley WS is doing the initial analysis of the housing questionnaire.</p> <p>WG 2 - Housing Sites - Adam Tither AGREED with AT that in addition to work on preferred sites the group would also start work on development briefs.</p> <p>WG 3 - Business, Services - Stephen Mannerings</p> <p>Work is underway on highways, rail, school provision, doctors, business needs, sport's needs, SM AGREED to provide a time line on when the group could report on each of these.</p>	<p>AT</p> <p>RH</p> <p>RH</p> <p>SH</p> <p>WS</p> <p>AT</p>
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	<p>WG4 - Environment - Angela Wright</p> <p>Further work is now predicated on the SEA. Suggested, however, that the group could look further at the issue of green space within the settlement boundary. AW and RM to manage the relationship with Aecom over the SEA and HRA.</p>	SM
	<p>Consultation on the SDNPA Local Plan Preferred Options</p> <p>AGREED that members of the Steering Group and their working groups will provide comments to RH by 25 September.</p>	AW
6.	<p>Habitats Regulation Assessment</p> <p>AGREED to accept the quote from Aecom for £1,500 and commission them to undertake the work.</p>	ALL
7.	<p>Project Plan and further work</p> <p>RH outlined progress on delivering the project plan. In general, progress had been good. The project plan would be revised, but challenges included:</p>	RH
8.	<ul style="list-style-type: none"> • Extending it into 2016 • Devising a process for relating the different pieces of work to each other • The amount of work involved in writing up the plan and supporting information. <p>Work needs to begin on design policies which implement the Village Design Statement and also policies on the Village Centre (particularly using the work done for the Parish Plan). AT AGREED to identify who in his working group could work with Margaret Effenberg, who had chaired the previous work on the VDS on design policies, and also someone to lead on work on the Village Centre.</p>	RH RH AT
9.	<p>RH also asked the Steering group to think about more aspirational actions to be included in the neighbourhood plan.</p> <p>Proposed Format for the Neighbourhood Plan</p> <p>RH said the concept of the plan was to be as succinct as possible, with no duplication with the JCS or the SDNPA Local Plan, all additional material in a separate document, and also to keep to what is permitted under planning legislation and policy. Steering Group were asked to comment to RH on the format.</p>	ALL ALL
10.	<p>Any Other Business</p> <p>JM commented that Liphook Parish council had asked for a speaker on 14 September. None were available for that date, but he hoped another occasion could be found.</p> <p>RM commented that we needed to look at how to turn the work on housing need into a view of appropriate housing mix on the housing sites</p> <p>It was AGREED to move the next steering group meeting from 1st October to 8th October, which the chairman could do, and fitted the timetable of work better.</p>	MO/AT AS

Liss Neighbourhood Plan

Minutes of the meeting of the Steering Group – Thursday 8th October 2015 Parish Council Offices

Present: Sir John Dunt (JD - Chairman), Charmian Porton (CDP), Michael Oakley (MO), Angela Wright (AW), Adam Tither (AT), Dan Steer (DT), Roger Mullenger (RM), Stephen Mannerings (SM), Wendy Smith (WS)

<p>1.</p>	<p>Chairman’s Welcome and Apologies Apologies: Sue Halstead, Chris Paterson</p>	<p>ACTION</p>
<p>2.</p>	<p>Declarations of conflicts of interests RM declared for Hawkley Road Site.</p>	
<p>3.</p>	<p>Minutes of the previous meeting and matters arising Agreed as a true record. Matters Arising None.</p>	
<p>4.</p>	<p>Working Group Reports</p> <p>WG 1 – Michael Oakley – Questionnaire Analysis MO had previously circulated his preliminary findings on the Questionnaire to the SG. It was noted that the responses were mainly from the over 60’s. JD said this needs to be commented on. For the forum on the 24th October it was suggested we have an “emerging headline” and half a dozen bullet points relating to the results of the questionnaire. MO said no new sites have emerged from the Questionnaire but felt this exercise was an important step. JD thanked MO for his continuing work on this.</p> <p>WG 2 – Adam Tither AT had already circulated notes of his previous meeting and updated the SG on their meeting last night where they had gone through the criteria again for each site and confirmed that the final sites identified are:</p> <p>Andlers Ash Road x 2 (Central and West) Eden Lodge Brows Farm Inwood Road</p> <p>Members of WG2 are now working on Development Briefs for each site which should be ready by the end of October. AT has drafted a presentation for the Public Forum on 24th October. He said that he had asked members of WG2 to have a think about what the village needs and what is missing. AT said they had also looked at other sites: Hatch Lane – not appropriate Hawkley Road – not appropriate (too remote) Hillbrow – has a sunken lane and the field is hidden away. AT said that Robert Reid had felt it could be developed on but it is not as strong as other sites that have been agreed on so it was rejected. JD/RAH have not yet responded to the Hawkley Road site developer but will contact and meet them in line with their meetings with other developers. RAH to fix meeting with Developers for Hillbrow site. Hillbrow Road site - awaiting information and once received, a meeting will be fixed. JD confirmed he is meeting Cala Homes, acting for Hilliers and Kippences on 19/10/2015. JD to contact Duncan Petty for Brows Farm to confirm they would be one of the preferred sites.</p>	<p>MO</p> <p>RAH</p> <p>JD</p>

<p>AT took us through the draft presentation for the 24th October. He will print on A3 for mounting on boards as part of the exhibition on the 23rd and 24th. AT will circulate the draft presentation for the SG to comment on by next Friday 16th October.</p> <p>He confirmed that with the current sites identified, it would break down as 90 – 100 houses in West Liss and 135-145 houses in Liss.</p> <p>RAH commented that it might be better to state at the beginning of the presentation the five sites being proposed and then say what has been looked at and rejected and the reasons why.</p> <p>AW suggested we highlight some of the strategic issues around the decisions to have 30 houses on a site. She said that we have to show the alternative sites and that they were looked at in detail.</p> <p>RM said we will have to justify why we have decided not to have 150 houses all on one site – i.e. Andlers Ash Road.</p> <p>JD asked how we factor in 40% affordable housing? AT said the mix will come out in the Development Briefs being worked on.</p> <p>JD thanked Adam for his work and commended his Working Group.</p>	<p>AT</p>
<p>WG3 – Stephen Mannerings</p> <p>SM reported on a meeting he had had with HTC, traffic management department and gave them details of the preferred sites. They said that Traffic calming and lines is in the budget but Developers will be required to fund Road changes etc.</p> <p>It was noted that HTCA and Southern Water wanted to see the Consultation draft before they will look at it in detail. They did talk about traffic calming on Andlers Ash Road. It was noted that each Developer will assess the traffic situation for each site.</p> <p>SM said HTC are keen to contribute ideas and some money and there were no showstoppers which might affect the sites identified.</p> <p>It was noted that HTC are soon to do a traffic survey on Liss. SM said he has been given good contacts for the future.</p> <p>JD said that this meeting and the outcomes should be mentioned at the forum.</p> <p>SM to follow up with Keith Budden on Network Rail as he has had recent meetings with them.</p> <p>SM is still pursuing Southern Water. He has contacted the local schools and noted that Liss Business Centre is fully booked up and there is no vacant office space but that Brows Farm will add some extra space in the future.</p> <p>SM had met with John Brindley of Liss Athletic Group and it was noted they would like more pitches.</p> <p>SM to provide a written note of these meetings to RAH and Wendy for recording.</p>	<p>SM</p>
<p>WG4 – Angela Wright</p> <p>RM had already circulated a note to the SG ahead of the meeting. AW said the SEA Scoping Report is due back before the October Forum.</p> <p>AW said we need to think about designating Green Spaces in the NP and she would like to use the forum/exhibition to gain feedback.</p> <p>CDP said the pond at Stodham Lane should be allocated as a designated Green Space. AW asked for any other suggestions/ideas on Green Spaces urgently.</p> <p>AW said that Keren Burney has the Environmental Survey on the website and we need to publicise it. A table was produced for the SEA showing all sites identified earlier, but not the latest 3 sites.</p> <p>JD asked how useful this would be. AW said we have to have it and that the consultant was filling two roles:</p> <ol style="list-style-type: none"> 1. Auditor 2. They will give us guidance on producing the report. <p>RAH confirmed a grant from Locality for £4,700 and said he has applied for a HRA grant of £1500.</p>	<p>ALL</p>

	<p>JD confirmed to AW that she should go ahead with searches for Title Deeds (as per earlier email exchange). AW said that when JD meets with Hilliers, she needs to know about land up to River Rother and where the boundary is.</p>	JD
5.	<p>Draft NP RAH had produced the first chapters which had been previously circulated to the SG. JD said this was a very good start and asked for thoughts on the next part of the plan. MO asked about Policies. RAH said we will write the policies. He noted that we may need to amend the Vision and Objectives and he felt a separate session might be useful for this. JD said this should be put onto the next SG Agenda. RAH said that Policies should be specific to Liss and not duplicated and will need to be read in conjunction with other documents. He will speak to each WG and devise the policies. Policy (9) on Housing Mix - RAH will need to translate MO's work to come up with the process and policy to have a housing mix for each site. AT suggested they look at each site individually but was unsure how the council feeds into this. Noted that the Petersfield Plan gave a table of housing mix. RAH said we can make statements and point the Council in the right direction. RAH said we must try not to duplicate policies – they should be read alongside the Core Strategy document. JD said any thoughts are to be emailed to RAH.. He said he would like the plan to be easily readable and no more than 20 A4 sheets with supporting documents as a separate document and an Executive Summary with the salient points highlighted. RAH said he needs a policies map, showing sites and green spaces. AT to help on this.</p>	<p>WS RAH RAH ALL AT</p>
6.	<p>Comments on SDNP Preferred Options Local Plan RAH had already circulated a document on this and SH had circulated her comments. This paper will go to the Parish Council for their meeting on 12/10/2015 and will be submitted to SDNPA on 28/10/2015 so there is time to let RAH have any comments. RM asked whether we should be referred to as a small village or large village? It was noted if we become known as a large village this implies we can take more development and have more facilities. RAH said he would prefer to have no distinction between large or small village. RAH/SH have a meeting next week on settlement boundaries with Chris Paterson and someone from the Planning department. JD asked about progress on the meeting with the Parks Landscape Architect. Chris Paterson has given her all the information and is chasing her. JD said we need her to visit the sites very soon. JD thanked RAH for his hard work on this.</p>	ALL
7.	<p>Forum and exhibition – 23/24 October JD will be away and so he will prepare a short document for RAH to read out. AT to make changes to the presentation so any comments to him before the end of next week. It was noted that the presentation needs to be shorter and the following topics need to be dealt with:</p> <ol style="list-style-type: none"> 1. Housing 2. Advise that we have talked to the Highways Agency re infrastructure 3 Environmental. – say what has been done and highlight the online survey and green space exhibition 	JD AT

	<p>4. Highlight what is displayed around the room.</p> <p>RAH to say what has been done since the last forum and introduce the format for the day.</p> <p>AT suggested we mention how we have engaged with the community, i.e. Tesco mornings, schools drawing competitions, Liss shows x 2 etc.</p> <p>SM commented on the Drawing competition saying we have had 8 responses out of a possible 450.</p> <p>Schools will distribute a flyer publicising the forum – SM to produce and incorporate the Environmental Survey too.</p> <p>Keren Burney is doing a press release.</p> <p>AW suggested a banner over the Village Hall – SM to look into.</p> <p>SM to send WS flyer to email all contacts to let them know about the forum.</p> <p>Boards around the room on:</p> <ul style="list-style-type: none"> • Infrastructure • Environmental • Sites <p>WS to contact Liss Historical Society for display boards - RAH to confirm number needed</p> <p>JD said there may be Developers present at the Forum and it was important not to engage with them but set up a separate meeting.</p> <p>JD asked about the date of next Forum – suggested end January/early February – to be confirmed once RAH has met with Chris Paterson and has a better idea on timetable for draft plan submission etc.</p> <p>AT asked what happens if more sites come forward – RAH said they would be considered.</p>	<p>RAH</p> <p>SM</p> <p>SM</p> <p>WS</p>
<p>8.</p>	<p>Meetings</p> <p>JD confirmed he has the following meetings booked:</p> <p>Hatch Lane Developers - 12/10/2015</p> <p>Hilliers Developers - 19/10/2015</p> <p>CPRE Hants – 12/10/2015</p> <p>Petersfield NP – Richard Bessant – 16/10/2015</p>	<p>JD</p>
<p>10.</p>	<p>Project Timetable</p> <p>RAH to speak to Chris Paterson about date we need to submit our plan to the Park and will then set out a detailed timetable for us all, which will then determine the date of the next Forum in January or February.</p>	<p>RAH</p>
	<p>Any Other Business</p> <p>MO asked about Housing Associations in Liss and whether he should contact them about future building plans, waiting lists etc. Agreed he would contact Radian.</p>	<p>MO</p>
	<p>Date of Next Meeting</p> <p>5/11/2015</p>	

Liss Neighbourhood Plan

Minutes of the meeting of the Steering Group – Thursday 5th November 2015 Parish Council Offices

Present: Sir John Dunt (JD - Chairman), Michael Oakley (MO), Angela Wright (AW), Adam Tither (AT), Roger Mullenger (RM), Sue Halstead (SH), Phil Deacon (PD), Stephen Mannerings (SM), Wendy Smith (WS)

<p>1.</p> <p>2.</p> <p>3.</p>	<p>Chairman’s Welcome and Apologies Apologies: Dan Steer, Chris Paterson, Charmian Porton</p> <p>Declarations of conflicts of interests SM declared for Mint Road discussion</p> <p>Minutes of the previous meeting and matters arising Agreed as a true record.</p> <p>Matters Arising from Minutes JD has met with Duncan Petty and he is happy for Brows Farm to be used as a site. Comments on the SDNPA Local Plan – RAH has sent off comments which were approved by the Parish Council. Meetings held with Developers – Hatch Lane, Hilliers, CALA RAH has a meeting booked with Lyss Place site and Greatham Parish Council next week. MO asked about the CPRE (Council for Protection of Rural England) meeting – JD said it was amenable, they met with Chris Napier, there were no issues and they were content with our actions to date – RAH to circulate notes of meeting to all. MO referred the meeting to the literature on the CPRE National Campaign on parish boundaries and green space. JD confirmed they are supportive of the Neighbourhood Plan and accept housing numbers for East Hampshire. JD said no further meetings were needed. RAH said they were interested in Policies and whether ours would be different to the Parks and RAH said that in the main we will rely on the Park policies. It would need to be something particular to Liss if we were going to introduce our own policy. RM mentioned Liss Place and car parking – JD said this should be referred to the Parish Council.</p>	<p>ACTION</p>
<p>4.</p>	<p>Feedback from Forum (Feedback already circulated ahead of meeting) WS confirmed that all emails had been acknowledged. It was noted that for the number present at the forum, there was a limited response. AT said the people he spoke to at the Forum were positive. RAH suggested some sort of write up, showing we had considered the comments, looked at the sites etc as we will need to show that the SG did look at all the comments received and be objective. RAH agreed to put a clear statement in the report. RM said some of the comments were reinforcing what was being said by the National Park on Brows Farm, which may not be suitable and it was felt we should identify a 6th and 7th site. RAH reported on his meeting with a team leader at East Hampshire today on Site 1 – Farnham Road/Station Road. It was noted that this site is next to Liss Meadow which is owned by EHDC, access is at the end of Hawksmead. Liss Meadow has land lying dormant and has been rejected for development previously due to flooding and environmental issues but a small part could be developed, not all of it. He will investigate and report back to RAH. SH said there had been a reaction from residents of Hawksmead with regards to additional traffic if the site goes ahead.</p>	<p>RAH</p>

	<p>RAH said Parish Councillors have been copied in as we will need their support if this development goes ahead. Mike Kendall is involved in Parish Council and is promoting West Liss Pavilion. AW copied in due to potential green interest. RAH said he did emphasise that this was not one of our preferred sites. AT said that in view of needing a fall back, sites 6 and 7, he noted that sites 13 and 14 keep coming up which were rejected by the SHLAA. This site would need to be revisited to take into account child safety with the schools proximity.</p> <p>JD finished by saying he felt the forum had been very positive with good feedback.</p>	
<p>5.</p>	<p>Working Group Reports</p> <p>WG 1 – Michael Oakley – Questionnaire Analysis (already circulated)</p> <p>MO noted that the age range of respondents was mainly over 70.</p> <p>MO said this questionnaire was a useful piece of evidence that we had tried to consult with all members of the community.</p> <p>3 additional sites had been identified:</p> <p>Farther Common – only option is for infill where the owner wants to sell land.</p> <p>RM said it was clear that some older people wanted to downsize to larger bungalows.</p> <p>MO will now work on drafting a policy on local housing need.</p> <p>MO said he had received a response from Radian HA – they have no plans in the foreseeable future to build in Liss but are keeping an eye on Inwood Road and have put a bid in already.</p> <p>MO said he was concerned that some developers might try to avoid the 40% affordable housing rule.</p> <p>JD asked that we clarify with Chris Paterson the number of houses required with regards to affordable housing.</p> <p>MO felt that all the evidence gathered so far highlights that there is enormous demand for affordable housing, smaller units and we won't meet that demand on 40% from 150 houses.</p> <p>RAH has sent MO a note on how to draft a policy on housing need.</p> <p>MO said he was concerned that people won't take notice of the policy as it is not deliverable.</p> <p>RAH suggested strong statements in the policy on the mix and type of housing and suggested MO look at the Petersfield Plan.</p> <p>AT asked whether affordable included key workers, shared ownerships, HA rented.</p> <p>RAH said the Petersfield Plan is more positive and puts down the mix of requirements and we can set the framework to negotiate against the background of the need identified.</p> <p>JD asked about the timeframe for MO's policy. RAH suggested he recall his working group as it is required ASAP. MO to circulate the paper to his group.</p> <p>WG 2 – Adam Tither</p> <p>Adam said he has 3 new members to his WG, one is a member of the PTA and we have the opportunity to have an information stand at the Xmas Fair – WS to investigate. They live in the vicinity of the sites. He said his WG had drafted their development briefs and they have been sent to RAH. AT will have a meeting soon on sites. Next month he will be looking at 5 other sites and 13 and 14 as well. The meeting will assess these sites and recommend which sites should be reserved sites. He said they may need to re-look at previous sites with a fresh perspective, especially Browns Farm. He said they will have a picture of the site, a bullet point list of what is important about the site to be read in conjunction with Robert Reid's work.</p> <p>RAH said that Robert Reid had sent him a copy of what he has done so far. He had worked on the Village Design Statement and captured the essence of it.</p>	<p>MO</p> <p>MO</p> <p>MO</p> <p>WS</p>

<p>AT to give all groups a template to ensure the sites are assessed the same way as before and needs to be visual and short. Development briefs to be circulated before the next SG meeting in December. WS to send out invitations to SG for site criteria assessment meeting as before on 26 November 2015. AT asked to what extent we include the Village Centre as Paddy Payne is working on this and has some aspirational ideas. JD suggested Paddy talk to the pubs and shops. JD said if people think there is a possibility of a change of look for the Village Centre, then a Developer might contribute to this. JD suggested ahead of the forum in January, we do some work to show the Village Centre revived. SH said the timescale could be very difficult, as there was such a lot of work involved. RAH suggested this might be somewhere to channel CIL money but we did not want to include anything that was pie in the sky. Noted that the January forum meeting would be an exhibition of what we are proposing to put in the draft plan. RAH suggested we test some of things not discussed before and use it as a confidence builder for us and we could use it as a platform for ideas for the village centre. AT suggested we put a draft plan together for discussion with Liss business owners. To be c/f to December SG meeting. RAH to look at other NP's to see how they have handled this type of issue</p> <p>WG3 – Stephen Mannerings SM said he has not yet met with the Highways Agency. He is chasing the results of the traffic survey. The sewage lady is doing an assessment on the sites identified. SM had spoken to Keith Budden re Network Rail – it is all in limbo as it is a franchise which is due for renewal and so a commitment for development is non-existent currently and they will not start planning unless they are awarded the franchise again. SM to obtain a full report from Keith Budden. JD asked if we need an aspirational plan on what we want, i.e. length of crossing time etc. RAH suggested we write down what we want. RAH said it was important that SM's report deals with some of the current problems. If the site has an issue, then it is essential that the developer resolves some of the problems on that site and puts it into their development brief.</p> <p>WG4 – Angela Wright (Scoping report from the SEA already circulated). AW noted that we need to contact them again once we have firmed up on our timetable. The scoping report has now gone to the Statutory Consultation body for 5 weeks. The next stage is assessment of reasonable alternative – this is a key element. AW said that in view of AT's work, any additional information on sites needs to be sent to them fairly soon. AW said that Keren Burney has put Survey Monkey onto the website and proposed it be kept open until the end of November. AW said she is now focussing on finalising the green space ideas and finalising the key areas to be protected. AW asked how we contact land owners if we are proposing to designate an area as green space. RAH said we should contact the land owner and arrange to meet them. AW asked about improving the network of cycle paths. RAH said this could be written into the plan and the development brief. RAH said Cara homes and Robert Hillier would like to meet again and he would be the person to speak to regarding a Green Village.</p>	<p>AT AT WS</p> <p>C/F DEC SG MTG RAH</p> <p>SM</p> <p>JD/RAH/</p>
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6.	<p>JD suggested we arrange a further meeting and discuss sites 3a and 3b too and ensure that AW is invited. JD asked if it was possible that the SEA could adversely affect any sites. RM said they looked at agricultural land quality and Hilliers was considered poor land. AW said she had not received feedback yet from HRA.</p> <p>Other Outstanding Work Items Settlement Boundaries RAH reported on a meeting he and SH had with the Park – notes already circulated. He said the Park was clear that in their strategic policy they are taking Hillbrow out of the settlement boundary. He said that when we draw up the sites we need to decide on the settlement boundary and it needs to be fixed. Green areas could be within it and they should be considered in the Development Briefs. AT said we should develop the Hilliers site within the 65m contour line. AT said Browns Farm is the only tricky one with regards settlement boundaries. RAH said the Parks position is that Hillbrow should be in the countryside but that the policies may be challenged by the Plan. RAH said looking at the criteria from the park, Mint Road could also be considered outside of the settlement boundary. RAH to draft a paper and circulate it. Gaps were discussed and RAH suggested a one line policy showing green spaces on maps.</p>	<p>AW</p> <p>RAH</p>
7.	<p>Future Timetable (RAH had already circulated a paper on this) Next Forum – suggested 16th or 23rd January (now confirmed for afternoon of 16th January). AT asked what we want to achieve at the next Forum. JD said we will be putting forward our draft plan and testing reaction from the public. Dates for future meeting were discussed, shown at the end of the minutes and it was agreed that after the January SG meeting we will be agreeing the draft plan.</p>	<p>WS</p>
8.	<p>Formatting of the Draft Plan RAH said the consultation draft does not require all the supporting material and is not required to be in the final format. When we have spoken to people in Liss and when we submit to the Park, that is when it should be in its final form with all policies included. RAH said he is happy to draft the report but will need help with formatting and putting in the maps etc. CP can help on mapping and RAH said the Park are keen to help on this. RAH asked someone to take the lead on maps, formatting etc. RM suggested the Plan is produced in Landscape view. WS and SM offered to help. RM suggested a template. RAH asked that people email him if they can help.</p>	<p>ALL</p>
9.	<p>Revisiting the Vision and Objectives RAH suggested some minor amendments and we need to add in environmental sustainability – RAH to re-draft. AW suggested we put Hidden Village back into to support the 65m contour lines. JD asked that everyone email RAH with their comments. JD suggested we look at this again, with the Objectives at the next SG meeting and that there should be no radical changes as it has already been shown to the public.</p>	<p>RAH</p> <p>ALL</p>
10.	<p>Response to the Rogate and Rake Neighbourhood Plan JD reported that they have deemed 14 sites inappropriate and Clayton Court has been deemed suitable. JD said he feels we should put in some fairly robust comments, in conjunction with Liss Parish Council and say that no rationale has been produced.</p>	

