

# Lissvillage

neighbourhood plan

## Liss Village Neighbourhood Development Plan Pre-Submission CONSULTATION DRAFT

March 2016

[www.lissnp.org.uk](http://www.lissnp.org.uk)



**Liss Parish Council**



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# 1. Introduction

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## Liss - The Hidden village

- 1.1 Welcome to our village. Liss is a village of over 6,000 people, mostly separated and hidden from other settlements, which lies within the valley of the Upper Rother river. It is entirely within the South Downs National Park. Different parts of the village retain their own identities. West Liss was the original settlement and Liss Forest formed around the villas of Army officers from the nearby base at Longmoor, but the largest part of the village has developed around the railway. Outside the settlement area is Hill Brow, a heavily wooded ridge to the south east of the village where there are a number of mainly larger houses. Liss village includes a small part of Rake village which lies mainly in the adjoining Parish of Rogate and Rake within West Sussex.
- 1.2 The centre of Liss provides local shops, an infants and a junior school, two doctors' surgeries, a dental surgery and a vibrant community centre. Nevertheless, Liss retains the character and function of a village and is dependent on nearby Petersfield and other towns for most shopping and services and also secondary schools. The station however, accesses the London/Portsmouth main line and is an important gateway to the National Park.

## What is this plan and why do we need one?

- 1.3 A Neighbourhood Plan is prepared by the local community. It is a new part of the statutory planning system which controls development. In parishes like Liss it is up to the Parish Council to start the process of preparing a plan, but it must be done involving local people as much as possible.

- 1.4 A key decision for Liss is the allocation of sites for a minimum of 150 dwellings between 2011 and 2028, as required by the 2014 Joint Core Strategy prepared by the East Hants District Council and the South Downs National Park Authority. The Parish Council, after consultation with the Liss community, feels strongly this decision should be made within Liss through its own plan. These dwellings are in addition to about 136 dwellings expected to be built on small sites within the existing built-up area of the village by 2028. This plan cannot determine the location of the 136 additional new homes, but its policies will influence their design and how they will contribute to the setting of Liss.
- 1.5 The village also faces longstanding issues over improving the quality of its environment, the standard of development, the impact of traffic and adequate services and infrastructure. Many of these have been previously considered in a 2013 Parish Plan and a 2014 Village Design Statement, supported by a Liss Landscape Character Assessment. They remain important documents that set out the nature of the village we live in. The Neighbourhood Plan, however, is an opportunity to tackle some of these issues with real legal force.
- 1.6 The Liss Village Neighbourhood Development Plan covers the area of the Parish of Liss. Refer to Map 1.

## How the plan was prepared?

- 1.7 The Parish Council decided in April 2014 to prepare a Neighbourhood Plan, after asking for views at the annual parish meeting and at an exhibition on the plan. A Steering Group of 11 Liss people was set up to organise the work, drawn from the many people who had expressed an interest in the plan and

representative as far as possible of a cross-section of the Liss Community. Sir John Dunt, a long standing resident, was asked to chair the Steering Group. Others who had volunteered brought considerable knowledge of the village and key skills and were organised into working groups to carry out the work. A project manager and an administrator from Liss were appointed. How the work was carried out is shown on the Neighbourhood Plan website ([www.lissnp.org.uk](http://www.lissnp.org.uk)) and will eventually be set out in Making the Plan.

### Engaging with the Community

1.8 At every stage the Parish Council and the Steering Group have tried to involve the Liss Community through a web site, regular public forums and keeping people informed through the press, the Parish Council magazine and other publications. Questionnaires were circulated to all households and public comment specifically sought on potential housing sites before forming any proposals. Options and proposals were widely circulated and advertised and discussed at public forums before publishing the pre-submission draft of the plan. Details of the consultations are shown on the Neighbourhood Plan website ([www.lissnp.org.uk](http://www.lissnp.org.uk)) and will eventually be set out in Making the Plan.

### The strategy for locating development

1.9 The central issue for the Neighbourhood Plan is the provision of new housing to meet local housing needs. Liss has about 2,600 dwellings at present. Finding suitable sites for a minimum of another 150 dwellings by 2028, in addition to around 136 dwellings on small sites within the village is extremely difficult. There are a number of major constraints that limit opportunities. The village is within a National Park where it is essential to minimise any impact on the landscape of the park. It also lies within a river valley and

any new development climbing up the sides of the valley impacts on the wider landscape. Even development within the river valley is potentially very visible from viewpoints on the higher ground. The Special Protection Area to the north of the village restricts development within Liss Forest and a number of other biodiversity designations, local green space and areas subject to flooding also limit opportunities for development elsewhere.

1.10 To achieve sustainable development, sites need to be well located in relation to facilities and services as well as the railway station in the village centre, although good access to the A3 is also a factor. A very strong view expressed by the Liss community is that development should take place in relatively small amounts rather than as large estates. Landscape constraints also make it difficult to find larger sites suitable for development.

1.11 Thus, the strategy for allocating land for housing has been to avoid areas subject to the constraints and to seek a balance of sites reasonably close to the village centre on both sides of the railway line. After considering a wide range of possible sites, 6 small sites have been allocated that can be developed on an intimate scale respecting local landscape character.

Many more detailed criteria have also been considered in deciding on individual sites, including access, compatibility with adjoining land uses and the suitability of the site boundary.

### Fitting in with other plans

1.12 Liss Parish is within the area of East Hampshire District Council which, until 2011, was the local planning authority. The East Hampshire Local Plan provided the planning policies covering Liss, through the 2006 Local Plan Second Review.



- 1.13 But, since April 2011 the South Downs National Park Authority has been the planning authority responsible for Liss. In June 2014 a Joint Core Strategy for East Hampshire was approved by both authorities. This sets out the strategic planning policies to which the Liss Village Neighbourhood Plan must conform. The Strategy has also kept or "saved" a number of the policies of the East Hampshire Local Plan second review. The Joint Core Strategy, the saved policies of the local plan and the Neighbourhood Plan make up the Development Plan, which is a legal term covering all the planning policies for the area,
- 1.14 The South Downs National Park Authority, however, is currently preparing a Local Plan for the whole of the park area. This will replace the Joint Core Strategy and provide the strategic planning policies to which the Neighbourhood Plan must conform, as well as other detailed policies. The Local Plan of the National Park Authority and the Liss Village Neighbourhood Plan will together eventually form the Development Plan for Liss. The preparation of the Neighbourhood Plan has therefore been informed by the Joint Core Strategy and the emerging drafts of the Park's plan.

### How to use this plan?

- 1.15 The planning policies that will apply to Liss will be the Liss Village Neighbourhood Development Plan and the Joint Core Strategy, looked at together (with the Joint Core Strategy to be replaced by the South Downs Local Plan). The Neighbourhood Plan has tried to avoid any duplication with policies in the Joint Core Strategy and has kept an eye on what may be included in the South Downs Local Plan. If there is any conflict between the plans it will always be the strategic policies of the Joint Core Strategy and later the South Downs Local Plan which will prevail.

## 2. Vision and objectives

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### The vision for the National Park

- 2.1 Liss is within the South Downs National Park. Our vision for Liss reflects the vision of the South Downs National Park Authority for the Park:

**By 2050 in the South Downs National Park:**

The iconic English lowland landscapes and heritage will have been conserved and greatly enhanced. These inspirational and distinctive places, where people live, work, farm and relax, are adapting well to the impacts of climate change and other pressures.

People will understand, value and look after the vital natural services that the National Park provides. Large areas of high-quality and well-managed habitat will form a network supporting wildlife throughout the landscape.

Opportunities will exist for everyone to discover, enjoy, understand and value the National Park and its special qualities. The relationship between people and landscape will enhance their lives and inspire them to become actively involved in caring for it and using its resources more responsibly.

Its special qualities will underpin the economic and social wellbeing of the communities in and around it, which will be more self-sustaining and empowered to shape their own future. Its villages and market towns will be thriving centres for residents, visitors and businesses and supporting the wider rural community.

Successful farming, forestry, tourism and other business activities within the National Park will actively contribute to, and derive economic benefit from, its unique identity and special qualities.

### Our Vision for Liss

- 2.2 Liss will retain its character as a village, hidden within the wider landscape of the valley of the River Rother.

It will develop sustainably as an attractive place to live, by improving the built environment, providing open green spaces and corridors, managing the impact of traffic and improving walking and cycling connections across the village.

The different characteristics of parts of the village will be enhanced, while integrating them into a single community, with existing gaps and green areas retained. Community life and local services will be promoted and local housing needs will be met at a scale appropriate to the village.

The landscape of the parish will be strongly protected, and the parish will make a significant contribution to achieving the vision and objectives of the South Downs National Park.

## The objectives of the Plan

- 2.3 1. To retain the character of Liss as a hidden village within the River Rother Valley, when allocating land for development.
2. To improve the quality of the built environment through high quality design and layout of development and improvement to the street scene.
3. To enhance the green and open character of the village, providing green areas, habitats and open space, particularly in association with development.
4. To promote a village that functions as a single community but retains the character of its individual parts and the gaps between them, through the location of development and community provision and improved walking and cycling access.
5. To enhance community life, by providing housing for local needs, promoting local employment and supporting retail, community and sports provision.
6. To locate development within good walking and cycling access to retail, community and sports provision and to the countryside, minimising car usage and the need for additional local parking and demands on other infrastructure.
7. To minimise the impact of development on landscape and wildlife and to promote their protection.

### 3. The Policies

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- 3.1 This section sets out the policies of the Neighbourhood Plan. The policies conform to the Government's National Planning Policy Framework and also rely on a variety of technical work. Most importantly, they reflect the views of the Liss community and the outcome of consultations with service providers and other key organisations. Land use plans such as the Neighbourhood Plan can only deal with how land should be used and the physical development that can take place on land. There are many other concerns of the community raised during consultations that the plan cannot influence. What the policies of the plan can do is give guidance to those proposing development and also to the utilities and services that will be required to support development. Crucially, they will provide the basis for decisions by the planning authorities when considering planning applications.
- 3.2 As explained in the introduction, the Neighbourhood Plan contains only some of the policies that apply in Liss. The East Hants Joint Core Strategy sets out the majority of planning policies that apply in Liss Parish. Important parts of our vision for Liss, such as protection of its environment and biodiversity, will rely on the relevant local plan policies. It is important that the Joint Core Strategy and the Neighbourhood Plan are looked at together to get a full picture of the policies applying to Liss. When the South Downs Local Plan is approved it will take over from the Joint Core Strategy and it will be the Local Plan and the Neighbourhood Plan together that will set the policies for Liss.

## Policy Liss 1

### The Settlement Policy Boundary

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#### The purpose of the policy

- 3.3 Settlement boundaries define the areas of a settlement where development may be permitted, provided it complies with other policies. Development will not normally be permitted outside settlement boundaries except in exceptional circumstances. It is an important way of protecting the character of the village and conserving the landscape and countryside around it.
- 3.4 Liss has a settlement boundary, most of which has been established for many years, but some changes are necessary, especially now Liss is within the National Park. The Neighbourhood Plan is required to allocate land for a minimum of 150 dwellings. In Liss, in the absence of brownfield sites, this will have to be on previously undeveloped greenfield land. This is land currently outside the settlement boundary and the boundary will be changed by this plan to include this land.
- 3.5 The South Downs National Park Authority also wishes to exclude from within settlement boundaries areas of housing which are more scattered and diffuse with no services and facilities. An area on Hill Brow is currently protected from development that would undermine its character by Policy H9 of the East Hants Local Plan Second Review. That policy will not continue when the Joint Core Strategy is replaced. The purpose is primarily to protect the landscape of the area, which contributes to the appearance and views of Hill Brow. The draft local plan specifically proposes that protection in the future will be provided by removing the area from the settlement boundary and making it subject to countryside

policies. The area of East Hill, further down the slope, is also currently subject to Policy H9. The National Park Authority has left the decision on future protection to the Neighbourhood Plan but it is consistent with the approach of the Park Authority to also exclude this area from within the settlement boundary in order to protect the landscape.

