

Appendix 3. SDNPA response to Liss Pre Submission Neighbourhood Development Plan

Ref	Comment	SDNPA Recommendation to LPC
General Comments		
N/A	<p>The progression of the Liss Neighbourhood Development Plan (LNDP) to pre-submission stage is to be welcomed, it's the result of a considerable amount of hard work by the Parish Council and volunteers. We recognise that preparing the LNDP has been a challenge as the group prepare policies which must be in general conformity with East Hampshire Joint Core Strategy (the current development plan), whilst taking account of policies in the emerging South Downs Local Plan.</p> <p>The Liss NDP group should be congratulated on developing a plan which focuses on key issues affecting Liss, relying on other plans, such as the South Downs Local Plan to cover more strategic issues. This approach has resulted in a succinct plan which sets out policy to influence matters which are of most concern to the community of Liss.</p>	N/A
Throughout the supporting text and policies	The whole of Liss Parish lies within 5km of the Longmoor enclosure which is part of the Wealden Heaths Phase II Special Protection Area (SPA). This designation is a significant constraint when allocating land for development. This point needs to be made more clearly throughout the plan to ensure that developers are aware of this constraint and the requirements placed upon them when proposing new development.	Consider making specific reference to the Special Protection Area in individual development briefs or in a specific biodiversity policy. Consideration should also be given to signposting to any relevant policies on Special Protection Areas in the Development Plan, such as Policy SD12 of the emerging South Downs Local Plan. The Special Protection Area should be identified on the policies map and environment map which support the plan. Reference to the Special Protection Area should also be made in the Strategy for locating development as it has been a significant constraint.
Policies Map and other supporting maps	<p>All maps which have been prepared to support the Liss Neighbourhood Development Plan should be incorporated into the main document and referred to as appendices in the text to ensure anyone reading the plan has access to the maps.</p> <p>The appropriate term for the map showing all relevant policy information is Policies Map, not Proposals Map.</p>	<p>Include the Policies map within the main body of the LNDP</p> <p>Replace Proposals Map with Policies Map throughout the LNDP</p> <p>Ensure the Policies Map shows all matters</p>

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	The Policies Map should include all details of site allocations including housing allocations, Local Green Space allocations and any other matters which are included within policies in the LNDP. The policies map should also show the Neighbourhood Plan area as designated for the purposes of Neighbourhood Planning.	relating to policies in the LNDP
Structure of LNDP	Consideration should be given to the current structure of the document. It may be more appropriate to for the LNDP to begin with Landscape and views, Historic Environment or Local Green Space and informal open space policies which are more relevant to the villages position within the South Downs National Park	Consider restructuring the policy order to reflect the village location in a National Park.
Introduction		
Section 1.1 Paragraph 3 and 4	The introduction should set out more clearly how the Parish of Liss consists of several individual parts with their own identities. Whilst the introduction describes Liss as a single village it goes on to describe the different parts with their own identities. The introduction is correct to highlight the individual parts but to an outside reader this could cause some confusion. For example the introduction describes Hill Brow as separate from the settlement but Rake Village, which is geographically further away from the central village, as part of the Liss Village. It may be clearer if Liss is described as a Parish made up of a number of individual parts. Whilst all the individual parts work together as a single community they have their own identities which are protected by important strategic gaps.	Consider reviewing the description of the village to ensure it is clear that the Parish of Liss is made up of different settlements which form the Parish but have their own individual identities. Ensure the text accurately describes the position of each of these settlements and their proximity to the village centre. The following amendments should be considered to improve clarity Different parts of the village-parish retain their own identities Liss village-parish includes a small part of Rake village which lies mainly.....
General	The introduction should make more specific reference to the constraints which exist in Liss and the impact these constraints have had on the Liss NDP preparation in particular on site selection process. The constraints which should be highlighted include: <ul style="list-style-type: none"> • Topography (in particular reference should be made to the hidden village aspect of Liss which is referred to in the Liss Village Design Statement) • Tree cover (the importance of maintaining tree cover and utilising natural tree cover to maintain the hidden village aspect of the settlement) 	Consider expanding the introduction to the LNDP to set out more explicitly the challenges and constraints facing the LNDP group in allocating sites for development and preparing the LNDP.

