

Liss Neighbourhood Plan: Strategic Environmental Assessment

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Liss Neighbourhood Plan: Strategic Environmental Assessment

Environmental report
~~Pre-~~[Submission](#) (Regulation 154)

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Quality information

Document name	Ref	Prepared for	Prepared by	Reviewed by	Approved by	Date
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Introduction

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Introduction

AECOM is commissioned to undertake the strategic environmental assessment (SEA) in support of the emerging Liss Neighbourhood Plan ('the Plan'). The Plan is being prepared by the Liss Parish Council Neighbourhood Plan Steering Group (the 'Steering Group').

The Plan, once adopted, will present planning policy and guidance for the neighbourhood area alongside the East Hampshire District Local Plan: Joint Core Strategy¹ (hereafter referred to as the East Hampshire JCS) which was adopted by East Hampshire District Council on 8 May 2014 and by the South Downs National Park Authority (SDNPA) on 26 June 2014. The Joint Core Strategy sets out the planning policies for the Liss area for the next 17 years.

The SDNPA is preparing a Local Plan for the Park, which will replace all the local plans and strategies across the Park. The Liss Neighbourhood Plan is prepared alongside this SDNPA Local Plan. The SDNPA intends to publish its draft Local Plan in the middle of 2016. The Liss Parish Council Neighbourhood Plan Steering Group aim to publish the Draft Liss Neighbourhood Plan in March 2016.

Strategic environmental assessment explained

SEA is a mechanism for considering and communicating the likely effects of a draft Plan, and alternatives, in terms of environmental (and wider sustainability) issues, with a view to avoiding and mitigating adverse effects and maximising the positives. SEA of the Plan is a legal requirement.²

Liss Parish Council was advised by the SDNPA that

"Under Article 3(2) of the SEA directive an environmental assessment shall be carried out for all plans and programs ...b) which, in view of the likely effects on sites, have been determined to require an assessment pursuant to Article 6 or 7 of Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (Habitats Directive)."

Acknowledging that the NP requires a Habitats Regulations Assessment, in this instance, in turn triggers the requirement for an SEA to be undertaken."

It is therefore a requirement that SEA is undertaken in-line with the procedures prescribed by the Environmental Assessment of Plans and Programmes Regulations 2004, which transpose the SEA Directive (2001/42/EC) into national law.

In-line with the SEA Regulations, and the National Planning Practice Guidance (NPPG), a report (known as the environmental report) must be published for consultation alongside the draft Plan (i.e. pre-submission) that assesses the likely significant effects of implementing 'the Plan, and reasonable alternatives'.³ The report must then be taken into account, alongside consultation responses, when finalising the Plan.

More specifically, the report must answer the following three primary questions:

¹ East Hampshire Local Plan: Joint core strategy (2014) [online] available at: <http://www.easthants.gov.uk/planning-policy/local-Plan>

² SEA is not an automatic requirement for Neighbourhood Plans. Rather, SEA is a requirement where an initial 'screening' assessment identifies the potential for significant environmental effects.

³ Regulation 12(2)

1. What has Plan-making / SA involved up to this point?

- (i) Including with regards to consideration of 'reasonable alternatives'.

2. What are the SA findings at this stage?

- (ii) i.e. in relation to the draft Plan.

3. What happens next?

- (iii) What steps will be taken to finalise the Plan?
- (iv) What measures are proposed to monitor Plan implementation?

This environmental report

This document is the environmental report for the Liss Neighbourhood Plan. Each of the three SEA questions above is answered in turn in this report.

Table 1 explains more about the regulatory basis for answering certain questions within the environmental report.

Table 1: Question answered by this environmental report, in-line with Regulatory⁴ requirements

SEA question		As per regulations... The Report must include
What's the Plan seeking to achieve?		An outline of the contents, main objectives of the Plan and relationship with other relevant Plans and programmes
	What's the sustainability Context?	Relevant environmental protection objectives, established at international or national level Any existing environmental problems which are relevant to the Plan including those relating to any areas of a particular environmental importance
What's the scope of the SEA?	What's the sustainability baseline?	Relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the Plan The environmental characteristics of areas likely to be significantly affected Any existing environmental problems which are relevant to the Plan including those relating to any areas of a particular environmental importance

⁴ Environmental Assessment of Plans and Programmes Regulations 2004

What are the key issues and objectives that should be a focus?	Key environmental problems / issues and objectives that should be a focus of (i.e. provide a 'framework' for) assessment
What has Plan-making / SEA involved up to this point?	<p>Outline reasons for selecting the alternatives dealt with (and thus an explanation of the 'reasonableness' of the approach)</p> <p>The likely significant effects associated with alternatives</p> <p>Outline reasons for selecting the preferred approach in-light of alternatives assessment / a description of how environmental objectives and considerations are reflected in the draft Plan</p>
What are the SEA findings at this current stage?	<p>The likely significant effects associated with the draft Plan</p> <p>The measures envisaged to prevent, reduce and offset any significant adverse effects of implementing the draft Plan</p>
What happens next?	A description of the monitoring measures envisaged

N.B. The right-hand column of the table does not quote directly from the Regulations. Rather, it reflects a degree of interpretation. This interpretation is explained in Appendix A of this report. Also, Appendix B presents supplementary information (in the form of a checklist) to further explain how/where regulatory requirements are met within this report.

The National Planning Practice Guidance (paragraph 41) sets out that "The environmental report will not necessarily have to be amended if the neighbourhood plan is modified following responses to consultation." Only where the plan is substantially altered might an update be required. In the case of Liss, the Plan has not been substantially altered but nonetheless the Environmental Report has been updated to reflect comments received on the second Regulation 14 consultation and changes made to the Plan prior to submission to the Council. Where text has been added it is highlighted by a blue colour and underline formatting. Where deletions have occurred, they are in ~~strikethrough~~ text.

What is the Plan seeking to achieve?

The Plan Vision and Objectives

Over a fifteen year period the policies within the Plan will be applied (alongside those of the Joint Core Strategy and, when adopted, the SDNPA Local Plan) when determining planning applications within the Plan area (see Figure 1) with a view to achieving a vision for the area (see Box 1).

Box 1 Liss Draft Neighbourhood Plan Vision

"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 village, 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".

This Vision will be achieved through a series of objectives as outlined below:

- 1. "To retain the character of Liss as a village, hidden within the wider landscape of the valley of the River Rother, 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."*

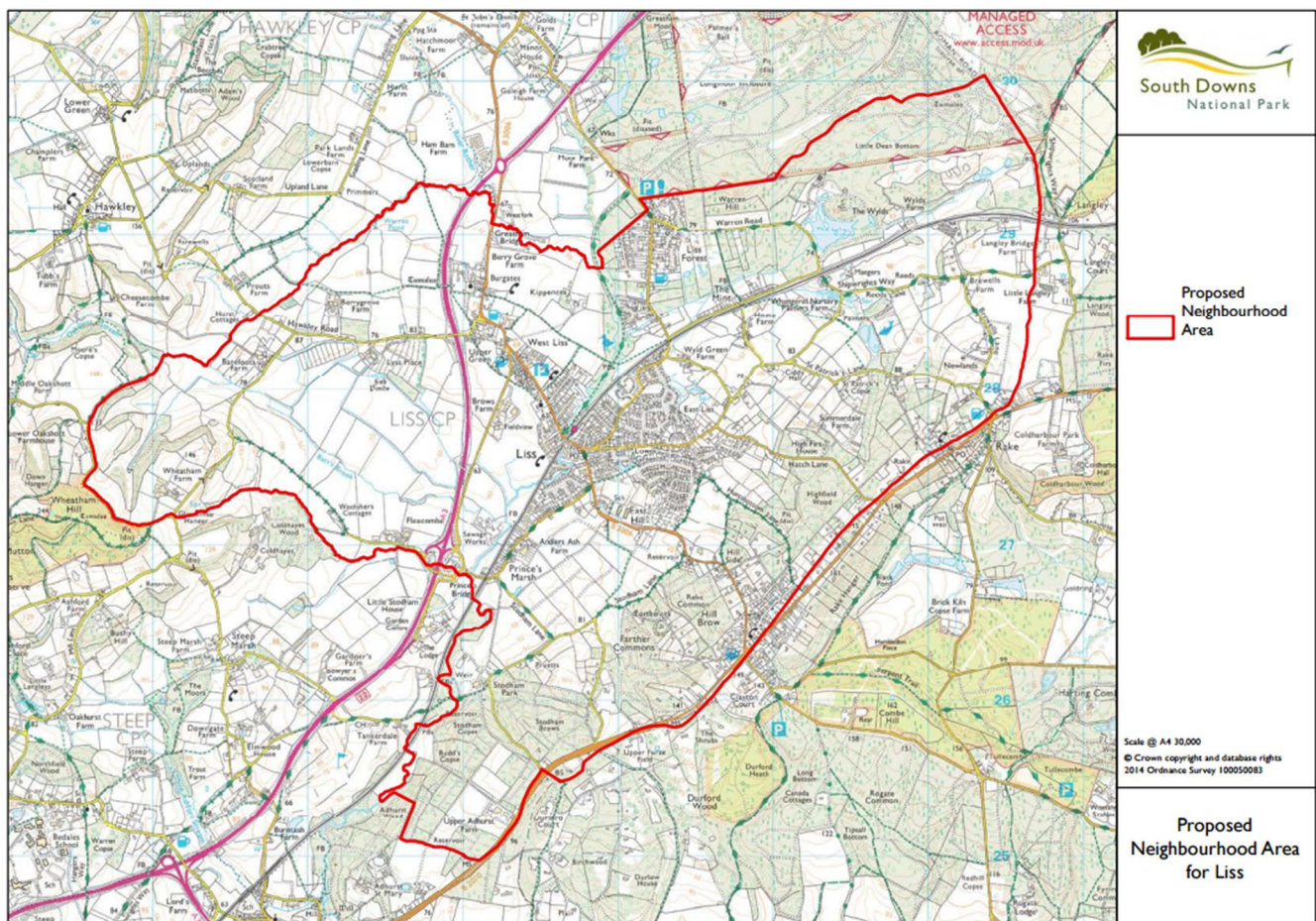


Figure 1: Liss Neighbourhood Plan Area

What is the Plan not seeking to achieve?

It is important to emphasise that the Plan will be strategic in nature. Even site-specific policy should be strategic, in that detail is omitted to enable flexibility at the planning application stage. The strategic nature of the Plan is reflected in the scope of the SEA.

What is the scope of the SEA?

Introduction

This sections sets out the scope of the SEA, i.e. the issues / objectives that should be a focus of (and provide a broad methodological framework for) SEA. Further information on the SEA scope – i.e. a more detailed review of issues/objectives as highlighted through a review of the ‘context’ and ‘baseline’ - is presented in within Appendix C.