- 3.6 In Liss Forest, Mint Road is an area that has only been included in a settlement boundary since 2006. It is an isolated area of ribbon development and it is consistent with the approach of the National Park Authority to exclude this area from the settlement boundary. A further small change along Andlers Ash Road is made to reflect recent permitted development outside the current boundary.
- 3.7 A boundary defined closely around the built-up area protects the character of the village overall, (Objective 1), the identity of the different parts of Liss (Objective 4), access to the village centre (Objective 6) and protection of the landscape (Objective 7), as well as meeting the objectives of the National Park.

#### Relationship to other policies

- 3.8 The settlement boundary established by the Neighbourhood Plan replaces those in the East Hants Joint Core Strategy and the saved policies of the East Hants Local Plan, including Policy H9. Policy CP10 of the Joint Core Strategy provides for settlement boundaries to be reviewed by Neighbourhood Plans in order to accommodate allocated sites. The South Downs Local Plan Preferred Options, in draft policy SD22, also generally allows the Neighbourhood Plan to establish settlement boundaries. We have also made use of the methodology for the review of settlement boundaries adopted by the National Park Authority.

**Policy Liss 1****The Settlement Policy Boundary**

1. Within the settlement policy boundary shown on the Proposals Map, development will be permitted subject to other policies of the development plan.
2. Development in the plan area outside the settlement boundary will be permitted only in exceptional circumstances in accord with countryside policies of the development plan.



## Policy Liss 2

### Protected Gaps

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#### The purpose of the policy

3.9 Liss is a village with one centre which functions as a single community. However, the built-up area of the village is relatively dispersed, with some parts entirely separated by open and undeveloped countryside. Maintaining these gaps is important in keeping the sense of place and the character of Liss, in preventing the erosion of the character of surrounding countryside and in protecting the landscape of the National Park. Open areas in Liss Forest also need to be protected from development because of the proximity of the Special Protection Area. There are areas of low density housing outside the settlement boundary, particularly along the hillside and ridge to the south east of the village that should not be allowed to coalesce with the main settlement, particularly as this higher land also makes an important contribution to the landscape of the area. Separating the village from the A3 is important in maintaining the character of the village. Consultations with the community show that they value the maintenance of these gaps.

3.10 It is a key objective of the plan to retain the character of the village and its individual parts and the gaps between them (Objective 4) but also to enhance the green and open character of the village (Objective 3) and to protect landscape (Objective 7).

#### Relationship to other policies

3.11 The spatial strategy for East Hants, set out in Policy CP2 of the East Hants Joint Core Strategy, states the form, location and scale of development must support the objectives of the National Park.

Policy CP23 provides for protection of gaps between settlements. The purpose of that policy concerns maintaining the character and the sense of place of settlements. Policy SD22 of the South Downs Local Plan Preferred Options sets out a development strategy which is concerned both to maintain the character of settlements and the character of the countryside.

### Policy Liss 2

#### Protected Gaps

1. The open and undeveloped nature of the following gaps shown on the Proposals Map will be protected to prevent coalescence, retain the identity of the settlement and protect the character of the landscape, between:
  - The two parts of Liss Forest
  - Liss Forest and the centre of Liss
  - The settlement of Liss and low density development along the Hill Brow ridge
  - The settlement of Liss and the A3
  - West Liss and development along Station Road.
2. Development will only be permitted within gaps if it is acceptable under development plan policies and:
  - it would not undermine the physical or visual separation of settlements; and
  - it would not compromise the integrity of the gap, either individually or cumulatively with other existing or proposed development; and
  - it cannot be located elsewhere.

## Policy Liss 3

### Local Green Space and informal open space

#### The purpose of the policy

- 3.12 The character of Liss owes much to its close relationship to the surrounding countryside and to green areas within the village. Apart from the Riverside Railway Walk the green wildlife corridors and the green areas are largely on private land with no permissive access. This is recognised in the East Hants Joint Core Strategy which concludes there are deficiencies in amenity and informal green space.
- 3.13 This policy protects existing provision of open spaces and promotes opportunities for further provision, particularly associated with new housing development. A category of open space encouraged by government policy is Local Green Space i.e. green spaces that are demonstrably special to a local community. The plan designates Local Green Spaces to provide extra protection to them that rules out new development other than in very special circumstances. Local Green Space and other open spaces are listed in Appendix 1, with those given specific protection shown on the Open Space Map.
- 3.14 It is a key objective of the plan to enhance the green and open character of the village (objective 3) but open space also contributes to the quality of the built environment (objective 2), enhancing community life (Objective 5) and to protecting landscape and wildlife (objective 7).

#### Relationship to other policies

- 3.15 The National Planning Policy Framework encourages the designation of land as local green space where it is special to the local community and holds a particular local significance. Policy CP28 of the East Hants Joint Core Strategy permits development provided that it maintains, manages and enhances the network of new and existing green infrastructure. Draft policy SD 36 of the South Downs Local Plan Preferred Options seeks to protect and enhance Local Green Spaces. That plan explicitly leaves it to the Neighbourhood Plan to identify Local Green Space in our area.

#### Policy Liss 3

#### Local Green Space and informal open space

1. Local Green Spaces shown on the Open Spaces Map will be protected and enhanced for their biodiversity and, where appropriate, for public access and informal recreational use. Development proposals that would have an unacceptable adverse impact on Local Green Spaces will not be permitted other than in very special circumstances.
2. Other informal open space and connections to walking networks must be provided to support allocated residential development, normally through suitable on-site provision. Provision must be in advance of developments being occupied and must be accessible to people with disabilities.
3. Development proposals that would impact on informal open spaces and connecting networks must demonstrate that the impact can be mitigated or suitable alternative provision can be made.

## Policy Liss 4

### Landscape and views

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#### Purpose of the Policy

3.16 The vision and objectives of the National Park centre on the protection and enhancement of landscape. These are delivered through a range of measures set out in the South Downs Partnership Management Plan of the National Park and will be supported by the strategy and policies of the South Downs Local Plan. Our vision for Liss is a village hidden within the wider landscape of the River Rother that makes a significant contribution to the vision and objectives of the National Park. Landscape is very important to the village but for most purposes the Neighbourhood Plan can rely on the policies of the South Downs National Park Authority.

3.17 The particular landscape characteristics of Liss Parish are set out in the Liss Landscape Character Assessment and the Village Design Statement. These highlight issues over the visibility of new development within the landscape and the difficulty of accommodating large areas of development without a major impact on the landscape. The impact of development is limited by confining it to the settlement boundary but in addition impacts are strongly related to the contours of the landscape and visibility from viewpoints. 75m was identified in the Liss Landscape Character Assessment as a key contour. Along Andlers Ash Road the Assessment was also concerned about development above 65m. In practice, that contour is not consistent and this approach has been looked at again. In conjunction with the site assessment by the National Park Authority it is concluded that low rise

development close to Andlers Ash Road would have an acceptable impact with appropriate design and landscaping.

3.18 Protecting landscape is a core aspect of the vision of the Neighbourhood Plan and enhancing the green and open character of the village is a key objective (Objective 3) and minimising the impact of development on landscape (Objective 7).

#### Relationship to other policies

3.19 Policy CP20 of the East Hants Joint Core Strategy provides for the protection and enhancement of landscape, including local distinctiveness, sense of place and tranquility. The South Downs Local Plan Preferred Options has a range of policies which relate to landscape. Draft Policy SD5 on Landscape Character and draft Policy SD7 on Safeguarding Views are particularly relevant.

#### Policy Liss 4

##### Landscape and views

1. Development must reflect the principles of the Liss Landscape Character Assessment and the Village Design Statement.
2. Development that increases the prominence of the settlement within the landscape will not be permitted. In particular, development will not be permitted above the 75 m contour unless it is demonstrated that it will not impinge on the wider landscape and can be hidden within tree cover. Development close to Andlers Ash Road will be permitted provided it is low rise and is appropriately landscaped.
3. Development will not be permitted that is visually prominent from the viewpoints listed in Appendix 2 and shown on the Proposals Map.

## Policy Liss 5

### Flood Risk

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#### Purpose of the policy

- 3.20 Liss has been subject to significant flooding in recent years, when the River Rother and its tributaries have overflowed as a result of heavy rain. There are also low-lying areas of Liss where surface water collects and also run-off from the higher areas of the valley into parts of the built-up area. The land allocated for housing under Policy Liss 7 is all outside flood zones associated with the River Rother. Drainage along Station Road is at capacity in heavy rain and land allocated along Andlers Ash Road is in an area where there is run-off down the slope into the built-up area along the road. Allocated land at Inwood Road is also steep and needs good drainage.
- 3.21 The policies in the local plan, both the East Hants Joint Core Strategy and the South Downs Local Plan, strongly resist development in areas of flood risk and also require Sustainable Urban Drainage Systems (SUDS) to manage drainage from properties and surface water run-off. This policy relies on the policies in those plans but also makes it clear that development on sites allocated for housing, particularly along Andlers Ash Road and Inwood Road are only acceptable if development contributes towards solving some of the existing problems on these sites from surface water run-off.
- 3.22 The policy contributes to improving the quality of the built environment (Objective 2) and to avoiding demands on infrastructure (Objective 6).

#### Relationship to other policies

- 3.23 The East Hants Joint Core Strategy manages the flood risk from development in Policy CP25. The South Downs Local Plan Preferred Options Draft Policy SD 17 is on Flood Risk Management. In addition, Draft Policy SD42 sets out a requirement for sustainable drainage systems.

#### Policy Liss 5

##### Flood Risk

1. Proposals for development must recognise that Liss has areas at risk from flooding, both from the River Rother and associated streams and from surface water run-off and collection. Development will only be permitted if it meets the policies of the local plan on flood risk and sustainable drainage.
2. Where land is allocated for residential development under Policy Liss 7, development will only be permitted if drainage requirements arising from the development are fully met and it is demonstrated that any existing problems from standing water and surface water run-off will be significantly reduced.

## Policy Liss 6

### Local Housing Needs

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#### Purpose of the policy

- 3.24 Liss is an expensive place to live and the provision of affordable housing (that is, housing provided to eligible households at a reduced cost or rent, usually through housing associations and other social providers) is essential in order to meet local housing needs. Studies for the East Hants Joint Core Strategy and the South Downs draft local plan show a significant unmet need in the area and this is supported by housing information on Liss, survey information and views from the Liss community. A target of at least 40% affordable housing has been adopted for East Hants by the South Downs National Park Authority, which reflects a balance between meeting needs and maintaining the viability of development and the Neighbourhood Plan supports that.
- 3.25 Affordable housing can be used to meet a variety of local needs. Government policy and the local plan policies expect that the exact mix of housing will be negotiated on a site by site basis at the time a proposal is put forward and will involve East Hants DC as the housing authority. The evidence however, shows particular needs within Liss, not least for the elderly and for starter homes for those brought up in the village who want to stay here. The policy therefore gives guidance on local needs, which is reflected in the site development briefs and is to be taken into account in site negotiations. Meeting housing needs is a principal objective of the plan (Objective 5).

- 3.26 Market housing inevitably responds to market demand. However, studies show that an important group seeking market housing are those who wish to stay living locally but wish to downsize as they get older. Developers should reflect that demand in the type and size of dwellings they build.