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	<ul style="list-style-type: none"> • The River Rother (in particular reference should be made to the fact that the River Rother dissects the built up area of the parish and subsequent flooding issues are also a constraint for the allocation of sites for housing development) • The Special Protection Area (in particular stronger reference should be made to the close proximity of the SPA, and the fact that the entire parish is within 5km of this designation) 	
The Vision		
	The LNDP group should be commended for setting out a clear vision for the village within the context of the National Park Authority's Vision. This allows the reader to understand the plan's aspirations and sets a useful context for the objectives and subsequent policies.	
Policy Liss 1		
The Settlement Policy Boundary		
Relationship to other policies (supporting text)	There are a number of Mineral Safeguarding Areas (Silica Sand and Clay) shown on the Hampshire Minerals and Waste Plan Policies Map which are located within the parish of Liss. The purpose of Mineral Safeguarding Areas (MSAs) is to safeguard mineral resources from needless sterilisation from non-minerals development. Policy 15 of the Hampshire Minerals and Waste Plan (2013) describes the circumstances in which development within an MSA may be permitted without the prior extraction of mineral resources. The Hampshire Minerals and Waste Plan (2013) forms part of the Development Plan and as such it would be helpful if the LNDP made reference to it – particularly policy 15 – mineral resources. An additional paragraph under the heading "Relationship to other policies" on page 9 should be sufficient.	Include reference to the Hampshire Minerals and Waste Plan 2013, specifically policy 15 in the Relationship to other policies section of Policy Liss 1.
Point 2	Typo – Development in the plan area outside the settlement boundary will be permitted only in exceptional circumstances in accordance with countryside policies of the Development Plan.	Change accord to <u>accordance</u>
Point 2.	Reference to policies of the development plan, consider identifying the relevant development plan.	Identify East Hampshire Joint Core Strategy as the relevant development plan
Policy Liss 2		
Protected Gaps		
Point 1.	Replace the term 'proposals map' with 'policies map'	...following gaps shown on the proposals

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		policies_map
Point 2	Consideration should be given to an additional criteria to ensure the protection of important views and harm to landscape setting of the individual settlements and important gaps.	Consider additional criteria relating to the potential impact on landscape setting and views which are provided by the protected gaps
Policy Liss 3	Local Green Space and informal open space	
Supporting text	A number of Neighbourhood Plan examinations have resulted in Local Green Space proposals being removed from NDPs because they were not adequately defined or there was no clear justification for the sites selected. To ensure the Local Green Space proposals submitted in the LNDP are robust it is suggested that a table listing the individual sites is included with a brief justification for the sites inclusion, relating to the criteria set out in the National Planning Policy Framework (NPPF) paragraph 77. Evidence to support the Local Green Space could refer to the issue identified at paragraph 3.57 of the LNDP, specifically the issue about providing alternative green space for dog walking to reduce pressure on the Special Protection Area.	Provide a table with justification for Local Green Space designations. Supporting text could also include a description of the evidence used to support the choices made and the approach taken as per Planning Practice Guidance
Point 1	Local Green Spaces should be shown on the policies map as they are a matter of policy.	Show Local Green Spaces on policies map
Point 1. Second paragraph	The policy sets out that development proposals that have an adverse impact on Local Green Spaces will not be permitted other than in very special circumstances. The NPPF sets out how development should be managed in Local Green Spaces therefore this part of the policy is not required. The policy could state that any development proposals should conform to paragraph 78 of the NPPF. The policy should avoid using the term 'in very special circumstances' and rely on the information provided in the NPPF.	Suggest the following wording: Local Green Spaces shown on the Open Spaces <u>Policies</u> Map will be protected and enhanced for their biodiversity and, where appropriate, for public access and informal recreational use. Development proposals <u>should be consistent with paragraph 78 of the National Planning Policy Framework</u> that would have an unacceptable adverse impact on Local Green Spaces will not be permitted other than in very special circumstances.
Point 2	What are 'walking networks' this needs to be defined clearly in supporting text or in the policy? Do they include just Public Rights of Way, or would this term include pavements?	Clarify meaning of walking networks
Point 2	Further clarification or information is required to support the following	Clarify the informal open spaces and