	<p>RM said that Clayton Court is under-utilised with only 10 residents. JD said the dialogue with them had been general which has resulted in an unsatisfactory outcome. It was noted that Clayton Court is a huge site and they need to produce between 11 and 25 houses.</p> <p>SH confirmed that Liss Parish will be responding.</p> <p>JD said we need to put together a coherent piece and will work with SH on this but JD will sign it off.</p> <p>JD said there was no indication of dialogue with the Highways Agency from the Rogate/Rake NP.</p>	JD/SH
11.	<p>Any Other Business</p> <p>JD asked whether a Village Voice would be produced in January or February. SH said there were 2 per year and the next one is due in March 2016. RAH suggested we coincide it to the launch of the public consultation.</p> <p>JD asked about spend against budget. RAH said the biggest expenditure was on the SEA but it was covered by the grant from Locality and the expenditure has been incredibly small.</p> <p>RAH said the referendum will be paid for by the Park.</p> <p>He said the Parish Clerk is asking about budgets for 2016/2017 which may not be needed.</p> <p>RAH to contact Chris Paterson to fix meeting to catch up. JD to join the meeting too.</p> <p>AT suggested we have a stall at the Xmas Shopping Evening in the village – WS to investigate.</p> <p>AT asked about Settlement Boundaries and Green Space – he felt further clarification was needed. RAH to clarify as all our current sites are outside of the settlement boundaries.</p> <p>It was noted that Chris Paterson is still trying to get Ronnie to a meeting.</p>	<p style="text-align: center;">RAH/JD</p> <p style="text-align: center;">WS</p> <p style="text-align: center;">RAH</p> <p style="text-align: center;">CP</p>
	<p>Dates of Future Meetings</p> <p>Thursday 3rd December 2015</p> <p>Thursday 7th January 2016</p> <p>Saturday 16th January 2016 – afternoon - Forum</p> <p>Thursday 28th January 2016</p>	

Liss Neighbourhood Plan

Minutes of the meeting of the Steering Group – Thursday 3rd December 2015 at Parish Council Offices

Present: Sir John Dunt (JD - Chairman), Michael Oakley (MO), Angela Wright (AW), Adam Tither (AT), Roger Mullenger (RM), Sue Halstead (SH), Phil Deacon (PD), Stephen Mannerings (SM), Wendy Smith (WS)

<p>1.</p>	<p>Chairman’s Welcome and Apologies Apologies: Dan Steer, Chris Paterson, Charmian Porton</p>	<p>ACTION</p>
<p>2.</p>	<p>Declarations of conflicts of interests None declared.</p>	
<p>3.</p>	<p>Minutes of the previous meeting and matters arising Agreed as a true record.</p> <p>Matters Arising from Minutes None – all covered by December Agenda.</p>	
<p>4.</p>	<p>Vision and Objectives These were previously circulated by RAH. A very minor amendment to be made. The meeting agreed the document</p>	<p>RAH</p>
<p>5.</p>	<p>Working Group Reports</p> <p>WG 1 – Michael Oakley – Housing Mix and Housing Need (Document already circulated) The meeting agreed the current policies adequately covered everything. RAH said that MO’s group had received a complex paper from RAH to work on. Noted that RAH has drafted a policy on Affordable Housing which gives general guidance and that detailed negotiations will be done when the proposal comes forward from the housing officer so we can only give general guidance on affordable housing and housing mix currently. RAH said there is a draft policy on self-build and rest homes. AT asked about Rural Exception Schemes – RAH said this is covered by the Joint Care Strategy and National Plan. RM asked whether we should mention 2 bedroom houses for people downsizing (not affordable housing). RAH said it needs to appear in the umbrella policy but we would need sufficient evidence of need to support this. RAH to see if the evidence is strong enough to write into the policy.</p> <p>WG 2 – Adam Tither JD reported on a meeting today with Chris Paterson, RAH and SH. There will be a meeting on sites on Monday 14th December at 9 am with Chris Paterson and the Landscape Officer. JD, SH, RM, MO to attend. JD suggested Paddy Payne also be asked to attend. Sites to be looked at are: 5 (Brows farm), 4 (Eden lodge) and 1. JD suggested a pre-briefing meeting a few days earlier to ensure everyone fully briefed. He will arrange via email. AT said he has Development Briefs for Brows Farm and Eden Lodge and is waiting for AAR which he will distribute. JD said this is a very important meeting and will give us confidence to move forward. If Brows Farm is not a suitable site, then we need a reserve site. AT suggested we keep WG2 out of this meeting, with the exception of PP. RAH reported back on the Sites Criteria Meeting on 26th November. Notes to be circulated. He said the meeting looked at sites where new information had been received and new sites identified and was a chance to review sites dismissed at an early stage to ensure the process had been robust. There will be a new version of the SHLAA in April 2016, but not before we publish our plan. RAH went through the individual sites looked at including 10 and 11, which had not been seen by the Park previously. Site 12 (Clarks Farm) was fully evaluated and rejected as the potential to open up future development was large. Ronnie the Landscape Officer has been asked to appraise Stocks Oak.</p>	<p>RAH</p> <p>JD</p>

	<p>Access on Site 1 through Hawksmead was discussed. EHDC own this land and they are prepared to talk to us further. RM said this land was nominated as green space.</p> <p>JD said that RAH, SH and him had met with Cala Homes, the Hilliers Land representative. Robert Hillier was unable to attend.</p> <p>RAH said the meeting was left that we are still pursuing the main preferences and looking at Stocks Oak.</p> <p>RAH to email Chris Paterson to confirm sites to be visited on 14th December. RAH to send Chris Paterson and Ronnie outputs from last two sites criteria meetings.</p> <p>AT said the Development Briefs are almost finished and will be circulated.</p> <p>Village Centre – Graham Gard and Paddy Payne are looking at the Village Centre and PP has spoken to the pub.</p> <p>GG working on tracking and rerouting of road.</p> <p>JD suggested we have an aspirational policy in our plan on the Village Centre</p> <p>PP is to speak to Punch Taverns as a next step. Suggested that GG and Dan Destecroix from WG 2 meet with Cala Homes who would like to be consulted on the Development Brief.</p> <p>JD said that at the Forum on 16th January we should have agreement in principle from Ronnie, the Landscape Officer and will be able to show our preferred sites</p> <p>WG3 – Stephen Mannerings</p> <p>SM said he is gathering information on footpaths, drainage, water and has EHDC information from John Starling and Mike Kendall.</p> <p>SM and RAH to sit down and go through the relevant policies. RAH has drafted a policy on flood risk but needs evidence to support the policies.</p> <p>WG4 – Angela Wright</p> <p>SEA is out for consultation to the statutory bodies for the next 5 weeks, until 12th January. Consultants have been made aware of the timetable and no issues have been raised to date. Suggested we put a copy of our scoping report onto the website. SM to organise.</p> <p>RAH asked if we were confident that SEA would not contradict our view, for example on flooding. He suggested we might want to send our Sites evaluation forms to them. AW reported on Survey Monkey – 27 replies but nothing new highlighted. She is now looking at Green Space and trying to finalise ideas for green space. She will circulate these. There is an area on Dennis Way that needs to be designated as Green Space.</p>	<p>RAH</p> <p>SM/RAH</p> <p>SM</p>
<p>6.</p>	<p>Update on meetings with Developers</p> <p>Lyss Place – RAH and SH met with Alistair Grant. Notes already circulated. This site is not considered suitable for affordable housing.</p> <p>Hatch Lane – Stephen Hales was unhappy that his site was not displayed well at the last forum.</p>	
<p>7.</p>	<p>Settlement Boundary Review (paper already circulated)</p> <p>RAH said this is a complex paper and comes from discussions with EHDC. He went into more detail on the paper and recommendations. RAH asked the meeting if it were prepared to proceed on the basis of the paper. RM asked for clarification on Green Space and whether inside or outside of settlement boundary. With regards to Brows Farm, agreed to wait for report from Ronnie, Landscape Officer.</p>	
<p>8.</p>	<p>Draft Policies (RAH had already circulated documents on this)</p> <p>JD thanked RAH for his hard work on the policies. RAH said he needed to have the first draft of all policies by end of next week and all material in from the working groups. RAH said the policies might change. If policies are not in the report then they will be covered by the Joint Care Strategy document.</p> <p>RAH asked that the meeting report back to him individually or in WG's on the principles of the policies, content etc and then he will look at the wording etc.</p>	

	<p>RAH said they are all Version 1 rough drafts. RAH to complete the Village Centre Policy and Control of Residential Development policy, regarding extensions, replacements etc next. He said some of the policies were taken from the Petersfield Plan.</p> <p>With regards self-build, SH said there would need to be additional income as self-build does not generate affordable housing and would be on top of the allocation of 150 homes. Noted that Site 17 could be considered for self builds.</p> <p>JD suggested we say in our plan that any requirement for self-build will be on Brownfield sites.</p> <p>RAH asked the SG to email him with any comments asap.</p>	ALL
9.	<p>Production of the Draft Plan</p> <p>Monday 29th February is the date proposed to issue the Consultation Draft Plan. The document needs to be attractive and readable and photos are needed.</p> <p>RAH said plans and mapping is the biggest problem. CP has offered to help with the maps if we can supply all the information to him.</p> <p>RAH said he needs someone to lead on the process and work with the Park, make sure information is collected etc.</p> <p>JD said the report should be aligned to the Park in terms of colours, symbology etc.</p> <p>RM offered to take on the green space/open space element of the plan.</p> <p>AT said all his work so far is in digital format which can be sent to the Park.</p> <p>AT said he can help but cannot lead on this.</p>	RM AT
10.	<p>Rogate and Rake Neighbourhood Plan</p> <p>JD has circulated his letter to the Steering Group and Liss Parish have also written. Timescale for comments is 4th December and so now waiting to see outcome.</p>	
11.	<p>Any Other Business</p> <p>Xmas Fayres Attendance cover finalised for the 3 events at Infant and Junior Schools and Village Shopping Event.</p> <p>Dates of Next Meeting 7th January & 28th January JD said informal meetings, emails, telephone calls etc to continue in between. JD to set up pre-brief meeting ahead of Landscape Officers visit and look at sites 3b, 3c and 4 as preferred sites.</p> <p>Public Forum – Saturday 16th January – 2 pm – 5 pm. Drop In Exhibition between 2 – 5 pm. Display Boards to show green spaces. RAH said Policies should not be displayed but the Vision statement should be. We need to be mindful of what we say at the exhibition so that we don't quote wording from the policies. JD thanked everyone for their hard work this year, especially RAH, Project Manager.</p>	JD

Liss Neighbourhood Plan

Minutes of the meeting of the Steering Group – Thursday 7th January 2016 Liss Parish Council Offices

Present: Sir John Dunt (JD - Chairman), Roger Hargreaves (RAH), Sue Halstead (SH), Charmian Porton (CDP), Michael Oakley (MO), Angela Wright (AW), Adam Tither (AT), Dan Steer (DT), Phil Deacon (PD), Roger Mullenger (RM), Stephen Mannerings (SM), Wendy Smith (WS)

		ACTION
1.	Chairman’s Welcome and Apologies Apologies received from Chris Paterson	
2.	Declarations of Conflicts of Interest SH - Hillbrow	
3.	Minutes of the Previous Meeting and Matters Arising Minutes agreed as a true record. Matters Arising All covered by Agenda.	
4.	<p>Policies Update JD thanked RAH for the huge amount of work already done. JD asked that SG feedback any comments to RAH, even if a nil return as it is a collective document and we are all responsible for it. All comments will then be considered for the Draft plan.</p> <p>Village Centre Policy - this is an enabling policy as it is not possible, in the time available, to pursue this further and we cannot commit the Parish Council. The Village Centre is a project in itself and must not delay work being done on the Plan.</p> <p>Areas of special character policy - two areas are embedded in the Joint Care Strategy: Hillbrow - SH declared an interest. The question was asked as to why this area should be protected and not other areas. SH said if you remove the Settlement Boundary the area will have no protection. Looking at Highfield Gardens, The Ridings and St. Mary’s Road – these areas were not such low density and had always been protected.</p> <p>RM said the title is confusing. If we are to have a policy for areas of houses with large gardens, perhaps the policy needs amendment. RAH said that the policy is about preserving character. Wording could be amended to emphasise protection, not the character of housing. It was noted that the Petersfield plan had used wording already available, using boundaries and taking out the word houses. AW asked about the Countryside ruling which was brought in due to countryside policies. RAH will explore alternative wording and the consequences of taking Hillbrow out of the settlement boundary. He will then draft a note and ask for comments. JD said that if SDNPA removes Hillbrow from the settlement boundary it will be in the countryside. RAH to contact CP and ask the Park for their view. At the Exhibition we can say, if asked, that settlement boundaries will move.</p>	<p>ALL</p> <p>RAH</p> <p>RAH</p>
5.	<p>Preferred Sites JD thanked AT for the revised Development Briefs (DB). SH and MO had commented and RAH/JD agreed with their comments. JD clarified MO’s comment on whether Policies and Briefs should be “Directive” or “Advisory”. It was agreed that they should be “Directive”. AT said he had written them in a way that did not duplicate polices.</p> <p>RM commented that affordable housing does not need to be in each DB. Suggested the DB’s have a preamble saying look at the policy so that the Brief adds in additional points and does not duplicate.</p> <p>Brows Farm - SH said we need to say more about Brows Farm to get it through the National Park. JD said the Landscape officer listened very carefully to what was said on Brows Farm and advised us to look at sites in East Meon and Singleton as an example. JD noted that in East Meon the frontages are short with a front wall and all infrastructure (i.e. bins) are</p>	

	<p>behind the houses so not seen. We would need to reflect this in the Plan. RAH said Brows farm is the most sensitive site. JD to send pictures taken of East Meon development to AT for use in development brief for Brows farm. PD noted there is a deep ditch which might affect development alongside the public footpath which keeps water off the footpath. RAH said we need to say that improvements to the footpath and drainage ditch are needed. AT asked to what extent we should change the Inwood Road DB. JD asked if we can produce something short, similar to the others, include the previous development brief, summarise in the same style as the other briefs. AT said he has been careful not to use the word ‘dwellings’. There was a discussion about how best to reflect the 65m contour in the Andlers Ash DB. RAH asked if all would comment to him as soon as possible. RAH suggested some very strong wording on the need for screening. JD noted that the Landscape Officer was enthusiastic about Eden Lodge but suggested we could get more than 5 dwellings onsite 4A, perhaps up to 10. AT said this was a discrete site, not impacting on views of the village and was reluctant to change the work of WG2 on this site. JD suggested AT should email his WG and get their views on numbers of dwellings on Eden lodge and Brows farm. RAH raised Business Provision – do we need a small allocation to provide multi-purpose units. Brows farm is suggested for this (nowhere else has been) and it was noted that the owners are sympathetic to the idea. RAH noted the need for additional sports fields and said the Landscape officer was not comfortable with this. DS said there is an under resource for the number of children in Liss. AW asked about a football pitch – could it be on the Hillier’s site that we are not using, although we would be building into a green gap? DS suggested a contribution from CIL to improve the drainage on the recreation land. JD thanked AT for his hard work which needs to be updated ready for the Exhibition on 16th January. JD asked all to comment to AT and RAH.</p>	<p>JD</p> <p>AT</p> <p>ALL</p> <p>AT</p> <p>ALL</p>
6.	<p>Fall Back Site Discussion – Plan B JD said the view emerging is that the best Plan B, if Brow Farm is unacceptable, could be to increase numbers of houses on other sites to meet the 150 target. This was agreed.</p>	
7.	<p>Landscape Architect Support Alison Galbraith will contribute to the landscape debate, particularly for Brows Farm. SH has given her the Development Brief. AT to speak to Alison Galbraith and give her the revised DB via SH as soon as possible.</p>	AT
8.	<p>SEA and HRA Update (AW) AW confirmed the Scoping report is still out for consultation. AW read an email out (to be circulated separately). JD said we must keep the pressure on AeCom. RAH said the next draft plan is to be circulated by the 28th January.</p>	
9.	<p>Developers – Meetings and Correspondence (JD/RAH) Hatch Lane – RAH updated the meeting on an exchange of emails with Stephen Hales. Noted that the Sites Criteria sheet needs to be on display at the exhibition - A1 size (SM to print off). Dan Destecroix from WG2 is meeting with Cala Homes on Andlers Ash Road. RM to attend.</p>	SM RM
10.	<p>Draft Plan Writing and Production (RAH) JD thanked RAH for the draft plan. RAH said that the Plan’s layout has been agreed but incorporating maps is more difficult. RM expressed concern that by the time the Plan is reduced to A4 it will be difficult to read and suggested fold out sections. He said with regards to Green spaces, monuments etc – he has no view on what should be included. The basic proposal map will show boundaries, conservation areas, strategic gaps around the village as they</p>	

	<p>relate to the settlement boundary and the parish boundary. It was suggested the Parish boundary is shown on a separate map, on a smaller scale.</p> <p>RAH said we need guidance on whether there is a Park standard. RM is meeting the Park on Green and Open space to discuss their definitions and will talk to them about standards for the Draft Plan.</p> <p>RM asked about the Petersfield Plan which they have split into 4 areas and the Petersfield boundary and how they presented it. RM volunteered to work with the Park on maps. AT to pass all his information to RM.</p> <p>AW asked about Rake as the Rogate and Rake Plan has not dealt with Rake effectively and Rake Village hall is in our boundary. AT suggested it is part of Liss village in boundary terms only and it is in the countryside.</p> <p>The next SG meeting is on 28th January. We will have the next draft Plan by then. The following meeting on 25th February we should have a complete Draft Plan and forward it to Liss Parish Council. There will then be a six week public consultation in Liss. We are required to send copies to statutory consultees and publicise it in the village as widely as possible and encourage comment. We then revise plan and submit it to the Park.</p> <p>The Draft report will go before Liss Parish in February prior to public consultation. (On the 8th February it goes to the Planning committee and the Parish council the following week).</p> <p>JD reminded everyone to comment to RAH on the draft plan.</p>	<p>RM</p> <p>AT</p> <p>ALL</p>
11.	<p>Exhibition in Village Hall – 2 – 5 pm – Saturday 16th January All to be there to help set up at 12.45 pm.</p> <p>SM will produce material for display boards. The exhibition will concentrate on preferred sites. We will refer to other sites by showing the Sites Criteria results and have a map showing all sites. RAH requested a plan that shows settlement boundaries with the sites.</p> <p>AW/RM to provide material on green space. RAH asked for something on viewpoints. RM will produce a map showing maximum 8 viewpoints.</p>	<p>SM</p> <p>AW/RM RM</p>
12.	<p>Any Other Business</p> <p>RAH explained fully the six week consultation process. Noted the Draft Report needs to be sent to as many people as possible and emailed out, put on the website etc.</p> <p>SH suggested we have a display table on the 23rd January at the Triangle Centre Open Day. WS to email for volunteers to help.</p> <p>SH said the National Park is updating the display boards at stations and need input by 30th January. SH to follow up.</p>	<p>WS</p> <p>SH</p>
13.	<p>Date of Next Meeting - Thursday 28th January – 7.30 pm – Liss Parish Offices (apologies received from AT)</p>	

Liss Neighbourhood Plan

Minutes of the meeting of the Steering Group – Thursday 28th January 2016 Liss Parish Council Offices

Present: Sir John Dunt (JD - Chairman), Roger Hargreaves (RAH), Sue Halstead (SH), Charmian Porton (CDP), Michael Oakley (MO), Angela Wright (AW), Roger Mullenger (RM), Stephen Mannerings (SM), Chris Paterson) Wendy Smith (WS)

		ACTION
1.	Chairman’s Welcome and Apologies Apologies received from Adam Tither. Not present: Phil Deacon, Dan Steer	
2.	Declarations of Conflicts of Interest SH - Hillbrow	
3.	Minutes of the Previous Meeting and Matters Arising Minutes agreed as a true record. Matters Arising SEA/HRA – AW is in touch with AeCom. Need their report as soon as possible. MO meeting with Alison Galbraith on 30/1/16 at Brows Farm Triangle Centre event – not well attended but a good village networking event.	
4.	Exhibition Debrief 227 people attended. Noted that from the feedback received the public are supportive but some concerns are being repeated. Agreed that the Pre-Consultation Plan should clarify the new housing numbers. SM to go back to the schools to clarify their capacity.	SM
5.	Debrief – 28 January 2016 meeting with Chris Paterson (SDNPA) A good meeting and points from the meeting will be covered later in the meeting.	
6.	Draft Plan and Preparation of the Making the Plan document RAH thanked everyone for feedback. A further version will be issued in the next few days with amendments in Green. A copy of the Report is currently with the Park for their early comment. CP said he was unable to give feedback on the Development Briefs currently due to a resourcing issue however they are hoping to resolve this with the help of a Consultant and will be able to feed back in time for the Pre-Consultation submission. CP to send initial comments by Tuesday (2/2/16) to RAH. CP said he will be able to feedback on the Polices prior to 15/2/16. CP asked when the SEA wants a “frozen” version of the Plan. AW to speak to AECOM and feedback. Discussion followed on East Hill area – SH declared an interest – CP will take Sarah Nelson to the site to see whether she thinks it should be in or out of the Settlement Boundary. Timing is subject to their work commitments. RAH to look at the methodology paper, sections 26 and 27. Discussion to be carried forward. Development Briefs AAR – We need to be more specific on lines to make clearer what we are proposing. RM/SM to work with Graham Gard on this. RM reported back on his meeting with Cala Homes (note already circulated). SH felt that the DB should show open space, no of houses etc clearly. JD suggested we also say there will be a roundabout, but not state where. Discussion followed on the Petersfield Plan and the wording they used for Developers to follow and noted that paragraph 5.8 would be appropriate for us to use. Further discussion with Cala homes will take place during the Consultation phase. It was noted that local green spaces are important between housing. CP suggested we justify the green space as we are maintaining views to open countryside. Flooding – RAH will put appropriate wording in. Roads – CP suggested we be ambitious on what we need.	CP AW RAH C/F RM/SM RAH MO