#### Relationship to other policies

- 3.27 Policy CP11 of the East Hants Joint Core Strategy encourages a mix of housing to meet local needs, as does Policy SD23 of the South Downs Local Plan Preferred Options. The target of 40% of all dwellings to be provided as affordable housing is set by Policy CP13. Policy SD24 sets a target of at least 40%. Both policies provide for the exact mix of housing to be negotiated on a site by site basis.

### Policy Liss 6

#### Local Housing Needs

1. Affordable housing will be provided in accordance with the development plan. For the housing allocations provided in Policy Liss 11 affordable housing provision should be provided on-site and should be of a design and quality which blends in with other housing on the sites
2. The mix of affordable housing will be agreed with the EHDC Housing Needs Officer on a site by site basis at the time a proposal is submitted. In agreeing the mix however, there should be a predominance of one and two bedroom units, suitable for the elderly, or provided as starter homes. Priority will be given to people with a local connection to Liss or the immediate surrounding area.
3. Market housing will be expected to make a substantial contribution to meeting the demand from older home owners wishing to downsize, mainly to two bedroom dwellings.



## Policy Liss 7

### The allocation of land for housing

#### The purpose of the policy

3.28 The East Hants Joint Core Strategy sets housing targets for Liss. A minimum of 150 homes have to be provided by 2028 and another 136 homes are expected to be provided through existing planning permissions and windfalls on small brownfield sites within the built-up area of Liss. The South Downs Local Plan Preferred Options also proposes 150 homes, but proposes extending the period up to 2032. The local community has supported housing to meet local housing needs. The scale of provision however, has to recognise that any development in Liss is within 5km of the SPA and also has to be balanced against the need to protect the landscape and character of the National Park and to maintain the size and character of Liss. The Neighbourhood Plan therefore adopts the scale of provision set by the Joint Core Strategy and, when approved, the South Downs Local Plan.

3.29 Land has to be allocated to provide for the minimum of 150 homes. In Liss there are no significant brownfield sites to be allocated and greenfield land has had to be found. This land is currently outside the settlement boundary but once allocated it is then included within the boundary. The approach adopted, strongly supported by the community, has been to allocate development in relatively small amounts, closely related to the village centre, which can be developed on an intimate scale rather than as large estates. A balance of sites either side of the railway has been sought. After assessing over 19 sites put forward by landowners and developers against extensive criteria, 6 sites providing a minimum of 150

dwellings have been allocated. The land allocations help meet local housing needs (Objective 5) but in a way that retains the character of the village (Objective 1) and enhances the green and open character of the village (Objective 3), retains gaps between parts of the settlement (Objective 4) and minimises the impact of development on landscape and wildlife (Objective 7).

#### Relationship to other policies

3.30 Policy CP10 of the East Hants Joint Core Strategy provides for development within settlement boundaries and requires Liss to allocate land for a minimum of 150 dwellings between 2011 - 2028. Policy SD23 of the South Downs Local Plan Preferred Options proposes land is allocated for a minimum of 150 dwellings between 2014 and 2032.

#### Policy Liss 7

#### The allocation of land for housing

1. Provision is made for a minimum of 150 dwellings on greenfield sites in Liss.
2. Planning permission will be granted for new residential development on the following sites within the areas shown on the Proposals Map provided that the proposals conform to the development briefs set out in Section 4 and other relevant policies of the development plan for 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



## Policy Liss 8

### The design of development

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#### Purpose of the Policy

- 3.31 One of the principal concerns of the community is the quality of the design of the built environment. This is a strong view from those consulted on the Neighbourhood Plan, which also came through when the Liss Parish Plan and the Liss Village Design Statement were prepared. Liss has no single coherent style although there are some interesting individual buildings and features, including good examples of modern development. In recent years' development has often been bland and lacking distinctive features. There are also prominent examples of poor design. It was in response to these concerns that the Liss Village Design Statement was prepared which describes the character of Liss and sets out proposals for improving the design of new development.
- 3.32 The Liss Village Design Statement, as amended in 2014 when adopted by the South Downs National Park Authority as Supplementary Planning Guidance, remains the main reference for design which all development should meet. The design principles are also reflected in the Development Briefs for the housing allocations and that section includes additional design principles appropriate to greenfield development. Developers should also consider using the 'Building in Context Toolkit' produced by English Heritage and CABE.
- 3.33 Achieving high quality design is a principal objective of the plan (Objective 2) but it also contributes to retaining the character of the

village (Objective 1) and can contribute to enhancing the green and open character of the village (Objective 3).

#### Relationship to other policies

- 3.34 The East Hants Joint Core Strategy requires good design in Policy CP29. Draft Policy SD6 of the South Downs Local Plan Preferred Options emphasises the importance of high quality design, particularly as informed by Village Design Statements. Development should seek to meet those policies as well as the specific requirements of the Liss Village Design Statement.

#### Policy Liss 8

##### The design of development

1. Development must meet the highest standards of design and make a positive contribution to the character of Liss. Proposals must respect and enhance the diverse built character of the village and its high quality countryside setting. Innovative and contemporary designs must be complementary to their context.
2. Development proposals will only be permitted if they demonstrate they have taken account of the guidelines in the Liss Village Design Statement 2014 and any design guidance or code issued by the South Downs National Park Authority. Development in accord with the development briefs set out in Section 4 of this plan should take account of additional guidance at the beginning of that section.

Cont'd

## **Policy Liss 8**

### **The design of development (cont'd)**

3. In using the Village Design Statement to determine proposals for planning permission, account will be taken where appropriate of:
  - The context of the site in relation to topography, landscape, setting, character, local distinctiveness and building types
  - A density and scale that is appropriate to its context
  - A layout that demonstrates how buildings, spaces and parking spaces relate to each other to create a coherent and legible structure
  - Parking provision. A hierarchy of linked routes and space that are permeable and relate to local facilities, which provide parking provision and that make a positive contribution to the setting of buildings.
  - The creation of a sense of place through massing and built form and sensitivity in respect of edge treatment, entrances, enclosures, active frontages, heights, detailing and rooflines
  - Landscape design and green infrastructure that contributes to a sustainable sense of place, such as wild areas for outdoor play, shelters, biodiversity and wildlife corridors
  - Materials and detailing relating to the design and context, including walls, roofs, openings, paved surfaces and signage.
  - Sustainable principles such as the curtilage storage of waste and recyclable material, cycle storage, home-working and the durability and adaptability of buildings over time.
4. The Village Design Statement, 2014 is adopted as supplementary planning guidance to this plan.

## Policy Liss 9

### The Historic Environment

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#### The purpose of the policy

- 3.35 West Liss is the original medieval heart of the village, reflected in a 13th century church and a number of other buildings whose character is protected by the West Liss Conservation Area. The modern centre of the village is Victorian, having grown up around the railway and its character is recognised and protected by the Liss Village Conservation Area. Throughout the village are individual buildings which are protected by being included in the statutory list. Other individual buildings or small groups of buildings of local historic interest are not designated assets but make a positive contribution to the character of the village. The Parish also contains some significant archaeological remains. Listed Buildings and buildings of local historic interest are shown in Appendix 3.
- 3.36 Conservation Areas and Listed Buildings have statutory protection and local plan policies also provide protection. However, it is important that all development respects the particular character of Liss, including the setting of the conservation areas and listed buildings and also other buildings of local historic interest [buildings of local historic interest are intended as a form of non-designated historic asset, referred to in national planning policy guidance]. The character of the village is described in the Liss Village Design Statement and for the conservation areas in two leaflets produced by East Hants District Council that appraise the areas. Most development in the village centre conservation area may need to conform to Policy 17 on

the Village Centre and Policy 18 on shop fronts. The conservation areas are shown on the Proposals Map.

- 3.37 Conserving the historic environment contributes to the character of the village (Objective 1) and improving the quality of the built environment (Objective 2)

#### Relationship to other policies

- 3.38 The East Hants Joint Core Strategy includes a number of policies, HE4 to HE14 'saved' from the East Hants Local Plan Second Review, that ensures that development is sympathetic to conservation areas and listed buildings. The South Downs Local Plan Preferred Options proposes in draft Policy SD11 a broad approach to protecting the historic environment, within the context of the National Park and in draft Policy SD39 detailed criteria for development in conservation areas, including support for local appraisals of these areas.

#### Policy Liss 9

##### The Historic Environment

1. Development within the Liss conservation areas or within their setting must make a positive contribution to the local character and distinctiveness of the conservation areas. Proposals will only be permitted if they can demonstrate they reflect the proposals of the Village Design Statement and the EHDC appraisals of the two conservation areas. Development within the retail area of the Liss Village Conservation area must respect and enhance the variety and character of the existing shop fronts.
2. Proposals for development within the setting of buildings on the statutory list must not harm their character and distinctiveness. Proposals within the setting of buildings of local historic interest must respect their character and distinctiveness.

## Policy Liss 10

### Residential Development in the countryside

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#### Purpose of the policy

- 3.39 Local Plan policies restrict development in the countryside across the National Park to replacement dwellings and extensions. However, the countryside of Liss Parish (that is, the area outside the settlement policy boundary) contains areas of low density housing, mainly on the higher ground of Farther Common and Hill Brow and towards Rake. This a highly wooded area and many of these houses are well hidden in large plots containing trees which make a significant contribution to the character and landscape of the area. In order to maintain that character and prevent coalescence, it is particularly important in these areas that infilling, development within the grounds of dwellings, or development on sub-divided plots are not permitted. This policy therefore adds to the local plan policies to clarify how it applies in areas of low density housing.
- 3.40 A very particular problem is that of annexes forming self-contained units associated with existing housing. These often provide useful extra space, for example, for relatives of those living in the existing housing, but if not controlled can lead to the creation of an independent dwelling. It is particularly difficult to control the use of separate garages or outbuildings as annexes. This has been a persistent problem with houses in the countryside.
- 3.41 Maintaining and enhancing the character and landscape of the National Park is one of the key purposes of its designation and is supported by the vision of the Neighbourhood Plan. Objective 7 seeks to minimise the impact of development on landscape.

#### Relationship to other policies

- 3.42 Policy CP19 of the East Hants Joint Core Strategy applies general restraint on development in the countryside. Saved policies H7, H14 and H16 set out the circumstances in which residential development within the countryside is permitted. Draft Policy SD5 of the South Downs Local Plan Preferred Options protects landscape and SD45 restricts replacement dwellings and extensions and other policies seek to protect the landscape and biodiversity of the countryside.

#### Policy Liss 10

#### Residential Development in the countryside

1. In accordance with the development plan residential development within the countryside will only be permitted for replacement dwellings and extensions.
2. In particular, in areas of low density housing within the countryside of Liss, infilling development within the grounds of houses, or development on sub-divided plots will not be permitted.
3. Annexes providing separate accommodation to a dwelling in the countryside will be permitted if they are:
  - extensions or adaptations to the main dwelling;
  - their scale is significantly less than the main building;
  - their occupation and use is ancillary to the main dwelling and that use is secured by an appropriate occupancy condition or agreement;
  - when that use ceases or the occupancy condition is removed the use of the annex reverts to being part of the accommodation of the main dwelling; and
  - adequate parking and amenity space is provided.

## Policy Liss 11

### Retirement and Nursing Homes

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#### Purpose of the policy

3.43 Liss has an exceptionally large number of residential and nursing homes providing for the elderly. Generally, these have integrated well within the village and are an important source of local employment, but they do contribute to a higher than average elderly population, which places demands on services and some of the homes are isolated from the centre of the village which cuts off residents and staff from the village. A few buildings and sites are not ideal for their purpose. There is therefore a need to steer any future development of homes to better sites and locations in the village.

3.44 Well located retirement and nursing homes can contribute to promoting a village that functions as a single community (Objective 4), to enhancing community life (Objective 5), to locating development close to retail and service provision, minimising car usage (Objective 6) and minimising the impact of development on landscape (Objective 7).

