



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

## **Residential Site Selection**

**Submitted to the South Downs National Park Authority**

**Liss Parish Council**

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## **Introduction**

1. Policy CP10 of the approved East Hants Joint Core Strategy requires that provision is made for a minimum increase of 10,060 dwellings in the period 2011 to 2028 across East Hants, including a minimum of 150 dwellings in Liss. This is in addition to provision of 136 dwellings from existing permissions and allocations and other development on windfall sites within the Liss settlement policy boundary to give a total of 286 dwellings within the period 2011 to 2028. It was agreed with the South Downs National Park Authority that it should be the responsibility of the Liss Village Neighbourhood Development Plan to allocate sites for residential development in order to meet those requirements

## **An overview of the process**

2. The detailed steps are described below, but this section provides an overview of the process.
3. A large number of possible sites for residential development around Liss were identified at the beginning of the process, mainly derived from the 2014 Strategic Housing Land Availability Assessment (SHLAA) prepared by the South Downs National Park Authority (SDNPA). Sites in Liss previously put forward for development were added. Other sites were put forward by landowners and developers during the plan preparation process in response to calls for sites.
4. A working group (Working Group 1) of volunteers drawn from members of the community was asked to develop criteria for assessing the suitability of sites. These criteria reflected the vision and objectives of the neighbourhood plan and local and national planning policy. However, in order to ensure a separation of the assessment from the drafting of criteria a different working group (working group 2) took the lead on the assessment of site suitability against the criteria
5. The working group undertook an initial assessment which eliminated a number of sites. These were mainly those which had been rejected or excluded in the SHLAA but also others impacted by a major environmental designation or some other significant constraint. The remaining sites were then assessed against the set of criteria developed by Working Group 1. Out of this assessment a number of sites were put in front of the community at public forums. Detailed comments were received which led to amendments in the proposals as detailed development briefs were worked up and the sites were put forward for inclusion in the consultation draft in the plan.
6. In practice, this was an iterative process. During the preparation of the plan new sites came forward in response to publicity, particularly following a call for sites at a public forum on 11 July 2015 and in subsequent publicity. New information was also submitted on the circumstances of individual sites. Sites rejected at an early stage of the process were reconsidered later in the light of further information and sites were not all considered at the same time. Nevertheless, in the later stages of the process every effort was made to ensure that sites had been considered in a consistent way using the same set of criteria.

7. In response to the public consultation on the Consultation Draft Plan the proposed sites were maintained for the submitted plan, but changes were made to the numbers of units on the proposed sites and to development briefs. One new site was put forward for consideration, and further information provided on two sites previously considered. These three sites were assessed against the site selection criteria but were rejected.

### **The development of criteria for assessing sites**

8. Developing a Vision and Objectives for the Liss Village Neighbourhood Development Plan was an early priority for the planmaking process. The initial vision and objectives were derived from several sources: Liss has a Landscape Character Assessment, 2006, a Parish Plan, 2013, and a Village Design Statement 2014, reflecting earlier versions. These have extensively explored key issues for the village. The Parish Plan in particular contained a vision and objectives for the village which had been subject to public consultation at the time. The draft vision and objectives of the South Downs local plan were also important.
9. The neighbourhood development plan process held an exhibition on 26th and 27th July 2014 and a Public Forum on 6 September 2014 at which the community were invited to give views on what they wanted from the plan. A first draft of the vision and objectives was discussed at a Public Forum on 14 February 2015. The Steering Group continued to consider the vision and objectives and detailed changes were shown at a Public Forum on 11 July 2015. Very minor changes were also made before showing a final form of the vision and objectives at the Public Forum on 24 October 2015.
10. A very broad locational strategy for selecting housing sites was also developed. The strategy reflects the context of the importance given to conserving and enhancing landscape within the national park, as set down in the statutory objectives for the Park and reflected in its management plan and the draft South Downs Local Plan Preferred Options. A key policy in the South Downs Local Plan Preferred Options Draft is:

#### **Strategic Policy SD5: Landscape Character**

1. Development proposals which conserve and enhance the landscape character of the South Downs National Park and comply with other relevant policies, in particular, Policy SD6 (Design) will be permitted. It should be clearly demonstrated that development proposals are informed by:

- the South Downs Integrated Landscape Character Assessment (SDILCA) (2011);
- community-led/local landscape character assessments; and
- appropriate site based investigations.

2. And are, as appropriate, in accordance with the following requirements:

a) The design, layout and scale of proposals should conserve and enhance existing landscape character features including topography, vegetation, natural drainage, existing trees and hedgerows and safeguard the experiential and amenity qualities of the landscape. The creation of green corridors which extend into settlements will be supported.

b) The use of planting, having regard to the need for appropriate design and layout, which limits the need for screening planting, in accordance with Policy SD6 (Design). Any appropriate planting should be consistent with local character, enhance biodiversity and be in accordance with Policy SD14 (Green Infrastructure). New planting should be native species unless there are appropriate and justified reasons to select non-native species.

c) Natural and historic features which contribute to the distinctive character and pattern of the landscape and its evolution are conserved and enhanced, including reference to the South Downs and Pan Sussex Historic Landscape Character Assessments and other appropriate research material.

d) Where proposals are within designed landscapes (including historic parkscapes and those on the Historic England Register of Historic Parks and Gardens) they should be based on a demonstrable understanding of the design principles of the landscape and should be complementary to it.

e) The open and undeveloped nature of existing gaps between settlements will be conserved and, where appropriate, enhanced.

3. The restoration of landscapes where either natural or cultural heritage features have been lost or degraded will be sought.

4. Development proposals that would have an unacceptable adverse impact on the character of the immediate and wider landscape or the special qualities of the National Park will be refused.

Thus, sites need to be located not merely to avoid being visually intrusive but so as not to undermine the character of the landscape, particularly such features as the slopes and ridges which define the valley in which Liss lies.

11. A very particular aspect of development in the landscape around Liss is the desire to prevent coalescence and the maintenance of green fingers between parts of Liss, and between Liss and low density development in the surrounding landscape. This reflects the analysis in the Liss Landscape Character Assessment 2007 and the commitments in the Village Design Statement.

12. The locational strategy is described in the Introduction to the Liss Village Neighbourhood Development Plan:

"To achieve sustainable development, sites need to be well located in relation to facilities and services as well as the railway station in the village centre, although good access to the A3 is also a factor. A very strong view expressed by the Liss community is that development should take place in relatively small amounts rather than as large estates. Landscape constraints also make it difficult to find larger sites suitable for development. Thus, the strategy for allocating land for housing has been to avoid areas subject to the constraints and to seek a balance of sites reasonably close to the village centre on both sides of the railway line. After considering a wide range of possible sites, 6 small sites have been allocated that can be developed on

an intimate scale that respects local landscape character” (Neighbourhood Development Plan paras. 1.10 and 1.11)

13. The desire to locate development in small amounts was a consistent view from the community, expressed as early as the first exhibition on 26th and 27th July 2014. This was reiterated at every public forum that followed and in response to the Consultation Draft. Thus, an early decision of working group 2 was to look for sites suitable for accommodating smaller numbers of housing. Being small, however, is not sufficient. The view of the community clearly reflected a wish to avoid development that had the look of an 'estate' but also the view that smaller sites could be better integrated into the fabric of the village, and also would have less impact on landscape. Although no larger sites were assessed in detail the potential advantages of a larger site were considered in relation to infrastructure and service provision but not considered to outweigh the wishes of the community and the advantages of using smaller sites.
14. A key consideration has been to ensure that sites are well located in relation to services and facilities in the centre of the village. This is not merely a question of distance but also the ease of access, particularly on foot and by cycle. Also, the railway line cuts through Liss and the level crossing in the centre of the village can be a major inconvenience for motor traffic. There were competing views amongst the community whether to spread development either side of the railway or to concentrate on one side, particularly the side with the majority of services and facilities. A balance across the village, but well located in relation to services and facilities was eventually decided on.
15. Reflecting the above considerations, and also the criteria used in the SHLAA 2014, prepared by the park authority, locational criteria were drawn up by Working Group 1 in June 2015 and were displayed and discussed at the Public Forum on 11 July 2015. These were slightly modified to form a set of practical questions, and were used in Workshops of 27th August 2015 and 26th November 2015 and on 15 September 2016 for those sites which had come forward in response to the Consultation Draft Plan. The criteria are attached, including an explanation of the key criteria (Appendix A).