	<p>Brows Farm – The timeframe is tight and following MO’s meeting on 30th January report needed by Wednesday 3/2/16. Noted that we will pay for any out of pocket expenses that Alison incurs. Noted that the Landscape Officer will be sending through her comments next week – SH will circulate when received.</p> <p>Eden Lodge – nothing further to add.</p> <p>Inwood Road – RAH/SM met with the Highways Agency. SH asked if there was scope to change the current parking problems at Inwood Road, i.e. changing the wide grass verges to parking areas – RAH to make slight changes to the wording. RAH will add stronger wording for the Developers with regards to Drainage on this site. Discussion followed on Freedom of Information issue – RAH to take advice from the Parish Clerk on this and report back at next meeting.</p> <p>Making the Plan: This document accompanies the main report when it goes to the Park and provides evidence of what we have done. RAH asked that the WG Chairman put together a report for him to use and when writing them think of the public looking at them – they need to be a coherent story and some evidence is needed. RAH asked if he could have reports from the Chairman in 3 weeks. Some evidence will be put onto the website in due course.</p>	<p>RAH</p> <p>SH</p> <p>RAH</p>
<p>7.</p>	<p>Timetable 8/2/16 – Electronic Version of the Draft Pre-Submission Plan to Liss Parish Council Planning Committee 13/2/16 – Electronic and paper copy to Full Council and Steering Group ahead of meeting on 15/2/16. JD cannot attend on 15/2/16 and has drafted a letter to the LPC Chairman. RAH and SH will attend. Six week consultation period will start on 1st March 2016. RM asked about resources for mapping. Agreed lines can be hand drawn for 8th and 15th February. Discussion followed on Rights of Way and sites they impact on. CP suggested we don’t worry too much about the detail on the maps for the pre-submission stage. He said it is important that people can relate to the maps and understand where they live. Agreed to follow the format of the Petersfield Plan and keep separate maps for separate items.</p>	
<p>8.</p>	<p>Organising the Consultation WS will manage the process. A leaflet is needed for all households with Liss Parish branding. Noted that there is money in budget to cover printing costs. Agreed we should charge for copies of the report – price to be agreed once we have printing costs. A further Exhibition will be held on 12/3/16 – 2 – 5 pm. A further board to be added in with regard the situation at schools and the reason for the houses etc.</p>	<p>WS</p> <p>SM</p>
<p>9.</p>	<p>Any Other Business and Date of Next Meeting JD updated the meeting on the Rogate and Rake NP – no further action required. RAH will deputise for JD whilst on holiday – JD back 18/2/16. WS to arrange an interview with Petersfield post for JD’s return. Date of next meeting: Thursday 25th February</p>	<p>WS</p>

Liss Neighbourhood Plan

Minutes of the meeting of the Steering Group – Thursday 25th February 2016 Liss Parish Council Offices

Present: Sir John Dunt (JD - Chairman), Roger Hargreaves (RAH), Sue Halstead (SH), Charmian Porton (CDP), Michael Oakley (MO), Angela Wright (AW), Roger Mullenger (RM), Stephen Mannerings (SM), Chris Paterson (CP) Phil Deacon (PD), Wendy Smith (WS)

		ACTION
1.	Chairman’s Welcome and Apologies Apologies received from Adam Tither, Dan Steer, Wendy Smith	
2.	Declarations of Conflicts of Interest None declared	
3.	<p>Minutes of the Previous Meeting and Matters Arising Minutes agreed as a true record.</p> <p>Matters Arising</p> <p>School’s Capacity - CDP read an email she had received from Martin Shefferd regarding school capacity. Email to be circulated to SG and displayed at Exhibition on 19th March.</p> <p>Freedom of Information – RAH reported on an email he had received from Stephen Hale, acting on behalf of Hatch Lane site. SH noted that the Parish Council may be contacted on Freedom of Information issue and will brief the Clerk. CP asked about the Criteria used for Hatch Lane site and RAH confirmed it was the same criteria from the SHLAA used for all sites with extra criteria added as relevant to Liss. CP confirmed that the Hatch Lane site has been submitted for SHLAA assessment.</p> <p>SEA/HRA (AW) – AW had received a response and will circulate it to all SG members. Key points raised are: Settlement Boundary; Site Allocations; Housing need (they want us to test sites for up to 220 houses); and size of sites.</p> <p>Discussion followed and it was agreed that RAH would draft an urgent response. CP explained the process behind the reason they want us to test for more housing and that they have to do an objective assessment. He said the SEA is not undermining work already completed and said this will be a useful piece of evidence to use for the Independent Examiner and so is a good exercise to go through now. JD said he was concerned about timing and that this concern should be passed on appropriately in the email that RAH will draft for AW to send.</p>	<p>CDP</p> <p>SH</p> <p>RAH/AW</p>
4.	<p>Pre-Submission Draft Plan Alison Galbraith’s report on Brows Farm will form part of Making the Plan which will be on the website. CP said this has been passed to the Landscape Officer and we are awaiting comment.</p> <p>Playing Fields – JD referred to emails received and explained the background to this issue. There is a shortfall of recreational space in Liss and he felt there would be much discussion on this during the 8-week consultation period. RM noted that much of the available space is privately owned and so not available. After much discussion it was agreed that we highlight that there is a need for additional space and ask for it to be taken up by the Parish Council. CP said we should have our justification of why we could not find sports pitch land for the independent examiner and that we commit to use CIL in the future for Sports Pitch Land. The meeting agreed that we would note in the pre-submission document that we have looked at rejected sites with a view to sports pitches but they are not suitable. RAH to amend the report.</p> <p>Village Centre – RAH referred the meeting to Parish wording of a “Defined Village Centre”. SM to circulate a map to SG for comment as this will impact on all future development in the village. RAH asked for comment back in the next 48 hours.</p> <p>Maps – RM confirmed he has everything on 3 x A3 maps. It was noted that the third map shows the whole Parish boundary.</p>	<p>RAH</p> <p>SM</p> <p>ALL</p> <p>RM/SM</p>

	<p>Action: RM/SM/GG/RAH (time permitting) to sit down and finalise maps for Development Briefs. RAH/CP to have a meeting on whether or not to show the Settlement Boundary ahead of the Plan being approved.</p> <p>JD said he is happy with the maps.</p> <p>CP asked about our policy on Biodiversity. AW said it is covered by the Parish policies and that we are adequately covered. RAH noted that we have struggled to find something distinct from the Park Plan to say.</p> <p>Production of Reports</p> <p>CP suggested that as the pre-submission Plan is a working document, we should not go for high colour and only print 30-50 copies in-house, black and white, but reproduce the large maps on A3 in colour. Copies to be available to read as follows:</p> <p>2 x Doctor surgeries; 2 x Schools; 2 x Triangle Centre; Parish Office 4 x Pubs (Drovers, Whistle Stop, Spread Eagle, The Temple)</p> <p>Agreed that we would charge £5.00 if anyone wanted to purchase a copy (via Parish offices).</p> <p>JD thanked RAH for all his hard work on the report so far.</p> <p>Making the Plan -Website</p> <p>RAH asked AW to update her report following the SEA/HRA reports which will go onto the website as evidence.</p> <p>RM asked about gaps and the land opposite the Bluebell and the Road to Kippences. It was agreed that the land opposite the Bluebell, towards Kippences should be added to the list of existing gaps, as indicated on the draft map.</p>	<p>RAH/CP</p> <p>AW</p>
<p>5.</p>	<p>Dialogue with Developers</p> <p>The Grange - SH asked if there had been dialogue and RAH confirmed he has spoken to them twice.</p> <p>Inwood Road – no dialogue but the Parish is expecting planning applications for Inwood Road imminently.</p> <p>JD will speak to Duncan Petty again.</p> <p>AW asked about Brows Farm for business use. CP explained about Agricultural Land and said this policy is being reviewed.</p>	<p>JD</p>
<p>6.</p>	<p>Exhibition -Saturday 19th March – 2 – 5 pm</p> <p>JD said copies of the Draft Plan should be available as well as maps, Development Briefs and the background as to how we got where we are.</p> <p>CP suggested we show the constraints we have. Agreed communication from schools and doctors should be displayed. CP suggested we invite Martin Shefferd (CDP to contact).</p> <p>RAH agreed to put together a plan for the exhibition which he will email to all for comment asap.</p>	<p>CDP RAH</p>
<p>7.</p>	<p>Any Other Business and Date of Next Meeting</p> <p>Triangle News - CDP asked if we would like an article in the 2nd April issue – WS to amend press release and send to her.</p> <p>Annual Parish Meeting – 16/3/16. RAH said we will present the Neighbourhood Plan and use the boards from the Exhibition.</p> <p>JD said that he was going to talk to Liphook and Bramshott NP as they were just starting their NP.</p> <p>Date of Next Meeting – Thursday 14th April 2016</p>	<p>WS</p>

Liss Neighbourhood Plan

Minutes of the meeting of the Steering Group – Thursday 14th April Parish Council Offices

Present: Sir John Dunt (Chairman), Charmian Porton (CDP), Michael Oakley, Roger Mullenger, Phil Deacon, Stephen Mannerings, Roger Hargreaves, Chris Paterson (CP),

		Action
1.	Chairman's welcome and Apologies Apologies: AT, DS, AW, SH and WS	
2.	Declarations of conflicts of interest No conflicts were declared	
3.	Minutes of meeting of 5th February and matters arising The minutes were agreed. All matters arising are covered by later items.	
4.	Exhibition (19th March) debrief It was noted that the exhibition went well, with a good attendance and good press coverage. Comments had been generally favourable. MO noted that the football club had been concerned about provision of sports pitches. The chairman reported that a meeting was due to take place on Friday 22nd April with John Brindley of the football club to discuss the issue. It may not be possible to allocate a site for a pitch but perhaps the proposed policy could be strengthened further in order to support a future proposal, and also the use of CIL money for drainage at Newman Collard Playing Fields to increase their availability.	JD
5.	Consultations Update How to handle the results of the current consultation were discussed. CP confirmed that it would be necessary to prepare a schedule with responses to each of the comments received. He said the Planning Advisory Service provided a good format. It was agreed to hold a workshop on Thursday 2nd June at which to consider the main issues arising. Then a schedule of responses and changes to the plan could be prepared. It was noted that comments by the SDNPA would be considered by their committee on 12 May. It was agreed to publicise the end of the consultation, about two weeks in advance, in the press, posters, etc.	RAH WS WS/SM
6.	Meetings (developers and individuals) Apart from the meeting with John Brindley on playing fields no meetings were scheduled and no approaches from developers had been received. Radian housing association had said they would like a meeting but only after discussions with the intended developers of sites 4 and 4a.	JD

<p>7.</p>	<p>Way ahead from end of consultation (May)</p> <p>RAH explained that the final plan needed to be produced as soon as possible for submission to the SDNPA. It was desirable to do this before the pre-submission consultation on the South Downs Local Plan, scheduled for the Autumn 2016 at the earliest. In addition to changes to the plan the format needed to be looked at, perhaps with the addition of more pictures.</p> <p>In addition to the plan we will also need to submit the following, of which the first three are legal requirements:</p> <p>Consultation Statement - Description of all the consultations, particularly the pre-submission consultation, showing how we responded to the issues raised. RAH and WS will prepare this.</p> <p>Basic Conditions Statement - Have to demonstrate that the plan conforms to four conditions, i.e. national policies, policies of the development plan, sustainable development and EU obligations. RAH has been preparing this.</p> <p>Strategic Environmental Assessment and Habitats Regulations Assessment. These will need updating to reflect the final submitted plan.</p> <p>Planmaking process - Description of how we organised ourselves and developed the plan. RAH has done a first draft</p> <p>Evidence Base - For the key studies we need to write them up in a form suitable for the Examination into the plan. Most importantly, a description of the site selection process, showing all the sites considered, the various stages of , and the role of consultation. RAH would discuss this with AT. Other writeups might be on local housing need and selecting local green space. RAH would discuss this with the working group chairman.</p> <p>Monitoring of the plan - This needs to be considered in conjunction with the Parish Council which will need to take on responsibility for monitoring the plan.</p>	<p>RAH/WS</p> <p>RAH</p> <p>AW/RM</p> <p>RAH/AT/ MO/AW/ SM/CP</p> <p>RAH/SH</p>
<p>8.</p>	<p>Any other business and date of next meeting</p> <p>RM noted that a developer had said to him that generally developers were reluctant to provide 1 bedroom accommodation which might affect the plan allocations.</p> <p>The next meeting is 2 June (a short meeting preceding the workshop)</p>	

Liss Neighbourhood Plan

Minutes of the meeting of the Steering Group – Tuesday 26th July 2016 - Village Hall.

Present: John Dunt (JD), Roger Hargreaves (RAH), Sue Halstead (SH), Angela Wright (AW), Charmian Porton (CDP), Adam Tither (AT), Michael Oakley (MO), Stephen Mannerings (SM), Dan Steer (DS), Wendy Smith (WS), Tracey Haskins (TH)

Apologies: Chris Paterson, Roger Mullenger, Phil Deacon

		Action
1.	Welcome and Introductions JD welcomed TH to the meeting.	
2.	Conflicts of Interest DS declared a conflict of interest on land at Primrose Lane	
3.	<p>Minutes of Workshop of 9th June and matters arising</p> <p>Number of Units: AT reported on meetings he had had with residents of AAR and feels that putting additional units on AAR is not appropriate. 70 is sufficient. He suggested additional units go on Upper Green, which would take it to 42 units with Brows farm taking 15, and Inwood Road 25. AT said Units are not necessarily houses, they can be apartments and include a mix of housing. RAH reminded the meeting that we have a minimum and maximum number of units to find. Agreed to c/f to future meeting. JD reported on a meeting that he and SH attended with Margaret Parren, Chairman of SDNPA. He said that Midhurst with a population of 4500 was required to produce 450 units, Petworth with a population of 2500 was required to produce 150 units. Liss is required to produce 150 units. Margaret Parren said the introduction in the Plan might be modified to say Liss is a village in 4 parts and try to play down the 6300 population sentence. RAH said we should note that services and infrastructure must be considered too as we have a lower level of infrastructure than Petworth and Midhurst. SH said that Margaret Parren felt we should concentrate on the separate policies, which support our open space policies.</p> <p>Brows farm JD said a meeting is arranged for Wednesday 3rd August, 9.30 am at Brows Farm. Chris Paterson and Ronnie will be attending. RAH, SH, RM, Alison Galbraith (AG) will attend. The aim of the meeting is to have a further good look at the site to ensure the Development Brief is correct. Tim Slayling, Head of Planning at SDNPA might also attend. AG and SH to lead the meeting. JD said there are two important points to make:</p> <p>1) It gives community space back 2) It tucks into the hedgerow and provides 15 discrete units. SH said we are vulnerable on how we maintain the open space now and in the future. RAH said the Parish Council can maintain it but would need money to do so and 15 units will not generate a lot of money. JD suggested a discussion take place with Duncan Petty with regards future maintenance. JD to speak to Duncan Petty to arrange a meeting. AT said the question of ownership of the land has been raised but not yet answered. Following the meeting at Brows Farm AG will update the development brief.</p>	JD
	Andlers Ash Road Meetings took place with Cala Homes 16/6/16 and with Robert Hillier on 28/6/16. The outcome of both meetings were positive.	

	<p>JD has sent Cala Homes an updated work/brief and a further meeting is planned for 28/7/16 with Cala Homes at 7.30 pm (AT, TH, JD, AG, MT to attend).</p> <p>JD thanked TH for all her hard work on AAR.</p> <p>AT updated the meeting on the handout from Cala Homes and said that TH and Marilyn Timney had input into it. They had pulled together a series of comments and put them into graphic form and Cala Homes are happy with the plan.</p> <p>TH asked if the meeting were happy for her comments to be put into the public domain. RAH said public comments are not being shared at the moment.</p> <p>RAH said at the meeting we should try and identify any likely sticking points, for example they might resist a roundabout at Barnside Way. We need to understand what might cause difficulties.</p> <p>JD said that Robert Hillier has no problem with a footpath to the school entrance.</p> <p>At the meeting with Robert Hillier, a staff car park opposite the school (from CIL payments) was not discussed.</p> <p>SH said Robert Hillier might be interested in farm buildings becoming business units in the future but confirmed they are not looking to pull out of Liss.</p>	
	<p>Hatch Lane - Nothing has been heard from the Information Commissioner or Steven Hale.</p>	
	<p>Upper green - Going ahead – no amendments.</p>	
	<p>Clarks Farm Nothing has been heard from Wates/Boyer Planning. JD asked about the reassessment of Clarks Farm. RAH to continue working on Clarks farm criteria this week and then a meeting will be needed to look at the sites criteria in more detail.</p>	
	<p>Rake Road - To be assessed.</p>	
	<p>Spread Eagle - Site to be assessed</p>	
	<p>Primrose Lane - Unsuitable – JD said this sites was further away from the centre of Liss and was inaccessible as Primrose Lane is an un-adopted road.</p>	
	<p>Liss Meadows - This is a new site that has been put forward. SH said it is a very damp site. RAH felt this site was not suitable for development.</p>	
	<p>Justifying Policies Biodiversity RM and AW had put together a first draft for RAH to review.</p>	
	<p>Liss Junior Football Club JD emailed John Brindley but has received no reply. DS said the football club re having discussions with the cricket ground committee. DS said that the football club will no longer be using Rogate. 4 teams will be playing at the Spread Eagle next season and 2 at the cricket club. With regards land adjacent to the cricket ground no update is available. JD said this can be given priority when looking at CIL. It was noted that RM is a member of the Newman Collard trust and is very aware of the issues.</p>	
	<p>Updated SEA and HRA AW sent a copy of SDNPA comments and asked about timescale for revisions and has had no response yet. AW to chase them. RAH suggested that once we know what we are doing on the sites we can give them a good flavour of our plan. AW noted that the SEA and HRA response has to be included in our final submission to SDNPA so any key changes or any new sites need to be advised asap.</p>	<p>AW</p>

4.	<p>Late Submission of Sites</p> <p>DT asked why we were assessing sites that came in after the consultation period as the public won't have had a chance to comment on them. It was noted that the Spread Eagle site came in at 4 pm on 16th May so was within the deadline.</p> <p>AT said May 16th was the published date and there has to be a cut off.</p> <p>RAH to send emails to Hawksmead and Patricks Lane saying their submission is too late, however with Hawksmead offer a discussion on "open space".</p> <p>JD said we don't want to put into our plan formally a reserve site but we do need a fall-back site in our minds and said that if we were to consider a site we would have to go back to the public.</p>	
5.	<p>Progress on Revisions to the Draft Plan</p> <p>Development Briefs</p> <p>Inwood Road - Stephen Keele of Radian housing emailed requesting a further meeting. RAH to reply, offering dates. RAH, SH, AW, JD to attend. MO asked about the Spread Eagle site. Agreed will assess against criteria once RAH has refined the criteria document.</p> <p>Environmental issues</p> <p>AW has produced a wordier explanation of our choice of green space and the policy on open views and has updated the green space and biodiversity wording and suggested some wording for Gaps.</p> <p>JD said Margaret Parren had suggested we emphasise the importance of soft landscapes. RAH to look at AW's work and then circulate more widely.</p> <p>Other issues</p> <p>RAH said we need to change some of the wording in the document and will start working through policies, drafting points etc.</p>	
6.	<p>Progress on supporting documents</p> <p>RAH has done the first draft of all documents that need to be submitted and an outline of the schedule of responses. Many will say noted as a detailed explanation is not required.</p> <p>SEA document – we need to demonstrate which of the strategic local plan policies cover the plan.</p> <p>We need a write up of the plan making process.</p> <p>RAH said we need a proposal for monitoring the plan in the future, SDNPA or the Parish Council can do it. Decision needed on how it will be monitored in the future.</p> <p>CIL Payments</p> <p>SH confirmed we receive 25% of all development in Liss.</p> <p>SM and CP had distributed their work on CIL wish lists.</p> <p>SM said that SDNPA has an infrastructure delivery plan and the proposals will be fed into that and then submitted under the parish council.</p> <p>DS said he had raised CIL payments and requests at the Junior school governors meeting and they will discuss at their meeting after summer holidays, as will the Infant school governors.</p> <p>DS suggested we write to various groups in the village and say this is their opportunity to put forward suggestions and stake a claim for CIL money.</p> <p>DS asked the criteria for spending CIL money – does it have to be of benefit to the community?</p> <p>It was agreed that the Parish Council should manage the CIL money and how it is spent.</p> <p>RAH suggested we have the list ready when we submit the plan which will include the outcome of the school Governors meetings.</p> <p>JD asked SG members to think about this list in order to produce a clear list in priority order, put into categories for the next meeting.</p>	C/F to next meeting

7.	Future wok programme and timetable RAH said that due to his recent house move etc. he will struggle to make the September deadline.	
8.	Any Other Business None	
9	Date of Next Meeting Thursday 1 st September, 7.30 pm venue parish offices.	

Liss Neighbourhood Plan

Minutes of the meeting of the Steering Group – Thursday 1st September 2016

Parish Council Offices

Present: Sir John Dunt (Chairman), Sue Halstead (SH), Charmian Porton (CDP), Michael Oakley (MO), Roger Mullenger (RM), Angela Wright (AW), Stephen Mannerings (SM), Roger Hargreaves (RH), Chris Paterson (CP),

		Action
1.	<p>Chairman's welcome and Apologies</p> <p>Apologies: AT, DS, PD and WS</p>	
2.	<p>Declarations of conflicts of interest</p> <p>No conflicts were declared</p>	
3.	<p>Minutes of meeting of 26th July and matters arising</p> <p>The minutes were agreed.</p> <p>Item 3: Liss Football club. RM reported that the Newman Collard Trust was looking at solutions to the drainage issue, which would enable the Junior Football Club to play football more often.. Otherwise, JD had not heard anything further from John Brindley</p> <p>JD reported a meeting had been arranged with a Chris Williams to discuss the site at Liss Meadows.</p> <p>JD reported that no further action was expected over the FOI request.</p> <p>It was agreed that JD would speak with AT about arranging a meeting to assess new sites and reassess two older sites.</p>	<p>RH</p> <p>JD</p>
4.	<p>Progress on revision of draft plan</p> <p>a. Policies RH said he was about to circulate draft revisions to the policies. It was agreed:</p> <ul style="list-style-type: none"> • Not to retain a separate self-build policy but incorporate the general commitment into the local housing needs policy • Not to indicate a minimum on any of the housing figures for individual sites, but rely simply on figures that added to 150 dwellings, and on the general commitment to a minimum of 150 dwellings at the beginning of the policy. But to look at how Petersfield NP dealt with numbers within their development briefs. <p>b. Maps SM has agreed to coordinate the revisions to maps. RM has already done a lot of work. RH to pass through changes he is aware of.</p> <p>In discussion on Gaps it was agreed to keep the reference to the A3, and look at the justification for the gap between the settlement and Hill Brow (which is not a defined settlement now that the settlement boundary is removed). Otherwise, to keep the boundaries of gaps indefinite.</p>	<p>RH</p> <p>SM/RM</p>

<p>c. Development Briefs</p> <p>Inwood Rd Agreed to comment back to Stephen Keel on the indicative design he had sent through, encouraging a more imaginative design. Agree to strengthen reference to drainage, including long term management of SUDS (see East Meon wording on drainage)</p> <p>Upper Green Interest of Radian in the site noted. Some concern as to whether this would mean loss of the previous design put forward. Agreed a need to put in as much detail as possible.</p> <p>Andlers Ash Noted that Cala had undertaken a topographical survey. Agreed to chase Cala Homes who are due to respond following meeting with them on layout and design (Note. Response from Cala received the next day). Noted that AT had agreed to take the lead on Andlers Ash.</p> <p>Brows Farm Meeting with Duncan Petty, the landowner, reported. He was sympathetic to the proposals. One option he put forward was that he would retain and maintain the open space, but it would then be as a wildlife meadow, which might not meet the need for informal recreation.</p> <p>CP passed on further comments from Ronnie Craddock, the SDNPA landscape officer who was concerned that the example of East Meon was not taken too literally. For example, the landscape context is different and development at Brows Farm should reflect the Lower Wealden vernacular, and also the development at East Meon was much more closely integrated into the village than would be the case at Brows Farm.</p> <p>Further work on the brief required, but CP said that Jodie Slater, and urban designer working for the SDNPA might be available to do some work. He would confirm her availability as soon as possible.</p> <p>d. SEA and HRA Angela reported that Aecom were waiting for a sight of the revised plan before they could proceed but said they could turn around their revised report as soon as possible. Agreed that we should give them a draft of the revised plan as soon as possible.</p> <p>e. Supporting documents RH ran through the position on the supporting documents, most of which existed as a first draft.</p> <p>f. Cover photos and presentation SM had agreed to coordinate work on the format, along with WS. It was agreed that a simple way of enhancing the presentation was the use of photos as title pages to each section.</p> <p>Agreed that on the back page would be displayed:</p>	<p>RH</p> <p>RH</p> <p>RH</p> <p>AT</p> <p>CP</p> <p>AW</p> <p>SM/WS</p>
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	<p>Steering Group members Working Group members Contributing organisations All other individuals not to be named, but a general thanks to be provided with acknowledgement of the support of the SDNPA, particularly CP.</p> <p>g. Timetable It was agreed to aim for signing off the revised plan at a steering group meeting on 13th October and to the Parish Council on 17th October, with the aim of submitting the revised plan and the supporting documents by the end of October. Agreed that a report on the timetable and progress should go to the Parish Council in September.</p>	<p>WS</p> <p>ALL</p>
<p>8.</p>	<p>Any other business and date of next meeting</p> <p>There was no other business. The next meeting is 13 October 2016</p>	

Liss Neighbourhood Plan

Minutes of the meeting of the Steering Group – Thursday 13th October 2016, Liss Parish Office.