Consultation on the scope

The SEA Regulations require that: *“When deciding on the scope and level of detail of the information that must be included in the [environmental] Report, the responsible authority shall consult the consultation bodies [Natural England, Historic England and the Environment Agency] by reason of their specific environmental responsibilities, [the consultation bodies] are likely to be concerned by the environmental effects of implementing plans”*. A Scoping Report was published for consultation in 2015. All comments received on the scope have been taken into account and are reflected in the current SEA scope where applicable. A summary of comments is included in Appendix C.

Key objectives

Listed in Table 2 under a series of broad topic headings are the sustainability objectives established through SEA scoping, i.e. in-light of context/baseline review and consultation. Taken together, this list of objectives provides a methodological ‘framework’ for SEA.

Table 2: SEA framework

SEA Objective	SEA Sub-Objective
Biodiversity	Protect, and where possible enhance designated biodiversity features and other features of significant biodiversity value
Climate change	Mitigate the impacts of climate change in Liss Parish Support the resilience of Liss Parish to the potential effects of climate change
Economy	Support and maintain a strong and sustainable local economy in the Parish
Historic environment and landscape	Protect, maintain, and enhance the cultural heritage resources, historic environment, and archaeological assets of Liss Parish Protect and enhance the character and quality of landscapes and townscapes
Land, soil and water resources	Ensure the more efficient use of land and the use of suitably located previously developed land and buildings

	Protect, and where possible enhance, groundwater and surface water bodies
Population and community	Provide a range of housing types appropriate for the local community including; affordable housing and starter homes, specialist housing for older persons, and a mix of dwelling sizes, types and tenures
Transport	Promote sustainable transport use and reduce the need to travel

Note that 'Air Quality' was scoped 'out' of the SEA at the scoping stage. This was because it is not likely that development in Liss could impact on AQMAs, as the nearest of these is approximately 22km away.



**What has the Plan making / SEA
involved up to this point?**

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What has the Plan making / SEA involved up to this point?

Structure of this part of the environmental report

This section of the report covers the identification, description and evaluation of the significant effects of reasonable alternatives. On reviewing the Plan and evidence base, reasonable alternatives have been identified for the following issues:

1. Housing need – the LNP needs to set out a housing target for the 15 year Plan period. This has been set out in the JCS but the Steering Group has also developed their own housing number.
2. Settlement boundary - The Parish Council has to decide on the settlement boundary for Liss. This is important because inside the boundary development is generally permitted subject to various policies, while outside the boundary is regarded as countryside where development is very restricted. This distinction is likely to be even greater under the forthcoming South Downs Local Plan because the SDNPA is proposing a particularly restrictive approach to development in the countryside. It is development within the current boundaries that has been estimated by the Joint Core Strategy to provide 136 dwellings in Liss by 2028 through existing planning permissions and windfalls.
3. Site allocations - The Steering Group have only sought views on specific alternatives for housing allocations. They invited comment on specific areas such as the selection criteria for housing sites, environmental criteria for housing sites, potential sites for Local Green Space and protected views and have also invited general comments. The public had the opportunity to put forward alternative approaches, including suggesting additional sites for Local Green Space and other designations

For each of the above issues, the following questions have been answered (where relevant):

- What are the reasonable alternatives?
- What alternatives have been progressed and why?
- What alternatives have been discarded, and why?
- What are the assessment findings?

Housing need

The information to identify reasonable alternatives for housing need has been taken from three different information sources:

1. The East Hampshire Joint Core Strategy
2. Emerging SDNPA Local Plan
3. Liss Neighbourhood Plan Steering Group

East Hampshire Joint Core Strategy

The JCS identifies Liss as a Small Local Service Centre and under Policy CP10 'Spatial Strategy for Housing' sets a minimum allocation of 150 dwellings. It is recognised in Policy CP2 'Spatial Strategy' that *"its growth will be constrained by its inclusion within the National Park and by its proximity to the internationally protected Wealden Heaths SPA."*

The sustainability appraisal (SA) of the Core Strategy (2013) appraised a range of growth options for Liss – set out in Table 3 below. It can be seen that a range of alternatives were appraised from 0-417 dwellings.

Table 3: Options tested for Liss in the East Hampshire JCS

	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6	Option 7
Liss allocation	0	134	51	119	271	102	417

For Liss, the SA identified no significant effects of this figure. The SA does conclude that *"Land for 150 dwellings is allocated at the small local service centre of Liss, which is less than the amount of land allocated at Four Marks (175 dwellings) or Clanfield (200 dwellings), which are also small local service centres. This is appropriate given that the village is within the SDNP and is in relatively close proximity to the Wealden Heaths (Phase II) Special Protection Area (SPA). Also, the Northern edge of Liss is also constrained by SINC's." and "Low growth at villages in the SDNP (allocations for 100 dwellings in total) is appropriate from a landscape perspective. It is understood that landscape appraisal work has been a key consideration in determining the scale of development that is appropriate at these villages (as well as at Liss and Petersfield)." [emphasis added]*

South Downs National Park Local Plan

In the Preferred Options publication of the SDNPA Local Plan, Liss has been identified for 'moderate growth' and in Strategic Policy SD23: 'Housing' Liss is allocated 150 dwellings. It is not clear whether this is a minimum.

The SA for the Local Plan (August 2015) appraised five options for the Park, these included housing figures for Liss of 150 (Option 4) to 220 (all other options). The SA identified that the higher development option in Liss (220 dwellings) would likely lead to significant negative effects on landscape character for the Liss area. Potential significant negative effects were also identified for cultural heritage, historic environment, and Wealden Heaths SPA should a higher allocation be made for Liss.

Liss Neighbourhood Plan Steering Group

The evidence base developed for the Neighbourhood Plan has identified a 'need' for 396 dwellings in the Plan period. This is based on calculations on affordable housing provision at current market rates. In the context of Liss, and given data from both the JCS and SDNPA Preferred Option it is sensible that this level of housing is excluded from consideration at this stage due to two factors:

1. Likely effects on the environment; and
2. Policy specification on housing number for Liss in the JCS.

What are the reasonable alternatives identified?

It appears that through testing of both the JCS (adopted) and the emerging South Downs National Park Local Plan that a starting point figure of 150 is reasonable. The question is whether there are any alternatives to the 150 that are 'reasonable'. If higher figures are looked at, it is clear that a >150 option has been addressed through both plans. The JCS SA indicated that a figure below 175 was appropriate and concluded that 150 was suitable. The findings of the SA of the emerging SDNPA Local Plan reinforce this through identifying 150 dwellings as the most sustainable option for Liss. This being the case, no reasonable alternatives have been identified at this stage.

Settlement boundary

What are the reasonable alternatives identified?

The settlement boundary around Liss is drawn tightly around development sites and generally accords with the SDNPA settlement boundary methodology. There are one or two places where the boundary has difficulty following a clear line of development but this reflects the disparate pattern of development in these areas and there is no obvious improvement on the current settlement boundary. Generally, the existing settlement boundary also helps to define the gaps between the various parts of Liss, and comment from the Liss community shows strong support for maintaining these gaps.

Nonetheless it was established between the Liss Neighbourhood Plan Steering Group (the 'Steering Group') and the SDNPA that, given the established nature of the current settlement boundaries of Liss, the existing settlement boundaries should be kept except where there is a clear reason for a change, this included the following amendments:

- A. New settlement boundaries should be drawn up to include the sites for greenfield housing (and business) allocations, as part of the work on development briefs.
- B. The upper part of the Hill Brow area should be removed from the settlement boundary, and consideration given to whether or not a policy to protect its character is required in the light of policies within the draft South Downs Local Plan.
- C. The gap in the settlement boundary between houses in Andlers Ash should be reconsidered on receipt of the inspector's report on the current appeal on proposed development.
- D. The settlement boundary around Mint Road should be removed.

It was considered by the Steering Group that the only way to provide enough land to deliver the agreed 150 units in this Plan period was to redraw the settlement boundary in this way. There was potential to redraw the boundary to the north east of the village however this was ruled out as unreasonable due to potential effects on the Wealdon Heaths Special Protection Area (SPA).

Bearing this in mind, it was not possible to identify reasonable alternatives to the settlement boundary alignment proposed in the draft Plan.

Site allocations

All known potential housing sites, as of September 2015, have been assessed for the Liss NP, through a five stage process to establish those sites that could be taken forward to meet Liss' housing target. The process was undertaken by the Steering Group and the information has been drawn from their evidence base ([see Appendix F for the outline methodology of the site assessment](#)). To be clear, the Parish went through a transparent process to determine which sites would be appropriate to allocate in their plan. This takes into account not only the physical attributes of each site but also whether the allocation of the site would be compatible with the objectives of the Plan and the ability for the Plan to successfully pass referendum.

Table 4 sets out the progress of each site through the five stage process.

Table 4: Site selection progress by site

Site Ref	Name	SHLAA Reference	Stage					
			Pre-assessment	1	2	3	4	5
1	Adjoining Hawksmead	EA039		X				
2	Inwood Road	EA034		Y	Y	Y	Y	Y
3	Hillers, Andlers Ash	EA038	Taken forward in three separate sites.					
	East				Y	Y	X	
	Central				Y	Y	Y	Y
	West				Y	Y	Y	Y
4	Upper Green (previously land adjoining Eden Lodge)	EA036		Y	Y	Y	Y	Y
5	Brows Farm	N/A		Y	Y	Y	Y	Y
6	Riverside Close	N/A		Y	X			
7	Hollywood	N/A		Y	X			
8	Rake Road	N/A		Y	Y	Y	X	
9	Farnham Road/St Rd	EA043	Taken forward in two separate sites (Stocks Oak was split into a smaller site at Stage 5 but has been considered as 'Stocks Oak' in this table).					
	Stocks Oak				X			X

	South			Y	Y	X	
10	Hawkley Road	EA119		X			X
11	Hatch Lane	N/A					X
12	Clarks Farm	EA040		X			
13	Hilliers, Hill Brow Road	EA041		X			
14	Hilliers, Hill Brow Road	EA042		X			
15	Andlers Ash Farm	EA109	X				
16	Old Berry Grove	EA035	X				
	White Stone, Hill Brow	EA120	X				
	End St Mary's Road	N/A		Y	X		
4A	Land adjoining Grange	N/A					Y

10 Hawkley Road

What alternatives have been discarded, and why?

Table 5 sets out the rationale as to why certain sites were discarded and considered unreasonable. Note that the SEA Regulations call for an *"outline of the reasons for selecting the alternatives dealt with"* to be included in the environmental report. Full evidence can be found in the evidence base developed by the Steering Group.