#### Relationship to other policies

3.45 Policy H13 of the East Hants Local Plan Second Review has been 'saved' by the East Hants Joint Core Strategy, and sets out similar provision to this policy. That policy will eventually be replaced by the South Downs Local Plan, but the Local Plan Preferred Option

is not proposing a specific policy on retirement and nursing homes, relying on its general policies for controlling development. In view of the importance of such homes in Liss it is considered the Neighbourhood Plan should maintain a dedicated policy.

### Policy Liss 11

#### Retirement and Nursing Homes

1. Development for retirement or nursing homes for the elderly, including extensions to existing provision will only be permitted if:
  - it is accessible to facilities such as shops, medical services, places of worship, public open space and other community facilities;
  - it is accessible to staff and visitors by public transport, walking or cycling;
  - it is located where residents can enjoy a visually interesting outlook;
  - the site has level access to a garden or sitting out area;
  - it does not detract from the character and landscape of the area;
  - the design and construction of the development provides for wheelchair access; and
  - incorporates measures to optimise energy efficiency.
2. Also, outside of settlement policy boundaries development for retirement or nursing homes will only be permitted where it involves the change of use and conversion of existing large detached buildings.

## Policy Liss 12

### Self-Build housing

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#### Purpose of the policy

- 3.46 The Government has established a Custom Build programme which seeks to increase the level of self-build or custom-build schemes coming forward across the country. Such schemes add to the variety of housing and provide a different option for those wanting their own home. Self-build may reflect individual initiatives but more commonly is provided through schemes promoting several plots together which can share the organisation of services and other requirements. Government guidance is that such schemes do not require the provision of affordable housing.
- 3.47 The policy encourages proposals to come forward for self-build. Such proposals can help to meet local housing needs (Objective 5) but also contribute to the character of the village (Objective 1) and improving the quality of the built environment (Objective 2)

#### Relationship to other policies

- 3.48 Neither the East Hants Joint Core Strategy nor the South Downs Local Plan Preferred Options have policies specifically on self-build and custom-build housing, but paragraph 7.32 of the draft local plan notes the Government initiative.

#### Policy Liss 12

##### Self-Build Housing

1. The development of a suitable small area of land for self-build or custom build dwellings within the settlement boundary will be encouraged.
2. In considering development proposals a preference will be given for self-build dwellings from applicants who demonstrate that they have a local connection and undertake in a section 106 agreement that:
  - i) the occupancy of the property will be restricted to people with a local connection; and
  - ii) they will live in the property as their main residence once it is complete; and
  - iii) once the development has commenced, they will complete the building of the dwelling within 2 years.
3. For the purposes of this policy only, a local connection is classed as either being by Residency or by Employment. Residency is where the occupant has been resident in Liss or the adjoining area, or has close family who live in Liss or the adjoining area. Employment is where the occupant works for a business based in Liss or the adjoining area.



## Policy Liss 13

### Business Provision

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#### Purpose of the Policy

3.49 Liss has a significant amount of business and employment provision, including several small business parks, some individual businesses and employment in retailing and various services, not least in residential and nursing homes. It also has many people who run their own business from home. Apart from opportunities to use existing land in business parks more intensively, particularly at Brows Farm and Adhurst, there is no land available for new business use. A survey of existing businesses shows that the many small businesses in Liss want flexible space that can be adapted to changing needs and there is a particular need for one or two person businesses that want to stay in the village but have no premises available to move into. A particular need which falls outside this plan is for high quality broadband connections to businesses.

3.50 The policy encourages development within existing business parks, but also gives encouragement to proposals that provide the small scale, flexible premises, including multi user space, that are needed. Promoting local employment, including retail provision, is a principal objective of the plan (Objective 5), but provision also contributes to the character of the village (Objective 1) and helps the village function as a community (Objective 4).

#### Relationship to other policies

3.51 The East Hants Joint Core Strategy Policy CP3 allocates land for employment. It does not make any provision in Liss. Policy CP4 also resists the loss of existing employment land. The South Downs Local Plan Preferred Options Draft Policy SD28 makes overall provision for the Park and also safeguards existing employment land. Draft Policy SD27 encourages provision of small, flexible, start-up and move-on business units.

#### Policy Liss 13

##### Business provision

1. Provision for new business development is encouraged, particularly within existing business areas. Within these areas planning permission will be granted for appropriate new business development subject to other policies of the development Plan.
2. Proposals that result in the loss of business floor space (including retail) will only be permitted if it can be demonstrated to the satisfaction of the Local Planning Authority that part or all of the premises are no longer suitable for business use and evidence has been submitted that demonstrates the property has been actively marketed for at least 6 months on realistic market terms and there is no prospect of new business occupiers being found.
3. Proposals for new business development, particularly for the provision of small units providing flexible offices, multi- user and workshop space suitable for small businesses, will be approved in suitable locations, subject to other policies of the development plan.

## Policy Liss 14

### Community and sports facilities

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#### Purpose of the Policy

- 3.52 Liss has a vibrant community life and a number of very well used social, cultural and sports facilities. These are generally used to capacity at present and there is a need to resist their loss and to find opportunities for further provision. The Joint Care Strategy and the draft South Downs Local Plan protect current facilities and encourage the provision of new facilities, particularly in connection with residential development. This policy is intended to ensure that the particular needs of Liss are met. Residential development, as set out in the development briefs for housing allocation is expected to make a significant contribution to meeting community needs.
- 3.53 A current project is the replacement of the West Liss Pavilion and Liss Scout Hut with a pavilion that can provide improved and additional facilities. Additional playing fields are also required. A particular existing shortage is public open space and new development is expected to provide a minimum requirement of 3.45 ha per 1,000 population. Retaining and improving public toilets and car park provision in the village centre is needed, Essential is the provision of the highest quality broadband.
- 3.54 A particular need which the community has highlighted is for additional sports pitches, particularly for the young. Demand exceeds the supply of existing pitches in Liss at peak times and several pitches have poor drainage which can limit their availability. Finding sites for new pitches is extremely difficult due to topography, landscape, ground conditions and other constraints.

It has not proved possible to identify locations for new sites which are free from these constraints and which are also potentially available. Work will continue to identify opportunities to acquire land for new sports pitches, particularly suitable for the young, who require smaller pitches.

- 3.55 Enhancing community life is a principal objective of the plan (Objective 5) and also promoting the village as a single community through community provision (Objective 4).

#### Relationship to other policies

- 3.56 Policies CP16 and CP17 of East Hants Joint Core Strategy resists the loss of community, recreation and sports facilities and encourages new provision. Policy CP18 provides for public open space by residential development. The South Downs Local Plan Preferred Options Draft Policy SD53 makes similar provision. Development should meet the requirements of these policies, but in addition, the more specific requirements of the Neighbourhood Plan policy should also be met.

**Policy Liss 14****Community and Sports facilities**

1. The important community facilities shown in Appendix 4 should be retained and enhanced to ensure a range of quality, accessible and safe facilities that meet the needs of the community.
2. Development proposals resulting in the loss of important community facilities will only be permitted if:
  - alternative provision is made within Liss; or
  - the existing use is not viable in whole or in part and there is evidence of a robust marketing campaign of at least 12 months that clearly demonstrates there is no market demand for the existing use; or
  - there is a demonstrable lack of need by the Liss community for the existing use.
3. All new residential development must make provision for appropriate public open space, normally through on-site provision or if that is not possible, by financial contribution towards off-site provision and management of open space.
4. Financial contributions from the Community Infrastructure Levy may be used to improve existing community facilities and the provision of additional facilities which serve the community of Liss.

## Policy Liss 15

### Walking and Cycling access

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#### Purpose of the policy

3.57 Liss has some public rights of way, but few dedicated cycling routes and walking and cycling opportunities are generally reliant on some use of roads or pavements. It does, however, have important footpaths such as the Railway Riverside Walk and the Shipwrights Way and has some historic features such as sunken lanes. There is a need to enhance the network, both to improve connections across the village and particularly to the village centre and the schools and also to enhance opportunities for recreation and enjoyment of the countryside. A very particular need is to provide opportunities for dog walking to provide alternatives to using the Special Protection Area (SPA) on the north side of the village. Development should contribute to provision, either directly or through financial contributions.

3.58 The plan promotes a village that functions as a single community, including through improved walking and cycling access (Objective 4). It also promotes good walking and cycling access between development and retail, community and sports provision (Objective 6). Walking and cycling provision, particularly green corridors, contributes to the green and open character of the village (Objective 3).

#### Relationship to other policies

3.59 Policy CP31 of the East Hants Joint Core Strategy requires development to provide for walking and cycling.

Draft Policy SD19 of the South Downs Local Plan Preferred Options promotes walking, cycling and equestrian routes across the National Park, including provision through development.

#### Policy Liss 15

##### Walking and Cycling access

1. The network of green corridors, public right of ways, quiet roads and sunken lanes shown on the Proposals Maps will be maintained and improved for the convenience and safety of users, for their ecological, landscape and recreational value and to enhance connections across the village. New and improved links to promote routes such as the Shipwrights Way will be encouraged.
2. Development proposals that would have an unacceptable adverse impact on the use and amenity value of this network will not be permitted.
3. Development should contribute to the development of the network by adding well signed walking and cycling routes in and around the village, separated from roads where possible.
4. Residential development proposals will only be permitted if it is demonstrated that, wherever possible, they have sought to incorporate:
  - attractive and safe footpath links to the nearest point on the public right of way network or local footway networks.
  - cycle routes which contribute to connections to the village centre and the railway station.

## Policy Liss 16

### Parking

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#### Purpose of the Policy

3.60 Liss is a village in a rural area and the car is very important for most journeys. It has limited bus connections and although fortunate to have a mainline rail station this only gives options for travel along a single corridor. Thus, alongside locating development so as to minimise the need to travel by car, adequate car parking is nevertheless needed in all new development, including any development close to the station. Public car parking within Liss, particularly around the centre is also essential. Existing car parks are currently very well used and there is a need to maintain provision, including privately owned car parks which are made available to the public. If at all possible additional provision should be made. Parking provision for cycles throughout Liss is poor and opportunities need to be taken to redress this.

3.61 Good parking provision contributes to improving the quality of the built environment (Objective 2), promoting a village that functions as a single community (Objective 3) and to enhancing community life (Objective 4).

#### Relationship to other policies

3.62 Policy CP31 of the East Hants Joint Core Strategy requires adequate vehicles and cycle parking and also encourages parking in settlements, including Liss, to improve access to the railway station. The South Downs Local Plan Preferred Options Draft Policy SD44 also requires adequate car and cycle parking in named settlements, including Liss.

Currently, parking standards are set by local transport authorities (Hampshire County Council for Liss), but the Park Authority intends to produce parking standards for the whole park that will be supplementary planning guidance supporting the local plan for the park.

#### Policy Liss 16

##### Parking

1. All development proposals must provide adequate vehicle and cycle parking, in accordance with adopted parking standards, including provision for visitors and tradesmen and that provision must be designed and laid out to make a positive contribution to the development and its environment.
2. Development proposals that result in a loss of existing public car park provision will only be permitted if it can be demonstrated to the satisfaction of the Local Planning Authority that:
  - alternative suitable provision is made within Liss; or
  - the land is no longer suitable as a car park; or
  - there is a demonstrable lack of need by the Liss community.
3. Additional car parking provision to serve the village centre will be encouraged.