Present: Sir John Dunt (JD) (Chairman), Sue Halstead (SH), Michael Oakley (MO), Stephen Mannerings (SM), Roger Hargreaves (RH), Phil Deacon (PD), Wendy Smith (WS)

		Action
1.	<p>Chairman's welcome and Apologies</p> <p>Apologies: CDP, CD, RM, AW - (AT & DS not present)</p> <p>JD suggested this could be our last meeting before we submit the Plan. He thanked all those who have made a contribution, especially RH whose herculean efforts were very much appreciated.</p>	
2.	<p>Declarations of conflicts of interest</p> <p>No conflicts were declared.</p>	
3.	<p>Minutes of meeting of 1st September 2016 and matters arising</p> <p>The minutes were agreed.</p> <p>3) FOI request from Stephen Hale. RH reported on a long conversation he had with Deborah Clarke from the ICO. He hoped this matter would be closed very soon.</p>	
4.	<p>Draft Plan Update and work outstanding</p> <p>RH noted that any amendments to the draft Plan should be emailed to him or WS as soon as possible.</p> <p>Development Briefs</p> <p>JD reported on a meeting that he and SH had with Stephen Keel from Radian Housing on the 12th October 2016. Notes of meeting to be circulated to SG.</p> <p>Inwood Road</p> <p>Radian Housing are about to make an offer through the agent to John Davey, the owner of the land at Inwood Road.</p> <p>JD/SH said the site plan was uninspiring. RH confirmed that consideration of the design will be part of the Independent Examination. It was suggested we strengthen our wording regarding the Development Brief. SH to read the previous Inspectors report and email RH with stronger wording on the layout and design section of the Inwood Road Development Brief.</p> <p>Radian hope to submit a planning application early next year, following the Liss referendum. Stephen Keel will report on further developments with the agent.</p> <p>Upper Green and The Grange</p> <p>Radian reported to JD that terms are being agreed with the site owners. Radian are also moving forward to put an offer to the owners of Site 4A. They are in discussion with Paul Harvey regarding the Upper Green site. JD had asked Stephen Keel of Radian to keep him updated on progress on this site.</p> <p>Upper Green</p> <p>RH asked if the Development Brief wording was sufficiently strong for this site, considering it is a gateway into the village. SH to review wording in the Development Brief.</p> <p>The Grange</p>	<p>ALL</p> <p>WS</p> <p>SH/ RH</p> <p>SH</p>

	<p>RH said the Development Brief should be amended to state 7 houses, not 5.</p> <p>RH reminded the meeting that the Plan must account for a minimum of 150 houses and the figures shown in the Development Briefs are the minimum.</p> <p>Andlers Ash Road Viv Hill of Cala Homes had forwarded updated site plans on AAR to RH who forwarded it to Tracey Haskins (TH). RH to chase TH for her reactions on the updated site plan from Cala Homes. RH to also send the site plans to Alison Galbraith (AG) for her input. RH noted that boundaries for open space and key places for landscaping can be confirmed later.</p> <p>Brows Farm JD/RH/SH had met with Jodie Slater (JS) who is contracted to the Parish to work on the Development Brief for Brows Farm at a cost of £1,100. RH said the Park is contributing £500 so the cost to the Parish is £600. He noted that JS works closely with Veronica Cradock (SDNP). Following her visit to Brows Farm, a draft report has now been received which suggested a small access lane at the front, too narrow to park on. She confirmed that the principle of not having clutter overlooking the green is important. JS has proposed 15-17 houses of mixed style, 40% affordable with car ports not garages. RH said discussion is needed to decide what goes into the Plan from this report. RH said those involved need to see the amended Development Brief and comment on it. Rights of Way/Footpaths were discussed. MO felt we needed to retain the current footpath through the Church. RH to circulate the report from JS to SG and comments to be back with RH by close of business on Monday. RH will then liaise with JS. JD to speak to Duncan Petty (owner, Brows Farm). JD will also ask Duncan Petty about the small piece of land by his house and his future plans for it.</p> <p>Work Outstanding with the Plan</p> <p>Maps RM/SM will meet on Monday 17th October to discuss maps. Maps for the Development Briefs need to be finalised.</p> <p>Pictures Amendment needed to the front page of the report, including perhaps a picture of the church. SM to work on new front cover.</p> <p>Background Documents RH covered the other documents that will support the plan: Basic Conditions Statement – almost completed. Consultation Statement – to be completed in next 4-5 days. Plan making process – in hand Sites Selection Criteria – in hand</p> <p>Website Noted that the current documents on the website will be taken off in due course but they must be kept for future reference when the revised copies put on.</p>	<p>RH RH</p> <p>RH RH JD</p> <p>RM/SM</p> <p>SM</p> <p>RH/ WS</p>
5.	SEA/HRA Aecom Update	

	RH has sent copies (in AW's absence) to Aecom. AW, once back from holiday, to chase up Aecom.	AW
6.	<p>Timetable for submission of completed Plan to SDNP.</p> <p>Following discussion, the following timetable was agreed:</p> <p>Monday 21st November – Parish Council meeting. The completed Plan to be circulated to the Parish one week before (14/11/16). RH to advise Parish Clerk. The Plan would be submitted to the Park at the end of November. The Plan would be on the website.</p> <p>WS to update press release for Council meeting 21st November 2016.</p>	RH WS
7.	<p>Date of next meeting - Thursday 17th November 2016 (provisional)</p> <p>Any Other Business</p> <p>JD reported on a meeting he and SH had with Stroud Parish Council who are considering the need for a Neighbourhood Plan. It does not impact on Liss.</p> <p>SH commented on a possible development on Rakelands in Rake which is a brownfield site and asked whether we needed to contact Rogate. JD felt we did not.</p>	

Meeting closed at 8.45 pm.

SITES CRITERIA WORKSHOP – THURSDAY 27TH AUGUST 2015 – 7.30 PM – St. Mary’s Church Hall

Attendance: Roger Hargreaves, John Dunt, Sue Halstead, Roger Mullenger, Stephen Mannerings, Michael Oakley, Adam Tither, Wendy Smith, Graham Gard, Jim Lutener, Peter Coley, Dan Destecroix, Robert Reid, Paddy Payne, Edward Goncalves-Archer, Charmian Porton.

Introduction

The aim of this first workshop was to evaluate sites put forward for development in order to identify the best sites to accommodate a minimum of 150 dwellings.

The Sites Assessment Format was used as a way of systematically assessing sites against criteria, along with individual comments, which are recorded below.

Additional sites coming forward have not yet been included. It is known that developers are proposing sites off Hill Brow Road and Hatch Lane, which may need to be considered in due course.

Anyone with an interest in a particular was asked to declare it.

Workshop closed at 10.15 pm

Comments on criteria

Impact of development	Several criteria considered the impact of development on characteristics such as local character, landscape and biodiversity. The degree of impact depends to some extent on the nature of the development, particularly the treatment of boundaries. The sites were all assessed against these criteria but it was recognised the result depend how on far the impact can be controlled by appropriate development briefs.
Access and suitability of adjoining roads	Without comment from the highway authority, and a more careful look at the suitability of adjoining roads, in most cases this could only be a provisional assessment
Suitability for affordable housing	Although sites were assessed against this criterion it was recognised that the results depend on how affordable housing can be delivered and directed through a development brief
Drainage	While the issue of drainage was raised on several sites it was recognised that given the relatively small size of sites being considered in Liss this was effectively something that a developer would have to deliver, in conjunction with the water company, and was not in itself a reason for accepting or rejecting the suitability of a site.

Comments on Sites

Site No	Comments
Site 1 Farnham Rd/Station Rd	<p>Vehicular access might be an issue. It would be through Hawksmead – EHDC own this land.</p> <p>Residents have issues about the impact of this development as the only access to the new site for both construction vehicles (short term) and residents traffic (long term) would be through the existing Hawksmead Estate</p> <p>It was noted there would be a limit to the number of units of this site and that it would be a discrete site.</p> <p>The hedge boundaries are protected. TPO’s have been applied for. There is a danger of damage to listed surrounding boundaries. It was also noted that very old fencing is gradually being replaced by modern fencing.</p> <p>Access from Hawksmead to Station Road is an issue. Suitability of adjoining roads to be checked with the District.</p> <p>It is a listed ancient site with ancient hedgerows.</p> <p>Drainage might be an issue.</p>

	Concerns were raised that there is no natural boundary to the site, which could lead to future development sprawl in the future.
Site 2 Inwood Road	EHDC have done a Development Brief and 2 boundaries have trees with TPO's. The site is constrained by trees and a wider view. The whole site is above 75m but trees screen the site. This would need to be a low rise development (essential) Access might be an issue as it is up a steep slope so not suitable for the elderly. Parking could be a problem. Concerns were raised at the capacity for Inwood Road to accommodate more vehicular movements. Currently the roads leading to the proposed site are very congested with vehicles parked in all locations. Potentially any developer considering this site should enhance the access route / parking arrangements on Inwood Road
Site 3a Andlers Ash Road – East (allotments end)	Most suitable for the elderly as close to the village centre. Issue of local character as will have more impact. Bungalows currently preserving the soft edge into the village so would need to be single storey housing. Any development would block the need for openness and would mean the loss of the Green Finger into the Village. Noted that the last local plan inspector had supported the green finger. Cumbers is a historic building but not listed – has historic interest. There is no flood risk to the site. Noted that Andlers Ash Road is a rat run and Hillbrow Road is a fast road so access and suitability might be an issue. Concerns were raised from a highways perspective about the proximity of a site entrance to the existing T junction between Andlers Ash Road and Hill Brow
Site 3b Andlers Ash Road Middle	Would need hedge, and ditch to stop water runoff. The sense of openness and connection to the country side off Andlers Ash Road is important The central site could not be developed in isolation as it would be visually disconnected from both the farm to the west and Hill Brow to the east.
Site 3c Andlers Ash Road - West	There is a farm development next door. This site would have less impact on taking away the countryside views/perception. There is a separate way into the site – access good. Need to consider pedestrian access t the village centre This side of the road has already been developed beyond the farm to the west. Development in this location could be considered a natural extension to the existing streetscape.
Site 4 Eden Lodge – Upper Green	Access might be an issue Drainage might be an issue Impact on landscape was a SDNPA issue. More details awaited from Developer. This site could be deemed a change to character. The site would provide a logical infill to the existing settlement boundary as it is constrained on all sides and cannot expand in the future It is in a sensitive area but the impact needs to be assessed in detail. A line of trees will require TPO's and the line of trees gives protection to cottages so the protection of the boundaries needs to be guaranteed ad the trees must be protected. It has an old coaching road on the southern side.

	It was noted that the site is discrete and will have minimal visual impact to the perception of the village when entering from the Farnham Road
Site 5 Brows Farm	<p>Constraint – Development must not obstruct the Views of the Church.</p> <p>Access is good via Brows Farm – existing access.</p> <p>Site would be large enough to provide amenity space. Green space could be between rear of homes and Station Road. It would be hidden behind farm buildings.</p> <p>Site has the potential to expand the businesses.</p> <p>It was noted that cumulatively between sites 1, 4 and 5 there could potentially be 90 new homes in West Liss. The impact of this would need to be considered carefully as there are no shops on the West Liss side of the train tracks. Residents would have to go to the village centre which would put further pressure on the railway crossing and potentially increase the use of Andlers Ash as a rat run.</p>
Site 8 Rake Road	<p>Site would extend the village boundary. An application has not been submitted but it is understood the owner may be interested.</p> <p>This would need to be a development of larger houses to fit with the existing character.</p> <p>This is in a sensitive area – has Springs etc on the lower part of the site.</p> <p>Would need to be the top end of the site only for development so we would need to reduce the size of the site.</p> <p>Vehicular access not good along Rake Road.</p> <p>Pedestrian access would be a problem and there is no room for a footpath and there is not good access to open space and recreational facilities.</p> <p>The rear are of the site is of environmental interest and could not be developed. Only the area near Rake Road could be developed, however it was noted that this exceeds the 75m contour so any potential development must be well screened.</p>

Scores at the workshop on 27 August 2015

W e i g h t		Site 1	Site 2	Site 3 [East]	Site3 [Middle]	Site 3 [West]	Site 4	Site 5	Site 8
		Farnham Rd/Station Rd (part of EA043)	Inwood Rd (EA034)	Andlers Ash Rd (part of EA038)	Andlers Ash Rd (part of EA038)	Andlers Ash Rd (part of EA038)	Eden Lodge (EA036)	Brows Farm	Rake Road
	Availability (SHLAA assessment)	Yes. Owner has indicated availability immediately (whole of EA043)	Yes. Being actively promoted for development	Yes. Owner has indicated availability within first 5 years	As for East	As for East	Yes. Owners have indicated availability within first 5 years		
	Achievability (SHLAA assessment)	Yes, nothing to suggest otherwise	Yes. Subject to acceptable access and overcoming topography	Yes, nothing to suggest otherwise	As for East	As for East	Yes, subject to provision of suitable access		

	Suitability (SHLAA Assessment)	Yes, for the part close to Farnham Road (not all of EA043). <u>sensitivities noted</u>	Yes, subject to sensitive design	Yes, on the north side	As for East	As for East	No. Potential adverse impact on the character and appearance of the landscape		
	Landscape and visual impact:								
E	Below 65m along Andlers Ash			✓✓✓	✓✓✓	✓✓✓			
E	75m elsewhere	✓✓✓	XX				✓✓✓	✓✓✓	✓✓
E	Low visual impact from key viewpoints into Liss	✓✓	✓	✓✓	✓✓	✓✓	✓✓✓	✓✓✓	✓✓
E	Limited impact on local character and the special qualities of the Park	✓✓✓	✓✓	✓	✓✓	✓✓	✓✓✓	✓✓	✓✓
E	Recommendations of the Liss Landscape Character Assessment (LCA)	✓	✓	✓✓	✓✓	✓✓	✓	✓	✓ Top end only
	Local criteria:								
D	Within safe walking and cycling distance of village centre	✓✓✓	✓✓✓	✓✓✓	✓✓✓	✓✓	✓✓	✓✓	X
D	Good access to open space and recreational facilities	✓✓✓	✓✓ _v	✓✓✓	✓✓✓	✓✓	✓✓	✓✓	X
E	Safe and satisfactory vehicular access	✓✓ ? satisfactory	✓✓ ? satisfactory	X	✓✓	✓✓	✓	✓✓✓	✓

	Suitability of adjoining roads	X	X	X	✓	✓	✓✓	✓✓	✓
E	Retains or creates a clear settlement boundary	✓	✓✓✓	✓✓✓	✓✓✓	✓✓✓	✓✓✓	✓✓	✓ Part of site only
E	No adverse impact on gaps, between different parts of Liss, or between A3 and Liss, or along the rural edge of Liss	✓✓	✓✓✓	X	X	✓	✓✓✓	✓	✓
D	Compatible with density and character of adjoining development	✓✓	✓✓	✓	✓	✓✓	✓✓	✓✓	✓
D	Can provide open space without loss of trees, etc.	✓✓	✓	✓✓✓	✓✓✓	✓✓✓	✓✓	✓✓✓	✓✓✓
E	Low impact on biodiversity	✓ Sensitive surroundings	✓✓	✓✓	✓✓✓	✓✓✓	✓	✓✓	✓✓
D	Provides opportunities for enhancing biodiversity, e.g. assisting provision of wildlife corridors	✓	✓✓	✓✓	✓✓✓	✓✓✓	✓	✓✓	✓✓
D	Low impact on conservation areas, historic buildings and ROW	✓✓✓	✓✓✓	✓✓	✓✓	✓✓✓	✓✓	✓	✓✓✓

G	No adverse impact on areas of Liss with dark skies	✓✓	✓✓✓	✓✓	✓✓	✓✓	✓	✓	X
D	Potential to deliver small units and affordable housing	✓✓✓	✓✓✓	✓✓✓	✓✓✓	✓✓✓	✓✓✓	✓✓✓	X
	Any other significant constraints on developing the site	? Drainage	Access & Topography	Loss of Green finger into Village		No		Alternative is business use for part of site	Top end only – settlement boundary for gardens
	Anything else overlooked!	No	Not suitable for elderly					Views of Church	

Scoring System

Positive scores: Up to three ticks, with three ticks showing the most positive score

Negative scores: Up to three crosses, with three crosses showing the most negative score

Complete unacceptability (which would veto the use of the site): put in a **NO**. (but comment on the reason).

Do write in comments where needed!

Weight to be given to each criterion

E = Essential

D = Highly desirable

G = Good to have

SITES CRITERIA WORKSHOP – THURSDAY 26TH NOVEMBER 2015 – 7.30 PM – St. Mary’s Church Hall

Attendance: Roger Hargreaves (Chair), Sue Halstead, Stephen Mannerings, Wendy Smith, Graham Gard, Jim Lutener, Dan Destecroix, Robert Reid, Paddy Payne, Edward Goncalves-Archer, Vivienne Rayner, Marianne Timney, Katherine Lapicki

Apologies: Adam Tither, Charmian Porton, Roger Mullenger, Angela Wright

Introduction

The aim of this workshop was to evaluate sites put forward for development in order to identify the best sites to accommodate a minimum of 150 dwellings. It considered sites put forward since the assessment on 27 August and sites where new information had come forward, as well as a check on the reasons for rejection of other sites.

The Sites Assessment Format was used as a way of systematically assessing sites against criteria, along with individual comments, which are recorded below.

Anyone with an interest in a particular site was asked to declare it.

RAH explained the SHLAA.

Noted that 11 houses are needed before affordable housing is considered.

Comments on criteria

Impact of development	Several criteria considered the impact of development on characteristics such as local character, landscape and biodiversity. The degree of impact depends to some extent on the nature of the development, particularly the treatment of boundaries. The sites were all assessed against these criteria but it was recognised the result depends how on far the impact can be controlled by appropriate development briefs.
Access and suitability of adjoining roads	Without comment from the highway authority, and a more careful look at the suitability of adjoining roads, in most cases this could only be a provisional assessment
Suitability for affordable housing	Although sites were assessed against this criterion it was recognised that the results depend on how affordable housing can be delivered and directed through a development brief
Drainage	While the issue of drainage was raised on several sites it was recognised that given the relatively small size of sites being considered in Liss this was effectively something that a developer would have to deliver, in conjunction with the water company, and was not in itself a reason for accepting or rejecting the suitability of a site.

Assessments of Sites

1. Updates on sites previously considered

Site No	Comment
1. Land adjoining Liss Meadows	RAH updated the meeting on this site. It had been looked at and rejected, following the previous assessment of sites, although was seen to have some possibilities. RAH had spoken to EHDC who own the adjoining land. EHDC could be interested in doing something with part of their land. PP said the land had previously been rejected for development because part of the site was very wet and because of nature conservation issues. He said there is a brook/ditch there, but the land to the playing fields is dry. It was agreed that RAH should continue dialogue with EHDC.
3. Andlers Ash	A further meeting with Cala Homes, representing Hilliers, is scheduled.
4. Land adjoining Eden Lodge	A proposal had been received from landowners, including the possibility of using land formerly part of the Grange, which needs to be looked at in more detail
5. Land adjoining Browns Farm	Trying to get Landscape Officer from the Park to come down and visit the site. Currently she believes development here will have an impact on views and would intrude on the footpath. PP suggested we have an agreed Development Brief before we meet with the Landscape officer. PP to write up Development Brief and distribute to attendees.
6, Riverside Close	Not suitable for development due to access. However, the Park Landscape Architect described it as a good site from a landscape point of view. There is a sewage farm close by.
9 - Holly Wood	RAH said AECOM were doing an environmental assessment and anything within 400 metres of a SPA (Special Protection Area) would be cause significant difficulties. Noted that the owners of Holly Wood are happy for their land to be considered. Site rejected by the SHLAA partly because of impact on special interest trees.
13 – Land adjacent to Hillbrow Road	The Park strongly against this site on landscape grounds and detached from the settlement. It is over 75m so would impact hugely on visual criteria.
14 – Land opposite the School	The Park strongly against this site on landscape grounds. Suggested this land be used as a school staff car park, to be explored further. However, a pedestrian crossing may not be suitable due to the road.
15. small site	Too small for purpose, so not being assessed
16. small sites	Planning application in, being appealed, inspector now looking at. A small site, suitable for less than 5 houses so not being assessed
General comment	<p>Questions included:</p> <ul style="list-style-type: none"> • How do we ensure land is maintained for recreational use? RAH said it needs to be written into the Development Brief. RAH noted that ownership of land could be transferred to the parish for maintenance and CIL money could be spent on maintenance. • Can we include a process to ensure tree screening is protected for the future? RAH said a developer can be asked to provide a landscape scheme as a condition of a planning permission but over time this becomes difficult to

maintain. Noted that we can only put a TPO on if a tree is deemed to be under threat and blanket TPO's are no longer used.

- What happens about land owned by a developer but not needed for development. RAH said there is no easy answer but we would need to look at the detail of boundaries as part of the Development Briefs.