Table 5: reasons for site rejection

Site Ref	Name	Reasoned justification
1	Adjoining Hawksmead	<ul style="list-style-type: none"> - Soft ground - (From SHLAA) The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape - Also issues over trees and availability
3	Hilliers, Andlers Ash (east)	<ul style="list-style-type: none"> - Development would block the need for openness and would mean the loss of the Green Finger into the Village - Cumbers is a historic building but not listed – has historic interest - Andlers Ash Road is a rat run and Hillbrow Road is a fast road so access and suitability might be an issue - Concerns were raised from a highways perspective about the proximity of a site entrance to the existing T junction between Andlers Ash Road and Hill Brow

6	Riverside Close	<ul style="list-style-type: none"> - Poor access and poor relationship to the settlement. No natural boundary
7	Hollywood	<ul style="list-style-type: none"> - it would extend settlement boundary and close gaps within Liss Forest. - Site rejected by the SHLAA partly because of impact on special interest trees.
8	Rake Road	<ul style="list-style-type: none"> - Site would extend the village boundary - This is in a sensitive area – has springs etc. on the lower part of the site - Only the 'top end' of the site is suitable for development - Poor vehicular access along Rake Road - Pedestrian access would be a problem and there is no room for a footpath and there is not good access to open space and recreational facilities - The rear area of the site is of environmental interest and could not be developed. Only the area near Rake Road could be developed, however it exceeds the 75m contour so any potential development must be well screened.
9	Farnham Road/St Rd Stocks Oak South	<p>Initially rejected as a whole site at Stage 2 it <i>"is a highly visible character area of the village. Gap between West Liss and Liss should be maintained."</i> South of the site and the 'Stocks Oak' element were taken forward but subsequently rejected. Reasons for rejection were:</p> <ul style="list-style-type: none"> - Vehicular access through Hawksmead Estate - Biodiversity constraints including protected hedgerow boundaries and tree protection orders - It is a listed ancient site with ancient hedgerows - Drainage might be an issue - Concerns were raised that there is no natural boundary to the site, which could lead to development sprawl in the future - Access issues since it is close to the junction of Station Road and Farnham Road and there are prominent trees. - difficulties over finding a suitable boundary along the northeast side
10	Hawkley Road	<ul style="list-style-type: none"> - Isolated site, unrelated to the settlement boundary - Long distance from the village centre and from most services - Not a suitable location for affordable housing - (From SHLAA) The site is not considered to be previously developed land, - is outside a settlement and is detached and unrelated to that settlement
11	Hatch Lane	<ul style="list-style-type: none"> - Above 75 m

		<ul style="list-style-type: none"> - Would fill in some of the gap between the main settlement and housing development on the Hill Brow Ridge - Poorly related to the existing settlement boundary - A long walking distance from the village centre (particularly considering the steep slope) - Hatch Lane unsuitable for additional traffic - Would set a precedent for development in an entirely new area on that side of Liss - Not suitable for affordable housing
12	Clarks Farm	<ul style="list-style-type: none"> - Even a small development would close the gap between the main settlement and housing on Hill Brow - Would substantially change the character of Huntsbottom Lane - Is likely to have access problems onto Hill Brow Road - Would impact on the adjoining sunken lane - Would open up a new area to further development which would erode the character of the area - (From SHLAA) The site is not considered to be previously developed land, - is outside a settlement and is detached and unrelated to that settlement.
13	Hilliers, Hill Brow Road E041	<ul style="list-style-type: none"> - Site falls outside 75 m contour - (From SHLAA) This site is not considered to be previously developed land, - is outside a settlement and is detached and unrelated to that settlement.
14	Hilliers, Hill Brow Road E042	<ul style="list-style-type: none"> - Site falls outside 75 m contour - (From SHLAA) This site does not related well to the existing settlement pattern - development on the site would have a potential adverse impact on the character and appearance of the landscape
15	Andlers Ash Farm	Rejected before Stage 1 as the site would provide <5 dwellings
16	Old Berry Grove	Rejected before Stage 1 as the site would provide <5 dwellings
	White Stone, Hill Brow	Rejected before Stage 1 as the site would provide <5 dwellings
	End St Mary's Road	<ul style="list-style-type: none"> - Access problems - A wildlife site and SINC

What alternatives have been progressed, and why?

The Steering Group has identified six sites to take forward in their Plan. The Steering Group consider that all these sites are required to meet the housing allocation for Liss and as such there are no reasonable alternatives (i.e. different combinations of sites that could be tested through SEA). Table 6 sets out the sites taken forward and the outline reasons for their selection.

Table 6: reasons for sites being taken forward

Site ref	Name	Reasoned justification
2	Inwood Road	<ul style="list-style-type: none"> - The whole site is above 75m but trees screen the site - This would need to be a low rise development (essential)
	Hillers, Andlers Ash	
3	Central	<ul style="list-style-type: none"> - The sense of openness and connection to the country side off Andlers Ash Road is important - The central site could not be developed in isolation as it would be visually disconnected from both the farm to the west and Hill Brow to the east
	West	<ul style="list-style-type: none"> - There is a farm development next door - This site would have less impact on taking away the countryside views/perception - There is a separate way into the site providing good access - This side of the road has already been developed beyond the farm to the west. Development in this location could be considered a natural extension to the existing streetscape
4	Upper Green (previously land adjoining Eden Lodge)	<ul style="list-style-type: none"> - Access might be an issue - Drainage might be an issue - Impact on landscape was a SDNPA issue - More details awaited from developer - This site could be deemed a change to character - The site would provide a logical infill to the existing settlement boundary as it is constrained on all sides and cannot expand in the future
		<ul style="list-style-type: none"> - It is in a sensitive area but the impact needs to be assessed in detail. A line of trees will require tree preservation orders and the line of trees gives protection to cottages so the protection of the boundaries needs to be guaranteed and the trees must be protected. It has an old coaching road on the southern side - It was noted that the site is discrete and will have minimal visual impact to the perception of the village

		when entering from the Farnham Road
5	Brows Farm	<ul style="list-style-type: none"> - Access is good via Brows Farm – existing access - Site would be large enough to provide amenity space. Green space could be between rear of homes and Station Road - It would be hidden behind farm buildings - Site has the potential to facilitate business expansion
4A	Land adjoining Grange	<ul style="list-style-type: none"> - accepted as a sensible complement to Upper Green

What are the assessment findings?

Given that the sites taken forward are all those considered reasonable, and they are all needed to deliver the housing numbers set out in the Plan it is not necessary to provide an assessment of reasonable alternatives at this stage (as none have been identified).

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Assessment of the draft Liss Neighbourhood Plan

Assessment of the draft Liss Neighbourhood Plan

Introduction

The aim of this part of the report is to present an assessment of the ('pre-submission') Plan, and also to present 'conclusions at the current stage'.

Methodology

The assessment is structured around the seven SEA topics established through scoping:

- Biodiversity
- Climate change
- Economy and enterprise
- Health and wellbeing
- Historic environment and landscape
- Population, housing and community
- Transport

For each topic a range of sustainability objectives (as identified through scoping) are listed. Taken together, the topics and objectives provide a methodological 'framework' for assessing the Plan's likely significant effects.

The assessment takes account of the criteria presented within Schedule 2 of the SEA Regulations.⁵ So, for example, account is taken of the potential for effect significance to be a factor of the timescale and reversibility of effects. Cumulative effects are also considered, i.e. the potential for the Plan to impact on the baseline in combination with other plans, or unplanned activity.

Every effort is made to identify and evaluate effects accurately; however, this is inherently challenging given uncertainty regarding the 'on the ground' implications of policy. The ability to predict effects accurately is also limited by understanding of the baseline. The appraisal of the policies are therefore set out within a table that sets out the 'broad implications' for the SEA topics, taking into account the objectives - it is important to note that these symbols are not used to indicate significant effects.

The symbol definitions are below:

⊃	Positive implications.
â	No / negligible implications.
à	Negative implications.
?	Uncertain implication

⁵ Environmental Assessment of Plans and Programmes Regulations 2004



No link to topic

Biodiversity

Will the Plan:

Protect, and where possible enhance designated biodiversity features and other features of significant biodiversity value?

- Protect, and where possible, enhance The Wealden Heaths Phase II SPA?
- Minimise, and where possible avoid, negative impacts on the Woolmer Forest SSSI and other such sites in close proximity to the Parish?
- Protect, and where possible, enhance the integrity of the BAP priority habitats and locally designated habitats in the Parish?

The evidence base indicates the Plan area is constrained by a number of nationally and internationally designated sites of biodiversity value.

These include the Wealden Heaths Phase II Special Protection Area (SPA), located adjacent to, and partly within, the north east corner of the Plan area; the East Hampshire Hangers Special Area of Conservation (SAC), which shares a boundary with the north western corner of the Plan area; and the Woolmer Forest Site of Special Scientific Interest (SSSI), located in the north of the Plan area.

[Policy Liss 5 should result in positive effects for biodiversity within the Plan area by setting out protection buffers for the Wealden Heath Phase II SPA. Additionally it sets out strict requirements for any development on areas designated as SINC's. It should also encourage wider enhancement of biodiversity by requiring residential development to: "provide measures to encourage wildlife including the creation of biodiversity buffer areas and the maintenance and improvement of existing wildlife corridors and habitats on the sites."](#)

Policy Liss ~~87~~, in line with the East Hampshire JCS, sets out a total of 150 homes to be provided in the Plan period, in addition to 81 to be provided through windfall development; the 150 homes are to be provided on greenfield sites. The JCS sustainability appraisal (SA) appraised a range of housing quanta for Liss (from 0 – 417 dwellings). In appraising the adopted figure of 150 additional dwellings, no significant effects on biodiversity were identified. It is concluded that, in terms of numbers, there are likely to be negligible effects through the allocation of 150 dwellings in Liss. This is of course site dependent - please see the Site Assessment section.

[Liss 9 \(f\) makes provision for a range of measures such as Green Infrastructure and biodiversity buffers that would likely provide minor positive effects on this objective.](#)

Policy Liss 13 in the Draft Plan allocates land for the expansion of business parks on sites identified in the Proposals Map. In this regard, Policy Liss 13 may have negative effects on biodiversity from the loss of greenfield land. The significance of these effects will depend on the type, quality, and biodiversity value of the greenfield land at the proposed site. This should therefore again be read in conjunction with the Site Assessment section.

Overall, the Plan is likely to have positive effects for biodiversity, in particular; Policy Liss 3 'local green space and informal open space' states: "Local Green Space and other open spaces shown

on the Proposals Map will be protected and enhanced for their biodiversity". Additionally, Liss 15 'walking and cycling access' includes an aim to maintain and improve green corridors. If correctly implemented, green corridors can provide important linkages connecting habitats and wildlife populations thereby ensuring walking and cycling networks have a beneficial effect on biodiversity.

Liss 1	Liss 2	Liss 3	Liss 4	Liss 5	Liss 6	Liss 7	Liss 8	Liss 9	Liss 10	Liss 11
Liss 12	Liss 13	Liss 14	Liss 15	Liss 16	Liss 17	Liss 18	Liss 19	Liss 20		
Liss 1	Liss 2	Liss 3	Liss 4	Liss 5	Liss 6	Liss 7	Liss 8	Liss 9	Liss 10	
Liss 11	Liss 12	Liss 13	Liss 14	Liss 15	Liss 16	Liss 17	Liss 18	Liss 19	Liss 20	

Climate change

Will the Plan:

Mitigate the impacts of climate change in Liss Parish?