## Policy Liss 17

### The Village Centre

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#### Purpose of the Policy

- 3.63 Liss has a distinct centre, based on Station Road and parts of Hill Brow Road and Mill Road which contains all the shops, restaurants and some local services such as the Village Hall, the Triangle Centre and the Crossover centre for young people. Doctors and dental surgeries are within the centre or close by. Much of the centre is within a conservation area. It is an area well used by the local community. However, some of the more recent development within the centre is unattractive and not in keeping with the character of the village. Some of the area of Station Road is cut off by the level crossing from the main part of the centre and is rundown and in need of sympathetic redevelopment. The street scene is poor, with a clutter of posts and signs, some poor pavements and a lack of green planting. Parking for the centre is increasingly difficult with car parks close to capacity.
- 3.64 Not all of these problems can be tackled through the development process. The Parish Council is committed to working with the community to enhance the vitality and viability of the centre. The Neighbourhood Plan can play a part by ensuring that development proposals contribute to solving some of these problems. Other policies, such as Policy 7 on Design, Policy 8 on the Historic Environment, Policy 19 on Parking and Policy 22 on Shop Fronts will help shape the centre but this policy sets out some overall requirements for development.

- 3.65 The policy is intended to improve the quality of the built environment (Objective 2), contribute to the overall character of the village (Objective 1), promote a village that functions as a single community (Objective 4) and helps to enhance community life (Objective 5).

#### Relationship to other policies

- 3.66 Policy CP8 of the East Hants Joint Core Strategy seeks to maintain and improve the vitality and viability of centres in Hampshire. Draft Policy SD29 of the South Downs Local Plan Preferred Options supports town and village centres, including the role of Liss as a large village centre.

#### Policy Liss 17

##### The Village Centre

1. Development within the village centre must contribute to the vitality and viability of the centre, in order to enhance it as an attractive place providing good local services for the village.
2. Development proposals will be permitted if they provide appropriate retail uses or facilities and services that support the village community.
3. Development proposals will be permitted if they make a positive contribution to the character of the street scene, including the undergrounding of all services and wherever possible contributing to space and facilities within the public realm.
4. Development must comply with other policies of the Neighbourhood Plan, particularly those on design, the historic environment, parking and shop fronts, in order to enhance the quality of the built environment within the village centre.



## Policy Liss 18

### Shop Fronts

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#### Purpose of the Policy

- 3.67 The appearance of shops in the village centre and particularly the appearance of their frontages, define much of the character of the village and particularly of the village centre conservation area.
- 3.68 Some existing shops retain their original character, but many have changed significantly over the years, sometimes not very sympathetically. Future changes to their appearance and to the buildings of which they are a part, should be done in a way which keeps the character of the frontage where it contributes to the character of the village centre and changes to other frontage should improve their appearance and enhance the character of the village centre. Useful guidance on changes to shop fronts and signage has been provided by East Hants DC (Shop Fronts and Signs Design Guide for East Hampshire 2003, reformatted 2015). Policy Liss 7 on design relies on the Village Design Statement which helps define the character of the village centre.
- 3.69 The policy is intended to improve the quality of the built environment (Objective 2), contribute to the overall character of the village (Objective 1) and help to enhance community life (Objective 5).

#### Relationship to other policies

- 3.70 Policies HE15 and HE16 of the East Hants Second Review have been 'saved' by the East Hants Joint Core Strategy and encourage good design of commercial frontages, including shops and protect historic frontages. Draft Policy SD52 of the South Downs Local Plan Preferred Options sets out requirements for new or changes to shop fronts.

#### Policy Liss 18

##### Shop fronts

1. Changes to shop fronts and new shop fronts will be expected to protect and enhance the character of the village centre, particularly to the character of the conservation area.
2. Changes to shop fronts and new shop fronts will only be permitted if they demonstrate they meet the guidelines of the Village Design Statement and the design principles set out under Policy Liss 8. They should also demonstrate that they have taken account of the requirements of the EHDC Shop Fronts and Signs Design Guide for East Hampshire and any subsequent guidance from the South Downs National Park Authority. Illuminated shop front signage will not normally be permitted.
3. Proposals affecting shop fronts, including signage and illumination, within the village centre conservation area must also meet the requirements of Policy Liss 9 on the Historic Environment.

## Policy Liss 19

### Development Briefs

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#### Purpose of the policy

- 3.71 The overwhelming view of the Liss Community expressed during the preparation of the plan is that residential development should take place in relatively small groups, well integrated within the village, to a high quality design and with good provision for open space, biodiversity, community and sports facilities and parking. Development must also meet local housing needs. Each of the allocated housing sites has a development brief which is there to ensure the development meets these requirements and contributes to meeting the vision and objectives of the plan. Development must also reflect the East Hants Joint Core Strategy and in due course the South Downs Local Plan. Many of the principles of the briefs are similar for all sites but others reflect the particular character of each site. It is essential to ensure that development delivers the requirements of the relevant brief.
- 3.72 The briefs are an essential tool to meet the vision and all the objectives of the plan.

#### Policy Liss 19

##### Development Briefs

1. Development of the housing sites allocated in Policy Liss 7 must take place in accordance with the Development Briefs set out in Section 4.
2. Planning permission will be granted only if it is demonstrated that the application conforms to the relevant Development Brief. Delivery of the brief will be secured through the implementation of the application, all necessary agreements between the developer and the planning authority and the payment of financial contributions through planning obligations and/or a Community Infrastructure Levy (CIL).
3. Development of each site will be closely monitored by the Liss Parish Council to ensure that the requirements of the relevant Development Brief and other policies of the Plan are met.

## Policy Liss 20

### Infrastructure and developer contributions

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#### Purpose of the policy

- 3.73 Developers need to ensure that all services and utilities are provided for development, particularly for the housing allocations made under Policy Liss 7 and that development contributes to providing infrastructure and community facilities within the village, particularly where there are existing deficiencies. The Community Infrastructure Levy provides an opportunity for contributions to a wide variety of community and infrastructure needs.
- 3.74 Managing the drainage of new development on sites such as those allocated at Andlers Ash Road and Inwood Road is inextricably linked to addressing existing problems of surface water run-off affecting these sites and adjoining land. That may include contributions for flood management measures on the River Rother. Access arrangements to new development should also be used to help manage traffic flows on roads from which development is accessed.
- 3.75 As set out in relation to Policy Liss 14 other needs include a deficiency of sports pitches, of green space and of good community facilities. Proposals are well underway to provide a new sports and community pavilion. Public toilets are another need and car parks in the village centre are under increasing pressure. Essential is the provision of the highest quality broadband. The community has expressed concern over the current pressures on schools and also doctor's surgeries.

We are informed that they can cope with a gradual increase in demands over the plan period, but this will be closely monitored by the Parish Council.

- 3.76 Community and sports provision is a principal objective (Objective 5), as is promoting a village that functions as a single community through community provision (Objective 4), minimising parking and other demands on infrastructure (Objective 6) and providing green areas, habitats and open space (Objective 3).

#### Relationship to other policies

- 3.77 Policy CP32 of the East Hants Joint Core Strategy requires infrastructure and community services to be met by development and other policies of the plan set out particular requirements. For the South Downs Local Plan Preferred Options Draft Policy SD54 requires infrastructure and service provision, both on and off-site.

## **Policy Liss 20**

### **Infrastructure and developer contributions**

1. Development must fully provide for on-site service and utility infrastructure, in conjunction with utility providers, to be in place before development is occupied.
2. Development must also contribute towards infrastructure and community facilities which may be used by those living in or using the development, particularly where there are existing deficiencies of provision within the village
3. Development will only be permitted if infrastructure contributions are made through legal agreements and the Community Infrastructure Levy (CIL). Section 278 agreements will be secured to ensure safe and suitable access and highway improvements.
4. Amongst the priorities for infrastructure and service provision are drainage, traffic management measures, sports and play provision, green space, facilities for community activities, car parks, public toilets and walking and cycling networks.
5. The Parish Council will closely monitor infrastructure and community needs during the period of the plan and the use of developer contributions to meet those needs.

## 4. Development Briefs

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- 4.1 Policy 7 sets out six sites allocated for housing. These are:

Land at Inwood Road  
 Land at Andlers Ash Road central  
 Land at Andlers Ash Road south  
 Upper Green  
 Land formerly part of The Grange  
 Land next to Brows Farm

This section sets out the Development briefs which have been prepared for these sites. Inwood Road includes a brief prepared by East Hants District Council in 2009 which is still relevant and development must take this into account. The two Andlers Ash Road sites, which are next to each other are considered in a single brief, although the brief requires the two sites to be developed with individual characters.

- 4.2 The development briefs set out the principles that should guide the design and delivery of development on these sites. They seek to achieve high quality and attractive developments that contribute towards achieving the vision and objectives of this plan. Amongst other things, the briefs set out an approach to design, access, density, layout, provision of open space and footpaths and landscape considerations as well as illustrative layouts. It is expected that the developers of each site will follow this guidance in producing detailed proposals for how the sites should be developed.

### Design

- 4.3 All development of these sites must conform to the approach to design set out in Policy 8. In particular, development should put into practice the guidelines in the Village Design Statement. However, development of greenfield sites provides greater opportunities than may be possible within the existing built-up area. Guideline 6.3 of the Village Design Statement provides that, depending upon the setting and visibility of the site, innovative buildings of a bold contemporary design may be appropriate. Whilst the design of buildings should respect and enhance the character and distinctiveness of the village, development should not seek merely to reproduce a pastiche of older pre-existing types of building in other parts of the parish.
- 4.4 It is particularly important on greenfield sites for development to avoid an adverse impact on views and the wider landscape. There is a need for buildings to be energy efficient and reduce emissions and there is more scope to use new materials than is appropriate in older parts of the village, but adverse impact upon external building characteristics and the setting and wider views, should be avoided. The overall layout of development should contribute to the creation of wildlife corridors which conserve and enhance biodiversity.