2. Sites assessed and reassessed against criteria

Site No	
9. Stocks Oak site	This site considered previously, but the use of a smaller part of the site, using land between Weavers Cottage and the boundary of two oak trees has been suggested, although not clear that it could accommodate 30-35 houses. Thus, both the larger and the smaller site assessed. A significant unknown is how access would be arranged, since it is close to the junction of Station Road and Farnham Road and prominent trees. The assessment (below) showed the smaller site had a low impact, but the larger site was prominent, filling in development along station road and urbanising the approach to West Liss, and difficulties over finding a suitable boundary along the northeast side. Both sites are good for access to the village centre and recreation facilities
10 – Hawkley Road (Lyss Place)	Had met with owner and their planning consultant. The consultant argued that the site is well hidden, with good access, Argument put forward by the consultant that being remote is an advantage and can then maintain openness of village. They were keen to provide affordable housing, made readily available. However, in the assessment, below it was considered not suitable, as: Isolated site, unrelated to the settlement boundary Long distance from the village centre and from most services Not a suitable location for affordable housing
11 – Hatch Lane	The Developer argued its merit, that it does adjoin the settlement boundary, is well screened and cannot be seen from a distance, and residents could walk through Highfield Gardens to village, they want to put 7 high end houses on the site. We would look at as a site to contribute to the 150 houses. Has not been looked at by the Park but they have indicated previously that they are unhappy with development creeping up the ridge. Gas and sewerage goes to top of Highfield Gardens. It was noted that development on this site could open up a new area for development. However, in the assessment (below) the meeting considered it was not suitable because it was: <ul style="list-style-type: none"> • Above 75 m • Would fill in some of the gap between the main settlement and housing development on the Hill Brow Ridge • Poorly related to the existing settlement boundary • A long walking distance from the village centre (particularly considering the steep slope) • Hatch Lane unsuitable for additional traffic • Would set a precedent for development in an entirely new area on that side of Liss • Not suitable for affordable housing
12 – Clarks Farm, Hillbrow	Developer is suggesting only developing the bottom part of the area. RAH asked for comments on development, with access from Hillbrow. Noted that Clarks Farm is a listed building which could have implications later on.

RAH declared an interest as he lives on Hillbrow.

Noted it is an open field, open between the main settlement and lower density at top of Hillbrow.

SH said the site had been rejected by inspectors each time put forward. In 1992 a proposal for 12-20 dwellings was rejected as it could spread housing and would merge Liss with Hillbrow. SH said it had been rejected 3 times previously. Suggested we restrict development within the site. It was noted that adjacent landowners have purchased land to protect from development in the future.

It was asked whether Huntsbottom Lane could be improved for access, but that would be difficult and would result in a complete change of character.

In discussion, the meeting agreed with the views of previous inspectors, and that:

- Even a small development would close the gap between the main settlement and housing on Hill Brow,
- Would substantially change the character of Huntsbottom Lane,
- Is likely to have access problems onto Hill Brow Road
- Would impact on the adjoining sunken lane
- would open up a new area to further development which would erode the character of the area

However, a final view must wait on the assessment by the Park Authority on the new landscape appraisal by the developer

Weight		Site 9 Stocks Oak	Site 9 Stocks Oak Smaller site	Site 10 Lyss Place Hawley Road	Site 11 Hatch Lane	Site 12 Clarks Farm, Hillbrow
	Availability (SHLAA assessment)	Not assessed separately from whole of Farnham Rd/ Station Road site	Not assessed separately from whole of Farnham Rd/ Station Road site	Yes. Owner has indicated availability	Not assessed	Yes. The site is in single ownership and the owner has indicated that the site would be available within the first 5 years
	Achievability (SHLAA assessment)					There is no reason to indicate why development on this site is not achievable
	Suitability (SHLAA Assessment)			The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.		No- The site is adjacent to a grade II listed building, located within 5km of a SPA. The SE corner of the site is adjacent to a TPO area. Not considered to be well related to the existing settlement pattern.
	Landscape and visual impact:					
E	Below 65m along Andlers Ash	n/a	n/a	n/a	n/a	n/a
E	75m elsewhere	✓✓✓	✓✓✓	✓✓✓	XXX	XX most of site above 75m
E	Low visual impact from key viewpoints into Liss	XXX	✓	✓✓	✓✓✓	✓
E	Limited impact on local character and the special qualities of the Park	XXX	✓	XXX	✓	✓✓
E	Recommendations of the Liss Landscape Character Assessment (LCA)			Retain rural setting of A3 corridor	Ensure that the meadows that separate the built environment of Liss	Ensure that the meadows that separate the built environment of Liss from Hill Brow are retained

					from Hill Brow are retained	
	Local criteria:					
D	Within safe walking and cycling distance of village centre	✓✓✓	✓✓✓	XXX	XX	✓
D	Good access to open space and recreational facilities	✓✓✓	✓✓✓	✓	XX	✓✓
E	Safe and satisfactory vehicular access	?	?	✓✓	XX	XX
D	Suitability of adjoining roads	✓✓✓	✓✓✓	XX	XXX	XXX
E	Retains or creates a clear settlement boundary	✓	✓✓✓	XXX	XXX	XX
E	No adverse impact on gaps, between different parts of Liss, or between A3 and Liss, or along the rural edge of Liss	XXX	XXX	XXX	XX	XXX
D	Compatible with density and character of adjoining development	✓	✓✓	XXX	XXX	✓
D	Can provide open space without loss of trees, etc.	✓✓✓	✓✓	✓✓	✓✓	✓✓✓
E	Low impact on biodiversity	?	?	?	?	?

D	Provides opportunities for enhancing biodiversity, e.g. assisting provision of wildlife corridors	?	?	?	?	?
D	Low impact on conservation areas, historic buildings and ROW	✓✓	✓✓✓	?	✓✓✓	XX
G	No adverse impact on areas of Liss with dark skies	✓✓✓	✓✓✓	XXX	XX	✓✓
D	Potential to deliver small units and affordable housing	✓✓✓	✓✓	XXX	XXX	✓✓
	Any other significant constraints on developing the site			Access for construction traffic difficult		
	Anything else overlooked!					Views of planning inspectors strongly against development

Scoring System

Positive scores: Up to three ticks, with three ticks showing the most positive score

Negative scores: Up to three crosses, with three crosses showing the most negative score

Complete unacceptability (which would veto the use of the site): put in a **NO**. (but comment on the reason).

Do write in comments where needed!

Weight to be given to each criterion

E = Essential

D = Highly desirable

G = Good to have

Workshop closed at 9.30 pm.

**LISS VILLAGE NEIGHBOURHOOD DEVELOPMENT PLAN
WORKSHOP – 9 June 2016 at the Triangle Centre, Liss**

Present: Sir John Dunt (JD), Roger Hargreaves (RAH), Sue Halstead (SH), Angela Wright (AW), Charmian Porton (CDP), Chris Paterson (CP), Adam Tither (AT), Phil Deacon (PD), Michael Oakley (MO), Stephen Mannerings (SM), Wendy Smith (WS).

Apologies: Dan Steer, Roger Mullenger.

	Action
<p>Introduction JD said he was very encouraged by the representations made and satisfied that the draft plan produced the broad results required.</p>	ALL
<p>Numbers of units The comments from the SDNPA about the need to ensure a minimum of 150 units were noted. It was agreed to relook at the numbers of units for all sites, particularly those at AAR and Upper Green, but may also need to reconsider rejected sites</p>	AT/RAH
<p>Brows farm CP said SDNPA’s formal position is that the site was not ideal for development but if Liss NP and the community think Brows Farm is the correct site, then to continue with it but work on landscaping.</p> <p>The number of units was discussed. RAH suggested that the impact of 15 is manageable, but we may be vulnerable if we are trying to achieve 25. MO said many small developers would be happy to take on a site of 15 units and that Brows Farm would make a positive improvement to village at that end of the village and would be giving something back to the village with the village green. JD mentioned the site contributed to the balance of houses north and south of the railway line. It was noted that Brows Farm had attracted very little public objection. The meeting agreed Brows Farm to be kept to 15 dwellings. JD would speak with Duncan Petty</p> <p>The Development brief is to be updated. CP to ask Veronica Craddock (Ronnie) to speak with Alison Galbraith It was agreed that AT should approach Paddy, Vivienne and Kathryn to be involved</p> <p>CP asked about ownership of the village green after development. RAH said it could be the responsibility of the Parish Council but only if there was money attached.</p>	<p>JD</p> <p>CP AT</p> <p>RAH/SH</p>
<p>Andlers Ash Road (AAR) JD confirmed a meeting with Cala homes on Thursday 16th June. There should be a further meeting with Robert Hillier on a date to be arranged (but after 16th June meeting).</p> <p>There had been suggestions that we look at sites 3a as well as b and c. AT said he felt our logic was sound and to put more houses in AAR would be inappropriate for those that lived in AAR. The meeting agreed we should not consider site 3a.</p> <p>AT reported that Tracey Haskins (resident of AAR and town planner) has done a significant amount of work on the development briefs.</p> <p>JD said that following the meeting with Cala homes he would report back and perhaps Tracey and Alison Galbraith could work together with AT to amend the development briefs, taking into account Cala Homes views.</p> <p>AW said Cala Homes had concerns about the amount of greenspace and public open space and it needs to be reconsidered as part of the landscape design, particularly as open green spaces within developments have not yet been identified.</p>	<p>JD</p> <p>JD AT</p> <p>AT</p>

<p>RAH raised the issue of numbers of units. If Browns Farm is limited to 15 units and Upper Green has a defined boundary we may have to consider slightly more units at AAR. The question is whether this would undermine our concept of smaller developments. It was agreed that the acceptability of more houses would depend on layout and design.</p>	
<p>Hatch lane Noted there had been no representation from Mr Stephen Hale within the consultation period and at present there was no reason to consider the site further.</p>	
<p>Upper Green CP said that the SDNPA felt that Upper Green was a good location</p>	
<p>Clarks Farm The SG had all read the Boyer Planning/Wates document proposing between 30 and 60 homes on this 19-acre site. It was noted that much of their argument depended on a landscape appraisal that Wates had commissioned. CP reported that the SDNPA had nothing to add to their previous views, particularly as their updated SHLAA (which would cover this site) was unlikely to be published until November 2016 at the earliest.</p> <p>Boyer Planning also criticised the site selection criteria used (see item below)</p> <p>It was agreed that the evidence presented did not appear to overturn the strong objections to the site in the previous assessment but the assessment should be rechecked against the criteria.</p>	ALL
<p>Rake Road The meeting agreed to reassess the new proposal for Rake Road against the site selection criteria.</p>	
<p>New sites</p> <p>a. Spread Eagle - WS confirmed the Spread eagle site was submitted at 16.01 on 16th May 2016. It was felt it should have been submitted when we called for sites, there had been plenty of publicity advertising the call for sites and the closing date.</p> <p>CP confirmed we could be asked to go through the pre-submission stage again by the examiner by adding in a further site but the biggest risk was around the public referendum in 2017. AT said he felt it would be remiss to put a further site in at this stage. PD noted that this site has not been seen by the public and the type of housing is probably larger than what we are looking at considering we have identified a need for 2 or 3 bedroom dwellings. Noted that the site is outside the settlement boundary and they do not mention a conservation area.</p> <p>It was agreed that although the Spread Eagle site had come in late to be considered, particularly as we had already considered a large number of sites, it should nevertheless be assessed against the site criteria to check whether it performed better than any of the preferred sites.</p> <p>b. Land adjoining Harris caravans – this site does not adjoin the settlement boundary, is outside the Parish boundary and there was no formal proposal. It was agreed not to consider the site further.</p> <p>c. Allotments at AAR - This site is separate from the settlement boundary and is unsuitable ground, and there is no formal proposal. It was agreed not to consider the site further.</p>	ALL
<p>Fall-back sites RAH noted that we may need to have reserve sites. CP explained the view of SDNPA and said a buffer of 10% is based on the examiners view of the Petersfield plan. JD suggested we look at this again in July when more work has been done on existing sites and we have assessed new sites against site criteria.</p>	ALL
<p>Site Selection Criteria The comments from Boyer Planning were noted.</p>	

After discussion it was agreed that the current criteria remained valid but greater explanation needed to be given of the key criteria	RAH
Development briefs Agreed that all development briefs needed further work, particularly the light of the comments of the SDNPA and concerns raised over issues such as open green space. Need to clarify who leads on each brief	AT/RAH /SW
Self-build housing The request for a specific allocation for self-build was noted, but overall there appeared little demand and there is a large self-build site in Petersfield and delivery is uncertain. It was also noted that self-build sites do not contribute to affordable housing numbers.	
Justifying policies RAH said we need to write further supporting material to justify some policies. AW and RM are working on protecting gaps, local green space and views. CP to ask Ronnie Craddock for her opinion on the views table. RAH to speak with SM about parking data. RAH to work on settlement boundaries and the protected gaps	AW/RM CP RAH/SM RAH
Biodiversity AW said that although not strictly necessary it would add to the plan. CP said this is a good opportunity and may contribute to some of the alternative sites and the biodiversity policy would support this. AW to provide a draft Biodiversity Policy to RAH.	AW
Design The meeting agreed not to reorder the Design Policy as it is in line with the Village Design Statement.	RAH
Liss Junior football club JD confirmed that John Brindley will talk directly to Cala homes. This subject to be carried forward to Cala homes meeting on 16 th June. It was noted that the Juniors use part of the Spread Eagle site and the drainage at Newman Collard is a parish issue. JD to follow up with John Brindley.	JD
Hampshire County Council response on schools. RAH said this response is about the settlement boundary as the school is outside the settlement boundary and they want to be able to sell off land in the future.	
Any Other Business RAH confirmed he has produced a 16-page document providing a format for suggested changes to the plan which he will circulate. It was agreed to make no change in the order of policies. AT asked about Paddy Payne's proposal on the village centre. RAH said it had not been possible to include it within the Neighbourhood Plan but it did enable further action and this could be taken forward by the Parish Council perhaps with a separate working group. Agreed we should construct an infrastructure delivery plan, including a shopping list for CIL monies. CP reported that the SDNPA have produced a retail study which is still in draft form and not for wider circulation at this stage.	RAH RAH/SH RAH/SH
Timetable Clarification CP said that if we are aiming to submit our final plan in September, he will check the Planning Committee Dates as it is important to build in time between submission, independent examination and the Referendum in early 2017. The submission date will be agreed at our next meeting.	AW

AW said we will need an updated SEA and HRA and will check timings based on holidays etc.	
Date of Next Meeting Tuesday 26 th July - 7.30 pm at the Triangle Centre.	

SITES CRITERIA WORKSHOP - THURSDAY 15th SEPTEMBER 2016 - 7.30 PM - THE TRIANGLE CENTRE

Attendance: Roger Hargreaves, John Dunt, Stephen Mannerings, Philip Deacon, Angela Wright, Charmian Porton, Roger Mullenger, Paddy Payne, Jim Lutener.

Apologies: Adam Tither, Sue Halstead, Michael Oakley, Barry Voysey, Daniel Destercoix, Robert Reid

Introduction

The purpose of the work shop was to consider new sites and new information on previously considered sites which had been submitted in response to the consultation draft of the Liss Village Neighbourhood Development Plan.

The task remained to find sites for a minimum of 150 dwellings. The consultation on the plan had raised issues on the development briefs of the preferred sites, but at present all of these sites were still being considered for inclusion in the plan. The Brows Farm site, however, is now being considered for around 15 units and not a maximum of 25. Work is underway to address concerns of the SDNPA about the impact on landscape character. The consultation had also repeated previously concerns about the Andlers Ash sites on traffic and drainage. Work is underway to overcome these issues as far as possible and to give more detail to the development brief for this and all of the preferred sites.

Three sites were considered at this workshop. One entirely new site had been put forward in the consultation, at the Spread Eagle public house in West Liss. A new proposal had also been submitted for a site at Rake Road. That site, with slightly different boundaries had been previously considered and rejected, but without the benefit of a proposal to consider. An extensive proposal has also been received for the Clarks Farm site. This site had previously been considered, with information from the potential developer, but new information and arguments have now been put forward.

It was noted that three other sites had been put forward well after the consultation had closed. These sites have not been considered further, partly because they are out of time, but also all are sites detached from the existing settlement boundaries and appear unlikely to meet the site selection criteria.

A criticism of the selection process is that the basis of some of the criteria is not clear. Further explanation of the criteria has been provided, as set out in Appendix 1 **above**.

The Spread Eagle Site

The site was assessed against the site selection criteria, see below. Overall it was concluded that the site fails to meet the site selection criteria in significant ways. In particular, the site is within a conservation area and it is difficult to see how a modern housing estate could be integrated into the area and reflect and enhance its historic character. The illustrative proposal appears particularly unsympathetic to, and not integrated with the adjoining area, although the workshop tried to focus on the principle of development and not to be influenced by the particular proposal. Development would also close a gap between areas of Liss, and would result in the loss of the open character of this area and its contribution to the landscape character of the national park.

The Rake Road site

The workshop considered whether the information provided with the latest proposal changed any of the previous assessment of the site. It was recognised that when the site was first assessed it had some possibilities as a site for housing development, but there was significant concern over the vehicular and pedestrian access. The latest proposal does not address this concern. Any development of the site would also have to respect environmental concerns at the rear of the site and this also is not addressed by the latest proposal. The workshop concluded it had not been demonstrated that development of the site could sufficiently meet the site selection criteria.

Clarks Farm (SHLAA site EA40)

The workshop considered whether the information provided with the latest proposal changed any of the previous assessment of the site. The critique of the site selection process and criteria was carefully considered, and the need to explain the criteria further had been accepted. However, the different conclusions put forward by Boyer Planning were not accepted. In particular, the new information did not overcome the significant concerns of the South Downs National Park Authority and the Liss Landscape Character Assessment over the impact of development of the area on landscape character, and on closing the gap between the main settlement of Liss and the low-density development on Hill Brow. Nor did any of

the new information address the concerns of previous inspectors who had rejected local plan proposals for use of the site.

While accepting that it did not have the advice of the highway authority nevertheless the workshop remained concerned over access onto Hill Brow road, given the environmental impact of creating an access, and the risks of an access on a winding road which routinely had traffic which exceeded the speed limit.

The workshop took account that the proposal was not for the whole of SHLAA site EA40 but considered that even a more limited development would have a substantial on landscape character and the gap.

The workshop concluded that the latest proposal did not meet important aspects of the site selection criteria and rejected the site as suitable for housing development within the neighbourhood development plan.

Assessment of site adjoining the Spread Eagle

W e i g h t	Criterion	Site Adjoining Spread Eagle	Comment
	Availability (SHLAA assessment)	No assessment	
	Achievability (SHLAA assessment)	No assessment	
	Suitability (SHLAA Assessment)	No assessment	
	Landscape and visual impact:		
E	Below 65m along Andlers Ash,	N/A	
E	75m elsewhere	✓✓✓	
E	Low visual impact from key viewpoints into Liss	X	Closes a gap between parts of the settlement
E	Limited impact on local character and the special qualities of the Park	X X	Significant urbanisation of an area which currently has an open character. Low rise development might lessen the impact.
E	Recommendations of the Liss Landscape Character Assessment (LCA)	X	The LLCA does not specifically highlight this area, but in general terms there is a loss of the open character of this area.
	Local criteria:		
D	Within safe walking and cycling distance of village centre	✓✓	
D	Good access to open space and recreational facilities	✓✓✓	
E	Safe and satisfactory vehicular access	✓✓	

D	Suitability of adjoining roads	✓✓✓		
E	Retains or creates a clear settlement boundary	✓		
E	No adverse impact on gaps, between different parts of Liss, or between A3 and Liss, or along the rural edge of Liss	X	Closes a gap between parts of Liss	
D	Compatible with density and character of adjoining development	X	This is a conservation area, reflecting the historic character of adjoining development. It is difficult to see how a modern housing estate could be integrated into the area	
D	Can provide open space without loss of trees, etc.	✓	As a small development, it may not require open space, but the development should not involve loss of trees.	
E	Low impact on biodiversity	✓✓		
D	Provides opportunities for enhancing biodiversity, e.g. assisting provision of wildlife corridors	X		
D	Low impact on conservation areas, historic buildings and ROW	X X X	It is difficult to see how a modern housing estate could be integrated into the conservation area.	
G	No adverse impact on areas of Liss with dark skies	✓		
D	Potential to deliver small units and affordable housing	X X X	As a small development, this may not be expected to provide affordable, but that is a loss to the overall affordable housing provision within the neighbourhood development plan	
	Any other significant constraints on developing the site	X	Site currently used for junior football and therefore there would be a loss of	
	Anything else overlooked!			

APPENDIX 26

Summary of public comments at Neighbourhood Plan Exhibition 25/26 July 2014

Red highlights indicate most frequently raised key issues

Planning

- Develop **brownfield sites first**, e.g. Smiths Garage, by Crossover, NFU building
- **Protect the village feel**. Rural, “hidden village” greatly valued. **Do not make Liss into a small town**, e.g. not like Liphook.
- Provide **high quality design** and sympathetic development in terms of style and size (e.g. limit to two stories in height) – **small in fill developments** seen as much more preferable to big developments/ estates (Inwood Road viewed as an eyesore)
- **Crossing Gate, Station Road development seen as good example** of further development whereas Tesco’s is not viewed as sympathetic.
- **Protect our open spaces**, parks, greenfield sites, sunken footpaths (e.g. Brewells/ Reeds lane) and nature
- Plan for, **good landscaping**, proper gardens for families and appropriate spacing between houses
- Plea for **affordable properties** for young, e.g. the children of the village plus **first time buyers** and the old (for downsizing), e.g. flats, terraces, 1 or 2 bed houses (not executive style), whilst maintaining a **balance** and even mix of 1-4 beds for continuity for families
- Sheltered housing for the elderly with easy access to village
- Restrict further nursing homes
- Ensure **adequate off-road parking** provided and retained
- Stop conversion of garages due to impact on number of cars/ parking
- Make use of **trees to screen development**
- Maintain gaps between settlements
- Protect small area of woodland near Newman Collard for unstructured children’s play
- **Andler’s Ash** generally viewed as a problematic site for development due to **road issues**
- Hill Brow and gap land between Liss and Liss Forest mentioned as possible areas for development
- No development on flood plains: LIS001-5 - Flooding issue and LIS008/ Hilliers site - flooding issue (in addition to Japanese knotweed)

Infrastructure

- More facilities needed in line with development and a variety, including a dentist
- A lot of concern about pressure on **doctors** surgeries
- Address **deficiency in recreational open space**
- Concern about increased congestion on roads
- Pavements need improving
- Better bus services required
- Would the current provision of **school places** be sufficient?
- Waste water Treatment Works would require upgrade/ better drainage required
- More shops would be needed
- Improve cycle routes and provide secure cycle parking
- More facilities, e.g. cricket ground, bank, footbridges over crossings, outdoor gym facilities, facilities for 15-30 age group, safe play areas
- Ensure all facilities are accessible
- Promote cottage industries and employment opportunities

Traffic

- Protect walkers from cyclists and make Liss more cycle and pedestrian friendly, call for pedestrianised centre
- Concern re increase in traffic from further Inwood Road development
- Concern re increase in traffic around Liss Primary & Juniors (buses and cars)
- **Andlers Ash** (“race track”): lots of concern re traffic here: too narrow – needs widening for any development, on street parking dangerous (particularly near bend), footpaths need improving and level crossing

dangerous, road not suitable for extra traffic – building on Hilliers will make this worse. Other comments that narrowness of road acts as natural traffic calming which is essential for those backing off their drives

- **Level crossing closures causing congestion** in centre. Proposed countdown timer by Tesco's and Bluebell advising when next rail crossing will take place to reduce congestion, pollution and frustration
- Additional traffic from new development needs to not be routed through centre
- Encourage public transport and retain and improve excellent footpath network
- Get lorries off the sunken lanes
- Pedestrianise Station Road & area around Whistle Stop
- Pedestrian crossing outside Tesco
- Concerns about traffic speeds and parking along all main arteries – although some recognition that on-street parking can slow traffic
- Ham Barn dangerous

Parking

- **More needed for development** and sufficient in terms of number of spaces, particularly for the shops and schools
- **Lots of comments about problematic on street parking at Andler's Ash**
- Discourage people from outside Liss parking here for commuting purposes
- More needed if local attractions are advertised – i.e. Riverside Walk

Environment

- **Protect wildlife and biodiversity**
- "Engines off" sign at crossing
- Ensure wildlife corridors
- Encompass green build up elements in new builds, e.g. ground source heat pumps, rain water harvesting

Tourism

- Advertise more
- Central village sign incorporating local landmark would be nice
- More accommodation for tourists required

Other issues:

- Dog fouling
- River to rear of Rushfield Road/ Longmead needs clearing (EA have not acted)
- Lighting on path leading to Inwood Road from NC car park plus by Old School Road entrance
- Hedge cutting on Andlers Ash & Hillbrow Road to widen path
- NC Playing Field not fit for purpose (build on it!)
- Better broadband

LISS NEIGHBOURHOOD PLAN
NEIGHBOURHOOD PLAN FORUM - 6th SEPTEMBER 2014
Note of the meeting

1. Welcome and introductions

Sue Halstead (Chair of Liss Parish Council Planning Committee) introduced the members of Liss Parish Council (LPC) and Chris Paterson from the South Downs National Park Authority (SDNPA) and provided an overview of the morning.