### **The choice of sites to consider**

16. The initial list of sites was derived from the 2014 Strategic Housing Land Availability Assessment (SHLAA) carried out by the South Downs National Park Authority (Appendix B: Extract from SHLAA, Appendix 1). This included 12 sites in and around Liss, which was far more than would be required to provide for a minimum of 150 dwellings. None of these sites were on brownfield land reflecting the fact that there are no significant sites available within the settlement policy boundary.
17. Other sites were also considered. Firstly, sites which had been considered in reviews of the East Hants Local Plan or it was known that the landowner was interested in their site being considered. Secondly, as a result of the various invitations to the community and landowners two other sites came forward. On the larger sites, different parts were considered for development.
18. Table 1 shows all the sites considered as part of the process of site selection leading up to the Consultation Draft of the Liss Village Neighbourhood Development Plan, including a summary of how they were considered through the neighbourhood plan process.

Their location is shown on Map 1. During the preparation of the neighbourhood plan most sites were numbered and this numbering is followed below.

<b>Table 1: Potential sites for residential development considered for the Liss Village Neighbourhood Development Plan Consultation Draft</b>				
<b>NP No.</b>	<b>Name of Site</b>	<b>SHLAA reference</b>	<b>SHLAA view</b>	<b>Neighbourhood plan position</b>
1	Farnham Rd/Station Rd - Adjoining Stocks Oak (large and small sites)  - Close to Hawksmead/Liss Meadows	EA043	Has potential (part of site)	Initial concerns, but two variants eventually assessed at workshop on 26/11/15 and rejected as not meeting criteria.  Assessed at workshop on 27/8/15. Some concerns but not rejected outright. At workshop on 26/11/15 site rejected as having no immediate prospect of access or deliverability.
2	Inwood Road	EA034	Has potential	Assessed at workshop on 27/8/15 and taken forward as a preferred site.
3	Andlers Ash - Site a. East - Site b. Middle - Site c. West	EA038	Has potential	Assessed at workshop on 27/8/15. Site a. rejected as not meeting criteria and having potential as open space, but Sites b. and c. taken forward as preferred sites.
4	Eden Lodge (later known as Upper Green)	EA036	Rejected	Assessed at workshop on 27/8/15 and taken forward for further investigation. Confirmed as a preferred site following site visit of SDNPA landscape officer on 14/12/15
4a	The Grange, Farnham Rd	-		Submitted by a potential developer late in the process, considered as an adjunct to the Eden Lodge site and taken forward as a preferred site.
5	Brows Farm	-		Assessed at workshop on 27/8/15 and taken forward as a preferred site, but with some landscape issues to be resolved.
6	Riverside Close	-		Rejected as being difficult to access or integrate into the village.
7.	St Marys Road	-		Rejected, as covered by significant biodiversity designations.

8	Rake Road	-		Considered to have some potential, but assessed at workshop on 27/8/15 and rejected as not meeting criteria
9.	Holly Wood	-		Despite initial concerns the site was taken forward but eventually rejected as filling a significant gap and affecting the nearby SPA
10	Hawkley Rd	EA119	Excluded	Initially rejected as breaching major constraints and as an isolated site. Further information received and assessed at workshop on 26/11/15 and rejected as not meeting criteria
11	Hatch Lane	-		Submitted late in the process. Assessed at workshop on 26/11/15 and rejected as not meeting criteria
12	Clarks Farm	EA040	Rejected	Initially rejected as breaching major constraint. Further information was received and the site reassessed at workshop on 26/11/15, and rejected as not meeting criteria
13	Hilliers Nurseries, West of Longhill Cottage, Hill Brow Road	EA041	Rejected	Rejected as breaching major constraints
14	Hilliers Nurseries, West of Hangery, Hill Brow Road	EA042	Rejected	Rejected as breaching major constraints
15	Whitestones	EA120	Rejected	Rejected, below 5 units
16	Andlers Ash Farm	EA109	Excluded	Rejected, below 5 units
17	Old Berry Grove Farm	EA035	Rejected	Rejected, below 5 units
-	Hawksmead/Liss Meadows	EA039	Rejected	Rejected as ground unsuitable for development

19. The broad stages of the selection process are set out below. The locational strategy proposed that relatively small development should be considered, which was taken to be around 30-35 units. In order to provide a minimum of 150 units this implied that around five sites would be required.

### Stage 1: Initial assessment of SHLAA sites

20. The SHLAA 2014 assessed sites as follows:

Excluded:

i.e. The site does not meet the initial criteria of the SHLAA (Mainly sites constrained by a significant environmental designation)



**Rejected:**

i.e. Following a detailed assessment using the methodology the site is not considered to be suitable for development.

**Has Potential (Deliverable):**

i.e. Following a detailed assessment using the methodology the site is considered to have potential for some housing development. It is considered to be available and development is considered achievable.

**Has Potential (Developable):**

i.e. Following a detailed assessment using the methodology the site is considered to have potential for some housing development. It may not be considered to be currently available or development may not be considered achievable, but there is considered to be reasonable prospect that the site be available within the next 15 years.

21. All the sites included in the SHLAA 2014 (see Appendix B) were considered at a working group meeting on 24 March 2015. It was decided that all the sites rejected or excluded in the SHLAA would not be considered further, except for the site at Eden Lodge. Of the rejected or excluded Sites 15, 16, and 17 fall outside the requirements of the neighbourhood plan as they cannot accommodate 5 or more units (EA120, EA109, EA035). Three sites, 12, 13 and 14 (EA040, EA041, EA042) appeared to breach major landscape constraints, Site 10 (EA119) is entirely isolated from the Liss settlement (but reassessed when a submission on behalf of the landowner was received) and the unnumbered site at Hawksmead/Liss Meadows (EA039) is known to have difficult ground conditions in addition to the reasons for rejection given by the SHLAA. Thus, at this stage there appeared no good reason to question the conclusion of the SHLAA on all these sites, particularly as there were other sites potentially available.
22. The exception was the site next to Eden Lodge (4, EA036) which is a secluded site and it was felt that this merited further consideration to test the landscape objections to the site in the SHLAA. This site and three sites in the SHLAA assessed as having potential were taken forward to the next stage. Also, following representations and further information received later from developers and landowners two sites (10, EA119) and (12, EA040) were reassessed.

## **Stage 2: Further assessment of SHLAA sites and assessment of other sites**

23. Working Group 2 considered in more detail the three SHLAA sites assessed as having potential, along with the site next to Eden Lodge. In particular, it decided to look at the larger sites in terms of their suitability for providing development in small amounts, typically 30 or so units. Thus, the group looked at the different parts of Site 1 (EA043), including the area for development suggested by the SHLAA (Adjoining Stocks Oak) and another area with potential for access from the road called Hawksmead. For Site 3 (EA038) the possibility of up to three separate areas were considered.
24. The group also considered a number of other sites which were known to have been considered for development previously or the land owners were known to be interested in developing their land. These were:
  - Site 5 Brows Farm
  - Site 6 Riverside Close
  - Site 7 End of St Marys Road

Site 8 Rake Road  
Site 9 Hollywood

West Liss Recreation Ground was proposed but not considered as it is not available.

25. All sites were visited and assessed at two working group meetings in April and May 2015 on the basis of their physical characteristics or whether they were impacted on by major designations, reflecting the approach of the SHLAA to sites. An environmental audit was carried out on all of these selected sites to consider the impact of development on biodiversity and to identify key biodiversity features which would need to be protected. The conclusions at this stage were:

Site 1 (EA043) Area next to Stocks Oak. Although the SHLAA had identified this area as having potential the working group had concerns on the impact of development on the openness of this area of Liss. Nevertheless, it was agreed that the site should be go forward for further assessment.

Site 1(EA043) Area close to Hawksmead. This area adjoins the area known as Hawksmead/Liss Meadows (EA039) which the SHLAA had rejected. It was suggested as being a more suitable part of Site 1 to develop than the area next to Stocks Oak. However, it is entirely dependent on achieving an access to the street called Hawksmead through the site known in the SHLAA as Hawksmead/Liss Meadows (EA039). It was agreed that the site should be go forward for further assessment.

Site 2 (EA034). Inwood Road. This site has a long planning history. The principle of housing development has been accepted by an inspector on appeal but particular schemes have been firmly rejected on design, layout, and access grounds. It was agreed that the site should go forward for further assessment.

Site 3 (EA038). Andlers Ash. The SHLAA identified part of the site as suitable for development, which also reflects the view in the Liss Landscape Character Assessment. It was agreed that the developable part of the site, on the lower part of the slope, should be considered in terms of three small areas and these should go forward for further assessment.

Site 4 (EA036). Land next to Eden Lodge. The SHLAA had rejected this site but a detailed look at the site suggested that the landscape concerns of the SDNPA could be overcome and in other ways the site was suitable for development. It was agreed that the site should go forward for further assessment.

Site 5. Brows Farm. It was considered that this site had potential but care would need to be taken in terms of its impact on adjoining housing and on views of the church. It was agreed that the site should go forward for further assessment.

Site 6. Riverside close. It was decided that this site was difficult to integrate into the village and in particular no satisfactory access could be provided, and therefore should not be considered further.