## Land at Inwood Road

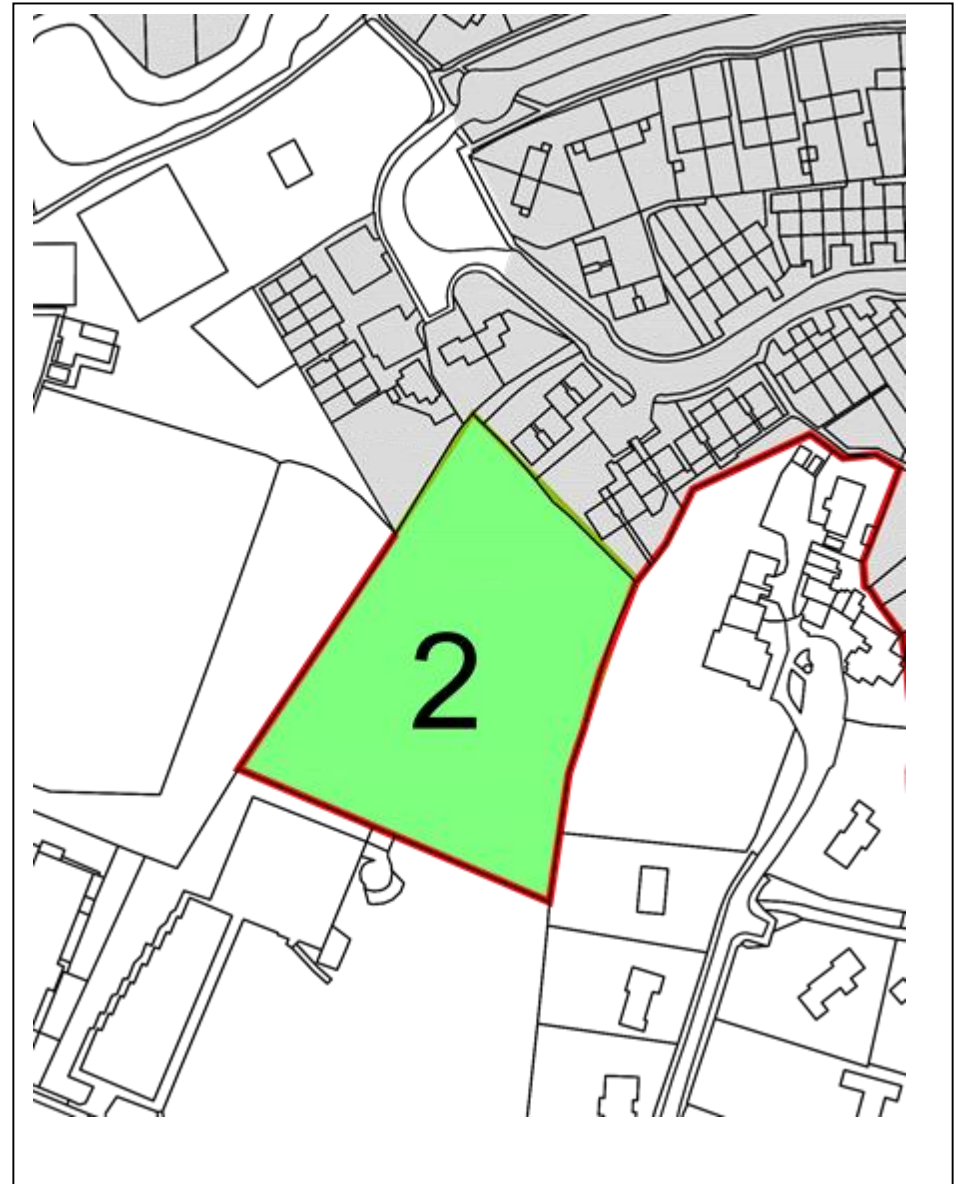
### Development Brief

This development brief is to be read in conjunction with the policies of the plan.

It must also be read in conjunction with the East Hampshire District Council, Land at Inwood Road Development Brief – Adopted December 2009, displayed on the Neighbourhood Plan web site.

#### Location & context:

- The site is 9,720m<sup>2</sup> / 2.4 acres (approx.)
- It is located on the south side of Liss adjacent to the residential areas of Inwood Road and East Hill Drive
- The site comprises scrub grassland that slopes from the west to the east and reaches a high point toward its north east corner
- The surrounding residential area comprises a mixture of small terraced and substantial detached houses
- To the west are the Newman Collard playing fields and to the south are the grounds of the Liss Junior and Infant Schools
- The site lies wholly above the 75m contour but is well screened by mature trees, is very well related to the rest of the village and its planning history suggests that appropriately designed and laid out development could be acceptable
- The site is accessed through the existing Inwood Road housing estate





**Key principles of development:**

- To create a discrete high quality development of 25 dwellings (maximum)
- Development must not be visible above the existing tree line
- The layout of the site must not impact views from the wider area, especially from the Hangers

**Layout & design:**

- Dwellings must be a mix of architectural styles and sizes built from differing high quality local materials to create a varied residential offering
- Dwellings must be low rise and complement the topography of the site
- Provision for the elderly must be included in the development as it is close to the village centre
- The inclusion of clear visual gaps between dwellings will contribute to the spacious character of the area
- Parking must be situated within the curtilage of individual plots
- In line with paragraph 6.3 of the Village Design Statement, modern buildings are encouraged on this site to reflect the innovative school design
- Green and / or flat roofs are encouraged to minimise the visual impact of development
- External lighting needs to be sited carefully to minimise visibility outside the site, given its hillside location. Low level lighting may be appropriate

**Access:**

- Access to the schemes is via Inwood Road
- The developer must enhance the access to the site
- The developer must contribute towards improving the parking arrangements on Inwood Road to accommodate the increase in vehicular movements
- The layout of development must prevent the possibility of the site being used as a pick up / drop off point for the school

**Landscape & open space:**

- The mature trees and hedgerows must be retained
- Space around vegetation and protected trees must be retained
- A sufficient tree belt must be created to provide an effective screen adjacent to the school playing field
- Open space should provide a network of green infrastructure linked to the surrounding area. If provided on the higher land on the eastern edge of the site, it could help avoid the intrusion of housing into views from the wider landscape.
- Wildlife corridors must be maintained and enhanced

**Other:**

- A new direct pedestrian / cycle link through the site to the junior school should be provided and a footpath link to Newman Collard playing fields
- A detailed surface water drainage scheme must be agreed with the local planning authority before development can begin.

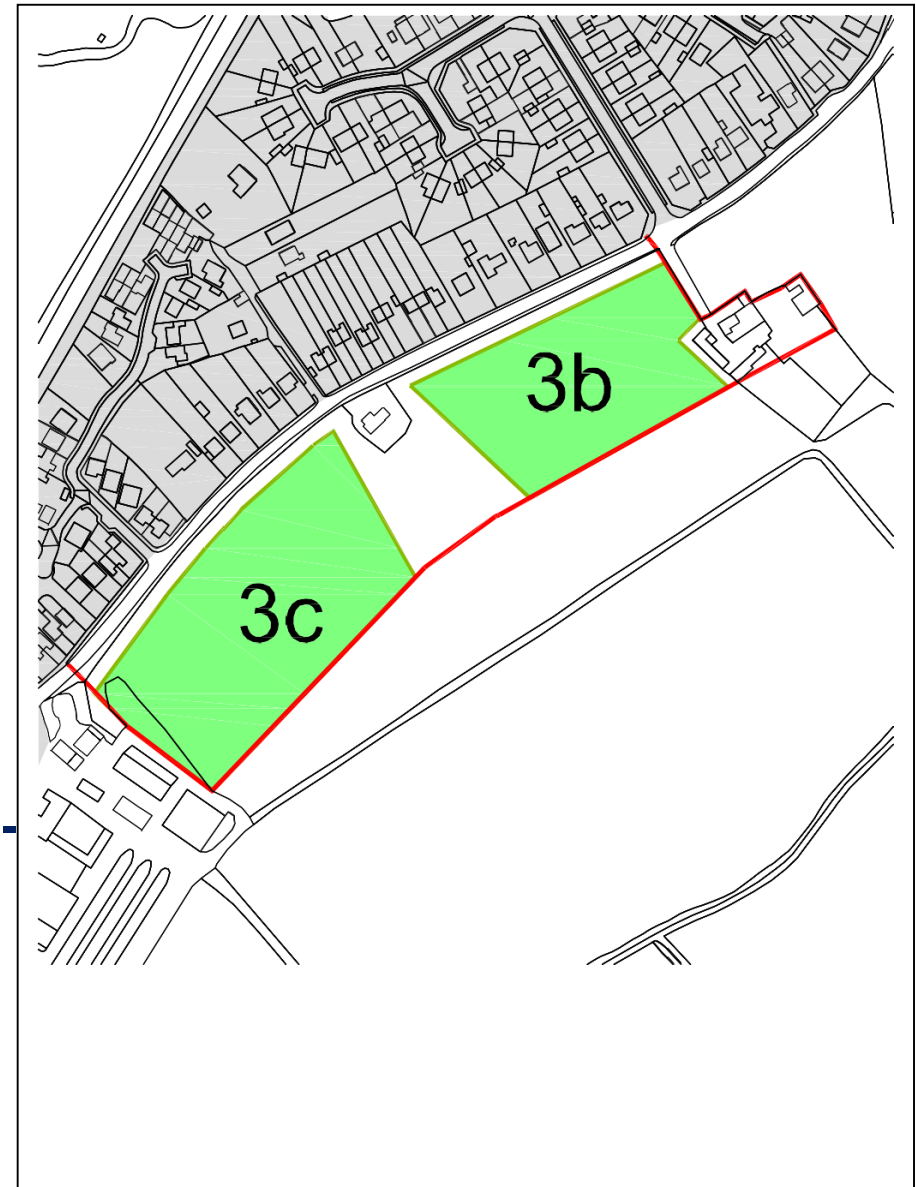
## Land at Andlers Ash Central and South

### Development Brief

This development brief is to be read in conjunction with the policies of the plan.

#### Location & context:

- These are two sites, to be separated by an area of open space.
- The sites are located in Liss to the south of the train line and are within easy walking distance of the centre of the village
- Andlers Ash Road is used as a through road due to the train barrier being quicker than the barrier in the centre of the village; it is acknowledged that the speed of traffic on this road is too fast. It is also a diversion route for the A3 when it is being maintained
- The sites are currently part of a tree nursery which allows uninterrupted views of the country side to the south from Andlers Ash Road
- Along the southern edge of Andlers Ash Road is the Shipwrights public right of way, cycle route and bridle way
- The housing on the northern side of Andlers Ash Road is a mix of styles, sizes and materials however, most houses are set back from the road



### **Key principles of development:**

- To create two high quality developments of 30 - 35 dwellings each (Total of 70 maximum) around amenity space
- Development must be set back a minimum of 5m from the Shipwrights Way
- Development must retain the feeling of open space along Andlers Ash Road allowing clear views through to the countryside beyond
- Development must not create a wall or ribbon of housing along Andlers Ash Road

### **Layout & design:**

- Development must create a clear visual break between sites to allow views of the countryside and to limit the impact on existing adjoining development
- Development on the south site must be set back from the adjoining farm buildings to allow future business use
- Dwellings must be a mix of architectural styles and sizes built from differing high quality local materials to create variety
- Housing suitable for the elderly must be included on the central site which is close to the village centre
- The layout of the developments must allow views through to the open countryside and higher ground to the southeast
- Dwellings are strictly limited to 2 storey's with two storey units located near Andlers Ash Road and single storey units further into the site to limit the visual impact of development
- Parking must be situated within the curtilage of individual plots

### **Access:**

- Access to the schemes is off Andlers Ash Road
- The developer must contribute toward traffic calming measures on Andlers Ash Road. For example, providing access in the form of a mini roundabout on Andlers Ash Road and providing an improved junction between Andlers Ash Road and Hill Brow Road
- Development must link to the existing Shipwrights Way to maximise pedestrian and cycle journeys
- A new footpath linking the developments to Liss Junior & Infants School should be provided

### **Landscape & open space:**

- The mature trees and hedgerows along Andlers Ash Road must be retained for their visual and biodiversity value
- A strong boundary strip must be provided on the southern boundary of the site (without obstructing views through the site to Hill Brow) to separate development from adjoining countryside and prevent future development creep
- Amenity open space must be included within both sites
- The local green space for Andlers Ash shown on the Open Spaces Map is indicative and will be subject to the detailed layout of the two areas but an equivalent amount of green space to that shown must be provided.
- Development must respect the environment and views of the countryside from existing adjoining development
- Wildlife corridors must be maintained and enhanced

### **Other:**

- A detailed surface water drainage scheme must be agreed with the local planning authority before development can begin which mitigates existing problems of surface water run-off from the sites affecting properties along Andlers Ash Road.

## Upper Green (formerly known as land next to Eden Lodge) and Land formerly part of The Grange

### Development Brief

This development brief is to be read in conjunction with the policies of the plan.