2. What is the Neighbourhood Plan?

Roger Hargreaves, a parish councillor, outlined the planning process and the role of the Neighbourhood Plan, the relationship to the South Downs National Park Local Plan, the role of the community and the possible timetable for the plan.

DCLG guidance had been circulated on neighbourhood planning to provide general guidance. Cllr Hargreaves highlighted the importance of the plan which would become part of the statutory planning process, providing community influence over the planning process and an increased level of Developer's Contributions. Although LPC initiated the process, it would be the community who would need to take this forward. It was noted that the Plan would need to be in line with the Joint Core Strategy and SDNP Local Plan. The SDNPA had designated Liss an area for a Neighbourhood Plan on 14th August. Roger Hargreaves advised that a draft would be prepared over the next year and would run parallel to the SDNP Local Plan process. In response to a question from Jerry Ogilve on timing, Chris Paterson advised that the aim was to have the Local Plan finally approved by the end of 2017. LPC would then submit to the SDNPA and a referendum would take place on accepting the plan.

3. Understanding the process

Roger Hargreaves advised that a Steering Group would be required to take over from the Parish Council and run the process, with LPC providing an overview and Working Groups providing a supporting function, for example investigating and providing the robust evidence which would be required (consultant studies may also be required). Those invited to the meeting would form the core of a forum to support the process. Liaison would also take place with East Hants District Council Hampshire County Council on related issues such as traffic and parking. The SDNPA would advise and support, for example assisting with workshops, advising and offering expertise. Chris Paterson advised that preparing a park wide policy meant that evidence and information would be required from parish councils which would be funded by the SDNPA. This in turn would contribute to the research required for the Neighbourhood Plan. Chris highlighted the need for general conformity with other policies – the Joint Core Strategy, SD Local Plan and the National Plan. Roger Hargreaves advised that applications for funding would also need to be made by the Steering Group to funding bodies.

4. Setting up the Steering group and working groups

Roger Hargreaves advised that the Steering Group would need to be representative of the community, possessing appropriate skills and independent of any development interest. Draft Steering Group Terms of Reference had been circulated. The parish council would make the initial appointments following expressions of interest.

5. Questions so far!

- John Horrex asked whether a change of Government was likely to have an effect on the sustainability focus. Roger Hargreaves replied that this was a fairly mainstream issue and given the presence of EU legislation on the issue this was unlikely.

- Chris Battersby-Taylor enquired as to whether all areas of Liss would be represented in a proportionate manner. Roger Hargreaves and Sue Halstead advised that they were aware of the importance for each of the different areas to be represented due to differing interests and characteristics.
- Ben Snow highlighted the importance for the Steering Group to reflect the demographics of the community, in terms of age and position on the property ladder.
- Lisa Harfield asked how we could include the views of those not present at the meeting who may have views. Roger Hargreaves replied that this was a challenge to be undertaken and Sue Halstead advised that work would be required by a working group to reach out to the younger element of the community.
- Keren Burney sought clarification on the roles of the Steering Group and working groups. Sue Halstead advised that the Steering Group would manage and own the process and be the decision making body (in a consensual and democratic manner) and that the working groups would report to the Steering Group providing evidence. Keren asked whether the areas of nature and biodiversity were in scope and Roger Hargreaves advised that this was the case.
- Roger Hargreaves also commented that that consideration would be given to a lack of open space. Jim Lutener questioned whether there was a lack of open space. Sue Halstead advised that a District Council survey had stated Liss was significantly short of open space based on a calculation per head of population. Jim also questioned whether planning requirements would change as time moved on, and whether it was envisaged that the Steering Group would retain a role to respond to this. Roger Hargreaves advised that the Steering Group's remit would be to draft the Neighbourhood Plan and that it was not envisaged that it would retain a role beyond that. Chris Paterson advised that the parish council would own the planning process but that one option was for the Steering Group to retain an advisory capacity to the parish council as had happened elsewhere.

6. Key issues

Sue Halstead highlighted the document summarising the public input at the previous event. Discussion of the key issues then took place in four groups.

A summary of issues highlighted is as follows:

Group A:

- There is a need for a better understanding of constraints: Newman Collard ownership, environmental constraints and MOD land
- Infrastructure: doctors, local schools, highways/ road network, emergency services
- Traffic: speed and parking issues made worse by increased population, Ham Barn roundabout, calming measures and specific issues such as HGVs on Andler's Ash Road
- Design and aesthetics: sympathetic design of new as well as existing (e.g. Tesco building), Smith's garage an opportunity
- Countryside and natural environment within the village and links from the village

Group B:

- Population balance: young people, young families, older people wanting smaller homes
- Traffic and parking: parking on site for new development, traffic calming, car parks and enforcement of on street parking
- Facilities for youth
- Mobile telephone signals poor
- Business start-up facilities
- What are the advantages of Liss?

- 'Shape' of the village
- Green corridors

Group C:

- Traffic congestion and flow: road layout including Ham Barn
- Community facilities: diversity and location of shops, leisure facilities
- Affordable housing: housing association
- Design: green space within and around new developments
- Medical services
- Transport sustainability: railway, buses, hopper
- Preservation of natural environment

Group D:

- Keep the 'heart' of Liss – not like Liphook
- Traffic implications of any development
- Nature – protect wildlife corridors
- Employment

7. Consultation and community involvement

Consideration was given to the best way of maintaining community involvement. Roger Hargreaves advised that a Neighbourhood Plan website would be set up but the Parish Council was looking for someone to help with this.

8. What next?

Roger Hargreaves requested that those interested in being part of the Steering Group or working groups fill in the slips. The Parish Council would keep everyone updated and welcomed feedback from the Forum at any time. It was envisaged that there would be a move from Parish Council management of the process to the Steering Group but communication to everyone during this transition would be maintained.

The meeting closed at 11.45am.

LISS NEIGHBOURHOOD PLAN PUBLIC FORUM - SATURDAY 14 FEBRUARY 2015

The Chairman, Sir John Dunt welcomed everyone to the meeting and introduced the members of the Steering Group. He explained the numbers of housing needed to be found and the timescales. He said that everyone involved had to declare any interests and that this was being taken very seriously and revisited monthly. He said it was important that we look at neighbouring parishes as part of the Liss Neighbourhood plan and that there was a lot of work to do by the end of this calendar year.

Roger Hargreaves then gave an update on progress to date, explaining the timetable, the budget and where funding might come from, the work the South Downs National Park are doing on their own plan and how this will affect the work we are doing. He then explained about the SHLAA's that were on display today – one dated 2013 and the most up to date.

We then went into a Question and Answer session:

What is a conflict of interest apart from wanting to build on your own land?

JD explained you might have an investment interest in developing land oneself,

Is Liss Forest part of the boundary?

Liss forest is part of Liss. It can be broken down into four areas: Liss Forest, Hillbrow, West Liss and Liss itself and they all form part of the parish.

When talking of housing, do you mean homes?

We need to look very carefully at the mix of housing. We know we should provide affordable housing, but how that mix is looked at has not been done in details yet. We believe we should be attracting young people to stay in the village to keep it thriving, not allow it to become dormant or for the elderly alone.

Could it be flats?

It could be – but we have not put forward any proposals yet

Does the figure include conversion of larger properties into flats?

No it does not.

To what extent are we going to add additional business premises?

One of the 3 working groups will be looking carefully at community, infrastructure and business and this is a very important component off what we need to do.

Can you explain difference between housing and site and design?

The Housing need will clarify what figure we are looking at and the criteria.

The housing sites and design working group will be looking at identifying availability, suitability etc and will be reporting back to the Steering Group monthly.

Education will come into this and we need to provide sufficient school places to attract younger people. Are we addressing this?

Yes and we will include medical facilities too.

Where does this fit with the Parish Plan?

The Parish Plan is a more general plan of what to do within the Parish but did have planning elements in it. The Parish Plan has no formal status. The Village Design Statement has been adopted by SDNPA and now has formal status.

The Neighbourhood Plan goes further as it becomes part of the statutory planning system in this country. Once approved by the Park they have no choice but to look at Neighbourhood Plans and have to make decisions in conformity. However, some of the same ground will be covered by both plans.

Two major concerns are that Hilliers are major land owners in Liss and the Chair of the South Downs National Park lives in the village. Can the Steering Group protect the village from the power of large land owners?

All work taken forward will be done openly, fairly and objectively.

Will developers and landowners be consulted or will they need to be involved as part of the Steering Group?

We have not approached any developers at all at this stage. Work will go forward in the Working Groups and he suspects that developers will approach us.

Housing being built at moment and in the planning process stage, where does that fit in?

It was confirmed that the Smiths garage development is part of the 136.

When does the 150 start?

Now effectively. We need to propose how the total required could be in place by 2028.

Of the Brownfield target, how many are on the books already?

There are 55 units which have either been built or have planning permission. Which means another 81 to come forward over time within built up areas of Liss.

The site by Hilliers farm, is that coming out of the 150

It has been refused by SDNPA as currently outside the policy boundary for Liss and is currently a Greenfield site. But after our work has been done, that might change and could become an infill site.

Of the Brownfield sites already accommodated, how many are to be included from the Whitegates development?

We don't know. There could be about 60 residential units, including sheltered housing. JD confirmed that homework is needed by the Steering Group.

Is there a policy of involving local papers more extensively, for example a A4 flyer to update people, in addition to the internet? Perhaps the local paper might fund it?

We will look into this further.

General concerns were raised around Traffic in the village, roads, parking and the volume of traffic and speed around the village centre (RH has flipchart notes).

Discussion on how we get the community involved with the Neighbourhood plans.

Suggestions were:

Website, Facebook, Pinterest. It was suggested we have Neighbourhood Plan dedicated Notice Board in the village with ideas on site proposals, rather than just notices at sites. This way we may get more communications and involvement.

JD asked that everyone speaks to friends, families, neighbours etc as we need to engage the whole community. A forum meeting will be held every 2-3 months.

FEEDBACK FROM PUBLIC FORUM – 11 JULY 2015

<p>Comments</p> <p>Transport Buses only go to Petersfield or Greatham. Alton is roughly at same times of stopping trains. Should this be reviewed.</p> <p>Roads New houses would create a huge increase in traffic volume along Andlers Ash Road and Farnham Road to A3. This is also an automatic diversion route if the A3 is closed for any reason. Hampshire CC are looking at traffic problems in Liss at the moment – are they aware of plans as traffic is already a huge problem along the Farnham Road.</p> <p>Industrial Use Hopefully won't mean an increase in heavy lorries etc.</p>
<p>I am very worried about the parking situation. On Tuesday 7th July Smiths" car park was full at 10.15 am, so was the small car park opposite Liss Heart Shop, as was old school lane. It can only get worse.</p>
<p>My concerns would be the schools. I am hoping to start a family within a year or so and feel strongly about new families coming into the area and taking up valuable spaces.</p> <p>Railways crossing times are horrendous in the morning too. Barriers are down for at least 9 minutes and my commute can be affected. Luckily I leave at 7 am but it can still cause a problem. I hope Network Rail respond soon.</p> <p>If you widen Andlers Ash Road can we consider adding a cycle path please!</p>
<p>Andlers Ash Road</p> <p>Suggestion of 3 sites = 85 dwellings.</p> <p>It seems to me that the proposed divisions of these sites would be just cosmetic – in effect it would become one very large development. This is not in accord with the max 30 per site.</p> <p>Suggest developing part of the Andlers Ash site only, and using some of the "green" areas as alternative. This would also ease the potential traffic problems</p>
<p>We would politely ask that the 20 acre site on Hillbrow Road be considered. The landowner are not purely motivated by maximising the value of the land and on listening to the requirements of the local residents and the Liss NP Group we believe an appropriate scale development could be accommodated on this site.</p>
<p>Traffic calming of 20 MPH within village square – all roads in (like Liphook has) especially make Rake and Mill Road.</p> <p>If building on Inwood Road, calming desperately needed along Chase Road too.</p> <p>Will school and GP surgeries cope with influx?</p>

I feel that the Andlers Ash site will have the most detrimental impact on Liss. Least hidden site and Andlers Ash Road is already so fast and dangerous. The site next to Liss Junior School (Inwood Road Site) should be built on, ideal for small affordable housing and young families. I think the land next to Central Hall next to the railway station should be built on. It's an eye sore and there would be safe vehicular access and its low lying so could be hidden.

1. Many thanks to the volunteers who give up their time and give their expertise for this difficult job.
2. First priority should be the needs of Local People who live and work in and around the area – especially their children. For example our son (40 + years) and daughter in law and 3 children have to rent a house in East Meon. Although my wife and I have farmed at Liss for 50 years we only have 1 house (ours) and running a business Landscaping & Gardening etc and Christmas Trees does not leave our son much chance to raise a deposit and buy a house in competition with London commuters at £350K +. Affordable housing does not seem to cover 4 bedrooms and a garden. We need planning permission to convert a building on part of the farm. We are constantly told this is impossible - Natural Park – AONB etc – why? Many other artisan families are in the same position.
3. If this problem is not addressed you will have no plumbers, electricians, gardeners etc etc.
4. Infrastructure – Present doctors surgeries and schools are full. I didn't hear any plans for extra facilities. Can you staff them?
5. The site at Hilliers in Andlers Ash Road is obviously the easiest. But it is on the best agricultural land. The land at the top of the area below Pruetts Lane is nothing like so good – a better site for building and access could be easier. What is so magical about the 65m contour?
6. Finally, we need flexibility for long term local businesses to be local. We need to house our children and grandchildren on site – on the job not in Bordon or Waterlooville!

Corner of Mint Road – suggest it is wet plain – although it was asked to do this and that for young people – I noticed the average age was not young, in fact I saw no youngsters and feel today they wish to go away to live unless interested in the country.

I was happy with the meeting (forum) more or less and thank you for including us with the planning. I would prefer to see a few sites built on land e.g land behind playing fields and footpath opposite St. Mary's Church and Andlers Ash – both accessible to A3 and village centre and station. Think we should may be push for 2 trains an hour again on London route.

Filling in building makes more traffic and deliveries and noise everywhere.

COMMENTS FROM FEEDBACK FORMS

Far too much development of housing that will completely change the village feel of Liss and place pressure on the infrastructure. Open spaces will be lost forever and one of the things that makes it a pleasure to live in Liss.

Thank you for all the hard work. Well presented. Lots of food for thought!

Development along Andlers Ash Road will involve traffic along the road, which is already high. Drainage is a big issue already which will need to be considered if the area is built on. Building on that site will spoil a small area of countryside in the village which would be very sad. Liss will just become a solid mass of houses.

More and more concrete. More and more flooding. The school children walk through floods as they walk to and from school through the park now! It is difficult to get a doctor's appointment now. How will it be in the future. Please do not turn the village into a commuter town. Before a new millionaire landowner is made, please think of the people who CHOSE to live in a village.

I support the sites proposed by the neighbourhood plan group, i.e. 4, 4A, 5, 2, 36 and 3C.

As a resident of Nursery Field and my mother lives in the first house on the left as you enter Upper Mount, we would be very concerned at the proposed roundabout at the entrance to Upper Mount. We feel our houses will be de-valued anyway, without this.

We would also like to see the existing hedge and trees opposite Nursery Field along Andlers Ash preserved as they do create a buffer and will help keep the country feel to the location.

We are also concerned about water drainage run-off from the area opposite as Andlers Ash have experienced flooding in the past from the fields. What about waste water and sewage getting to the treatment works, the other side of the railway lines? Will the treatment works be big enough to treat all the new houses? Hopefully the site will be properly landscaped, not just a few token trees put in here and there. What happens to the remaining land in the red box behind any houses built along Andlers Ash? Is Hillier's keeping it – what becomes of it.

Has consideration been thought on in respect of Drainage and Sewage for these new houses. Also, the HGV vehicles which come along and not always for the village but go up Hillbrow to Rake. The road is not suitable for extra traffic from new houses. The road has not been resurfaced for twenty years or more.

I have written to Winchester Council in respect of the HGV's and the road being resurfaced. Their reply was it is only a minor road. Our view is that it is not suitable for more traffic. People use Andlers Ash Road as a Rat Run to the A3.

I think that there is a huge amount of housing now available in Bordon as the Army has pulled out. I do not feel that this level of development is really necessary in this area and Greenfield sites should NOT be developed in a national park area. The Hillbrow sites are above the tree line and will be seen for miles – these should not be developed.

The West end of the village will become increasingly populated and busy.

- a) if there is any way to encourage shops local to the railway, on the west side that would be good (though commercially difficult).
- b) the pedestrian footbridge over the railway would be so much more used if sited alongside the railway crossing. This would make a huge difference to the "connection" between the East and West villages and reduce much frustration.

<p>Land next to Brows Farm – nice to have a village green with church as focal point. Land at Andlers Ash Road – the PC’s idea is better than the Park Authority’s red boundary line but would still spoil the view over to the South Downs.</p> <p>Houses along this side of the road will also make the approach to Liss look very built up. We don’t want any development up Hatch Lane (Number 11) – again a green artery with no pavements to boot or at the top of Rake Road, as this is all Greenfield and therefore should not be built on (Number 8).</p>
<p>Very good and thoughtful of Liss housing needs and good to hear there is a chance of some one and two bedroom flats being on the housing plan.</p> <p>Thank you.</p>
<p>Thank you for keeping the village informed and for the huge amount of work you have done. It is much appreciated. I am concerned that Wates Developers will appeal at every stage and understand Liss Parish Council and the South Downs National Park are against their proposed development site and are aware of the literature from them that has been delivered.</p>
<p>The developments along AAR will cause mayhem for traffic along this already busy and dangerous road. You say that development will be “sympathetic” to the character of Liss – hopefully not like the “Californian artists’ colony” houses on Smiths car park – they don’t even look permanent. Please take seriously the shortage of car parking spaces in the village centre. At Peak times (when clubs meet) it is already difficult to find a space. I feel saddened about loss of character in Liss. Hopefully the meeting of like-minded people at exhibitions such as this will keep the spirit of Liss alive and well.</p>
<p>Well presented. I feel this is not the whole picture. Too little information on the traffic flow through village.</p>
<p>The Inwood Road site would be a no go as it floods now so more housing would make things worse. Also parking is a problem now so more houses = more cars. The cars at the top of Inwood Road already park at the bottom in the winter as they cannot get down the hill so this would become even more of a hazard. Drainage is already a problem.</p>
<p>Clarks Farm Site (Wates leaflet). This site forms an open green bridge across the lower slopes and up to Hillbrow Road through from Hatch Lane/Huntsbottom Lane area through to Hillbrow Road. It needs to preserve views from Huntsbottom Lane and keep separation between the housing on the ridge and the village at the bottom. Access onto Hillbrow Road is on a significant bend (almost a double) and Huntsbottom Lane is unsuitable for traffic.</p>
<p>Well laid out and presented, despite representatives standing in front of the boards making reading difficult. Too many people at 2.30 pm but good to see such interest. Most importantly, the Steering Committee has done a sterling job and I cannot fault the latest stage and its conclusions. One particular site that has NOT been selected, Clarks Farm, Hill Brow is totally unsuitable:</p> <ul style="list-style-type: none"> - Access from Hillbrow on a bend?! - Would negate the green gap.

COMMENTS FROM POST IT NOTES

<p>Parking/Transport</p> <ul style="list-style-type: none"> • Any new development must provide adequate parking off road. Today’s congestion is largely due to on-street parking. • Parking for cyclists! Wow! What, start some more extensions to cycle lanes to encourage cycling. Less dominated by cars, Liss is flat and ideal for bikes.

- Brows Farm – Will the Village Green on the Brows Farm development be designated as a green space?

Sites

- Where are the self-build sites?
- Has anyone contacted South West trains yet to discuss a bridge? This was discussed in May and there is no mention anywhere today!
- It still makes sense to have the majority of housing closer to the A3 plus this would avoid traffic build up in mornings trying to cross the level crossing. It makes sense and would save chaos in the village at 7.50 am!
- Clarks Farm is in Liss, not Hillbrow!
- Wates site – it is too dangerous to build a development on Hillbrow Road, given it is already busy, poorly lit and close to the school.

Infrastructure

- As the normal wait for a non-urgent doctor's appointment is 5 weeks, the surgery is clearly unable to cope with the existing volume. Any building would no doubt lengthen this wait.
- What about school spaces? Liss, Liphook junior are already at capacity.
- Currently a non-emergency appointment for the doctor is 5 to 6 weeks without new houses – how will they cope?

Design

- The draft national park plan already says much about what is appropriate design in the SDNP. There is no need to repeat/revive/reiterate – do not over prescribe.
- Could we please encourage NO MORE" silly spears repeated over every new dormer window! Enough is enough!