Site 7. End of St Marys Road. This site has been designated as a wildlife site and a Site of Importance to Nature Conservation and therefore should not be considered further.

Site 8. Rake Road. This site appeared to have some potential, although dependent on improving pedestrian and vehicular access. It was agreed that the site should go forward for further assessment.

Site 9. Holly Wood. This site was considered unlikely to be appropriate for development because it filled in the gap between parts of Liss Forest and as having potentially adverse implications for the Riverside Walk nature reserve. Nevertheless, it was agreed to continue investigating the site. The work by Aecom on the Strategic Environment Assessment subsequently highlighted the significance of the Wealden Heath Special Protection Area which is close to this site and strongly militates against development. At the Sites Workshop on 26 November 2015 it was confirmed that the site should not be considered further.

26. All these sites were put in front of the Public Forum on 11 July 2015 with the conclusions on each. A call was also made for other sites to come forward at the forum, on the Liss Village Neighbourhood Development Plan website, in a Parish Council newsletter distributed to all households in the village, on public notices and in an item in the local press.

### **Stage 3: Assessment of sites against site assessment criteria**

27. The detailed assessment of sites, using the site assessment criteria which had been developed, was undertaken through two workshops on 27 August 2015 and 26 November 2015 (Appendices 2 and 3 attached).
28. The assessment format was designed to be as consistent and objective as possible. Inevitably, there were some limitations. It is difficult to quantify in assessing the sites against many of the criteria and a scoring system of ticks and crosses was adopted that provided for broad judgements and did not attempt a precise numerical assessment. Also, for some criteria technical information was not available. This was particularly the case when assessing the traffic implications of sites. Assessments could consider the environmental implications of traffic, but in the absence of any detailed comment from the highway authority needed to be careful in any judgment of the capacity of the roads to take additional traffic. It was also not possible to arrange detailed landscape advice from the SDNPA before the workshops and this was dealt with later. Nevertheless, it was considered by those involved that the format provided a sound and practical basis for a systematic comparison of sites.
29. All the sites taken forward from the previous stage had further site visits and were assessed against the locational criteria in two workshops. In addition, further information had been submitted by potential developers in relation to Site 10 (EA119) Hawkley Road, and Site 12 (EA040) Clarks Farm, Hill Brow. Although these two sites had been rejected in the initial assessment of SHLAA sites it was decided that they should be reassessed. A proposal was also put forward by a member of the working group for a smaller development on Site 1 Farnham Rd/Stations Rd. Land next to Stocks Oak, and it was decided to assess this alongside the original

proposal. An entirely new site, Site 11, Hatch Lane, was put forward by a potential developer, and this was also assessed.

30. Late in the process Site 4a at The Grange, Farnham Road, was put forward. This site is difficult to consider independently from Site 4, next to Eden Lodge, which requires an access alongside Site 4a, probably involving part of Site 4a. Issues for the two sites are similar, the main difference being that Site 4a has to be considered in terms of its visual impact along the Farnham Road where it forms a gateway to the village.
31. The Workshop on 27 August 2015 assessed the following sites against locational criteria:
- |                 |   |
|-----------------|---|
| Site 1 (EA043)  | Farnham Rd/Station Rd - area adjoining Hawksmead/Liss Meadows |
| Site 2 (EA034)  | Inwood Road   |
| Site 3 (EA 038) | Andlers Ash (3 separate sites)                                |
| Site 4 (EA036)  | Land next to Eden Lodge                                       |
| Site 5          | Brows Farm  |
| Site 8          | Rake Road   |

Following the workshop the Steering Group on 3 September agreed that Site 3a, Andlers Ash Road, East, had performed less well than other sites and in particular would involve the loss of an important green finger into the village, and Site 8. Rake Road had performed significantly less well than the other sites and these sites should not be considered further.

32. Significant concerns were also expressed over Site 1 (EA043) Farnham Rd/Station Rd, the area adjoining Hawksmead/Liss Meadows. It was however, agreed to clarify the position on access [discussions with the landowner concerned did not confirm access could be provided so this site was not considered further]. It was agreed that work should continue on the remaining sites. The note of the Site Assessment Workshop of 27 August 2015 is attached. These sites were put before a public forum on 24 October 2015 for comment.

33. The Workshop on 26 November 2015 assessed new sites or sites where further information had been received:
- |                                       |  |
|---------------------------------------|--|
| Site 1 (EA043) Farnham Rd/Station Rd. | Land adjoining Stocks Oak (large site)   |
| Site 1 (EA043) Farnham Rd/Station Rd. | Land adjoining Stocks Oak (smaller site) |
| Site 10 (EA119)                       | Hawkley Rd.                              |
| Site 11                               | Hatch Lane                               |
| Site 12                               | Clarks Farm, Hill Brow                   |

Following the workshop the Steering Group decided to confirm its previous rejection of Sites 10 and 11, and also that the new Site 11 at Hatch Lane should not be considered further. Concerns remained on Stocks Oak but it was agreed to seek advice from the SDNPA landscape officer. The note of the Site Assessment Workshop of 11 October is attached. The preferred sites were displayed at public exhibition on 16 January 2016. Detailed comments were received, which led to changes in the development briefs for the sites.

## **Step 4: Further landscape assessment**

34. As set out above, great weight was given to the landscape criteria. A difficulty for the site assessment process was to assess the impact of development on the special qualities of the Park. The Liss Landscape Character Assessment had provided one source of information, but following the site assessment workshops a site visit was arranged with the landscape officer of the SDNPA on 14 December 2015. The advice supported the outcomes of the workshops except to express significant concern over Site 1 (EA043) Farnham Rd/Station Rd, Land next to Stocks Oak, and Site 5 Brows Farm. Following that meeting the Steering Group agreed not to consider the Stocks Oak site further. On the Brows Farm site, it was agreed to follow the suggestions of the landscape officer and look again at the extent and type of development and to take landscape advice on a detailed proposal. The site visit was also an opportunity to assess the landscape impact of Site 4a, The Grange and the development of this site was supported in landscape terms.

## **The consultation draft**

35. As a result of the site selection process the following sites were preferred as sites suitable for residential development.

Site 2 (EA034)	Inwood Road
Site 3 (EA038)	Andlers Ash 3b Middle 3c. West
Site 4 (EA036)	Land adjoining Eden Lodge (name corrected to Upper Green)
Site 4a	The Grange
Site 5	Brows Farm

These sites were put before Public Forum on 24 October 2015 as potential sites, alongside those which had been rejected, and further comment invited. At a Public Forum on 16 January 2016 these were put forward as preferred sites and taken through to the consultation draft of the Liss Village Neighbourhood Development Plan.

36. All the preferred sites have had development briefs developed, which define the appropriate development for each site and their capacity and these were included in the consultation draft.

## **Comments on the Consultation Draft**

37. Comments on the consultation draft are summarised in the Consultation Statement. The comments relating to individual sites were considered at a Steering Group workshop on 9 June 2016. A concern of the SDNPA was that the presentation of the numbers of units for each site did not ensure a minimum of 150 dwellings. The Steering Group agreed to change the presentation of the numbers based around the higher figures except for the Brows Farm site (see below). This clearly allows some flexibility in numbers on some of the sites.

38. The sites at Inwood Road (Site 2), Upper Green (Site 4) and the Grange (Site 4a) attracted only detailed comments and it was agreed that these should be addressed through changes to the development briefs within the plan. These changes were subsequently made.
39. The two sites at Andlers Ash (Sites 3b and 3c) attracted numerous comments. Several supported the principle of development, but most comments expressed concern about the implications of the sites for traffic along Andlers Ash Road and on surface water runoff from the sites. Other issues concerned the location of open space and the boundaries of the sites, and their impact on the green setting of Andlers Ash Road and current views from the road. The Steering Group agreed that the sites should be proceeded with subject to these issues being discussed with the potential developer of the site. As a result of those discussions changes were made to the development briefs and the developer also supported the development brief with a concept plan for the site.
40. Brows Farm (Site 5) attracted comments on landscape and views and some ecological issues, with the greatest concern expressed by the SDNPA about the impact of the site on the landscape character of the area and on significant views, particularly of St Marys Church. These concerns had previously been the subject of a dialogue with the SDNPA and were also discussed with the landowner. The Steering Group agreed to the SDNPA suggestion that 15 would be a more suitable number of units for this site. and after a site meeting with the landscape officer of the SDNPA in June 2016 it was agreed that further work should be done on design and layout. This was undertaken by an outside consultant and as a result the development brief was amended and a supporting concept plan provided.
41. One entirely new site was put forward in the consultation at the Spread Eagle public house in West Liss. A new proposal was submitted for the site at Rake Road (Site 8) and yet another extensive submission was received for the Clarks Farm site (Site 12). These sites were assessed against the site selection criteria at a workshop held on 15 September 2016 (Appendix E). Three other sites were put forward well after the consultation had closed. These sites were not considered further, partly because they were out of time, but also all are sites detached from the existing settlement boundaries and appear unlikely to meet the site selection criteria.