#### Location & context:

- These are two separate sites but they may share the same access. Their combined area is 19,185m<sup>2</sup> / 4.74 acres (approx.)
- The sites are in West Liss to the east of the Farnham Road
- To the south of both sites are open fields
- Mature oak trees line the southern site boundary of both sites; the trees must be retained
- There is a public right of way running along the southern side of both sites

#### Upper Green

- Upper Green does not have street frontage and requires access through an adjoining property. It is understood that this has been agreed.
- It is well screened and is predominantly level
- Surrounding site 4 to the north west, north and north east are houses of various styles, materials and sizes

#### Land formerly part of The Grange

- The site has a frontage onto the Farnham Road and is highly visible on entry to the village



**Key principles of development:**

- To create a discrete high quality development of up to 35 dwellings at Upper Green and about 5 dwellings on the Land formerly part of The Grange
- Development must respect and protect the mature tree line

**Layout & design:****Upper Green**

- The scheme must include amenity space
- Dwellings must be a mix of architectural styles and sizes built from differing local high quality materials to create a varied residential offering
- Development must respect the varying sizes of the existing housing stock with smaller units to the north east to complement the cottages on Hawkley Road and larger units toward the Farnham Road
- Dwellings must be well spaced to limit the visual impact to the surrounding houses
- Front and rear gardens are permitted
- Parking must be situated within the curtilage of individual plots
- Dwellings are strictly limited to 2 storey's

**Land formerly part of The Grange**

- The site is a gateway to the village and development needs to be of high quality in design and materials in a style and layout that retains the feeling of openness and is appropriate to its setting and to a village

**Access:**

- Access is through the Grange; the extended road must not impact on the existing tree line or tree root structure
- Improvements must be made to the visibility splay on the Farnham Road
- Development will provide links to the public right of way
- On Upper Green pedestrian access to Hawkley Road should be reinstated as far as is possible.

**Landscape & open space:**

- Development must respect and protect the mature tree line and maintain a natural green surround, particularly towards the countryside to the south west of the sites.
- Sufficient natural open space must be allowed alongside the mature tree line to ensure the root structure is protected
- Wildlife corridors must be maintained and enhanced

## Land next to Brows Farm

### Development Brief

This development brief is to be read in conjunction with the policies of the plan. It should also be considered in conjunction with the Landscape Brief for the site and displayed on the Neighbourhood Plan website, which amplifies how the site should be developed from a landscape point of view.

#### Location & context:

- The site is 17,400m<sup>2</sup> / 4.3 acres (approx.)
- It is located in West Liss to the north east of Brows farm; currently it is arable farm land
- It is bounded by two storey detached / terraced housing to the north east and a large hedgerow to the south west that screens Brows farm itself. The majority of the farm buildings have been converted to business use
- To the south east are open fields and long range views toward Hill Brow ridge with St Mary's Church in the foreground
- There is a public right of way running along the northern side of the site
- The site has a gentle slope downhill from south west to the north east





### **Key principles of development:**

- To create a discrete crescent shaped high quality development of 15 to 25 dwellings around a new Village Green which has St Mary's Church as its focal point
- Provide a Village Green to form a buffer to the existing houses from the new development and provide amenity space for the new dwellings
- The dwellings must all face onto the green with the access road and parking to the rear
- No distant views out of the site, or views out from the existing public right of way on the northern edge of the site can be compromised by development
- Development must not impact on the long range views of the church from the Farnham Road

### **Layout & design:**

- All dwellings are to face on to the Village Green
- The shape of the development will follow the crescent shape of the hedge to the south west of the site
- The dwellings will be a maximum of two storey's high
- Development is to be homogenous in design, however dwellings are not required to all be constructed from the same material
- Dwellings must be constructed from local high quality materials
- Gardens facing onto the green will be modest and accessed by footpath only
- Gardens facing south west are permitted
- Parking must be situated within the curtilage of individual plots

### **Access:**

- Access to the development will be from the existing Brows Farm Business Centre junction on Farnham Road.
- The new access road into the site should follow the line of the hedge to the south west of the site.
- All access and parking for residents, service vehicles and visitors will be from the new road.
- No vehicular access is permitted on the village green side of the development.
- Development will provide links to the public right of way.
- Contributions will be used to improve the existing right of way in a manner appropriate to its countryside setting.

### **Landscape & open space:**

- Views towards Hill Brow ridge with St Mary's Church in the foreground must be maintained.
- The existing feeling of openness must be retained.
- Wildlife corridors must be maintained and enhanced.

### **Other:**

- There is potential to extend the new footpath to possible overflow parking for St Mary's Church in Brows Farm.

## 5. Implementing and Monitoring the Plan

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### 5.1 The plan is put into practice in a number of ways.

- All those considering some form of development in Liss will need to take account of these policies and shape their proposals accordingly.
- Decisions on planning applications are made by the South Downs National Park Authority (with some decisions delegated to the East Hants District Council). Those decisions will have to be made in accordance with the policies of the Neighbourhood Plan.
- Utilities and service providers will take account of housing and business allocations in the plan in planning their own services.
- Community facilities and services will be provided by developers by their financial contributions, particularly through the Community Infrastructure Levy. The South Downs National Park Authority and the Liss Parish Council will decide on the allocation of monies from the Community Infrastructure Levy.
- Those involved with the management of open and green spaces, rights of way and areas of biodiversity, including the South Downs National Park Authority, the Liss Parish Council and the East Hants District Council, will reflect the designations in their management policies and future provision.
- People and Businesses will look to the plan to know the amount and location of development, particularly when buying houses or setting up businesses.

5.2 Progress in implementing the plan will be monitored by the South Downs National Park Authority as part of their monitoring of planning policies across the park. The results will be included in their Annual Monitoring Report. The Liss Parish Council will also monitor the plan, particularly the outcomes of the plan for Liss and how far the vision and objectives of the plan are being achieved.

## Appendix 1. Local Green Space and Open Space

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### Local Green Space

A	Andlers Ash
B	West Liss Recreation Ground
B	West Liss Meadow
C	West side of Rother, north of "White Bridge"
D	"10 acre" field
E	East side of RRW, west of Newfield Road & Hollywood
F	West side of Rother, south of "White Bridge"
G	Land between Cumbers and Hill Brow Allotments
H	Brows Farm
I	Liss Forest Recreation Ground
J	Newman Collard
J	Newman Collard pond
K	Dennis Way
L	Riverside Railway Walk

### Parks, sport & recreation

1	Liss Cricket Club ground (Private, no access)
2	West Liss recreation ground
17	Newman Collard playing fields
18	Newman Collard – Centenary garden

### Children's play space

3	West Liss Recreation Ground
7	Roundabouts
9	Liss Forest Recreation Ground
16	Newman Collard
22	Upper Mount

### Informal open space

2	West Liss recreation ground
5	Woodbourne Close
8	Liss Forest Recreation Ground
12	Dennis Way
19	Newman Collard

### Allotments

11, 12	Duckmead Lane (E & W)
13	Kelsey's (Mill Road)
14	Lower Green (Rake Road)
19	Hill Brow Road
20	Princes Bridge
23	Riverside Railway Walk

## Appendix 2. Important Views around Liss

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Important views in and out of Liss		OS Grid
<b>Towards Liss</b>		
A	Wheatham Hill: road near Wheatham Farm	SU752273
B	Hawkley: Footpath above Scotland Farm	SU757298
C	Longmoor MOD: accessible land on "tank" ridge	SU787302
D	Flexcombe: from Farnham Road	SU768268
<b>Out of Liss</b>		
E	Stodham Lane towards Wheatham Hill	SU783268
F	Hill Brow Road towards Wheatham Hill	SU780281
<b>Within Liss</b>		
G	Brows Farm to St Marys Church and Hill Brow	SU773281

## Appendix 3. Historic Buildings in Liss

### Listed Buildings

Name	Address	Grade
Brewells Farmhouse	Brewells Lane, GU33 7HX	II
1 Little Brewells East	Brewells Lane, GU33 7HX	II
2 Little Brewells West	Brewells Lane, GU33 7HX	II
St Peters Church	Church Street, GU33 6JY	II*
St Peters Church Tomb	Church Street, GU33 6JY	II
Old Tythe Barn	Farnham Rd, GU33 6JU	II
The Barn	Farnham Rd, GU33 6JZ	II
Lyss Place House	Hawkley Rd, GU33 6JP	II
Pophole Farmhouse	Hill Brow Rd, GU33 7LQ	II
Clarks	Huntsbottom Lane, GU33 7EU	II
Mangers Farmhouse	Warren Rd, GU33 7EU	II
Knights Cottage	Rake Rd, GU33 7HB	II
Ciddy Hall	Rake Rd, GU33 7HE	II
Barn Place	Rake Rd, GU33 7HA	II
Old London	Rake Rd, GU33 7HB	II
St Mary's Church	Station Rd, GU33 7AQ	II
Pruetts	Stodham Lane, GU33 7QU	II
Plestor House	Farnham Rd, GU33 6JQ	II
Wheatham Farmhouse	Wheatham Rd, GU33 6LN	II
The Spread Eagle	Farnham Rd, GU33 6JU	II
Stodham Park House	Tankerdale Lane, GU33 7QX	II
Milestone		II
War Memorial	Mill Road,	II

### Scheduled Ancient Monuments

Description	Address
Circular Enclosure	Farther Commons

### Buildings of Local Historic Interest [non designated historic assets]

Name	Address
Upper Adhurst	Upper Adhurst
Former Railway hotel	Station Rd
Cumbers	Andlers Ash Rd
Flexcombe Old Farmhouse	Flexcombe
Palmers, House	Rake Rd
Old Forge Cottage	Mill Rd
Old London Gardens (formerly Yew Tree Cottage)	Rake Rd
Potwell Cottages	West Liss
Bishearne House	West Liss
Church Street Cottages	Church St
Bridge Cottages (2)	Station Rd
Pump House	Stodham Park
Former Tin Tabernacle	Mill Road
Liss Mill	Mill Road
Kippences	Farnham Road
Triangle Community Centre	Mill Road
Temple Inn	Forest Road
Barfulles	Farnham Road
Reeds	Reed Lane

## Appendix 4. Important community and sports facilities

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### Playing fields and open spaces

- Newman Collard Playing Fields, tennis courts, community garden & Pavilion
- West Liss recreation ground (a registered green)
- Liss Forest Recreation Ground
- Liss Cricket club field
- Rake Village Hall field
- Brows Farm Driving Range

### Amenity Land & Informal open Spaces

- Riverside railway walk
- Triangle of land in front of Community Centre
- Land at The Roundabouts, Upper Mount, Kiln fields, Dennis Way, Nursery Fields and EHDC strip from Rake Road to Newman Collard Playing field
- 

### Public Halls and meeting places

- Liss Village Hall
- West Liss Pavilion
- Liss Scout Hut
- The Triangle Community Centre
- Rake Village Hall
- St Mary's Church Hall
- British Legion
- Crossover Centre