Andlers Ash Road

- Increased traffic in AAR will cause further problems with exit from Barnside Way which is very difficult because of wide hedge on right hand side and bad parking.
- Development needs to avoid obliging people to cross the railway to access the A3, West Liss is the only sensible option.
- All parking within new developments on individual plots.
- Landscaped, set back (10m?) buffer between AAR and new houses.
- Wildlife area next to allotments, to north east of Cumbers.
- No drainage or run off or water to AAR.
- Allowance for community areas – parks, walks, playgrounds, nature and wildlife areas.
- Volume of traffic along AAR already high, will only become more dangerous.

Brows Farm

- Best location, access to A3 without crossing railway line.

Eden Lodge

- Best location, access to A3 without crossing railway line.

Inwood Road

- What do you mean by high quality, please specify, too vague a concept. Drainage? Newman Collard? Parking?
- Prevent visibility into school?
- How much spare capacity is there in the sewage disposal treatment plant?
- Drainage in this area is definitely an issue if pursued at any time (Farnham Road/Station Road)

COMMENTS FROM EMAILS

We attended the Neighbourhood meeting on Saturday 16/01/16 which was informative and well attended, my concern is the Andlers Ash development which will be the biggest estate even though whoever wants to call it west and central it is on the same plot of land.

We and many of our neighbours use the paths around this site because of its beauty and we take pictures and watch the many species of wild life and do not want to see houses.

We received a leaflet from Wates which they say their sites are developed in a sensitive way and not visible from public view points, Andlers Ash will be very visible and will have a big effect on the residents along and just off Andlers Ash road, the road is also busy in the morning now without the extra traffic,

There are other sites that have been offered including Farnham road that have not been used for weak reasons, Farnham Road will not be overlooked by central Liss or west Liss and there are no footpaths that are view point or areas of beauty. This site has not been well advertised and even the leaflet does not say 70 houses which would lead me to think you know what the reaction will be. We will be voting against any developments that have Andlers Ash as part of it and I will make sure my friends and neighbours in my road and Andlers Ash are aware and also vote against it,

Would like to give feedback on the recent proposal put forward by Wates Developments on providing "approximately" 30 houses at Clarks Farm, Hill Brow Road.

I strongly OBJECT to these proposals for the following reasons:

The proposed site is outside the settlement policy boundary.

The proposed site currently provides the green gap between the settlements of Hill Brow and Liss. Development here would be totally contrary to existing and well established planning policy. Any form of relaxation would undoubtedly open the floodgates and produce a precedent for further erosion of "Green Gaps", both in this location and throughout the Local Plan area.

The proposed site has already been rejected by both the South Downs National Park Authority and Liss Parish Council – there have been no subsequent policies passed that could possibly have changed this position.

The proposed site looks for development immediately adjacent to sunken lanes which would significantly and adversely impact on their valuable contribution and historic interest in the locality. The single road access to the proposed site is extremely narrow and hence severely restricted. It is also located on a significant bend in an already busy road.

My comments in relation to the (undated) literature produced by Wates Developments itself:

These were only delivered to a handful of houses and also less than 24 hours before the Public Exhibition and did not even confirm when, or where, the Exhibition was to take place.

- These were not even delivered to several property owners immediately adjoining the proposed development site.
- Wates state that they "want to make people aware of an alternative option". This is evidently untrue.
- Wates state that they have "concerns" on alternative sites but make no comment on what their "concerns" actually are.

General Comments:

I entirely accept the need for additional housing in the village. The Parish Council and SDNP authority have already considered, and rejected, the proposed site at Clarks Farm and have already carefully considered and identified alternate locations for addition housing in order to minimise the overall impact on Liss village as a whole. They are to be applauded in this respect.

The distraction caused by a late re-nomination of an already rejected location, with extremely poor local consultation, is undoubtedly financially led and a swift and robust confirmation of the stance already adopted by both the Parish Council and the SDNP should be undertaken. This would also ensure that efforts can continue to be concentrated on the significantly more suitable housing sites in the village to ensure their impact on the character on both Liss and the South Downs National Park in general is harmonised as far as possible.

In principal we haven't any objections about building homes off Andlers Ash Road, however we are concerned about the road itself & the path.

As we are sure you are aware Andlers Ash Road is busy & narrow, parts of the footpath are single file, the street lighting at best is dim to non-existent. It's not pleasant walking along it at night!!

Today AAR has 60+ houses along it and 2 housing developments off it. Upper Mount / Nursery Fields (about 40 houses) and Barnside Way / Rushfield Road (about 60 homes). If the A3 is shut it is a diversion route.

We noted that a roundabout is planned on our junction. To stop speeding and have any impact (30 mph speed limit even though you wouldn't know) it would have to be quite wide. We suggest it would be raised and off centre. (not like in the village where it's painted and not very well observed)

Would there be a second roundabout on the junction with Barnside Way? If so we would suggest the same as above. Using the junction at present while leaving the road it is very difficult to see traffic coming from the right.

Another issue is the junction with Hill Brow Road which can be very busy especially at school time. Most of the traffic that comes from the village and wanting to come into AAR cut across the painted reservation. We have seen car parts there on many occasions where there have been prangs.

We suggest replacing the painted reservation with a raised roundabout to include Newman Collard.

Maybe on a slightly different issue, improvements could be made to the roundabout in the village?

I am concerned- there are plans for sites for new housing - but are there plans for increasing the size of the school and space for another Health centre?

FEEDBACK FROM PUBLIC FORUM & EXHIBITION – 23/24 OCTOBER – TAKING FROM FEEDBACK FORMS AND EMAILS

Site No	Comments
12 Clarks Farm	The Western and or Southern part of the site would be very suitable for 30 houses. Although above 75m it would not be visible from outside the village. It would not materially extend the envelope of the village. It would not affect the gap between the main village and Hillbrow. It has good road access onto the road down from Hillbrow with good sight lines at the junction. The fact that the Parish Council has rejected development of the site on other occasions is not in itself a good reason to reject it when 150 + homes on green field sites are required. It would not affect any sunken lanes. This site should be used either as an alternative to Andlers Ash site or at least as a back up.
2	<p>A. Inwood Road. Agree not suitable for elderly because of slope/height out of village but what about young families pushing buggies/prams uphill out of village – possibly not suitable.</p> <p>B. What will be relative density compared to rest of Inwood Road estate – needs to be in keeping.</p> <p>C. Access – there is only one road in/out of the estate – narrow and between 2 bends on Rake Road. Will these cope with extra vehicle movements from new residents and the construction traffic? People already use up a lot of road when turning in/out of Chase Road.</p> <p>D. Agree needs to be low rise.</p>
12	There is a green lane down the West Side running alongside the Inwood Road estate and connecting bottom of Huntsbottom Lane and Hillbrow Road. Needs to be preserved.
13,14,3a	The views across to the hangers when coming down Hillbrow Road needs to be preserved.
3b, 3c	Andlers Ash Road is not very wide and with current roadside parking can be difficult to navigate, especially on bends. How will you maintain amenity for current residents – ensure safety. It's a route to the A3 going South and a safety issue when railway gate closed in middle of village.
All	Agree needs to be small schemes interspersed around the village.
	<p>Adjoining A, B and C on your map – Andlers Ash Road.</p> <p>I wrote to Winchester CC back in 2007 about the Road Surface which had not been made up since the 1990's, also the Pavements. They said it was on the agenda for the following April. It has still not been done.</p> <p>Also, I said the commercial vehicles should go off at the Ramshill exit and use the old A3. Also, the lorries using Andlers Ash Road should have a weight restriction at the entrance to the road.</p>
	Will some of the property be flats for people who want to downsize?
	<p>I personally would prefer to see 3C and 3B kept clear. The surviving farmland along Andlers Ash Road is a considerable asset and living (visually and practically) and should be preserved.</p> <p>I propose instead 9,13.</p> <p>I dislike the idea of 2 but suppose it inevitable. The trees bordering the football pitch should be preserved.</p> <p>Would prefer 6 (out of sight) to 5 – too much like infilling.</p> <p>But 3B or 3C are the crucial ones.</p>

	I hope the houses to be built will be only 2 storey, unlike the very expensive 3 storey properties on the former Smith's garage site. A development like Rother House is definitely needed ad housing for young families.
	How will the roads cope with extra traffic crossing in village
	Do we really need these houses – can they not be in filled when land comes available
	Doctors, chemists are not coping with population. What places for pre-school, after schools and schools.
	Traffic – speed and volume
	Availability and access to doctors is becoming a major problem, often one has to wait 2 to 3 weeks to see a doctor.
4	Please can you advise how site number 4 will be accessed? Will it be via an entrance off Farnham Road
	Having looked at the problems of access to land adjoining Eden lodge Option 4 and Browns Farm option 5 I believe it is totally ridiculous to choose these two options over Farnham road/Station Road Option 1. Option 1 would be less impact on current residents and does not look as though it has been poked into current housing. It can have two access routes and could take at least 30/35 houses at either end of the land with a lot of green open spaces between the two sets of residences this then would make it the same as options 3b and 3c and better for one developer to complete. It is also more likely that option 1 would be more acceptable to residents in the referendum than going for options 4 and 5 as this does not impact on too many of the current residents in this area.
3B, 3C and ? 3A	<p>Andlers Ash Road is a major access/exit road for the village. It already carries a heavy load of vehicular traffic including emergency vehicles. Parking on the western side of the road makes it essentially a single lane carriageway. Any new developments on this road will create further congestion and nuisance especially during the construction period and thereafter. It will impact on the Shipwrights Way and cycle route and become a hazard for the pedestrians using the narrow pavement. If development is to go ahead on these site Andlers Ash Road must be widened and the new houses sited well back from the road with adequate off street parking.</p> <p>From an environmental point of view such developments would spoil the beautiful rural view looking east towards Hill Brow and detract from the attractiveness of the village as a whole.</p> <p>Although not on the preferred sites list, it would appear to be very suitable for housing development. It could have access to Station Road and Farnham Road and is in easy walking distance of the village.</p>
1	These sites would appear to be ideally suited for a retirement village similar to Beechcroft's Petersfield (Durrants Village) and the Alton development. These are small developments designed for people to downsize and such a project could free up some of the larger houses in Liss for family use. This was a point made at the forum.
3A & 3B	<p>General Comment.</p> <p>We were surprised at the forum that the doctors surgeries and the schools claim they could cope with a large influx of new people. The schools are already overcrowded and the doctors overworked.</p>

	<p>I wish to say that I do not agree with the proposed sites nos 4 and 5 for housing.</p> <ol style="list-style-type: none"> 1. They are too far from the schools and other village facilities. Families would use cars to get the children to school and activities such as playgroup, Norman Collard playing field, after school club at the Triangle etc. This will contribute to extra traffic along an already busy road (Station Road) and to further congestion in the village centre at peak times. It is not feasible to believe that children would be walked to school from these locations. 2. There would be increased problems with parking outside of the Infant and Junior school. This problem has been highlighted many times and there is no meaningful solution. Families do not always use the public car parks and vie for parking spaces outside of the school. This is dangerous for children coming and going. 3. All facilities of the village are ‘over the crossing’ . Shops, GP surgery, community halls, dentist, car parks, bus route, Norman Collard playing field. Therefore housing should be provided in closer proximity to these facilities. Station Road is dangerously congested at times. 4. Site 5 particularly is an attractive space. The views back to the church are lovely and the field is often used by wedding photographers to capture the church as a backdrop for couples who have married at St Mary’s. There is a public footpath which gives views over to the Hangers. This is a quiet and peaceful space. 5. I agree with building on nos 3c and 3b and I wonder why 3a has not been included. I suggest that walkways and cycleways are provided through the housing estate in order for children to walk/cycle to school and to the park etc. These sites (along with no 14) provide easy access from the A3, both north and south bound. 6. Site no 14 is ideal for housing due to proximity to the village and schools. No satisfactory explanation has been given for its exclusion apart from the SDNP not approving. There is no reason not to include it. Intrusion into the countryside is not a valid argument when it is suitable in all other respects and would meet the criteria above regarding need for housing close to village amenities. The fact that there is a bend in Hill Brow Road is not a good argument for refusal. Appropriate road signage and a pelican crossing would meet the safety criteria.
	<p>I have the following comments to make re the Neighbourhood Plan I object to the building of new homes in West Liss as follows.</p> <ol style="list-style-type: none"> 1. Children. There are two significant issues in Liss. One being the lack of parking at the Liss School, which creates traffic issues on Hill Brow Road. The second being the level crossing on Station Road which creates traffic queues on the West Liss side and traffic congestion in the village centre. <p>If more homes are built in West Liss it will exacerbate both these issues as more children will be driven to the school. Walking from West Liss to the schools is dangerous for children. (See reasons in point 2).</p> <p>Liss has the opportunity to build new homes on many sites around the village and in my opinion it is better to build them as close as possible to the schools so that the children can walk rather than creating more traffic. Sites 2, 3a, 3b, 3c, 12, 13, 14 and 15 are obvious choices, being</p>

	<p>in walking distance of the schools.</p> <p>2. Access to other facilities. In addition to the schools, nearly all the other village facilities are the village side of the Station Road level crossing. This includes all the shops, the dentist, one of the two Doctors surgeries, the Triangle Centre, The Village Hall, most of the allotments, access to the station car park, Newman Collard playing fields, the bus service, the Ex Service-Men's Club and the council offices. It makes no sense therefore to build new homes in West Liss, as people from these homes would have to either drive to the village facilities (level crossing issue) or walk down Station Road which has narrow pavements, high volume of traffic and parking on both sides. The few facilities that do exist in West Liss, St Mary's Church, The Kingdom Hall, the playing fields and the Madhuban Restaurant all create traffic problems when in use and it would be wrong to increase the traffic (car or pedestrian) on this already congested road.</p>
	<p>After attending the meeting on Saturday to hear the latest developments in the village plan I have several comments:</p> <p>Firstly to thank all the volunteers who have clearly put a lot of time and energy into the plan so far - it was a very well presented meeting and I felt the questions from the audience were answered honestly and without bias.</p> <p>I have a number of points to raise and a couple of things that I would like to understand further:</p> <p>Site 1 on Farnham road appears to have been disregarded due to limited visibility from the access road to join Farnham road - I would disagree with this view, 30 houses would not be creating a significant extra traffic burden, and I would like to point out the junction from the Greenfields to Rake road (as the entrance to a significantly bigger housing estate) has very limited visibility due to hedging, and as far as I'm aware there has not been an accident at that site. Perhaps rather than disregarding this, thought could be put into how to enforce the 30mph speed limit along Farnham road?</p> <p>Where would the access to the Eden lodge site be?</p> <p>Comparing the environmental impact of site 1 as compared to site 5 at Brows farm, I feel site 1 could easily accommodate 30 houses and if a hedge was planted around the boundary it would have minimal visual impact from the footpaths around. The views from the footpath along site 5, however, would be significantly altered by housing. I appreciate you talked about retaining the view of the church, however the view from the start of the footpath at Farnham road goes on up beyond the church to the hills behind and is, in my opinion, a unique view in the village and would be significantly impacted if homes were to be built on the right hand side of the field.</p> <p>If site 4 at Eden lodge is to go ahead, there is likely to be many more people using the footpath next to Brows farm to access the village, who would then benefit from these countryside views.</p> <p>Following on from that, I wonder who would be responsible for the strip of land (which would have to be retained in order to retain the view of the church) to the right of the footpath if a housing estate was to be built? Also who would be responsible for the upkeep of the path and drainage ditch, which currently is maintained by Brows farm?</p>

	<p>The original site marked out at Brows farm includes the whole field, at the meeting on Saturday the new development boundary seemed much smaller, tucked in next to the farm buildings - will 30 houses still fit on this reduced plot size?</p> <p>Site 9 was disregarded as it would extend the settlement boundary of Liss Forest, yet at the meeting it was stated that the settlement boundary of Liss would have to be extended to accommodate the new housing. Currently there is no planned development in Liss Forest, if new housing is truly being spread around the village surely there should be some in Liss Forest as well?</p>
3 a,b,c AAR	<p>I think this is a good way of building houses (in groups, not as an estate). Could they be slightly back from the road, with trees in the space in front?</p> <p>The new houses in Liss (where Smith's garage was) are very well designed, compared to the awful style around Tesco's.</p>
3 a,b,c AAR	<p>Andlers Ash Road carries a large volume of traffic for its width. It is dangerous where vehicles park in a line leading to a blind bend. At the Hillbrow end of the road, it is difficult to see traffic approaching from the right. This junction is made more complex now that the Newman Collard car park is in frequent use – some traffic needs to cross over Hillbrow Road. All of these issues will be considerably highlighted when there are 2 or 3 housing estates along this road. Is there any hope of widening Andlers Ash Road to take 2 way traffic plus room for parked cars?</p> <p>Perhaps a painted traffic island (like the one outside the Whistle Stop) would be needed at the Hillbrow end of this road.</p> <p>General</p> <p>There are times of day when "Smiths" car park is FULL and the Newman Collard car park is both FULL and chaotic. Some of these problems are caused by builders vehicles for the 9 new houses BUT the parking allowed for these houses seem inadequate for 3 and 4 bedroomed property, they will be needing spaces for at least 2 cars each. Some of their vehicles will be permanently in the "5 hour plus" spaces in Smiths car park.</p> <p>There are so many "happenings" in this thriving village that we need more car parking spaces.</p>

ENVIRONMENTAL FEEDBACK FORMS

3B	Please make hedges with variety of native, wild life friendly plants, e.g. hawthorn.				
	Maintain as "green space" the land around Warren Hill in Warren Road in Liss Forest				
	Frankly is there any effective 'demand' for more/better cycle access?				

FEEDBACK FROM PUBLIC EXHIBITION – 16 JANUARY 2016 – TAKEN FROM FEEDBACK FORMS, POST IT NOTES AND EMAILS

COMMENTS FROM FEEDBACK FORMS

Far too much development of housing that will completely change the village feel of Liss and place pressure on the infrastructure. Open spaces will be lost forever and one of the things that makes it a pleasure to live in Liss.

Thank you for all the hard work. Well presented. Lots of food for thought!

Development along Andlers Ash Road will involve traffic along the road, which is already high. Drainage is a big issue already which will need to be considered if the area is built on. Building on that site will spoil a small area of countryside in the village which would be very sad. Liss will just become a solid mass of houses.

More and more concrete. More and more flooding. The school children walk through floods as they walk to and from school through the park now! It is difficult to get a doctor's appointment now. How will it be in the future. Please do not turn a village into a commuters town. Before a new millionaire landowner is made, please think of the people who CHOSE to live in a village.

I support the sites proposed by the neighbourhood plan group, i.e. 4, 4A, 5, 2, 36 and 3C.

As a resident of Nursery Field and my mother lives in the first house on the left as you enter Upper Mount, we would be very concerned at the proposed roundabout at the entrance to Upper Mount. We feel our houses will be de-valued anyway, without this.

We would also like to see the existing hedge and trees opposite Nursery Field along Andlers Ash preserved as they do create a buffer and will help keep the country feel to the location.

We are also concerned about water drainage run-off from the area opposite as Andlers Ash have experienced flooding in the past from the fields. What about waste water and sewage getting to the treatment works, the other side of the railway lines. Will the treatment works be big enough to treat all the new houses? Hopefully the site will be properly landscaped, not just a few token trees put in here and there. What happens to the remaining land in the red box behind any houses built along Andlers Ash. Is Hillier's keeping it – what becomes of it.

Has consideration been thought on in respect of Drainage and Sewage for these new houses. Also, the HGV vehicles which come along and not always for the village but go up Hillbrow to Rake. The road is not suitable for extra traffic from new houses. The road has not been resurfaced for twenty years or more.

I have written to Winchester Council in respect of the HGV's and the road being resurfaced. Their reply was it is only a minor road. Our view is that it is not suitable for more traffic. People use Andlers Ash Road as a Rat Run to the A3.

I think that there is a huge amount of housing now available in Bordon as the Army has pulled out. I do not feel that this level of development is really necessary in this area and Greenfield sites should NOT be developed in a national park areas. The Hillbrow sites are above the tree line and will be seen for miles – these should not be developed.

The West end of the village will become increasingly populated and busy.

<p>a) if there is any way to encourage shops local to the railway, on the west side that would be good (though commercially difficult).</p> <p>b) the pedestrian footbridge over the railway would be so much more used if sited alongside the railway crossing. This would make a huge difference to the “connection” between the East and West villages and reduce much frustration.</p>
<p>Land next to Brows Farm – nice to have a village green with church as focal point. Land at Andlers Ash Road – the PC’s idea is better than the Park Authority’s red boundary line but would still spoil the view over to the South Downs. Houses along this side of the road will also make the approach to Liss look very built up. We don’t want any development up Hatch Lane (Number 11) – again a green artery with no pavements to boot or at the top of Rake Road, as this is all Greenfield and therefore should not be built on (Number 8).</p>
<p>Very good and thoughtful of Liss housing needs and good to hear there is a chance of some one and two bedroom flats being on the housing plan. Thank you.</p>
<p>Thank you for keeping the village informed and for the huge amount of work you have done. It is much appreciated. I am concerned that Wates Developers will appeal at every stage and understand Liss Parish Council and the South Downs National Park are against their proposed development site and are aware of the literature from them that has been delivered.</p>
<p>The developments along AAR will cause mayhem for traffic along this already busy and dangerous road. You say that development will be “sympathetic” to the character of Liss – hopefully not like the “Californian artists colony” houses on Smiths car park – they don’t even look permanent. Please take seriously the shortage of car parking spaces in the village centre. At Peak times (when clubs meet) it is already difficult to find a space. I feel saddened about loss of character in Liss. Hopefully the meeting of like-minded people at exhibitions such as this will keep the spirit of Liss alive and well.</p>
<p>Well presented. I feel this is not the whole picture. Too little information on the traffic flow through village.</p>
<p>The Inwood Road site would be a no go as it floods now so more housing would make things worse. Also parking is a problem now so more houses = more cars. The cars at the top of Inwood Road already park at the bottom in the winter as they cannot get down the hill so this would become even more of a hazard. Drainage is already a problem.</p>
<p>Clarks Farm Site (Wates leaflet). This site forms an open green bridge across the lower slopes and up to Hillbrow Road through from Hatch Lane/Huntsbottom Lane area through to Hillbrow Road. It needs to preserve views from Huntsbottom Lane and keep separation between the housing on the ridge and the village at the bottom. Access onto Hillbrow Road is on a significant bend (almost a double) and Huntsbottom Lane is unsuitable for traffic.</p>
<p>Well laid out and presented, despite representatives standing in front of the boards making reading difficult. Too many people at 2.30 pm but good to see such interest. Most importantly, the Steering Committee has done a sterling job and I cannot fault the latest stage and its conclusions. One particular site that has NOT been selected, Clarks Farm, Hill Brow is totally unsuitable:</p> <ul style="list-style-type: none"> - Access from Hillbrow on a bend?! - Would negate the green gap.

COMMENTS FROM POST IT NOTES

<p>Parking/Transport</p> <ul style="list-style-type: none"> • Any new development must provide adequate parking off road. Today’s congestion is largely due to on-street parking. • Parking for cyclists! Wow! What, start some more extensions to cycle lanes to encourage cycling. Less dominated by cars, Liss is flat and ideal for bikes. • Brows Farm – Will the Village Green on the Brows Farm development be designated as a green space?
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Sites

- Where are the self build sites?
- Has anyone contacted South West trains yet to discuss a bridge? This was discussed in May and there is no mention anywhere today!
- It still makes sense to have the majority of housing closer to the A3 plus this would avoid traffic build up in mornings trying to cross the level crossing. It makes sense and would save chaos in the village at 7.50 am !
- Clarks Farm is in Liss, not Hillbrow!
- Wates site – it is too dangerous to build a development on Hillbrow Road, given it is already busy, poorly lit and close to the school.