42. The three sites assessed were all rejected as sites suitable for residential development:

The Spread Eagle Site. The site assessment concluded that the site fails to meet the site selection criteria. In particular, the site is within a conservation area and it is difficult to see how a modern housing estate would be suitable for such a location. Development would also close a gap between areas of Liss, and would result in the loss of the open character of this area and its contribution to the landscape character of the national park.

Rake Road (Site 8). When the site was first assessed it had some potential as a site for housing development, but there was significant concern over the vehicular and pedestrian access. It was concluded that the latest proposal did not address this concern. Any development of the site would also have to respect environmental concerns at the rear of the site and this also was not addressed by the latest proposal. Overall, it had not been demonstrated that development of the site could sufficiently meet the site selection criteria.

Clarks Farm (Site 12). It was considered that the new information did not overcome the significant concerns of the South Downs National Park Authority and the Liss Landscape Character Assessment over the impact of development of the area on landscape character, and on closing the gap between the main settlement of Liss and the low-density development on Hill Brow. Nor did any of the new information address the concerns of previous inspectors who had rejected local plan proposals for use of the site. Concerns also remained over access onto Hill Brow Road, given the environmental impact of creating an access, and the risks of an access on a winding road which routinely had traffic which exceeded the speed limit.

43. As a result of these assessments the preferred sites put forward in the consultation draft were retained in the submitted plan but with changes to numbers of units and to the development briefs.

### **Are the proposed housing sites deliverable and developable?**

44. The National Policy Planning Framework (NPPF) requires that local plans should ensure a sufficient supply of sites to provide a five years' supply of housing and also developable sites for years 6-10 of the life of a plan, and where possible, for years 11-15 (NPPF para 47). Thus, sites should be tested against the criteria of being deliverable and also developable. This requirement was tested in the preparation of the East Hants Joint Core Strategy, particularly in relation to sites considered in the Strategic Housing Land Availability Assessment (SHLAA) carried out for the joint core strategy. The SDNPA has also carried out a SHLAA in 2014 to inform its preparation of a local plan, of which the part related to Liss is attached at Appendix 2.
45. The Liss Neighbourhood Development Plan has been prepared in the context of those studies. Nevertheless, the proposed housing sites within the plan have been assessed as being deliverable and developable in order to demonstrate that they will contribute to meeting housing requirements of the local plan. The NPPF states that to be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed up to 15 years ahead (NPPF footnotes 11 and 12).
46. Assuming that the site selection process has demonstrated that the sites are in suitable locations, the site are assessed as:

**Inwood Road.** This site has a landowner who has previously sought permission for residential development. It has been refused following appeal on detailed grounds to do with design, layout and landscaping, but the principle of residential development was accepted. A housebuilder who considers residential development viable has been in negotiation with the landowner who is understood to be keen to pursue development. Although there are many detailed issues to resolve, including the form of the access, no major infrastructure or service constraints on development have been found. The site was accepted as deliverable in the SHLAA 2014. It is therefore considered that the site is deliverable and available and, as far as can be assessed at this stage, is capable of viable development.

**Andlers Ash.** These two sites are in the same ownership. A major housebuilder has an option to develop the two sites, and has cooperated with the neighbourhood development plan in developing viable proposals for the sites. Issues remain to be resolved, including access and surface water, but no major infrastructure or service constraints on development have been found. The sites were accepted as deliverable in the SHLAA 2014. It is therefore considered that the sites are deliverable and available, and, as far as can be assessed, are capable of viable development.

**Upper Green.** A housebuilder with an interest in the site originally put forward proposals to the neighbourhood development plan. Since then it is understood that the landowner is in discussion with other potential developers but clearly wishes to seek planning permission. Issues remain to be resolved, including access, but no major infrastructure or services problems have been found. The site was rejected in the SHLAA 2014 because of concerns over the impact of development on landscape. The neighbourhood development plan process identified the potential of the site and it was reappraised by the landscape officer of the SDNPA who accepted that on the basis of a more detailed assessment the impact on landscape was acceptable. It is therefore considered that the site is deliverable and available, and, as far as can be assessed, is capable of viable development.

**Land formerly part of the Grange.** Late in the neighbourhood development plan process this site was put forward on behalf of the landowner. Since then it is understood that discussions have taken place on behalf of the landowner with potential developers with an interest in the Upper Green site. No major infrastructure or service problems have been found. The site was not considered in the SHLAA 2014 or for the Joint Core Strategy. It is considered that the site is deliverable and available, and, as far as can be assessed, is capable of viable development.

**Land adjoining Brows Farm.** This site was identified during the neighbourhood development plan process and the landowner wishes it to be put forward for residential development. No developer has been involved. A number of issues over landscape and views have been raised on this site, but the plan has sought to demonstrate how these can be overcome. No major infrastructure or service problems have been found. The site was not considered in the SHLAA 2014 or for the Joint Core Strategy. It is considered that the site is deliverable and available and, as far as can be assessed, is capable of viable development.

47. This analysis suggests that all of the sites are deliverable within five years, although clearly this does not take account of the market implications of all those sites coming forward within a similar time period. They appear developable within the time period of the neighbourhood development plan,



## Appendix 1

### Site Assessment Criteria

#### A. Site Assessment Criteria as used in Site Assessment Workshops (with explanatory notes).

These were adapted from the criteria recommended by Working Group 1 in order to put the criteria into a practical form. The weight to be given to each criterion was agreed at the Site Assessment Workshops.

Weight	Criterion
	<b>Availability (SHLAA assessment)</b>
	<b>Achievability (SHLAA assessment)</b>
	<b>Suitability (SHLAA assessment)</b>
	<b>Landscape and visual impact:</b>
E	Below 65m along Andlers Ash,
E	75m elsewhere
E	Low visual impact from key viewpoints into Liss - The landscape views criteria used are those which have been published on the Neighbourhood Plan web site as one of the supporting documents for the plan.
E	Limited impact on local character and the special qualities of the Park - The local character of Liss is described in chapter 1 of the Liss Village Neighbourhood Development Plan consultation draft, drawing particularly on the Village Design Statement and the Parish Plan. Special qualities of the park are defined in figure 2.2 of the South Downs Local Plan Preferred Options document.
E	Recommendations of the Liss Landscape Character Assessment (LCA) - All the sites considered for the Neighbourhood Plan lie within Area 7A (Liss and upper Rother Valley) of the Liss Landscape Character Assessment, apart from the Holly Wood site which is within Area 8A (Liss Forest and Longmoor). The key development issues for Area 7A are set out in the guidelines 7A45-7A61. These include the references to the 65m and 75m contours (7A45), to separating the built environment of Liss from Hill Brow (7A46), and to maintaining the rural setting of the A3(T), as well as protecting the impact on conservation areas, buildings of historic interest and conserving the character of sunken lanes. For Area 8B the key development issues are set out in guidelines 8B32-8B41, including conserving the settlement pattern of Liss Forest and separating built-up areas (8B33) and protecting gaps (8B34), and mitigating the impact of the A3(T).
	<b>Local criteria:</b>
D	Within safe walking and cycling distance of village centre - The neighbourhood plan steering group is most concerned about access to the village centre for those with young

	<p>children, including those pushing buggies, and the elderly. This is only partly a matter of distance, but also whether or not the route is level. The centre of Liss lies in a valley, with most routes sloping gently down to the centre, but where the village climbs the slope towards the Hill Brow ridge the gradient becomes significant for walkers. Also, some routes have poor or narrow footpaths and involve crossing of the major roads through the village.</p> <p>Thus, while a distance of around 400m is used as a nominal comfortable walking limit in assessing sites the scoring also takes account of the impact of gradient and the quality of footpaths.</p> <p>All areas of the village are within cycling distance of the centre, although where the gradient increases cycling is more difficult, and this was a consideration in assessing sites.</p>
D	<p>Good access to open space and recreational facilities</p> <ul style="list-style-type: none"> <li>- The village currently has sports and recreational facilities at the Newman Collard playing fields, the West Liss Recreation Ground, and the Liss Forest Recreation Ground. These are principally used by young people, apart from the tennis courts and Centenary Gardens at Newman Collard which are also used by older age groups. Good access therefore has to be safe walking distance for young people. Similar considerations apply to those for assessing safe walking distance to the village centre.</li> </ul>
E	<p>Safe and satisfactory vehicular access</p> <ul style="list-style-type: none"> <li>- The Highway Authority has given no advice on individual sites and the Neighbourhood Plan Steering Group cannot comment on technical issues related to traffic flows and sight lines. Nevertheless, it is clear that creating access onto some roads is more difficult than others. For example, Hill Brow Road which is steep and winding and one of the principal roads into the village, and Hatch Lane which is also steep and winding and although the traffic volumes are low the tree cover and the steep sides make it a difficult road on which to drive safely. Creating access is also likely to have an environmental impact in places, particularly on roads lined by extensive trees or hedgerows which contribute to the landscape of the Park.</li> </ul>
D	<p>Suitability of adjoining roads</p> <ul style="list-style-type: none"> <li>- Liss has a number of roads which are very narrow, not allowing easy two-way flow, often with high verges and no footpath. Also, the Hawkley Road has two sharp and narrow bends at West Liss with very poor sightlines. Many people have commented on Andlers Ash Road, particularly on speeding traffic and also the difficulties of parking on the road. This, however, is one of the principal roads into the village and we have to consider whether these issues can be mitigated.</li> </ul>
E	Retains or creates a clear settlement boundary
E	No adverse impact on gaps, between different parts of Liss, or between A3 and Liss, or along the rural edge of Liss
D	Compatible with density and character of adjoining development