### Churches

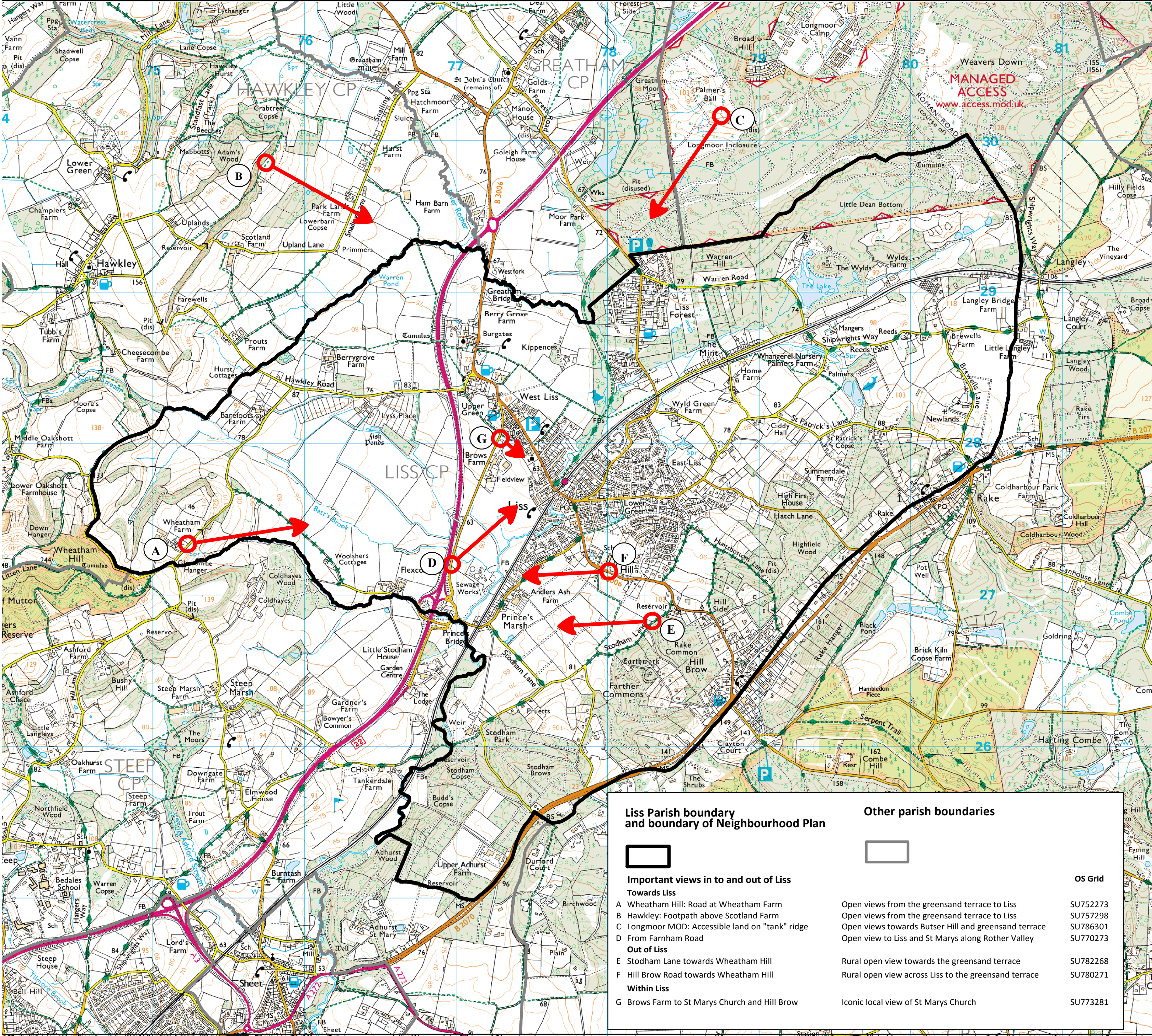
- St Mary's Church (CofE)
- St Peter's Church (IPC)
- St Paul's Church (URC)
- St Agnes' Church (IRC)
- Jehovah Witnesses Hall
- Liss Evangelical Hall

### Other community facilities

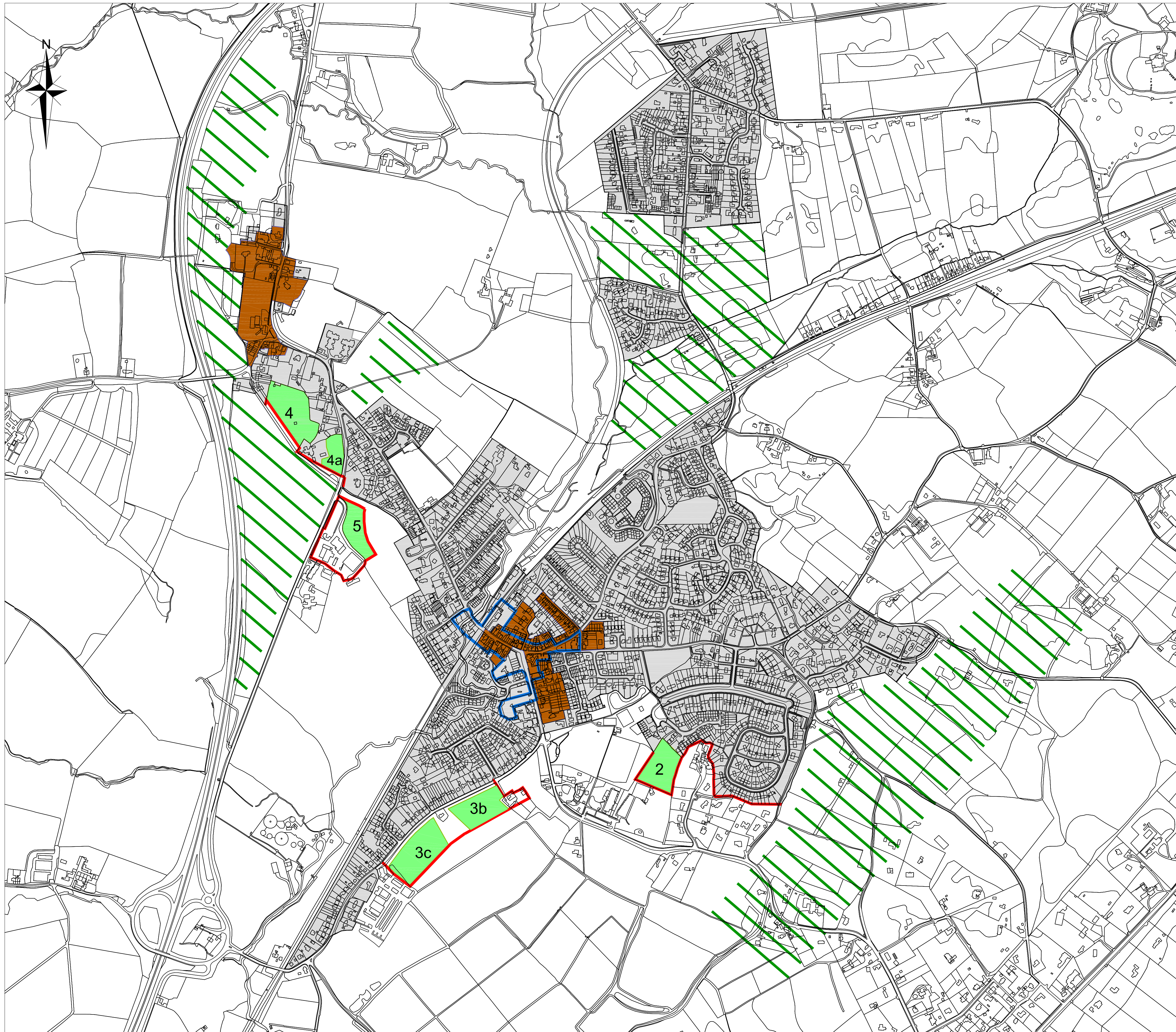
- Allotments, Rake Road, Andlers Ash, Duckmead Lane, Riverside and Mill Lane
- Infants School
- Junior School
- Doctors' Surgeries (2)
- Rail Station



Neighbourhood  
Plan Area and  
Important Views







## PROPOSALS MAP

SCALE 1:5,000 @ A1



1 KILOMETRE

### KEY:

PROPOSED HOUSING SITES



CONSERVATION AREA



SETTLEMENT BOUNDARY



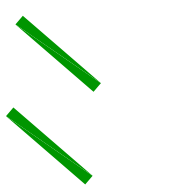
EXISTING SETTLEMENT  
POLICY BOUNDARY



CHANGES TO SETTLEMENT  
POLICY BOUNDARY



PROTECTED GAPS

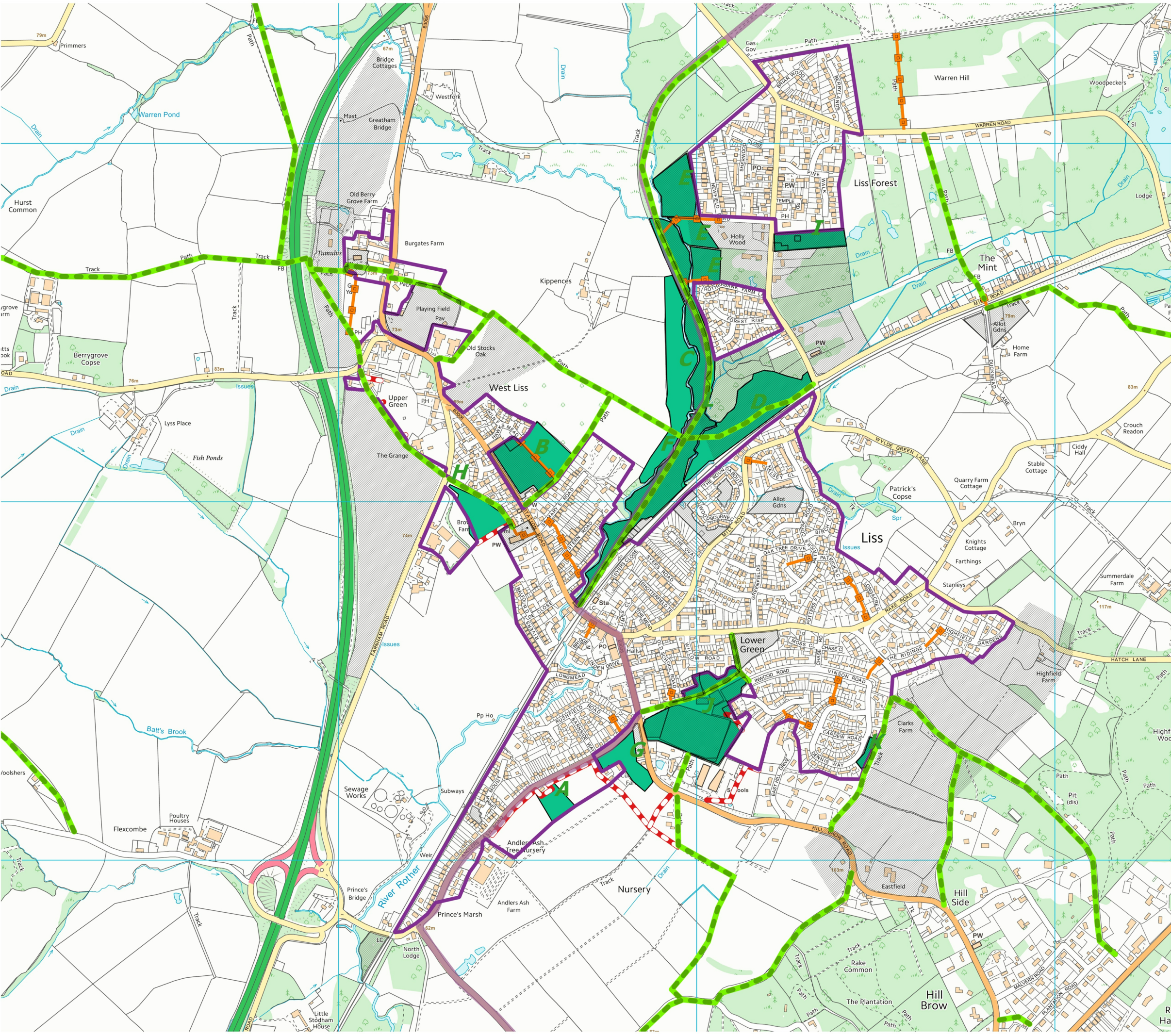


VILLAGE CENTRE



INWOOD ROAD	(SITE 2)
ANDLERS ASH ROAD - CENTRAL	(SITE 3b)
ANDLERS ASH ROAD - WEST	(SITE 3c)
UPPER GREEN	( SITE 4 )
LAND FORMERLY PART OF THE GRANGE	(SITE 4a)
LAND NEXT TO BROWS FARM	(SITE 5)





# Lissvillage

neighbourhood plan

## Environmental Map

- ### Legend
- Local Green Space
  - Other Open Spaces
  - Rights of Way
  - Shipwrights Way
  - Other paths
  - New desired routes
  - Gaps
  - Settlement Policy Boundary