- Support the resilience of Liss Parish to the potential effects of climate change?
- Minimise greenhouse gas emissions?
- Support reduced car dependency and increased walking, cycling and public transport use?
- Support the ability for Liss residents to work from home, and to reduce the need for travel? (i.e. improved access to high speed internet)
- Improve Parish resilience to the estimated increase in frequency and severity of winter flooding, and summer time water shortages, through appropriate measures? (i.e. green infrastructure, and sustainable urban drainage systems).

The Draft Plan does not set out to deliver any further development than that allocated in the JCS and the South Downs Local Plan Preferred Options. As such, it is considered that the effects on climate change have been assessed already. Where there are site specific effects these are covered in the Site Assessment. The effects associated with 150 dwellings are considered to be negligible.

The evidence base indicates that as a result of climate change there may be an increased risk of flooding for Liss in the future. Policy Liss 65 'flood risk' states: *"Where land is allocated for residential development (...), development will only be permitted if it is demonstrated that any existing problems from standing water and surface water runoff will be significantly reduced."* This is likely to have minor positive effects through increasing climate change resilience in the Plan area.

[Policy Liss 5 and 9, through encouraging the enhancement of local biodiversity networks may help to mitigate the effects of climate change, as increases in the extent of local greenspace and "biodiversity buffer areas" may help to increase the resilience of the parish to both winter flood](#)

events and summer water shortages, through slowing down water run-off and creating cool effects.

Policy Liss 13 may result in minor negative effects through the generation of traffic related to new business development. Policy Liss 15 'walking and cycling access' may encourage a modal shift from motorised to non-motorised options such as walking and cycling for short journeys within the Parish. This may have minor positive effects in terms of minimising greenhouse gas emissions by decreasing the proportion of trips made by car, however the inherent complexity in predicting the ability of this policy to drive modal shift limits the certainty with which the effect can be assessed. Policy Liss ~~9~~8 'design of development' should include further direction in terms of energy efficiency and other measures to address climate change mitigation.

Liss 1	Liss 2	Liss 3	Liss 4	<u>Liss 5</u>	Liss 6	Liss 7	Liss 8	<u>Liss 9</u>	<u>Liss 10</u>	<u>Liss 11</u>
<u>Q</u>	<u>Q</u>	<u>Q</u>	<u>Q</u>	<u>P</u>	<u>P</u>	<u>Q</u>	<u>a</u>	<u>P</u>	<u>Q</u>	<u>Q</u>
<u>Liss 12</u>	<u>Liss 13</u>	<u>Liss 14</u>	<u>Liss 15</u>	<u>Liss 16</u>	<u>Liss 17</u>	<u>Liss 18</u>	<u>Liss 19</u>	<u>Liss 20</u>		
<u>Q</u>	<u>a</u>	<u>Q</u>	<u>P</u>	<u>Q</u>	<u>Q</u>	<u>Q</u>	<u>Q</u>	<u>Q</u>		

Economy and enterprise

Will the Plan:

Support and maintain a strong and sustainable local economy in the Parish?

- Support the economy of the Parish, and provide access to employment and training opportunities?
- Provide access to high quality business facilities?

The evidence suggests that the economy of Liss is strong when viewed in a national context. Policy Liss 13 'business provision' and Liss 17 'the Village Centre' are likely to have positive effects on the economy through supporting business development and enhancing the provision of services in the village centre.

Liss 12~~4~~ may have minor negative effects on the local economy due to the restriction on the development of retirement homes which are likely to provide employment in the local area. [No mitigation is proposed to ameliorate these effects.](#)

Overall, taking into account Policies Liss 13 and Liss 17, the Plan is likely to have positive direct effects on economy and enterprise within the area.

Liss 1	Liss 2	Liss 3	Liss 4	Liss 5	Liss 6	Liss 7	Liss 8	Liss 9	Liss 10	Liss 11
Q	Q	Q	Q	Q	Q	Q	Q	Q	Q	Q
Liss 12	Liss 13	Liss 14	Liss 15	Liss 16	Liss 17	Liss 18	Liss 19	Liss 20		
a	P	Q	Q	a	P	a	Q	Q		

Health and well-being

Will the Plan:

Promote the health and well-being of Liss residents?

- Promote accessibility to health and community facilities, particularly for older age groups?
- Provide and enhance the provision of community access to active recreation? (E.g. walking and cycling)⁶

The evidence base shows that general health in Liss Parish is broadly in line with national averages but slightly less favorable than district and regional averages (based on census data showing the proportion of people who consider themselves in 'very good health' or 'bad health'). The population also has a growing proportion of older people. Consequently there will be implications for health service provision and the provision of other community facilities and amenities in the future. [Liss 7 should result in minor positive effects in terms of meeting local housing need.](#)

Areas for outdoor activity and recreation are important to maintaining a healthy lifestyle and generating positive health outcomes. In this regard, Policies Liss 3, [Liss 5](#), Liss 14, and Liss 15 may have positive effects on the health and well-being within the Plan area. The significance of this effect will depend on other health determinants in the Parish population such as diet, prevalence of smoking, inherited health conditions etc.

Liss 12⁴ may have negative effects as this policy, through being overly restrictive, may reduce older peoples' access to care homes. Saying this, there is an identified abundance of residential and nursing homes already which may mitigate these negative effects.

Policy Liss 2 'protected gaps' may have a minor positive effect on mental health and wellbeing, and access to green spaces through the protection of open views for residents; however this is likely to be negligible.

Overall the Plan is likely to have minor positive effects on health and wellbeing within the area.

Liss 1	Liss 2	Liss 3	Liss 4	Liss 5	Liss 6	Liss 7	Liss 8	Liss 9	Liss 10	Liss 11
Q	a	P	a	P	Q	P	Q	a	a	Q
Liss 12	Liss 13	Liss 14	Liss 15	Liss 16	Liss 17	Liss 18	Liss 19	Liss 20		
a	Q	P	P	Q	a	Q	Q	Q		

Historic environment and landscape

Will the Plan:

Protect, maintain, and enhance the cultural heritage resources, historic environment, and archaeological assets of Liss Parish?

Protect and enhance the character and quality of landscapes and townscape?

- Preserve and enhance the setting and integrity of heritage assets?
- Support access to the historic environment?
- Protect and enhance townscape features?
- Protect and enhance the South Downs National Park?

New development has the potential to impact on the fabric and setting of historic heritage assets, and also on landscape features. This includes through inappropriate design and layout.

A significant proportion of the Plan relates to the protection of the historic environment of Liss and the surrounding landscape.

Listed buildings within Liss are currently not identified as at risk in the Historic England 'At Risk Register'. This is likely to continue, however new development has the potential to lead to small, incremental changes in landscape and townscape character.

The Liss Plan is will need to be in general conformity with the JCS and, as such, a minimum of 150 homes are to be provided on greenfield land by 2028 and another 136 homes will be provided through existing planning permissions and windfalls on brownfield sites. Therefore it is of importance that the Plan provides an effective framework to minimise negative effects on historic environment assets and landscape settings.

In this context, Policy Liss [98](#) states: *"Proposals must respect and enhance the diverse built character of the village"*; , it should be noted that Liss [98](#) also states that development should take " account of the guidelines in the Liss Village Design Statement 2014 and any design guidance or code issued by the [SDNPA]". ~~As such~~ [As such](#), this policy will have a positive effect, albeit of a minor nature, as these design statements and guidance have already been adopted as supplementary planning guidance by East Hampshire District Council.

With regard to protecting landscape setting, Policies Liss 1, Liss 2, and Liss 4 provide suitable protection for landscape character.

Over all, the Plan has a positive effect regarding the protection of the historic environment and surrounding landscape.

Liss 1	Liss 2	Liss 3	Liss 4	Liss 5	Liss 6	Liss 7	Liss 8	Liss 9	Liss 10	Liss 11
P	P	P	P	P	P	P	P	P	P	P
Liss 12	Liss 13	Liss 14	Liss 15	Liss 16	Liss 17	Liss 18	Liss 19	Liss 20		
P	P	P	P	P	P	P	P	P		

Land, soil and water resources

Will the Plan:

Ensure the more efficient use of land and the use of suitably located previously developed land and buildings?

Protect, and where possible enhance, groundwater and surface water bodies?

- Promote the use of previously developed land where possible?
- Minimize the risk to groundwater SPZs, and where possible avoid development which has potential to negatively impact on these?
- Protect, and where possible enhance the quality of the River Rother and other surface water bodies?

There is a groundwater SPZ 3 present in the Parish (north of the rail line at west Liss) and the northern Parish boundary also encroaches slightly on to a SPZ 2. This indicates that the ground water in this area of the Parish may be susceptible to pollution causing activities. However, the proposed sites (shown in Appendix I) are not located within either the SPZ 3 or SPZ 2 zone.

In regard to land and soil, the evidence base suggests that proposed sites 4, 4a, and 5 are predominantly located on agricultural land considered grade 3 'good to moderate' but it is unclear whether this is 3b, or 3a (the best and most versatile) land. Proposed sites 3b and 3c are on land currently being used as a tree nursery and border grade 2 land which is considered 'very good'.

The current settlement boundary has been set by the JCS, and the saved policies of the East Hampshire Local Plan. Policy CP10 of the JCS provides for these boundaries to be reviewed by neighbourhood plans to accommodate allocated sites.

Within a settlement boundary, development may be permitted subject to detailed policies, but outside this, only development appropriate to the countryside is permitted. Policy Liss 1 extends this settlement boundary outside of that previously set to include sites for the 150 homes which are to be provided in the Plan period. As such (dependent on the type and quality of the land which is included within this new settlement boundary), Liss 1 may have negative effects. The likely effect which each site may have is discussed in the Site Assessment section.

Policy Liss 2 'protected gaps' acts to prevent settlement coalescence and maintain the open and undeveloped nature of current gaps. This will be likely to have positive effects on land and soil resources by reducing the potential area of land take for development and encouraging brownfield development. The significance of this effect is dependent on the type and quality of agricultural land, or characteristics of the soil present on the sites.

Overall the Plan is likely to have small, but positive effects on land and soil resources. Surface water bodies are provided some level of protection through Policy Liss [65](#), however it is recommended that the policy is strengthened in regard to protection of surface water sources.

Liss 1	Liss 2	Liss 3	Liss 4	Liss 5	Liss 6	Liss 7	Liss 8	Liss 9	Liss 10	Liss 11
Liss 12	Liss 13	Liss 14	Liss 15	Liss 16	Liss 17	Liss 18	Liss 19	Liss 20		

Population and community

Will the Plan:

Provide a range of housing types appropriate for the local community including; affordable housing and starter homes, specialist housing for older persons, and a mix of dwelling sizes, types and tenures?

- Promote the development of a range of high quality, accessible community, cultural and leisure facilities?
- Address the population imbalance in Liss by encouraging a younger population age profile? (i.e. by providing affordable housing, employment opportunities, and facilities for children)

Liss has much lower levels of deprivation when compared to regional and national averages. Conversely, however, the house price to income ratio is significantly higher than the national average, suggesting that housing is less affordable than other areas of the country.

Liss has a higher proportion of residents over the age of 59 when compared with district, regional, and national averages; additionally, it also has slower population growth than the national average.