D	Can provide open space without loss of trees, etc.
E	Low impact on biodiversity - The exceptionally rich and varied biodiversity of Liss is on protected and also unprotected sites. The key development issue is that development should not harm the protected sites: the Wealden Heath SPA, Local Nature Reserve, SINCS and sunken lanes. Nor should it harm sites which are rich in biodiversity where established by an environmental site audit.
D	Provides opportunities for enhancing biodiversity, e.g. assisting provision of wildlife corridors
D	Low impact on conservation areas, historic buildings and ROW
G	No adverse impact on areas of Liss with dark skies
D	Potential to deliver small units and affordable housing
	Any other significant constraints on developing the site
	Anything else overlooked!

### Scoring System

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

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

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

Do write in comments where needed!

### Weight to be given to each criterion

E = Essential

D = Highly desirable

G= Good to have

### B. Recommendations on the criteria for selecting potential development sites, prepared by Working Group 1.

1. These are based upon those used by the SDNPA for their SHLAA, on the Liss Landscape Character Assessment incorporated into the Village Plan, and on the results of the WG research to date with particular regard to our developing conclusions about housing need (both quantity and type)
2. This list is intended for the Steering Group and WG2 (and will need to be amplified for the forthcoming Public Forum)
3. To this list will need to be added the following criteria required to be met by the SDNPA: -
  - a) Sites excluded because of specific designation (i.e. Ancient woodland, nature conservation, SSIs, Spas, nature reserves, ancient monuments etc)
  - b) Feasibility (availability, achievability, ability to overcome constraints,)

c) Low impact from neighbouring land use, low potential land contamination, not significantly affected by noise, not using high quality agricultural land, unlikely to have archaeology which would restrict development

5. Our list (in a tentative order of priority):

### **Criteria specific to Liss**

Potential to deliver small (1-2 beds) and “affordable” housing

Within safe walking and cycling distance of village centre (for access to public transport, shops, medical facilities)

Safe and satisfactory vehicular access can be achieved

Low visual impact from key viewpoints into Liss, in particular keep ridge heights below 65m contour along Andlers Ash and 75m 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, and can provide open space without destruction of significant trees or hedgerows (with or without TPOs)

Low impact on biodiversity within the site and can improve biodiversity on adjacent sites via e.g. wildlife corridors

No adverse impact on areas of Liss with dark skies

Have regard to the detailed recommendations in the LLCA.

### **Criteria common to the SDNPA list**

Low impact on conservation areas, listed buildings heritage and public ROW

Retain a clear settlement boundary

Limited impact on local landscape character and the special qualities of the Park.

No flood risk

(4<sup>th</sup> June 2015)

## **Appendix 2**

**Extract from SHLAA 2014, Appendix D**

*South Downs National Park*

*Strategic Housing Land Availability Assessment 2014*

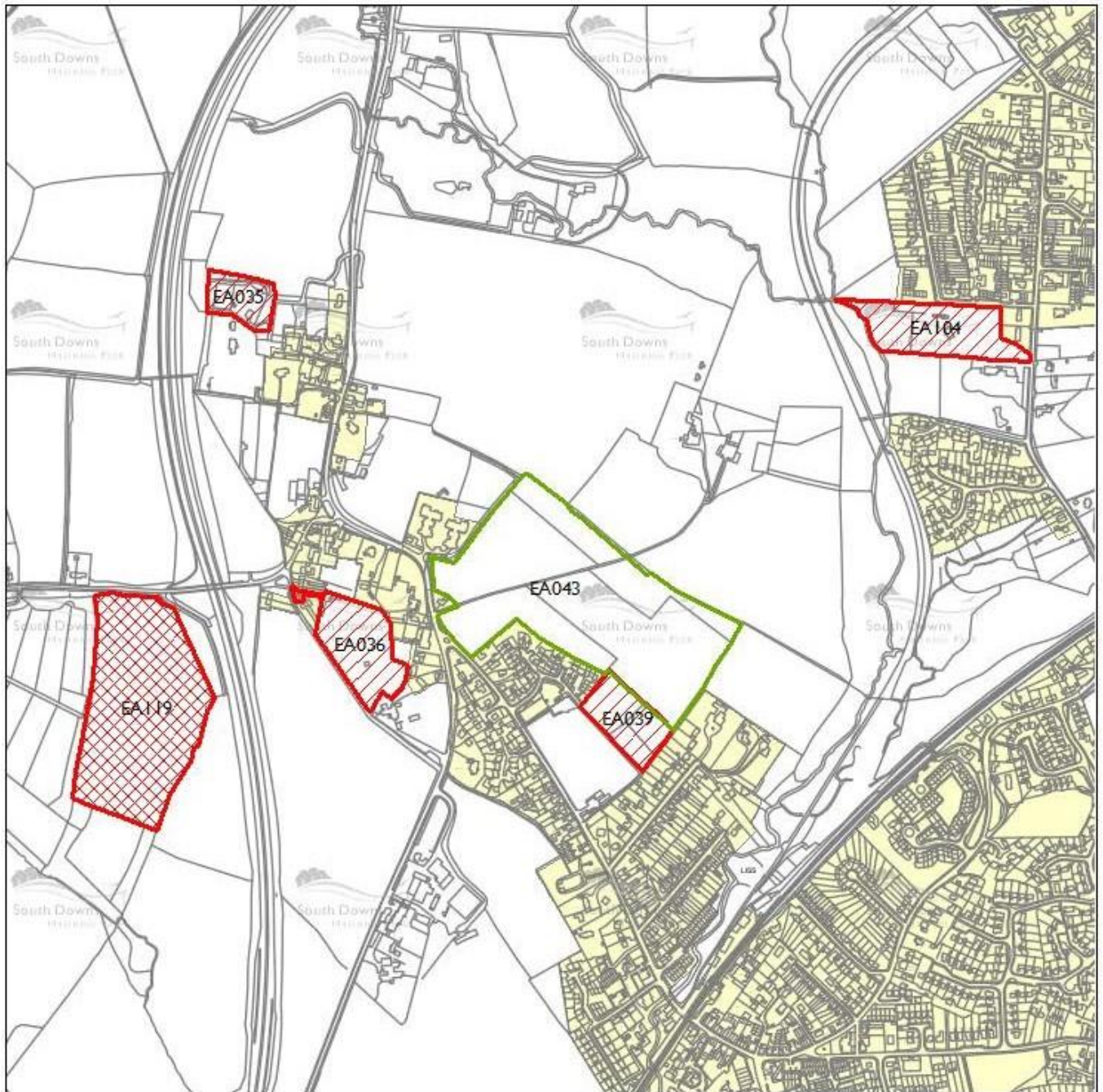
### ***Appendix D(v) - East Hampshire***

## **Site Assessments by Settlement**

**Liss**

## Settlement Map

### Liss north and Liss Forest



#### Key

##### Recommendation

 Has Potential (Deliverable or Developable)