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	<p>sentence...Other informal open space and connections to walking networks must be provided to support allocated residential development.</p> <p>The Development briefs need to set out quite clearly where these informal open spaces and connections should be placed, so that it is clear for developers what is required in terms of informal open space and walking networks.</p>	connections to walking networks in development briefs.
Policy Liss 4	Landscape and Views	
Point 2.	It would be helpful to show the 75m contour line on the Policies map.	Apply the 75m contour line to the Policies map
Point 2.	The second sentence of point 2 states that development can occur above the 75 meter contour if it can be hidden within tree cover. The provision of tree cover to screen poorly designed or located development is not appropriate, therefore the policy should consider whether it should be existing tree cover that can screen new development, rather than allowing new tree planting to screen poorly located or designed development.	Consider rewording to clarify the policy's intention regarding tree cover and screening.
Point 3	Replace Proposals Map with Policies Map.	...and show on the Proposals <u>Policies Map</u>
Policy Liss 5	Flood Risk	
Part 1 & 2	Both elements of this policy refer to meeting the conditions set out in the Development Plan. The Liss NDP does not require policy which refers to a Development Plan Policy. The Development Plan policy will apply to development occurring in Liss without reference in the LNDP. Reference should be made in individual development briefs to particular flooding issues and mitigation measures if they are required.	Remove policy and consider providing additional text in relevant development briefs.
Policy Liss 6	Local Housing Needs	
Supporting text	The NPPF states that Plans should be deliverable and therefore, the sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. To ensure this isn't a matter raised at examination the LNDP should consider including a statement in supporting text which states clearly that the scale of obligations should not make development unviable.	Consider the inclusion of supporting text which states that proposals should not make development unviable
Point 1	The reference to Policy Liss 11 is incorrect as this links to Retirement and Nursing Homes not the housing allocations.	Amend reference to Policy Liss 11 to Policy Liss 7

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Point 2	Is the reference to starter homes in the second paragraph referring to the recently identified form of affordable housing classified as 'starter homes' or is the LNDP suggesting smaller more affordable dwellings may provide homes for first time buyers. As there is a specific meaning for starter homes this needs to be considered carefully.	Consider the use of the term 'starter homes' in the policy wording
Point 2	The policy sets out priority for people with a local connection to Liss, this local connection needs to be explained clearly in supporting text to the policy	Provide a clear explanation for the term local connection in the policy supporting text.
Policy Liss 7	The allocation of land for housing	
Point 1	Although all the allocations are on greenfield sites there is no requirement for the policy to refer to greenfield sites in Liss. The supporting text sets out quite clearly why greenfield sites are required, so the reference in the policy should be removed.	Delete greenfield from policy wording
Point 2	<p>There is some concern to the range of dwellings identified in the second column of the table. If the minimum figure were to be used the overall allocation would only amount to 135 dwellings, falling short of the 150 requirement. If the maximum of the range is used the policy will allocate sites for 160 dwellings. Robust evidence will be required to demonstrate that these numbers are deliverable on the sites as set out in development briefs. This statement should also be considered in relation to comments on the development brief for land next to Brows Farm.</p> <p>To provide certainty in meeting the 150 housing requirement it is recommended that a 10% buffer on the housing requirement is included to ensure the housing requirement is met. Therefore the policy allocating land for housing should identify sites which can deliver 165 dwellings to provide certainty that the housing requirement will be met.</p>	<p>Consider providing more specific indication of dwelling numbers on each site.</p> <p>Consider a small increase to indicative no. of dwellings to provide a 10% buffer on housing requirement of 150</p>
Land next to Brows Farm	The SDNPA would like to highlight concerns regarding the allocation of land at Brows Farm for 15-25 dwellings. Whilst the SDNPA have already made representation that 25 dwellings is not appropriate for the site as set out in the plan, there is a more general concern over the impact of any development on a relatively isolated site detached from the form of the immediate area which does not have a strong relationship with the surrounding built form. Therefore SDNPA wish to highlight their concern regarding the allocation of this site. The SDNPA are urging that further work is carried out on the most appropriate solution for housing delivery in the village as a whole. If development on this site is retained very careful account should be taken over its justification in principle,	

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	including, but not limited to, the setting of St Mary's Church, the impact of development on views from Public Rights of Way adjacent to the site and long range views into and out of the settlement.	
Policy Liss 8	The Design of Development	
Point 2.	Typo – Development in accord with the development briefs set out in section 4..... should be amended to read <u>accordance</u>Development in <u>accordance</u> with the development briefs set out....
Point 3.	<p>Point 3 of the policy as currently worded includes a lot of repetition and overlap. It would be more effective if each point addresses a particular design principles in a logical order, for example...</p> <ol style="list-style-type: none"> 1. Context 2. Landscape 3. Routes and Links 4. Massing, Scale and Density 5. Block Layout in new development 6. Architectural Design / building typologies 7. Parking 8. Materials 9. Refuse and cycle storage 10. Signage and lighting <p>Using this format provides a more logical checklist of points to be considered when preparing a planning application or assessing a planning application and will greatly assist the reader.</p>	Consider laying out the individual points of this policy in the format described in SDNPA comment. No further text is required just the reordering of points in the current policy using the suggested hierarchy of design principles
General	Liss Policy 8 should include a requirement for appropriate soft landscaping to be included with all new development (not just development allocated in the Neighbourhood Plan). A requirement for appropriate soft landscaping will contribute towards objective 3 'to enhance the green and open character of the village, providing green areas.....'	Consider including a specific requirement for appropriate soft landscaping to be incorporated into all new development
Policy Liss 10	Residential Development in the countryside	