Infrastructure

- As the normal wait for a non-urgent doctor's appt is 5 weeks, the surgery is clearly unable to cope with the existing volume. Any building would no doubt lengthen this wait.
- What about school spaces? Liss, Liphook junior are already at capacity.
- Currently a non-emergency appt for the doctor is 5 to 6 weeks without new houses – how will they cope?

Design

- The draft national park plan already says much about what is appropriate design in the SDNP. There is no need to repeat/revive/reiterate – do not over prescribe.
- Could we please encourage NO MORE” silly spears repeated over every new dormer window! Enough is enough!

Andlers Ash Road

- Increased traffic in AAR will cause further problems with exit from Barnside Way which is very difficult because of wide hedge on right hand side and bad parking.
- Development needs to avoid obliging people to cross the railway to access the A3, West Liss is the only sensible option.
- All parking within new developments on individual plots.
- Landscaped, set back (10m?) buffer between AAR and new houses.
- Wildlife area next to allotments, to north east of Cumbers.
- No drainage or run off or water to AAR.
- Allowance for community areas – parks, walks, playgrounds, nature and wildlife areas.
- Volume of traffic along AAR already high, will only become more dangerous.

Brows Farm

- Best location, access to A3 without crossing railway line.

Eden Lodge

- Best location, access to A3 without crossing railway line.

Inwood Road

- What do you mean by high quality, please specify, too vague concept. Drainage? Newman Collard? Parking?
- Prevent visibility into school?
- How much spare capacity is there in the sewage disposal treatment plant?
- Drainage in this area is definitely an issue if pursued at any time (Farnham Road/Station Road)

COMMENTS FROM EMAILS

Comments

We attended the Neighbourhood meeting on Saturday 16/01/16 which was informative and well attended, my concern is the Andlers Ash development which will be the biggest estate even though whoever wants to call it west and central it is on the same plot of land.

We and many of our neighbours use the paths around this site because of its beauty and we take pictures and watch the many species of wild life and do not want to see houses.

We received a leaflet from Wates which they say their sites are developed in a sensitive way and not visible from public view points, Andlers Ash will be very visible and will have a big effect on the residents along and just off Andlers Ash road, the road is also busy in the morning now without the extra traffic, There are other sites that have been offered including Farnham road that have not been used for weak reasons, Farnham Road will not be overlooked by central Liss or west Liss and there are no footpaths that are view point or areas of beauty. This site has not been well advertised and even the leaflet does not say 70 houses which would lead me to think you know what the reaction will be. We will be voting against any developments that have Andlers Ash as part of it and I will make sure my friends and neighbours in my road and Andlers Ash are aware and also vote against it,

would like to give feedback on the recent proposal put forward by Wates Developments on providing “approximately” 30 houses at Clarks Farm, Hill Brow Road.

I strongly OBJECT to these proposals for the following reasons:

- The proposed site is outside the settlement policy boundary.

The proposed site currently provides the green gap between the settlements of Hill Brow and Liss. Development here would be totally contrary to existing and well established planning policy. Any form of relaxation would undoubtedly open the floodgates and produce a precedent for further erosion of “Green Gaps”, both in this location and throughout the Local Plan area.

The proposed site has already been rejected by both the South Downs National Park Authority and Liss Parish Council – there have been no subsequent policies passed that could possibly have changed this position.

The proposed site looks for development immediately adjacent to sunken lanes which would significantly and adversely impact on their valuable contribution and historic interest in the locality. The single road access to the proposed site is extremely narrow and hence severely restricted. It is also located on a significant bend in an already busy road.

My comments in relation to the (undated) literature produced by Wates Developments itself:

- These were only delivered to a handful of houses and also less than 24 hours before the Public Exhibition and did not even confirm when, or where, the Exhibition was to take place.
- These were not even delivered to several property owners immediately adjoining the proposed development site.
- Wates state that they “want to make people aware of an alternative option”. This is evidently untrue.
- Wates state that they have “concerns” on alternative sites but make no comment on what their “concerns” actually are.

General Comments:

I entirely accept the need for additional housing in the village. The Parish Council and SDNP authority have already considered, and rejected, the proposed site at Clarks Farm and have already carefully considered and identified alternate locations for addition housing in order to minimise the overall impact on Liss village as a whole. They are to be applauded in this respect. The distraction caused by a late re-nomination of an already rejected location, with extremely poor local consultation, is undoubtedly financially led and a swift and robust confirmation of the stance already adopted by both the Parish Council and the SDNP should be undertaken. This would also ensure that efforts can continue to be concentrated on the significantly more suitable housing sites in the village to ensure their impact on the character on both Liss and the South Downs National Park in general is harmonised as far as possible.

In principal, we haven't any objections about building homes off Andlers Ash Road, however we are concerned about the road itself & the path.

As we are sure you are aware Andlers Ash Road is busy & narrow, parts of the footpath is single file, the street lighting at best is dim to non-existent. It's not pleasant walking along it at night!!

Today AAR has 60+ houses along it and 2 housing developments off it. Upper Mount / Nursery Fields (about 40 houses) and Barnside Way / Rushfield Road (about 60 homes). If the A3 is shut it is a diversion route.

We noted that a roundabout is planned on our junction. To stop speeding and have any impact (30 mph speed limit even though you wouldn't know) it would have to be quite wide. We suggest it would be raised and off centre.(not like in the village where it's painted and not very well observed)

Would there be a second roundabout on the junction with Barnside Way? If so we would suggest the same as above. Using the junction at present while leaving the road it is very difficult to see traffic coming from the right..

Another issue is the junction with Hill Brow Road which can be very busy especially at school time. Most of the traffic that comes from the village and wanting to come into AAR cut across the painted reservation. We have seen car parts there on many occasions where there have been prangs.

We suggest replacing the painted reservation with a raised roundabout to include Newman Collard.

Maybe on a slightly different issue, improvements could be made to the roundabout in the village?

I am concerned- there are plans for sites for new housing... but are there plans for increasing the size of the school and space for another Health centre?

Feedback on Consultation Period - 21st March 2016 - 16th May 2016

**Ticked
box only**

Do you agree or disagree with the strategy for location of new housing development?

40

If not, what other approach should we use

Do you agree with the sites proposed for new housing development?

37

If not, what other sites should we consider?

The Development Briefs for each site try to ensure the development is carried out in the right way.

33

Do you agree with the briefs, or should they say something different?

The Plan gives priority to meeting particular local housing needs.

33

Do you think we have identified the right ones?

COMMENTS (BY SITE WHERE INDICATED)

Site 2 - Inwood Road

Concerning boundary line treatments between the site and the footpath at the north western corner of this site and the former Police Houses rear gardens (43/45 Inwood Road: We would ideally like to see increased visual screening (trees) and increased security screening (fences) between the site and our rear gardens (our rear garden borders part of this site).

Site 3B, 3C - Andlers Ash Road

AAR requires drainage proposal to alleviate flooding at railway crossing and across allotments and woods. Also, the railway crossing with require major improvements. Already dangerous with present levels of traffic.

As we live along AAR I am VERY concerned with the volume of traffic the proposed development on what is part of the nursery (3a 3b). The road is already used by considerably more vehicles than when we moved in almost 7 years ago, including large lorries. The road is fairly small once you've crossed over the line at Princes Bridge. The rail line is a pinch point already and the possibility of a further 50-80 more vehicles using the road to access the A3 is of grave concern. The road cannot be altered due to to the railway line etc. We also experience considerable water ingress from the rail line, which comes off the hills at the back of Hillier's, extra houses would alter the land where water could not drain and cause more to head onto road and line which in turn would find its way onto our property. A full drainage survey and plan would hopefully address this. I appreciate that new homes have to be developed. I can assure you this is not simply a case of NIMBY syndrome. We witness the dangers of the crossing on a daily basis, more vehicles would only serve to increase the dangers.

AAR will require to be improved. A safe up to date level crossing control on Station Road gates would ease traffic (rat run) down AAR. Would prefer not to see areas 1 and 7 developed. Poor access, lovely country and would require much road building.

Andlers Ash 3C affects our property. Comments are focussed accordingly. 1. Our property lies between the flood risk of the River Rother and the flood risk of surface run off from the tree farm. Concreting over the tree farm will increase the surface run off flood risk. We trust very close scrutiny of the developer's drainage proposals will be carried out. 2. Traffic calming will be essential as AA traffic increases with the additional 150 + 136 dwellings. Access from 3C onto AAR might require a mini roundabout (opposite Upper Mount). 3. Light pollution should not be allowed to increase. 4. We sit on the 55m contour. 3C dwellings will all sit higher. There must be adequate views through the development and sympathetic styles near AAR.

Site 5 - Brows Farm

The proposal for housing behind Brows Farm appears very well positioned to reduce its impact provided dwellings are not over 2 storeys in height.

Need to protect views from the ROW which may restrict development or require more landscaping.

The Brows Farm/St. Mary's Church area development with village green is interesting. I gather that parking for St. Mary's (services, weddings, funerals) may be made available near this site, therefore alleviating parking on Station Road.

GENERAL COMMENTS

I like small areas of development (rather than 1 or 2 large areas). The thought that has gone into protecting the environment, wildlife and the open spaces and countryside (the gaps) and the open spaces and countryside is especially important to maintain the character of the village and views to and out of it. The protected gaps are especially good to protect this. Good that current parking is to be maintained. Good for the businesses (where I used to live a parking fee was introduced which caused trouble and affected businesses). Traffic calming and a pedestrian crossing in the village would be nice.

I am pleased to see the requirements for Landscape and Open Space for site 2, 3b and 3c - Inwood Road, particularly for keeping trees and hedgerows and maintaining and enhancing wildlife corridors and respecting the value of biodiversity. Sites 4 and 4a - thank you for the detailed landscape briefs for these sites, which will help protect the trees and root systems. It is important to retain the views (G&D), Brows Farm to St. Mary's Church and Hillbrow. (by the way, there's a little view of the church from the top of Riverside Close). I also greatly enjoy view C.

It's important to maintain the character of the village and the surrounding countryside. Keeping strategic gaps is paramount in doing this. Developing small sites /piecemeal - likewise. Considering to alleviating surface water run off must be included as part of any development briefly.

Hillier's Land adjoining Station Road should be considered. Not number 5 or 4A - far too obvious - no matter how much you try to blend.

Downsizing in Liss is a real problem for me as there are no properties here to downsize to. I would like to see more provision for the older generation on these sites, e.g. 2 bedroom bungalows or 1/2 bedroom houses with toilets downstairs. My need is getting urgent as my husband has had a stroke and I'm finding it hard to manage our houses and he needs to be on one floor. If we were able to move to a bungalow it would then be possible for a family to buy my property. I do not want to move out of Liss as I'm very happy here.

I agree with proviso for Development, but there has to be affordable 2 bedroom bungalows for the likes of myself (retired) who wish to downsize from 3/4 bedroom chalet bungalow, large garden to something smaller or 2 bedroom houses with downstairs cloakroom. AAR traffic must be slowed down, due to parking on road because of number of vehicles that will be on the new sites. I do not want to move from Liss, it is a friendly village with many clubs etc. Having lived here for 51 years, I have made many good friends.

Important to have several small sites rather than one large estate. Vital to retain the Protected Gaps to ensure that the village remains an entity rather than becoming a large urban sprawl.

It's the extra houses that causes the problem! We need Hampshire to build extra classrooms First/Middle. Doctors surgeries to combine on bigger site. Provide X ray machine - use old ones in the UK rather than sending them to Africa etc. Take samples of blood locally. Provide dentist surgery - say two chairs (NHS). Reception use doctors paperwork. We need this stuff in Liss or bus every two hours Monday to Friday from 10 - 4. We are getting more houses but County Council are trying to stop mobile library!
Please ensure local tradesman and construction companies are fully involved. Maximum benefit to Liss residents and sympathetic to local residents.

Display in village hall is confusing. Area 3 is shown as 3 distinct areas considered for development. On the other side of the hall, one of these areas is designated as green space - what is it? Some indication of ownership of areas considered for development could be provided.
Maintain the landscape and affordable housing.
I support the plans for small developments rather than large estates. Also that any buildings should be sympathetic to the traditional Liss housing. I support the Mint Road area coming out of the development area. I agree with the policy to preserve the views and the heights of buildings etc.

Wates proposal should be included. AAR - consider access for all new houses - not directly onto the road. Distance of housing from road to prevent removal of country aspects. Consider safety of walking to village school - wider or alternative footpath proposed on other side of the road.

Cumbers - maintain gap as requested.

Just to say thank you for a very professional approach and methodology to this complex exercise. Also, congratulations on the graphics and superb layout at the exhibition. Well done to the committee.

Excellent presentation - again! Sites well chosen. Briefs well worked out - but strong emphasis needed on traffic problems and how to calm through-put, particularly on AAR.

I like the idea of small 'pockets' of housing. More affordable housing for those just starting out and more suitable retirement housing. Thank you for all your careful and considered hard work on behalf of the village.

I have two objections per se to the proposed sites; however changes will have to be made to AAR to allow for increased traffic. It is already unsafe due to high volume and speed of traffic exiting the A3. I anticipate that Stodham Lane will be increasingly used as a short cut up to the London Road so it will need to be enlarged.

Thank you for all your hard work for the community.

This amount of extra housing and the population and traffic generate will inevitably lead to an urbanisation of the village feel - not just the houses but the environmental infrastructure (where is everyone going to park?). Will we see Liss first traffic lights? Because of this, I retain doubts about the two AAR developments, which will close off a green vista that gives still a very charming edge of the country feel to inhabitants. Dwellings built on the Hillier's Land - which is uphill from the road will loom large and cast shadows across it. It will be like removing one of Liss lungs. Accordingly, I think one of those designated sites if not both should be broken up into much smaller parcels with more green land between each parcel, or indeed replaced entirely by development land up Hatch Lane or at the top end of Hill Brow, out of sight under the trees. In general I cannot thank the Steering Group enough for their sensitivity, concern and hard work.

Please don't built any more houses like those on the former Smith's garage site in Hillbrow Road. I understand they cost nearly £500,000 each, totally out of reach of first time buyers and those wishing to downsize. Small houses are needed for older people - Rother House being the only site in Liss. Please ensure that the local schools are extended to take extra children. I hope the necessary infrastructure will be put in place.

No sites that prevent ribbon development. The proposal to build up to 70 more houses in AAR will completely destroy its ambience, bordered by fields on one side and only accentuate the ribbon development that has taken place on the side that's already built up.

I am hoping adequate provision will be made for the extra road cleaning, refuse collections and recycling facilities. The road cleaning of Linden Drive and Longmead is in a disgusting state, hardly ever cleaned and the recycling bins in the car park in the centre of the village are not emptied often enough, consequently they overflow into the car park. These issues need immediate attention before any other strains are put on the existing surrounding residents.

AAR is used as a rat run to avoid the crossing gates. Traffic speeds along this road it is too narrow to cope with large vehicles. The pavement is far too narrow. It is an extremely dangerous path to walk children to school on. This road and footpath simply cannot withhold additional traffic and people. It is an accident waiting to happen. The tree nursery is an idyllic setting and one we are proud of. To lose this large section is criminal. Surely wasteland such as behind the Junior School should be used for larger sites. This area keeps this village pretty. The centre of the village is not attractive at all. Having the number of specimen trees is the only pretty part this village has to offer. Removing and losing this fantastic view is criminal. Our park is a disgrace and dangerous to use. Needles found on a regular basis. The grass is permanently water logged. Yet you want to bring more people here to see it.... There are far too many houses on AAR and cannot cope with additional traffic. Other sites to consider are Harris Caravans, opposite the Bluebell, behind the school.

A house at £450,000 is not affordable to average buyer

AAR will have to be improved, i.e. wider cycle paths and drainage - sight lines improved.

As a relatively new resident of Liss I am very grateful of the work you have put into his plan. I am in agreement with the sites and development briefs. In particular, I strongly agree with the view mentioned in 1.10. It is very important to have affordable housing available but I strongly feel this should be in the smaller developments you suggest, rather than the huge estates being built in Clanfield. Thank you for your work.

Having read the draft plan, we would like to register our support for it. We agree the strategy for locating housing, particularly as regards location in relation to facilities and services, and we support the specific site proposals. As regards Policy 6, we support the emphasis on starter homes and provision for those who wish to downsize as they get older. However, we think two bedroom homes may be more appropriate for the latter to encourage family members or others to support elderly people to remain in their own homes

This is record my SUPPORT for the Liss Village neighbourhood plan Pre-submission consultation draft currently in circulation. It is clear that much thought and care has been undertaken to ensure the proposed allocation of new housing over future years can be provided as sympathetically as possible to preserve the character of Liss Village within the South Downs National Park. All contributors to this process should be commended.

Important to have several small sites. Development Briefs essentially good. Have identified the right mix of local housing needs. More affordable housing and bungalows for the elderly.

Ideally Brownfield sites should also be included to ensure that ALL development is consistent. It is critical that the infrastructure is taken into consideration, especially: Drainage, Sewage - ensuring there is sufficient capacity, School places are available for new families, Doctors surgeries have capacity. Ensure that each new development is sympathetically designed in keeping with surroundings. Any development should ensure that there is on-site car parking to avoid on street parking.

Retirement/nursing homes - surely enough already. Self build to be encouraged - not clear if these would form part of the proposed 150. Local housing needs - affordable housing - when sold on these homes should not rise in price so they are no longer affordable housing. Policy Liss 2 - Protected Gaps - do not agree with last bullet point - development only permitted if it cannot be located elsewhere. Makes a mockery of first 2 points and is a subtle "get out of jail" card for developers. Policy Liss 1 - Settlement Policy Boundary - Point 2 - A very grey statement - what are "exceptional circumstances"?

Has thought been given to all the extra traffic if you build both suggested sites in Andlers Ash Road? Most houses will have 2 cars plus all the extra delivery vans caused by online shopping at the very least you will absolutely have to stop cars being parked on the bend between the level crossing and Upper Mount. This is already a problem, how there hasn't already been a bad accident due to these parked cars I do not know. Often when you begin to overtake you are unable to see around the bend and past the cars.

Policy 17 - include firm proposals to improve village centre.

We have concerns over the traffic at exit from the estate at Rake Road/Chase Road junction. It might need a mini-roundabout to ease traffic. We share concerns over the traffic flow along AAR with new housing there but we realise this is being addressed. Also, how will Village Centre cope with increased need for short term parking when more 'people pop down' to the shops in cars. Thanks for all the efforts of the team.

Yes I do agree with the strategy for locating new housing. Yes I do agree with the proposed sites. Has enough thought been given for more shops and doctors.

Although not welcome, the proposed development sites are probably the most sensible but careful attention should be paid to the potential havoc to the centre of the village around the level train crossing situation. The traffic build up and subsequent cause due to the extended closure times of the level crossing will only get worse. I understand that the reasons for the extended closure times of the railway gate is simply down to the resistance of Rail ~Track to update their signalling system. If this situation is allowed to continue, the rat run through AAR will only get worse and create more traffic congestion to the centre of the village. There is also a need for a much better parking situation around the Tesco store and a general reorganisation of car parking for the centre of the village

I have already sent an email after seeing the plans at the village hall, but I thought I might as well say it again, 35 plus 35 = 70 houses in AAR, a housing estate. The issues we have is that it does not matter how it is written, there will be 70 houses built at AAR, which will make it very busy getting in and out of any road on and around AAR, it is already a pain in the morning and evening, there needs to be a roundabout at the junction of Hillbrow and AAR to help the flow and there should be no parking near the junction. At the moment, when you look across to the proposed site you see trees and plans and wildlife - be it from the road or footpath that run up through the woods. There are better sites along Farnham Road that will not have the same impact and ruin this peaceful place. I am sure this will be pushed through whatever people say so these 70 houses need to be well hidden so they do not appear as a wall of houses instead of a green wall of plants, 70 houses is too many. 40 set back is okay. We do not believe that the village needs 70 houses so near to the centre of the village and the proof is the houses still for sale on the old petrol station site. You say that the development needs to be close to facilities and services - this is rubbish, Liss Forest was built in the 1980's away from the village centre and facilities and I know people there and they don't complain. Are the facilities going to be increased, more doctors, more school places and teachers, dentists, village parking and so on. These houses close to facilities will make someone a lot of money. Or will they be using the profit to develop the village. I don't think so, 25% levy is not enough for the village.

Housing: Strategy: We entirely support the strategy (paragraph 1.9). It is vital that the 150 homes that are required are kept to small developments in order to retain the existing character of Liss. To that extent the proposed plan well meets this requirement.

Proposed Sites: We agree that the chosen sites meet the criteria and we cannot suggest any other possible sites.

Development Briefs: We have insufficient knowledge of any of the sites, other than AAR to comment. We agree with the Development Brief for sites 3b and 3c. We believe it is important that parking along AAR be severely restricted and limited to residents in existing houses which have no off-road parking facilities. Ideally the road should be widened.

Local Housing Needs: We agree that you have given the right priority to local housing needs.

Design of Housing Sites: We think it important as emphasised in "Policy Liss 8" that a mix of architectural styles be mandatory. We do not want to see "housing estates" of identical houses. This would seriously detract from the present character and development of the village.

The Railway: The comments from Network Rail are not encouraging. Something really needs to be done to prevent the ridiculously long periods when the crossing gates are closed. Surely it cannot be beyond the wit of man to devise a system whereby the gates are closed as a train is approaching the crossing, not as it is currently, i.e. when a train leaves either Petersfield or Liphook. Unless it is, the use of the rat run along AAR will get worse.

I agree with your proposals.

Housing needs for the first time buyers - can this be guaranteed?

As regards "housing" I consider the Strategy, sites proposed, development briefs and priority of meeting local housing needs to be excellently documented in the Development Plan. The Development Plan makes an excellent marketing tool for the area and those involved should be congratulated for their work. The only area I would like to see more emphasis on is how local shops can be encouraged to continue - possible financial incentives? Liss Forest has, as you know, suffered greatly in this respect over recent years.

Firstly, I would like to comment on the recent developments in the village, the Smiths Garage site is totally over developed with the style of house that is more suited to an inner city area, and with yellow bricks! (how was planning granted for that). I believe that more smaller developments would be better for the village with a max of 25 houses per development, 70 houses on AAR will just close the village in and create a "whizz way" to the A3, even with roundabouts placed along AAR to slow traffic down (which is much needed). Small developments would have less impact on the centre of the village which even now is very busy. Why is there no developments in Liss Forest? At the exhibition it was said because of SSSI, if so, how was planning granted for the houses opposite the old post office, also an over development, behind the old post office and previously the flats in Newfield Road, backing onto Riverside Walk? We will get these developments, planned and built by people sat in their cosy offices and who have no interest in where the developments go or how they are built or what they look like for the money that will be generated. So, let us have small sensible developments that complement what we already have and not overdeveloped sites that because eyesores in a very short time around the whole of the Liss area.