 Rejected

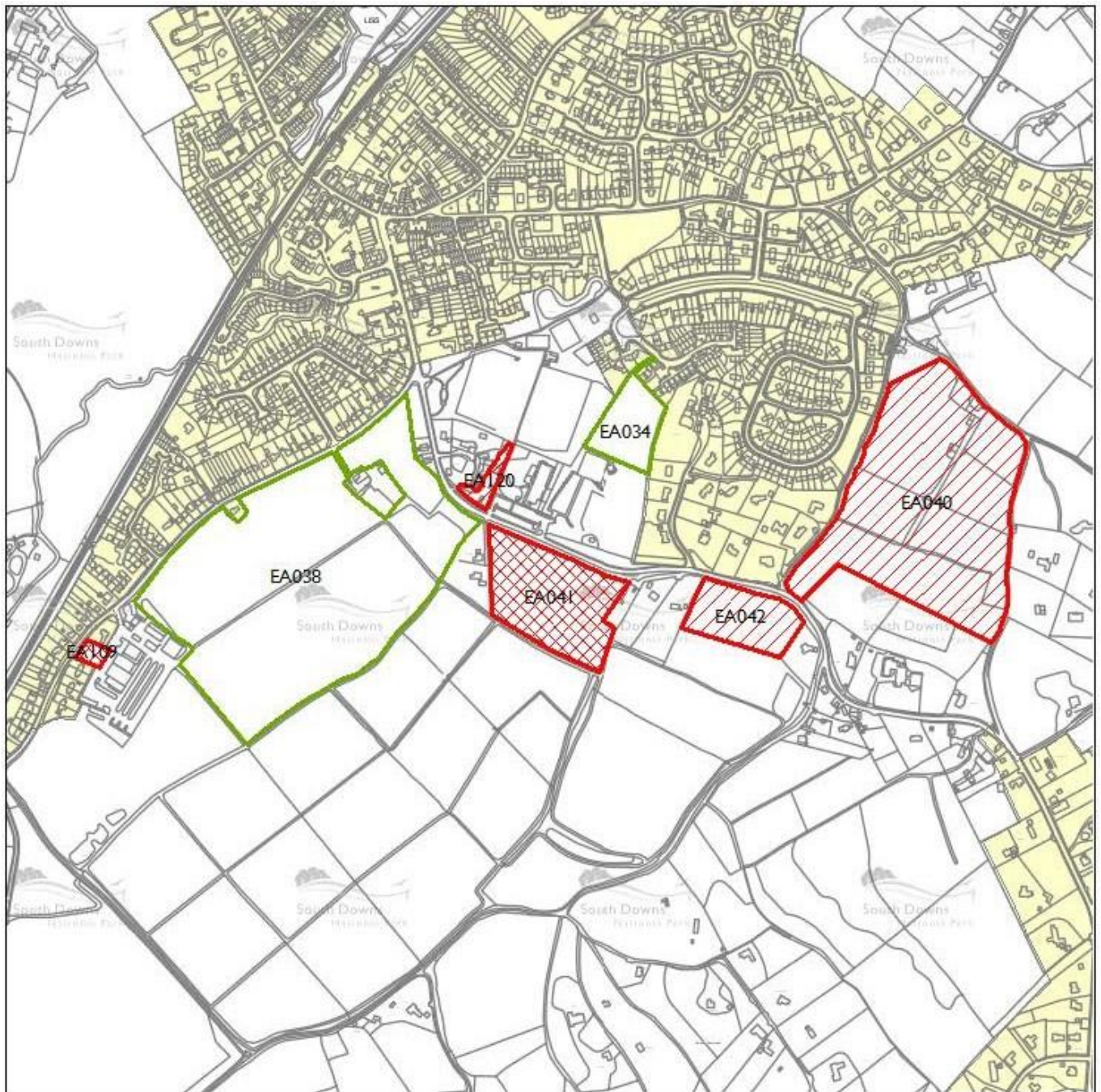
 Excluded

 South downs National Park Boundary

 Settlement Boundary








## Settlement Map Liss



### Key

#### Recommendation

-  Has Potential (Deliverable or Developable)
-  Rejected
-  Excluded

-  South downs National Park Boundary
-  Settlement Boundary

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
SettlementLiss									
EA034	Land at Inwood Road	Liss	Liss	Has Potential (Deliverable)	25	25	0	0	Not Applicable.
EA035	Old Berry Grove Farm, Farnham Road	Liss	Liss	Rejected	0	0	0	0	The site is not considered suitable to yield 5 or more additional homes.
EA036	Land adjoining Eden Lodge, Farnham Road	Liss	Liss	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape.
EA038	Land at Hilliers Nurseries, Andlers Ash Road	Liss	Liss	Has Potential (Deliverable)	100	50	50	0	Not Applicable.



Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
EA039	Land at Hawksmead	Liss	Liss	Rejected	0	0	0	0	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. Potential impact on protected trees. There is no evidence that the site is available or being actively promoted.
EA040	Land at Clarks Farm, Huntsbottom Road	Liss	Liss	Rejected	0	0	0	0	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.
EA041	Land at Hilliers Nurseries, west of Longhill Cottage, Hill Brow road	Liss	Liss	Excluded	0	0	0	0	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
EA042	Land at Hilliers Nurseries, West of Hangery, Hill Brow Road	Liss	Liss	Rejected	0	0	0	0	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. There is no evidence that the site is available or being actively promoted.
EA043	Land at Farnham Road/Station Road	Liss	Liss	Has Potential (Deliverable)	30	30	0	0	Not Applicable.
EA109	Land at Andlers Ash Farm	Liss	Liss	Excluded	0	0	0	0	The is not considered suitable to yield 5 or more additional homes.
EA119	Land at Hawkley Road	Liss	Liss	Excluded	0	0	0	0	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.
EA120	White Stones, Hill Brow Road	Liss	Liss	Rejected	0	0	0	0	The is not considered suitable to yield 5 or more additional homes.
Total by Settlement					155	105	50	0	

EA034

land at Inwood Road

Liss



### Key

Recommendation

 Has Potential (Deliverable)

 South downs National Park Boundary

 Settlement Boundary

Site Reference
EA034

Site Address	Settlement
Land at Inwood Road	Liss
	Parish
	Liss

Source	Current Use
Previously assessed by Borough/District Council	Vacant/Grassland

Summary of Landscape Assessment
Medium Sensitivity
The site is contained within the settlement and is well screened, the topography and local design issues increase sensitivity for this site.

Summary of Suitability	Is the site suitable?
The site is well screened, including mature tree belts to the east and west, which includes trees protected by Tree Preservation Orders. Need for sensitive design which improves connections to the village, retains existing natural features and takes into account views for the wider area (particularly the Hangers). The site is located within 5km of a Special Protection Area.	Yes

Summary of Availability	Is the site available?
The site is being actively promoted for development, including through pursuit of planning applications on the site. Therefore, the site is considered to be available immediately.	Yes

Summary of Achievability	Is development on the site achievable?
An acceptable and safe access would need to be created. There are no other reasons to indicate why development on the site could not be achieved.	Yes

Assessment Recommendation	Has Potential (Deliverable)
---------------------------	-----------------------------

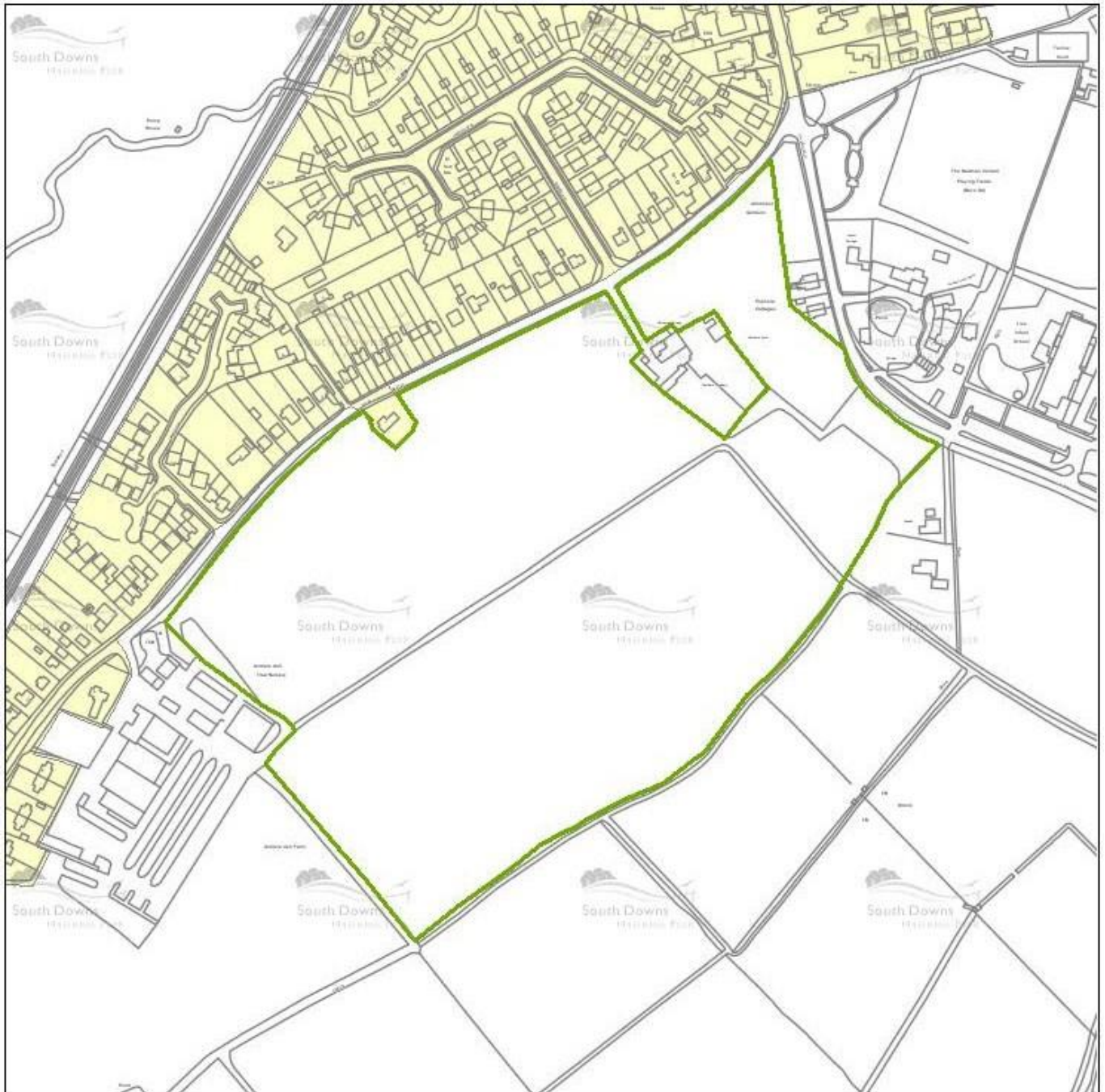
Reason for Rejection
Not Applicable.