Population and community issues are a central element of the Plan, and are taken into account by through its objectives, e.g. "To enhance community life, by providing housing for local needs, promoting local employment, and supporting retail, community and sports provision".

Policy Liss 3 will have positive effects on the community through strengthening and providing site specific protection to areas which fall under policies CP28 of the East Hampshire JCS and draft policy SD36 of the SDNPA Local Plan Preferred Options.

With regard to housing types, a target of 40% of all dwellings to be provided as affordable housing is set by Policy CP13 of the JCS. Policy SD24 of the SDNPA Local Plan Preferred Options sets a target of at least 40%. Both policies allow for the exact mix of housing to be negotiated on a site-by-site basis.

Policy Liss ~~7~~6 reaffirms these policies, and also leaves the exact mix to be determined on a site-by-sites basis: *"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."*

It does, however, strengthen the higher-level policies by adding *"There should be a predominance of one and two bedroom units, suitable for the elderly, or as starter homes"*; as such, this policy will have a positive effect for the population and community ~~and population~~ of Liss.

Policy Liss 5 may have a positive effect for the population and community of Liss by encouraging the retention of informal open space and green spaces which can act as recreation and socializing spaces and therefore are likely to foster social cohesion and well-being.

Policies Liss 13 and Liss 14 further benefit the local community and population through encouraging the development of business and the retention of community and sports facilities and add location specific detail to policies already outlined in the JCS and SDNPA Local Plan Preferred Options.

Liss 124 sets out restrictions on the development of retirement homes in the area of Liss. The Draft Plan states that *“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”*. This is likely to have uncertain effects for the population and community of Liss, in terms of restricting further employment for local people, and also for freeing up potential housing stock which may otherwise be occupied by elderly people receiving home-based care.

Overall however, the Plan is likely to have positive effects for the population and community of Liss.

<u>Liss 1</u>	<u>Liss 2</u>	<u>Liss 3</u>	<u>Liss 4</u>	<u>Liss 5</u>	<u>Liss 6</u>	<u>Liss 7</u>	<u>Liss 8</u>	<u>Liss 9</u>	<u>Liss 10</u>	<u>Liss 11</u>
â	Q	P	Q	P	Q	P	â	Q	Q	â
<u>Liss 12</u>	<u>Liss 13</u>	<u>Liss 14</u>	<u>Liss 15</u>	<u>Liss 16</u>	<u>Liss 17</u>	<u>Liss 18</u>	<u>Liss 19</u>	<u>Liss 20</u>		
?	P	P	Q	Q	P	Q	P	P		

Transport

Will the Plan:

Promote sustainable transport use and reduce the need to travel?

- Reduce the need to travel through sustainable patterns of land use and development?

Negative effects of new development are likely to be mitigated in part by measures outlined in the JCS and the Hampshire Local Transport Plan; the area is also served by a rail and bus connection. However, due to the rural location of Liss, it is likely that the car will remain the primary mode of transport for Liss residents.

The majority of policies within the Plan are likely to have no implications for transport. However, Liss 15 is likely to have positive effects on sustainable transport use. While many of the issues are covered by Policy CP31 of the JCS and Draft Policy SD19 of the SDNPA Local Plan Preferred Options document, the inclusion of the statement: *“Development proposals that would have an unacceptable adverse impact on the use and amenity value of this network will not be permitted”* strengthens the positive effect which this policy may have.

Policies Liss 16 and Liss 20 are also likely to have positive effects in relation to transport. This is particularly the case with Liss 20 which requires developers - amongst other priorities for infrastructure and service provision - to provide facilities for walking and cycling networks. The Plan will therefore overall have a likely positive effect regarding transportation.

Liss 1	Liss 2	Liss 3	Liss 4	Liss 5	Liss 6	Liss 7	Liss 8	Liss 9	Liss 10	Liss 11
0	0	0	0	0	0	0	â	0	0	â
Liss 12	Liss 13	Liss 14	Liss 15	Liss 16	Liss 17	Liss 18	Liss 19	Liss 20		
0	â	0	P	P	0	0	0	P		

Site assessment

The Liss Neighbourhood Plan seeks to allocate six sites through Policy Liss 11. These sites are set out in Figure 2 overleaf. They are:

Site Ref	Site name	Indicative no. of dwellings
S1	Land at Inwood Road	25 (maximum)
S2	Land at Andlers Ash Rd central	30-35 (minimum)
S3	Land at Andlers Ash Rd south	30-35 (minimum)
S4	Land next to Brows Farm	25-30 (minimum)
S5	Upper Green	35 (minimum)
	Land formerly part of The Grange	5-15

As discussed previously these preferred sites have been arrived at through a process of shortlisting by the Parish Council and the sites that were reasonable have been subject to that has included SEA. The assessment of each site has been set out below.

Method

The assessment of these six sites has been undertaken by assessing each site systematically against the SEA Framework and where possible using quantifiable measurements to determine the likelihood of significant effects. This assessment has been augmented by information from the Parish Council's Neighbourhood Plan Evidence Base, notably the site assessments undertaken by the Steering Group. The Steering Group's site assessment used a set of criteria, agreed with the local community to assess sites. These criteria in most cases serve the purpose of SEA criteria and have been used as proxies. In some cases there are omissions or other factors that the SEA issues relate to. Table 7 sets out the links between SEA issue, Liss site criteria and further criteria used within this SEA.

With regard to heritage assets, assets within 500 m of a proposed site allocation were identified in the first instance. Professional judgment was used to assess the impact of site allocations upon identified heritage assets, in a proportionate manner, using available evidence.

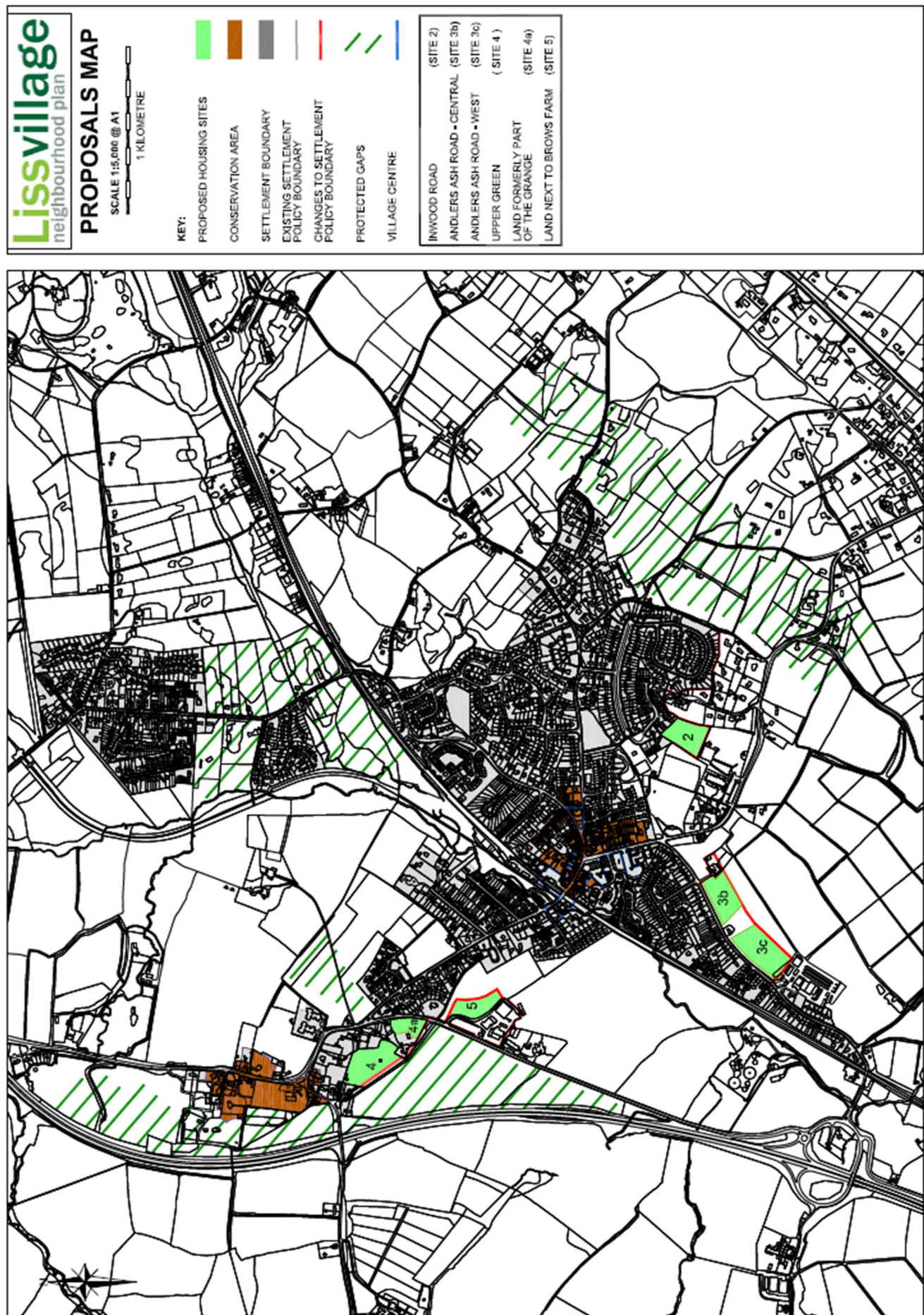


Figure 2: Proposed sites

Table 7: Site criteria harmonization

SEA Issue	Liss criteria	SEA criteria
Biodiversity	Low impact on biodiversity Provides opportunities for enhancing biodiversity, e.g. assisting provision of wildlife corridors	Proximity to national and internationally designated sites Proximity to a local nature reserve, a local wildlife sites, or area of biodiversity action Plan priority habitat
Climate change		Within a flood risk zone (fluvial) Areas at risk of surface water (based on EA surface flood risk classification)
Economy	It is not considered possible to spatially assess sites against this objective i.e. it cannot be shown how the physical attributes of a site area can meaningfully illustrate the effects on this objective.	
Health and wellbeing		Walking distance to nearest healthcare facility Distance to recreation facilities Proximity to a playground Proximity to an area of open space Proximity to a cycle route Proximity to an amenity footpath
Historic environment and landscape	Low visual impact from key viewpoints into Liss, in particular keep ridge heights below 65 m contour along Andlers Ash and 75 m elsewhere Does not impact adversely on countryside gaps between different parts of Liss or between the A3 and settlements, or on the rural edge of Liss. Compatible with the density and character of surrounding developments. Can provide open space without destruction of significant trees or hedgerows. No adverse impact on areas of Liss with dark skies Low impact on conservation areas, listed buildings heritage and Public Rights of Way (PRoW) Retain a clear settlement boundary. Limited impact on local landscape character and the special qualities of the National Park	The site seeks to protect and enhance heritage assets and/or has a positive effect on the historic environment including tackling heritage at risk or provides an opportunity to better reveal the significance of heritage assets neutral: no heritage assets or their settings are likely to be affected by the site allocation The site would result in harm to the significance of heritage assets and/or their setting. It is likely that impacts can be avoided/mitigated The site will result in harm to the significance of heritage assets and/or their setting. It is unlikely that impacts can be avoided/mitigated. The allocation of the site will protect and enhance the character and quality of landscapes and townscape.
Land, soil and water resources		Located on previously developed land (brownfield)? Located on an area of the best and most

		versatile agricultural land? Located on a nitrate vulnerable zone
Population and community	Potential to deliver small units (1-2 beds) and "affordable" housing	Distance to town or local centre or village shop Distance to primary school Distance to secondary school
Transport	Within safe walking and cycling distance of the village centre (for access to public transport, shops, medical facilities, schools and community facilities) Safe and satisfactory vehicular access can be achieved	Accessibility to a bus stop (with at least a half-hourly service during the day) Proximity to a cycle route

S1 'Land at Inwood Road' (Site 2)

This site has been allocated for ~~a minimum of 25 dwellings~~ and has a Development Brief set out in Section 4 of the Draft NDP.. The Liss site assessment concluded that the site would have a 'low impact on biodiversity' and has 'potential for biodiversity enhancement'. From an SEA perspective, the site is some 1.3 km from the nearest designated site (Rake Hanger SSSI). This SSSI is in unfavourable recovering condition. It is considered that given the likely access from, and traffic generated, on the A3 and B3006 is significantly distance for negligible effects to be generated. The site is in an area designated for Lapwings but it is considered that the magnitude of the allocation would result in negligible effects.