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Point 1.	This aspect of the policy is in conflict with point 2 of Policy Liss 1 (The Settlement Boundary) which clearly states that development outside the settlement boundary will only be allowed in exceptional circumstances, whilst Policy Liss 10 will only allow replacement and extensions outside settlement policy boundaries. This would stop any future potential for Rural Exception sites to come forward.	Consider amending point 1 of Liss Policy 10 to be in general conformity with the Development Plan or emerging South Downs Local Plan and Liss Policy 1.
Point 3.	Use individual letters, numbers or roman numerals rather than bullet points in the policy to allow clear reference to the specific part of the policy.	Use letters, numbers or roman numerals to identify different bullet points of Policy Liss 10 part 3.
Policy Liss 11	Retirement and Nursing Homes	
Point 1.	Use individual letters, numbers or roman numerals rather than bullet points in the policy to allow clear reference to the specific part of the policy.	Use letters, numbers or roman numerals to identify different bullet points of Policy Liss 11 part 1.
Point 1. Last 2 bullet points	The last two bullet points of Part one of Policy 11 require provision for wheelchair access and energy efficiency measures. These elements will be required by National Planning Policy and policies contained within the Development Plan. If these bullet points remain there is a need to consider why these are not also required on general housing allocated in the LNDP.	Consider removing the final two bullet points as these will be required by National and Development Plan policies
Point 2.	This part of the policy does not conform to point 1 of Policy Liss 10 (Residential Development in the Countryside). Does the proposal for change of use or conversion conform to the exceptional circumstances as set out in Part 2 of Policy Liss 1?	Consider rewording part 2 of this policy or amendments to Policy Liss 10 and Policy Liss 1
Policy Liss 12	Self-Build Housing	
Point 2.	It is unlikely that a preference for those with a local connection will be appropriate within this policy. Local Connection Policies on self-build have only been successful where the Neighbourhood Plan allocates sites specifically for self-build dwellings.	Consider removing the preference for those with a local connection.
Point 3.	If the policy continues to propose a local connection criteria the policy will need to define the adjoining area.	Clarify the adjoining area
Policy Liss 13	Business Provision	
Point 2.	Point 2 requires marketing for at least 6 months. The emerging South Downs Local Plan requires a marketing period of at least 12 months. Consideration should be given to increasing the marketing requirement of this policy to be in line with the emerging	Consider amending policy to align with emerging South Downs Local Plan or delete policy as duplicate of emerging Local Plan

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	South Downs Local Plan.	policy
Policy Liss 14.	Community and Sports Facilities	
Point 3.	The current policy wording will require all residential development to provide onsite open space or financial contribution. This would require individual dwellings to provide open space contributions which may be unlikely. The Community Infrastructure Levy will require individual dwellings to provide a financial contribution which could be used for this purpose if appropriate. The policy may be more effective if it were to require the sites allocated in the NDP to provide open space provision, and identify clearly where this provision is required and the type of provision required. These details could be included in individual development briefs.	Consider removing the open space provision requirement of this Policy and identifying specific open space provision required in sites allocated in the Liss NDP.
Policy Liss 15	Walking and Cycling access	
Point 1	Policy Liss 3 (Local Green Spaces and informal open space) did not show the Local Green Spaces, which are a matter of policy on the Policies map, however the public rights of way, quiet road and sunken lanes are described here as being shown on the Proposals Map. The Local Green Spaces should be shown on the policies map, the sunken lanes, public rights of way and quiet roads are not required for the Policies map but could be included.	Polices Map to include Local Green Spaces and consider including other walking and access routes if necessary
Point 1	Replace Proposals Map with Policies Map.	...shown on the Proposals <u>Policies</u> Map
Points 3 & 4	Points 3 and 4 of Liss Policy 15 essentially repeat what is stated in point 2 of Liss Policy 3. This policy provides more detail in terms of what is expected of new development so consideration should be given to removing part 2 of Liss Policy 3.	Remove point 2 of Liss Policy 3 which essentially repeats the intention of this policy
Policy Liss 16	Parking	
Point 2.	Use individual letters, numbers or roman numerals rather than bullet points in the policy to allow clear reference to the specific part of the policy.	Use letters, numbers or roman numerals to identify different bullet points of Policy Liss 16 point 2.
Point 3.	Is there evidence to support the need for further car parking provision in the Village Centre, if so this needs to be referenced? The supporting text identifies a need to maintain provision, but is not explicit about evidence to demonstrate a need for additional car parking. Have any sites been identified for this provision, which would complement the current car park offer in the village centre?	Consider removing the requirement for new car parking unless there is clear evidence to justify this. If sites have been identified for potential car parking these should be referenced in the policy. Consideration should also be given to