Site Area (Ha)	Site Density (dph)	Estimated Yield	0-5 years	6-10 years	11-15 years
0.9	28	25	25	0	0



**EA038**

**Land at Hillier's Nurseries, Andlers Ash Road,  
Liss**



**Key**

**Recommendation**

 **Has Potential (Deliverable)**

 **South downs National Park Boundary**

 **Settlement Boundary**

Site Reference
EA038

Site Address	Settlement
Land at Hilliers Nurseries, Andlers Ash Road	Liss
	Parish
	Liss

Source	Current Use
Previously assessed by Borough/District Council	Horticulture

Summary of Landscape Assessment
<p>Medium/High Sensitivity</p> <p>High sensitivity due to size and elevation of whole site. The northern part of the site that relates to Andlers Ash Road would be Medium/High Sensitivity due to the closer relationship with existing residential development to the north, and lower elevation of the site reducing visual impact.</p>

Summary of Suitability	Is the site suitable?
The conclusions of the landscape assessment has concluded that the north section of the site is less elevated, reducing visual impact. This area is also more closely related to the settlement boundary. Therefore, it is considered suitable to focus development on this part of the site. The site is located within 5km of a Special Protection Area.	Yes

Summary of Availability	Is the site available?
The site is in single ownership and the owner has previously indicated the site would be available within the first five years.	Yes

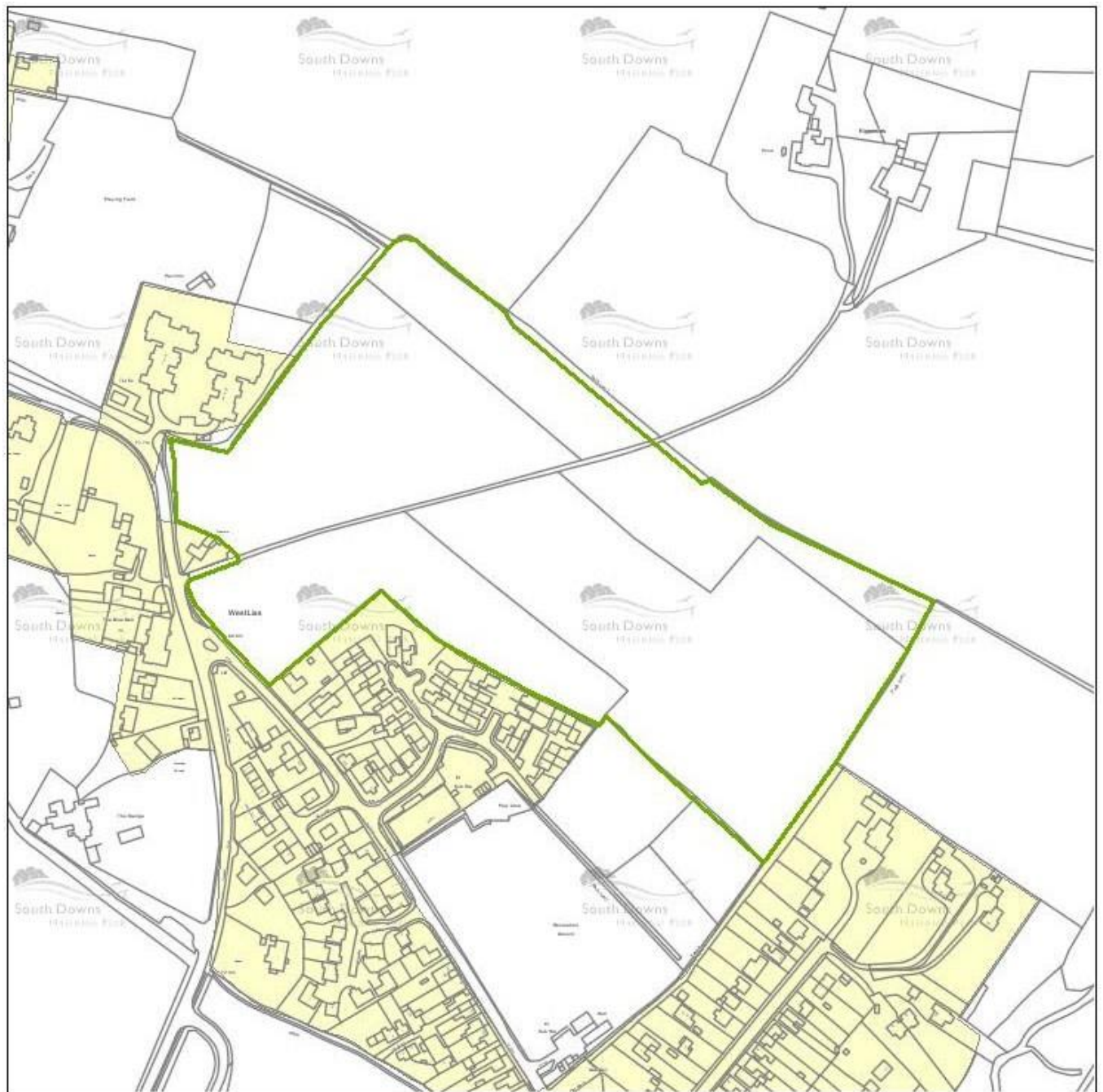
Summary of Achievability	Is development on the site achievable?
There is no reason to indicate why development on the site is not achievable.	Yes

Assessment Recommendation	Has Potential (Deliverable)
---------------------------	-----------------------------

Reason for Rejection						
Not Applicable.						
Site Area (Ha)	Site Density (dph)	Estimated Yield	0-5 years	6-10 years	11-15 years	
4.5	22	100	50	50	0	


EA043

land at Farnham Road/Station Road Liss



Key

Recommendation

 Has Potential (Deliverable)

 South downs National Park Boundary

 Settlement Boundary

Site Reference
EA043

Site Address	Settlement
Land at Farnham Road/Station Road	Liss
	Parish
	Liss
Source	Current Use
Previously assessed by Borough/District Council	Horticulture

Summary of Landscape Assessment
<p>Medium/High Sensitivity</p> <p>The whole site is a large-scale site in a sensitive area and would be a dominating influence on the historic village if developed. The north-western part of the site is Medium/High Sensitivity owing to its reduced scale, limited visibility and greater potential for screening.</p>

Hampshire

Summary of Suitability	Is the site suitable?
The site is within a Mineral Consultation Area. The site is located within 5km of a Special Protection Area. There is a public right of way along the northern and western boundary of the site. There are protected trees along the southern boundary. The site is considered suitable for a small amount of development focused in the western part of the site along Farnham Road. There is a public right of way running along the north eastern and north western boundary.	Yes

Summary of Availability	Is the site available?
The owners have previously indicated the site would be available immediately.	Yes

Summary of Achievability	Is development on the site achievable?
There is no reason to indicate why development on the site is not achievable.	Yes

Assessment Recommendation	Has Potential (Deliverable)
---------------------------	-----------------------------



Reason for Rejection
Not Applicable.