The site is not located in a Flood Zone (i.e. it is in Flood Zone 1) and is not at risk of flooding from surface water.

The site is relatively well placed in terms of proximity to health centres; the Liphook & Liss Surgery is some 340 m distant and the Riverside Close Surgery is about 700 m away. The site is well located in terms of green space and recreational facilities with playing fields and tennis courts directly to the north-west. Cycle Route 22 runs through Liss from north to south along Andlers Ash Road and Hill Brow Road. This is about 300 m from the site at the closet point.

The Liss site assessment indicated that this site should have a low impact on Conservation Areas and historic buildings as well as low impacts on dark skies and the view from key viewpoints. From an SEA perspective, the site is about 230 m from Pophole Farmhouse (Grade II) and 410 m from Clarks (Grade II) and 420 m from the War Memorial. It is also about 245 m from the Liss Conservation Area. The site itself is currently well screened on the west, south and east boundaries by stands of trees. Should these remain, then the development of the site is unlikely to affect the setting of the heritage assets mentioned above. To the north of the site is the development off Inwood Ropad which is likely to provide screening for assets to the north. Provided some screening to the west, south and east is maintained / included in the development then the allocation is likely to have negligible effects on heritage assets.

The site is to be allocated on greenfield land and thus may have negative effects on this objective. The site may be located in Agricultural Land Classification (ALC) Grade 3 land. The site is not located near any Nitrate Vulnerable Zones (NVZs).

The Liss site assessment indicates that the site is within 'safe walking and cycling distance' of the village centre. The village centre is about 500 m from the site (measures to the train station). There is a primary school close to the site (c. 250 m, Liss Infant School)

The site is about 250 m from the nearest bus stop (south east bound) and relatively close to a cycle route (Route 22, as mentioned previously).

S2 ' Land at Andlers Ash Road Central and S3 'Land at Andlers Ash Road South' (Sites ~~3ba~~ and ~~3cb~~)

These sites are closely adjoined and have been allocated ~~30–35~~ a minimum of 35 dwellings on each site (a ~~minimum total of 60 to 70 total dwellings~~) and have a combined Development Brief set out in Section 4 of the Draft Plan. As such, for the purposes of the SEA sites 3b and 3c have been assessed together.

The Liss site assessment notes that this site is currently an active tree nursery and is generally of poor environmental quality due to the active management of the field. The site assessment also notes that this site would be suitable for development, provided that the mature hedges / trees that mark the site boundary are preserved and enhanced. The site scored favourably in terms of presenting minimal negative effects on biodiversity and providing opportunities for enhancing biodiversity. The middle and west sides of the site scored more favourably in this regard. The Liss Site Assessment noted that the eastern side (site 3b) cannot be developed in isolation due to being visually disconnected from its surroundings.

With regards to consideration of constraints for the SEA, the site located 1.7km from the Rake Hanger SSSI which is the nearest designated site. This SSSI is in unfavourable recovering condition, and the presence of housing here may generate an increase in traffic on the A3 and B3006. However, the site is located some way from this SSSI and, as such, the effects from this traffic increase are likely to be negligible.

The site is not located in a Flood Zone (i.e. it is in Flood Zone 1) and is not at risk of flooding from surface water.

Regarding the sites location relative to health centres, the Liphook & Liss Surgery is 350 m away and the Riverside Close Surgery is approximately 610 m away. The site is well located with green space and open space located directly to the south east, and with playing fields and tennis courts located 250 m to the north west. Cycle Route 22 runs directly past the site on its route through Liss from north to south along Andlers Ash Road.

The Liss Site Assessment indicated that development at this site, as a whole, is likely to have a low impact on Conservation Areas and historic buildings, with the west side again scoring most favourably. Development at the site would have minimal impacts on dark skies.

Regarding impact on Conservation Areas and historic buildings, from the SEA perspective, the site is approximately 300 m from Pophole Farmhouse (Grade II) and 550 m from the War Memorial. It is also about 500 m from the Liss Conservation Area.

Regarding landscape character, the site itself is currently screened on the north west along Andler Ash Road by mature trees and hedgerows while to the south east it is bounded by groups of trees interspersed with open grassland. Should the hedges on the north west boundary remain, then these will provide an important biodiversity link and also screen the development from the road. However, the eastern end of the site (site 3b) shares a boundary with Cumbers Farm, and

the Liss site assessment notes that this area provides an important feeling of connection to the countryside for the village centre. Therefore, development of this side of the site (site 3b) may have negative effects on landscape character.

The site is greenfield land and thus may have negative effects on this objective. The ALC of the site is currently unknown. The site is not located near any NVZs.

The Liss site assessment indicates that the site is within 'safe walking and cycling distance' of the village centre. The village centre is about 570 m from the site (measured to the train station). There is a primary school close to the site (c. 250 m (Liss Infant School)). The west side (site 3c) is noted to have good vehicular access, while the east side (site 3b) does not.

The site is about 320 m from the nearest bus stop (south east bound) and directly on the Cycle Route 22, as mentioned previously).

S4 'Land next to Brows Farm (Site 5)

This site has been allocated for ~~a minimum of 25 – 30~~ **15** dwellings and has a Development Brief set out in Section 4 of the Draft NDP. The Liss site assessment concluded that the site would have a relatively 'low impact on biodiversity' and has 'potential for biodiversity enhancement'. From an SEA perspective, the site is some 1.4 km from the nearest designated site (Woolmer Forest SSSI). This SSSI is in unfavourable recovering condition. It is also 1.4 km from a European Site (Wealdon Heath Phase II SPA and Woolmer Forest SAC). The HRA for the Plan concluded that *"Given this is a small number of new dwellings located over 1km from the SPA it will not have a site-specific LSE upon Wealden Heaths Phase II SPA and does not trigger any need for site-specific mitigation."* Given the likely access from and traffic generated on the A3 and B3006 is significantly distant, negligible effects to be generated. The site is in an area designated for Lapwings but it is considered that the magnitude of the allocation would result in negligible effects.

The site is not located in a Flood Zone (i.e. it is in Flood Zone 1) and is not at risk of flooding from surface water.

The site is relatively well placed in terms of proximity to health centres, the Liphook & Liss Surgery is some 700 m distant and the Riverside Close Surgery is about 300 m distant. The site is well located to green space and recreational facilities with the West Liss Recreation Ground directly to the north east of the site boundary. Cycle Route 22 runs through Liss from north to south along Andlers Ash Road and Hill Brow Road. This is about 375 m from the site at the closest point.

The Liss site assessment indicated that development on this site would have a relatively low impact on Conservation Areas and historic buildings as well as low impacts on dark skies and the view from key viewpoints. From an SEA perspective, the site is very close to the Church of St Mary (Grade II) to the south east. The next nearest heritage asset is Plestor House (Grade II) which is over 500 m from the site. It is also about 400 m from the Liss Conservation Area. The site itself is currently well screened on the west, north and east boundaries by stands of trees. To the south, the views are exposed and the Church of St Mary is visible. This has been identified through the Development Brief for this site which states that *"Development must not impact on the long range views of the church from the Farnham Road"*. Should these screens remain, then the development of the site is unlikely to affect the setting of the heritage assets mentioned above. Provided some screening to the west, north and east is maintained / included in the development and the policy remains as drafted then the allocation is likely to have negligible effects on heritage assets. It is recommended, however, that the policy caveat on impact on long-range views is

strengthened by amending to *“Development must not [negatively] impact on the long range views of the church from the Farnham Road [and where possible the setting of the church should be enhanced]”*.

The site is greenfield land and thus may have negative effects on this objective. The site may be located in ALC Grade 3 land. The site is not located near any NVZs.

The Liss site assessment indicates that the site is within ‘safe walking and cycling distance’ of the village centre. The village centre is about 400 m from the site (measured to the train station). There is a primary school far from the site (c. 1,000 m (Liss Infant School)). The nearest secondary schools are in Petersfield, well over 5 km distant. This may be an issue for all the sites in Liss and general expansion in the village.

The site is about 500 m from the nearest bus stop (near the train station) and relatively close to a Cycle Route (Route 22, as mentioned previously).

S5 ~~Land next to Eden Lodge~~ Upper Green (formerly known as land next to Eden Lodge) (Sites 4 and 4a)

These two sites have been allocated for ~~a minimum of 35 – 40 dwellings~~ at site 4, and approximately five at 4a. They and have a Development Brief set out in Section 4 of the Draft NDP. The Development Brief treats these two sites as one and as such the SEA has also treated 4 and 4a as one site. The Liss site assessment concluded for this site that the site would have a relatively ‘low impact on biodiversity’ and has ‘potential for biodiversity enhancement’. From an SEA perspective, the site is some 1.3 km from the nearest designated site (Woolmer Forest SSSI). This SSSI is in unfavourable recovering condition. It is also 1.3 km from a European Site (Wealdon Heath Phase II SPA and Woolmer Forest SAC). The HRA concluded that “Given this is a small number of new dwellings located over 1km from the SPA it will not have a site-specific likely significant effects upon Wealden Heaths Phase II SPA and does not trigger any need for site-specific mitigation.” Given the likely access from, and traffic generated on, the A3 and B3006 is significantly distant, negligible effects would be generated. The site is in an area designated for Lapwings but it is considered that the magnitude of the allocation would result in negligible effects.

The site is not located in a Flood Zone (i.e. it is in Flood Zone 1) and is not at risk of flooding from surface water.

The site is relatively well placed in terms of proximity to health centres, the Liphook & Liss Surgery is some 1 km distant and the Riverside Close Surgery is about 600 m distant. The site is well located to green space and recreational facilities with the West Liss Recreation Ground about 300 m to the south east of the site boundary. Cycle Route 22 runs through Liss from north to south along Andlers Ash Road and Hill Brow Road. This is about 375 m from the site at the closest point.