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		encouraging more sustainable methods of transport other than the private car.
Policy Liss 17	The Village Centre	
Addition to policy	Given the Neighbourhood Plans aspiration, as set out in Objective 3, to enhance the green and open character of the village it would seem logical that this policy requires the provision of open space in new development in the village centre. Perhaps this could link to the provision of formal Local Green Space and/or informal open space.	Consider including a requirement for open space of Local Green Space to be required as part of village centre development
Addition to policy	Liss Policy 17 should include a requirement for appropriate soft landscaping to be included with all new development (not just development allocated in the Neighbourhood Plan). A requirement for appropriate soft landscaping will contribute towards objective 3 ‘ to enhance the green and open character of the village, providing green areas.....’	Consider including a specific requirement for appropriate soft landscaping to be incorporated into all new development
Policy Liss 19	Development Briefs	
Supporting text	The supporting text should set out whether the development brief text and plan are illustrative or mandatory. If certain aspects are expected to be mandatory this should be made clear in the supporting text.	Add text to establish what elements of the development briefs are mandatory and which are illustrative
Point 2.	The second paragraph suggests that the delivery of the brief will be secured through the implementation of the application. It is proposed that the delivery of the brief will be secured through the <u>determination</u> and implementation of the application.	Suggest the following text: Delivery of the brief will be secured through the <u>determination</u> and implementation of the application, all necessary.....
Point 3	Whilst it is important to demonstrate to the wider community how the plan will be implemented and monitored this is not a planning policy and would not be used in the determination of planning applications so it is suggested that this is moved to the supporting text.	Remove Point 3 of Policy Liss 19 to supporting text
Policy Liss 20	Infrastructure and developer contributions	
General	The majority of this policy is not relevant for the LNDP. The provision of infrastructure to support development will occur through mechanisms already established. However, it is understood that the LNDP group may want to show that this point has been given full consideration in the drafting of the LNDP, but the group should be made aware that this may be challenged at examination.	Consider removing Policy Liss 20

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Point 2	This point requires the developer to provide community facilities, particularly where there are deficiencies of provision. This is only acceptable if the development exacerbates the deficiency. It is not the developers responsibility if there are unrelated deficiencies in infrastructure.	Remove text referring to existing deficiencies of provision or make clear that this will only be required where the development exacerbates the deficiency.
Development Briefs		
General point for all development briefs	Specific reference should be made to Hampshire Minerals and Waste Plan (2013) in the Development Briefs which relate to the six sites allocated for housing in the LNDP.	<p>Suggest the following text is added to development briefs:</p> <p>It is recommended that in the event of a developer taking a development proposal forward which overlays safeguarded minerals resource that a Minerals Assessment Report is produced for the Mineral Planning Authority. It would be most beneficial to the developer if this was submitted to the SDNPA prior to submission of any application to allow for early discussions to take place. The report should broadly address key issues including:</p> <ul style="list-style-type: none"> • Site setting – location, access, site description, geology and constraints • Planning status in respect of minerals safeguarding • Policy context (both national and local), Mineral Safeguarding Area • Constraints upon prior extraction – inter alia previous mineral working, hydrology of area
General point for all development briefs	The plans included with the Development Briefs should provide more detail of the site proposals. The plan should include an indicative layout (illustrative only), any proposed access links, public open space / Local Green Spaces and any other detail described in supporting text to assist applicants in making appropriate applications. The plans should also include a key to clarify what the red line indicates on the plans.	Consider providing more detail as to indicative site layout, access connections and open / green spaces where appropriate. Provide a key for each plan