The Liss site assessment indicated that development on this site should have a relatively low impact on Conservation Areas and historic buildings as well as low impacts on dark skies and the visual impact on key viewpoints. From an SEA perspective, the site has a number of listed buildings within 500 m of the centre point of the site. To the north there are two listed (Grade II) barns (South of Burgates Farmhouse), the Church of St Peter (Grade II*), a listed (Grade II) tomb in the curtilage of the church, the Spread Eagle Public House (Grade II) and Plestor House (Grade II). To the south is the Church of St Mary. The Liss Conservation Area is over 500 m from this site. The site itself is well screened by trees stands and mature trees. Provided this screening remains, there should be a negligible effect on heritage assets through the development of this site.

The site is greenfield land and thus may have negative effects on this objective. The site may be located in ALC Grade 3 land. The site is not located near any NVZs.

The Liss site assessment indicates that the site is within 'safe walking and cycling distance' of the village centre. The village centre is about 700 m from the site (measured to the train station). There is a primary school far from the site (> 1,000 m (Liss Infant School)). The nearest secondary schools are in Petersfield, well over 5 km distant. This may be an issue for all the sites in Liss and general expansion in the village.

The site is about 700 m from the nearest bus stop (near the train station) and relatively close to a cycle route (Route 22, as mentioned previously).

Site assessment summary

None of the proposed sites are likely to result in significant effects on the environment. There are, however, some common threads. First is the lack of a secondary school close to the new sites (the nearest being in Petersfield). It is unknown at this stage whether there is potential or a need for a secondary school in Liss but the provision of one would mitigate the long travel distances to other secondary schools in the surrounding area. Second, there is a general, cumulative pressure on heritage assets as well as landscape that will need to be addressed at the Parish scale.

Three thin, dark grey lines intersect on a white background. One line is nearly horizontal, while the other two are steeply angled, creating a series of geometric shapes across the page.

**What are the next steps (including
monitoring)?**

What are the next steps (including monitoring)?

This part of the report explains next steps (i.e. steps subsequent to ~~consultation~~ [submission of the Plan](#) ~~on the Pre-submission Plan~~ in-line with Regulation 154 of the Neighbourhood Planning Regulations) that will be taken as part of Plan-making / SEA.

Plan finalisation and adoption

Regulation 15, of the Neighbourhood Planning Regulations, requires that the Steering Group submit (to the Local Authority) the 'Proposed' Plan and a 'Consultation Statement'. The Consultation Statement must describe issues or concerns raised through the current consultation and how these were addressed when preparing the 'Proposed Plan' for submission.

Regulation 16 then requires that the Local Authority 'publicises' the Proposed Plan so that stakeholders can make representations that may then be considered at Examination. It will be appropriate for the Local Authority to also publicise an updated version of the environmental report, with a view to informing representations.

Regulation 17 requires that the Local Authority submits (to the person appointed to carry out the Examination) the Proposed Plan and a copy of any representations which have been made in accordance with Regulation 16. It may be appropriate for the Local Authority to also submit the updated environmental report, with a view to informing the Examination.

Regulations 18 and 19 require that, subsequent to the Examination, the Local Authority publishes the Examiner's Report and a Decision Statement. The Decision Statement sets out whether or not the Local Authority is prepared to 'make' (i.e. adopt) the Plan. If the Local Authority is prepared to make the Plan, then a referendum can be held. It may be appropriate for the Local Authority to also publish an updated environmental report, with a view to informing the Referendum.

Regulation 20 states what the Local Authority must do when the Plan is 'made' (i.e. adopted). The SEA Statement must be published alongside the made Plan, with a view to providing:

- information on the decision, i.e. an explanation of why the final Plan approach was decided-upon in light of SEA and consultation; and
- measures decided concerning monitoring

8.3 Monitoring

At the current stage – i.e. in the environmental report - there is a need to present 'a description of the measures envisaged concerning monitoring'. In light of the assessment findings presented in Part 2 of this report, there are no suggestions put forward for monitoring.

Appendix A: Regulatory requirements (1)

Schedule 2 of the Environmental Assessment of Plans Regulations 2004 explains the information that must be contained in the SA Report; however, interpretation of Schedule 2 is not straightforward. The table below interprets Schedule 2 requirements.

Schedule 2	Interpretation of Schedule 2
<i>The report must include...</i>	<i>The report must include...</i>
(a) an outline of the contents, main objectives of the plan and relationship with other relevant plans and programmes;	An outline of the contents, main objectives of the plan and relationship with other relevant plans and programmes <i>i.e. answer - What's the plan seeking to achieve?</i>
(b) the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan	Any existing environmental problems which are relevant to the plan including, in particular, those relating to any areas of a particular environmental importance The relevant environmental protection objectives, established at international or national level <i>i.e. answer - What's the 'context'?</i>
(c) the environmental characteristics of areas likely to be significantly affected;	
(d) any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC;	
(e) the environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan and the way those objectives and any environmental considerations have been taken into account during its preparation;	
(f) the likely significant effects on the environment including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors;	The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan The environmental characteristics of areas likely to be significantly affected Any existing environmental problems which are relevant to the plan including, in particular, those relating to any areas of a particular environmental importance <i>i.e. answer - What's the 'baseline'?</i>
(g) the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan;	
(h) an outline of the reasons for selecting the alternatives dealt with and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information	Key environmental problems / issues and objectives that should be a focus of appraisal <i>i.e. answer - What are the key issues & objectives?</i>
(i) a description of the measures envisaged concerning monitoring.	An outline of the reasons for selecting the alternatives dealt with (i.e. an explanation of the 'reasonableness' of the approach) The likely significant effects associated with alternatives, including on issues such as... ... and an outline of the reasons for selecting the preferred approach in light of the alternatives considered / a description of how environmental objectives and considerations are reflected in the draft plan. <i>i.e. answer - What has Plan-making / SEA involved up to this point?</i> [Part 1 of the Report]
	The likely significant effects associated with the draft plan The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of implementing the draft plan <i>i.e. answer - What are the assessment findings at this current stage?</i> [Part 2 of the Report]
	A description of the measures envisaged concerning monitoring <i>i.e. answer - What happens next?</i> [Part 3 of the Report]

Appendix B: Regulatory requirements (2)

Appendix A signposts to broadly how/where this report meets regulatory requirements. As a supplement, it is also helpful to present a discussion of more precisely how/where regulatory requirements are met.

Regulatory requirement	Discussion of how/Where in the Environmental Report the requirement has been met
Schedule 2 of the regulations lists the information to be provided within the environmental report	
"An outline of the contents, main objectives of the Plan or programme, and relationship with other relevant plans and programmes"	See environmental report section 'What is the Plan seeking to achieve?'
"The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the Plan or programme"	
"The environmental characteristics of areas likely to be significantly affected"	See scoping report (December 2015). See environmental report section 'What is the scope of the SEA?' and Appendix C 'Evidence Base'
"Any existing environmental problems which are relevant to the Plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC"	
"The environmental protection, objectives, established at international, Community or national level, which are relevant to the Plan or programme and the way those objectives and any environmental, considerations have been taken into account during its preparation"	See scoping report (December 2015). See environmental report section 'What is the scope of the SEA?' and Appendix C 'Evidence Base'
"The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and	See section 'What has the Plan making / SEA involved up to this point?' and 'Assessment of the draft Liss Neighbourhood Plan'.

the interrelationship between the above factors. (Footnote: These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects)"

"The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the Plan or programme"

See section 'Assessment of the draft Liss Neighbourhood Plan' and 'What are the next steps (including monitoring)?'

"An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information"

See section 'What has the Plan making / SEA involved up to this point?'

"description of measures envisaged concerning monitoring in accordance with Art. 10"

See section "What are the next steps (including monitoring)?"

"a non-technical summary of the information provided under the above headings"

See non-technical summary

The environmental report must be published alongside the draft Plan

"[A]uthorities with environmental responsibility and the public, shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft Plan or programme and the accompanying environmental report before the adoption of the Plan or programme."

This environmental report accompanies the pre-submission (regulation 14) version of the Liss Neighbourhood Plan.

The SA Report must be taken into account, alongside consultation responses, when finalising the Plan.

"The environmental report prepared pursuant to Article 5, the opinions expressed pursuant to Article 6 and the results of any transboundary consultations entered into pursuant to Article 7 shall be taken into account during the preparation of the Plan or programme and before its adoption or submission to the legislative procedure."

When finalising the Plan, prior to submission, the responsible authority will take into account this environmental report as well as comments from consultation.

Appendix C: evidence base

This appendix includes a summary of comments from the consultation bodies as a table and a revised version of the evidence base with changes from the scoping report underlined.

Organisation	Comments	How these have been addressed
Historic England	The Hampshire Archaeology and Historic Buildings Record's (AHBR) online database reveals there are 156 records of sites and buildings, including both designated and non-designated heritage assets in the Parish. We would suggest a brief review would help to establish how many of these non-designated assets there are. This information is most likely to be influential if presented both as maps and textual examination	The AHBR has been reviewed and information included Chapter 7.
	The County Council have also developed a register of non-designated heritage assets (a more formal local list) called the Hampshire Treasures, along with a Register of Parks and Gardens. We would expect the Scoping report to identify whether any of these are located in the Parish and provide brief details of where they are located or focused and indicate if there are any general trends in their character.	Has been reviewed and information included in Appendix C, and Chapter 7.
	We would also expect the Scoping Report to identify the Hampshire Historic Landscape Character Assessment as a relevant source for the SEA and Neighbourhood Plan as evidence that can be used by the community to assess the sensitivity of different areas of historic environment to change.	Has been reviewed and information included in Chapter 7 with references.
Natural England	Consider identifying distinctive local landscape features or characteristics such as ponds, woodland or dry stone walls and think about how any new development can respect and enhance local landscape character and	Comments addressed in Environmental report through use of data from Liss Parish Council Development Site Assessments.

distinctiveness

Consider how proposals might affect priority species or protected species using Natural England's advice

This had been undertaken as part of the site assessment work contained in the environmental report.

You should seek to use poorer quality agricultural land in preference to that of higher quality – therefore this should be demonstrated.

This has already been taken into account as part of the Scoping Report baseline review (section 8.2)

If setting out policies on new development or proposing sites for development you should consider identifying what environmental features you want to be retained or enhance or new features you would like to see created as part of any new development.

This had been undertaken as part of the site assessment work contained in the environmental report.

We recommend an objective is included to protect and enhance the environment. Indicators should relate to the environmental constraints in your local area. This may include flood risk, water quality, biodiversity.

These objectives have already been included in the SEA report.

Environment Agency

We also recommend your SA takes account of relevant policies, plans and strategies including your local Strategic Flood Risk Assessment, flood risk strategies (and the South East River Basin Management Plan)

This SEA has taken into account relevant messages relating to flooding from the National Planning Policy Framework, The Flood and Water Management Act 2010, 'Planning for SuDs', and The East Hampshire adopted Joint Core Strategy.