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	Land at Inwood Road	
Layout and design	Bullet Point 1 – suggest that the word predominantly is added to the text as there may not always be local materials available.	Suggest the following text: Dwellings must be a mix of architectural styles and sizes built from <u>predominantly</u> differing high quality local materials....
	Bullet Point 2 – need to define low rise, are you suggesting single story dwellings which will require more space and therefore may undermine the indicative number of dwellings.	Define low rise
	Bullet Point 3 –There is a need to define what provision is required for the elderly, adapted homes?	Define what provision is required for the elderly
	Bullet Point 8 – The statement about external lighting should more closely reflect the emerging South Downs Local Plan policy, suggested rewording provided.	Suggest the following text: External lighting <u>should be avoided but where necessary</u> needs to be sited.....
Access	Bullet Point 1 – Typo – Access to the schemes.	Remove (s) from schemes
Landscape and Open Space	Bullet Point 4 – need to provide further clarification as to how the open space provision should be provided. Should the provision be informal open space, designated Local Green Space, formal sports pitch provision?	Provide further clarification as to the type of open space required on this site.
	Land at Andlers Ash Central and South	
Layout and Design	Bullet Points 1 and 5 repeat the same point, consideration could be given to removing one of the bullet points.	Consider removing or rewording bullet point 1 or 5
	Bullet Point 4 refers to provision of housing for the elderly to be provided on the central site, specific reference should be given to which site this is 3b or 3c.	Identify which is the central site by making reference to the site numbers on the site plan
Access Bullet Point 4	Bullet Point 4 suggests that a new footpath should be provided to link the development to the Liss Junior and Infant schools. Given the proximity and location of the schools will this be possible? If there is a preferred route for this it should be set out clearly on the Development Brief plan.	Clarify if the proposed footpath connection will be possible from site to local schools. Provide further detail of the location of footpath connection if possible.
Landscape and Open Space Bullet Point 3	Bullet Point 3 requires amenity space to be included in both sites. Given that the site will be served by the open space splitting sites 3b and 3c, what further amenity space	Provide further clarification as to the amenity space required on both 3b and 3c

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	will be required. Clarification should be provided as to the type of amenity space required.	sites
	Land at Upper Green	
Layout and Design (Upper Green)	Given the close proximity of the Public Right of Way to the site consideration should be given to including a requirement to enhance or protect views from the Public Right of Way.	Consider including an additional requirement to protect or enhance views from the Public Right of Way
	Land next to Brows Farm	
Location and Context	Important views are referred to in text but views need to be highlighted on the site plan.	Important views to be included on site plan to ensure these are considered by applicants in preparing applications
Location and Context Bullet Point 3	Bullet Point 3 suggests that the site is bounded by two storey detached / terraced housing to the north east, however the site plan does not show the site bounding the dwellings to the north east.	Amend site plan or supporting text
Key Principals of development Bullet Point 1	Bullet Point 1 – Concern about the range of housing numbers suggested for the site. The development area shown could not accommodate 25 dwellings especially with provision for gardens and parking. An allocation of 15 dwellings is more appropriate.	
	Bullet Point 1 refers to the focal point of St Mary's church, however this is not clearly shown on the plan so would be difficult for someone to appreciate the importance of that view.	Add key features to development brief plans which are referred to in text
	Bullet Point 2 requires the provision of a Village Green, however this village green is not identified on the plan. The plan should set out the position and scale of this green to ensure the green meets local people's aspiration.	Identify the provision of a village green on the Development brief plan
Layout and Design	The outline layout is based on The Green development at East Meon and this seems to be the appropriate frontage treatment. However it may be preferable to achieve some depth of development (and offer opportunity for variety in tenure types) to use a courtyard model with the Eastern edge having frontage onto the Village Green. This approach may also allow the development to be limited towards the Southern part of the site where long range views are possible.	Consider providing more detail on proposed site layout including the use of a Courtyard style layout to provide greater depth of development and limit development towards the southern part of the site.
	Bullet point 5 requires dwellings to be constructed from local high quality materials, however the provision of local materials may not always be possible. A suggested	Dwellings must be constructed from <u>predominantly</u> local high quality materials

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	rewording of the policy is proposed.	
Access Bullet Points 5 and 6	Bullet Points 5 and 6 require links to public rights of way and improvements to public rights of way, these should be identified clearly on the development brief plan to ensure appropriate connections and improvements are made.	