Account of the East Hampshire Strategic Flood Risk Assessment and the South East River Basin Management Plan has also been added.

Appendix D: site audits

These audits were undertaken by the Steering Group in August 2015 and all text has been provided by the Steering Group.

Environmental audit methodology

Each site was assessed by at least two members of the Environmental subgroup in early June. Eden Lodge site, Brows Farm site and Farnham Road site were revisited in August.

Each site was assessed only from public access points, rights of way and public roads, no permission for access has been sought from any of the owners of the sites.

A complete record of the protected sites in Liss and of records of protected species was obtained from Hampshire Biodiversity Information Centre. No records were found relating to these assessed sites. (List of SINCs in Liss attached)

A previous audit of important wildlife sites in Liss undertaken by villagers in 2007 for the Village Design Statement did not identify any of these sites as important.

(A short report of this work 'Environmental constraints on development in Liss Parish' is available on the Parish Council's website).

An online survey was held to seek any records that the public may have of environmental issues for these sites or important species which make regular use of any of these sites.

An environmental audit spreadsheet of the findings to date has been prepared for each site in a common format, together with a more detailed written description prepared at the time of the visit.

Environmental audit

1 Andlers Ash Road EA038

General Comments

The site is an active tree nursery and is generally poor quality environmentally with little plant or bird life due to active management of the field for growing trees.

In the North East parcel the site is surrounded on NE boundary towards Hillbrow with mature hedges including mature hedge trees which should be preserved

High Hedge across the site from Hillbrow Road in South Westerly direction North of the Right of Way should be preserved or improved

There are mature trees surrounding Cumbers houses.

In the North East parcel there is one interesting small damp area in Eastern corner of field adjoining Andlers Ash/Cumbers Drive which has potential for improvement.

Reed Mace, Willow Herb and buttercups present.

Site has a generally dry drainage ditch along the Andlers Ash Road boundary.

The Andlers Ash boundary is in general marked by medium height clipped thick hawthorn hedge. Which should be preserved and enhanced and rough wild grass edging.

Site would be suitable for development subject to the preservation of the hedges

2 Rake Road

General Comments

Site of limited interest environmentally

From Rake Road it appears that main feature of interest is at the far north west end of field where there seems to be thick hedging and hedge trees bounding an area of wet woodland.

This hedging and the area immediately up to the hedge would need to be protected

The wet woodland and meadows to the west of Wyld Green Lane which are close by are designated SINC's and have two natural springs.

Site is a hay meadow recently cut with limited flowers obvious, stichwort and buttercups, mirroring what can be seen in neighbouring field.

High hedge onto Rake road of hawthorn, hazels, oak,

Leylandi hedge onto properties on west side of field.

Development could have a potential impact on adjoining field which is used for grazing horses but which seems to have the same basic flora so not a concern.

Site has very poor access so unlikely to be suitable. Were it to be developed an undeveloped buffer would be needed to protect the hedge and trees at the north west end.

3 Brows Farm

General comments

Site of limited interest environmentally

Field is heavily cultivated for cereals.

Bordered by modern Beech hedge alongside road down to Brows Farm development.

Drainage ditch alongside the crop (alongside the right of way).

Rough grass edges lie to the left of the right of way and no particular plants were noted.

Long standing right of way NW to SE to St Mary's Church alongside Eastern side of field connects with right of way on the far side of Farnham Road.(Behind Eden Lodge site)

There is a valuable Field Oak at the far side of right of way for which a TPO has been requested.

The right of way from the field back to Farnham Road runs alongside an old high mixed hedge including Field maple and hazel. This hedge should be protected.

Development of this site would affect valued local rural view of St Mary's church across open field from the right of way.

The site is a possibility for housing provided the field oak and old hedges are protected.

4 Hollywood (Liss Forest) EA104

General Comments

Important environmental site because of its proximity to Riverside Walk LNR.

From Forest Road(Eastern side of site) it is possible to see mature copse of deciduous trees in property which have TPOs.

On the northern boundary with Newfield Road there is a mature screening hedge mostly conifer with some hedge trees. Little wildlife value

At the end of hedge running down to bridge over River Rother there are some valuable older deciduous trees and the trees form part of the wildlife corridor running across the path to the wet private woodland the other side of the path. Good habitat for the woodland bird species present on the Riverside Walk.

There is a significant stand of mature bamboo on the corner of the site where it fronts the river. An invasive species and undesirable in principle so close to a nature reserve but it does seem to be controlled and forms a useful screen and cover for wildlife facing onto the Riverside Walk.

Site currently has a sloping open grass lawn running down to the River alongside the copse (inhabited by large pigs). This a valuable resource for thrush family, Riverside Walk has a locally important population of song thrushes.

On the boundary of the site to the South West there is an important area of wet woodland which again forms part of the wildlife corridor for the Riverside walk.

Mature trees by the river form part of the Riverside walk and not the site.

Scenically current building does not obtrude unduly on to Riverside walk but were there to be significant additional building and building beyond this building line this would potentially include onto the tranquility of the Riverside Walk which has an attractive open view over the river up to Hollywood

Any building would need to be screened by native hedging and not be designed to offer easy access to views of the river or access to the river.

Any increase in the level of housing on this site is undesirable because of effects on the biodiversity of the Local Nature Reserve but development beyond the existing building line would be especially damaging. The woodland and hedges around the site would need to be protected were development allowed.

5 Farnham Road, West Liss Site (EA043)

General Comments

Site of some interest environmentally because of its old field boundaries and fine field trees.

The site is a little used part of a tree nursery.

Site is bounded on South by a fine old sunken track which is a much used right of way with high quality banks and high hedgerow of native shrubs and trees.

The site is bounded on the North East by another long established bank with high quality hedgerow of native shrubs including oak, blackthorn, hawthorn, dogwood, honeysuckle, ivy. The bank is known to be used for nesting mammals and invertebrates.

There is a public right of way on the edge of the site running alongside the bank.

Stag beetle and spotted flycatcher, an increasingly uncommon bird, were seen on visit to site

The field has no obvious importance other than for its sizeable field oaks for which TPOs have been requested. There are scattered small conifers in rough tall grass and obvious flowering clover and sorrel. This area has clearly not been actively managed as a tree nursery recently.

The site is a possibility for housing provided the field oaks and boundary banks are protected. Development buffer around the oaks must be sufficiently large as to eliminate any potential for future pruning requirements and there should be a wide buffer to protect the boundary banks from encroachment or damage from garden waste.

6 Land behind Eden Lodge (EA036)

General Comments

Site is an ex nursery and is currently of limited interest environmentally

Site is bounded on South West by a mature belt of trees alongside a long established public right of way. The mature oaks are protected by tree preservation orders. The site itself cannot be seen from the right of way.

To the East of the site lies the West Liss Conservation area but the site is well screened from the buildings.

The field is mainly long rough grass and small wild shrubs such as brambles but no particular species were seen on visits. There are no local records of particular species using the field but the field has potential for use by insects, and reptiles such as slowworms.

The site is a possibility for housing provided the mature belt of trees around the site is protected.

7 Land Adjoining Hawksmead (EA039)

General Comments

Site could be potentially of some interest environmentally owing to its wet grassland and woodland.

The site is undeveloped and owned by East Hampshire District Council. The site adjoins the West Liss Recreation Ground land to the North East but there is no public access and the site is fenced. The site adjoins Hawksmead development on the North West.

The field appears to be mainly rough damp grassland with a wet ditch through the centre and a marshy area in the Eastern corner. It is bounded on South West and North East by mature bands of trees which on the North East provides a separation from the potential site EA043. Trees on the site are mainly willow and hazel and there is one TPO already on a boundary oak.

On the South East the field is bounded by the sunken lane where the hedge bank is damaged by garden waste.

There are no records with Hampshire Biodiversity Centre for species of interest on the site but stitchwort, sedges and tormentil were noted on visit and a roe deer was seen.

The site would not be a desirable priority for development but could instead be developed as a public greenspace with access to possible improved wetland area.

Appendix E: Regulation 14 consultation responses

Organisation	Response	AECOM response
Horsham District Council	Appendix B has not been completed as the discussion points have been omitted.	Table title amended for clarification
	“Air” has been omitted from the objectives used to assess the plan	Amended
	Assessment of Policy 8 and 13	Amended
	Assessment of policy 3, 8 and 13	Amended
	Assessment of policy 11 and 13	Amended
	Assessment of policy 6, 17 and 20	Amended
	Assessment of policy 4, 19 and 15	Amended
	Assessment of policy 6 and 7	Amended
	Assessment of policy 2 and 16	Amended
	SEA criteria does not include landscape	Amended
	Mitigation measures and enhancements are mentioned in relation to the assessment of several of the site allocations	Noted
	The potential cumulative impact on the townscape of Liss and the wider landscape if screening is not retained and enhanced is omitted (applies to several of the potential site allocations)	Amended
	Further justification on the proposed changes to the settlement boundary for Liss	Liss to provide
	Appendix C on the Evidence Base has no information	Amended
	No monitoring of the plan is suggested in the report as no significant effects were identified	The SEA Regulations (17) require that the “responsible authority shall monitor the significant environmental effects of the implementation of each plan or programme with the purpose of identifying unforeseen adverse effects at an early stage and being able to undertake appropriate remedial action.” IN the case of the Liss Neighbourhood Plan, no significant effects were identified therefore no monitoring has been proposed.
Boyer Planning	The key issue with the SEA is that its site assessment has been informed by the findings of the Steering Groups site selection process as opposed to being an objective study. We have raised significant issues in respect to this process which undermines the conclusions of the SEA and poses significant flaws in the Plan’s deliverability. We would recommend that the Parish should reassess all sites following completion of further baseline studies in respect to landscape, heritage and transport matters. We would then recommend that the SEA is updated to reflect new evidence and that all potential sites should be assessed via a transparent	<p>One of the purposes of the Environmental Report is to set out the assessment of the draft plan and ‘reasonable alternatives’.</p> <p>The Parish has gone through a site assessment process to determine which site(s) would be ‘reasonable’ to include in a plan, discounting those that would not be reasonable. This is an appropriate way to determine which sites should be assessed in the SEA.</p> <p>It is worth bearing in mind that as per</p>

	<u><i>assessment process to enable qualifying of the site analysis</i></u> .	<u>the judgment handed down in Friends of the Earth England, Wales and Northern Ireland Limited v The Welsh Ministers [2015] EWHC 776 (Admin) (Hickenbottom, J) ('Welsh Ministers'):</u> <u>"the planning authority has a substantial area of discretion as to the extent of the inquiries which need to be carried out to identify the reasonable alternatives which should then be examined in greater detail."</u> [Emphasis added]. It is considered that a proportional approach has been adopted to the identification of reasonable alternatives.
<u>Environment Agency</u>	<u>No comments received.</u>	
<u>Historic England</u>	<u>No comments received.</u>	
<u>Natural England</u>	<u>No comments received.</u>	

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