Site Area (Ha)	Site Density (dph)	Estimated Yield	0-5 years	6-10 years	11-15 years
1.5	20	30	30	0	0

Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
<b>Settlement Liss</b>									
EA035	Old Berry Grove Farm, Farnham Road	Medium/High Sensitivity The site is unlikely to support the level of development required due to the proximity to the Conservation area, the church and the low density of the existing surrounding settlement pattern	The site is in close proximity to the conservation area and Church of St Peter (a Grade II* Listed Building). The site is located within 5km of a Special Protection Area. The site is slightly separated from the settlement policy boundary and due to the low-density character of the surrounding development, it is not considered to be well related to the wider settlement pattern. The site is located in a narrowing tract of land between the settlement and the A3. The Village Design Statement is clear on the need to maintain this separation. Part of the site is previously developed land. Therefore, the site may be considered suitable for redevelopment of a small number of dwellings in principle. However, the yield is expected to be lower than 5 units, which is the threshold for this study.	No	The site is in single ownership and the owner has previously indicated the site would be available within the first five years.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	The site is not considered suitable to yield 5 or more additional homes.
EA036	Land adjoining Eden Lodge, Farnham Road	High sensitivity Due to proximity to historic core, large mature trees along western boundary and aged field pattern of the site and the surrounding landscape all being highly sensitive	There is a public right of way running along the southern boundary of the site. The site is located within a Mineral Consultation Area. The site is within 5km of a Special Protection Area. Due to the conclusions of the landscape assessment the site is not considered suitable for	No	The owners of the site have indicated the site would be available within the first five years.	Yes	The acquisition of third party land to provide suitable access is required. There are no other reasons to indicate why development on	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.

Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
EA036	Land adjoining Eden Lodge,	to developmental change.	development.	No		Yes	the site could not be achieved.	Yes	
EA039	Land at Hawksmead	Medium/High Sensitivity Due to proximity to locally important public right of way network, large mature trees surrounding the site which would be under pressure for removal and aged field pattern of the site and the surrounding landscape all being highly sensitive to developmental change.	The site is adjacent to residential development on the north west and south west boundaries but is separated from the road by the recreation ground. Therefore, it is not considered to be well related to the settlement pattern. There are a number of protected trees surrounding the site. Therefore, the site is not considered suitable for development.	No	There is no evidence that the site is available or being actively promoted.	No	There is no reason to indicate why development on the site is not achievable.	Yes	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. Potential impact on protected trees. There is no evidence that the site is available or being actively promoted.
EA040	Land at Clarks Farm, Huntsbottom Road	High sensitivity High sensitivity due to context of assart fieldscapes and surrounding ancient trackways which would be affected by development	The site is adjacent to a grade II listed building. The site is located within 5km of a Special Protection Area. The south-eastern corner of the site is adjacent to a Tree Preservation Order area. The site is not considered to be well related to the existing settlement pattern. Due to this and the conclusions of the landscape assessment the site is not considered suitable for development.	No	The site is in single ownership and the owner has previously indicated the site would be available within the first five years.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	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.

Site Ref	Site Address	Summary of Landscape	Summary of Suitability	Suitable	Summary of	Available	Summary of	Achievable	Reason for Rejection
EA040	Land at Clarks			No		Yes		Yes	
EA042	Land at Hilliers Nurseries, West of Hangery, Hill Brow Road	High Sensitivity Due to elevation on the hillside and poor relationship with settlement pattern and visual impact in a prominent undeveloped site.	There is a public right of way along the western boundary of the site. The site is located within 5km of a Special Protection Area. The site is physically detached from the settlement policy boundary and is not considered to be well related to the settlement. Given this and the conclusions of the landscape assessment, the site is not considered suitable for development.	No	There is no evidence that the site is available or being actively promoted for development.	No	A safe access to the site would need to be created. There are no other reasons to indicate why development on the site could not be achieved.	Yes	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. There is no evidence that the site is available or being actively promoted.
EA120	White Stones, Hill Brow Road	Medium Sensitivity Medium Landscape Sensitivity due to location adjacent to recreation ground and public right of way, also settlement edge location makes it	There is a public right of way along the eastern boundary. The site is adjacent to a listed building. The site is within 5km of a Special Protection Area. The redevelopment of the site (and existing residential) property is not	No	The site is considered to be available and has recently been submitted.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	The site not considered suitable to yield 5 or more additional homes.

## **Appendix 3**

### **SITES CRITERIA WORKSHOP – THURSDAY 27<sup>TH</sup> AUGUST 2015 – 7.30 PM – St. Mary's Church Hall**

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

#### **Introduction**

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

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

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

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

Workshop closed at 10.15 pm

#### **Comments on criteria**

Impact of development	Several criteria considered the impact of development on characteristics such as local character, landscape and biodiversity. The degree of impact depends to some extent on the nature of the development, particularly the treatment of boundaries. The sites were all assessed against these criteria but it was recognised the result depend how on far the impact can be controlled by appropriate development briefs.
Access and suitability of	Without comment from the highway authority, and a more careful look at the suitability of adjoining roads, in most cases this could only be a provisional assessment

adjoining roads	
Suitability for affordable housing	Although sites were assessed against this criterion it was recognised that the results depend on how affordable housing can be delivered and directed through a development brief
Drainage	While the issue of drainage was raised on several sites it was recognised that given the relatively small size of sites being considered in Liss this was effectively something that a developer would have to deliver, in conjunction with the water company, and was not in itself a reason for accepting or rejecting the suitability of a site.

## Comments on Sites

Site No	Comments
<b>Site 1</b> Farnham Rd/Station Rd	<p>Vehicular access might be an issue. It would be through Hawksmead – EHDC own this land.</p> <p>Residents have issues about the impact of this development as the only access to the new site for both construction vehicles (short term) and residents traffic (long term) would be through the existing Hawksmead Estate</p> <p>It was noted there would be a limit to the number of units of this site and that it would be a discrete site.</p> <p>The hedge boundaries are protected. TPO's have been applied for. There is a danger of damage to listed surrounding boundaries. It was also noted that very old fencing is gradually being replaced by modern fencing.</p> <p>Access from Hawksmead to Station Road is an issue. Suitability of adjoining roads to be checked with the District.</p> <p>It is a listed ancient site with ancient hedgerows.</p> <p>Drainage might be an issue.</p> <p>Concerns were raised that there is no natural boundary to the site, which could lead to future development sprawl in the future.</p>
<b>Site 2</b> Inwood Road	<p>EHDC have done a Development Brief and 2 boundaries have trees with TPO's. The site is constrained by trees and a wider view. The whole site is above 75m but trees screen the site.</p> <p>This would need to be a low-rise development (essential)</p> <p>Access might be an issue as it is up a steep slope so not suitable for the elderly.</p> <p>Parking could be a problem.</p> <p>Concerns were raised at the capacity for Inwood Road to accommodate more vehicular movements. Currently the roads leading to the proposed site are very congested with vehicles parked in all locations. Potentially any developer considering this site should enhance the access route / parking arrangements on Inwood Road</p>
<b>Site 3a</b>	<p>Most suitable for the elderly as close to the village centre.</p> <p>Issue of local character as will have more impact.</p> <p>Bungalows currently preserving the soft edge into the village so would need to be single storey housing.</p>

Andlers Ash Road – <b>East</b> (allotments end)	<p>Any development would block the need for openness and would mean the loss of the Green Finger into the Village. Noted that the last local plan inspector had supported the green finger.</p> <p>Cumbers is a historic building but not listed – has historic interest.</p> <p>There is no flood risk to the site.</p> <p>Noted that Andlers Ash Road is a rat run and Hillbrow Road is a fast road so access and suitability might be an issue.</p> <p>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</p>
<b>Site 3b</b> Andlers Ash Road <b>Middle</b>	<p>Would need hedge, and ditch to stop water run-off.</p> <p>The sense of openness and connection to the country side off Andlers Ash Road is important</p> <p>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.</p>
<b>Site 3c</b> Andlers Ash Road - <b>West</b>	<p>There is a farm development next door.</p> <p>This site would have less impact on taking away the countryside views/perception.</p> <p>There is a separate way into the site – access good.</p> <p>Need to consider pedestrian access to the village centre</p> <p>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.</p>
<b>Site 4</b> Eden Lodge – Upper Green	<p>Access might be an issue</p> <p>Drainage might be an issue</p> <p>Impact on landscape was a SDNPA issue.</p> <p>More details awaited from Developer.</p> <p>This site could be deemed a change to character.</p> <p>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</p> <p>It is in a sensitive area but the impact needs to be assessed in detail. A line of trees will require TPO's and the line of trees gives protection to cottages so the protection of the boundaries needs to be guaranteed and the trees must be protected. It has an old coaching road on the southern side.</p> <p>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</p>
<b>Site 5</b> Brows Farm	<p>Constraint – Development must not obstruct the Views of the Church.</p> <p>Access is good via Brows Farm – existing access.</p> <p>Site would be large enough to provide amenity space. Green space could be between rear of homes and Station Road.</p> <p>It would be hidden behind farm buildings.</p> <p>Site has the potential to expand the businesses.</p> <p>It was noted that cumulatively between sites 1, 4 and 5 there could potentially be 90 new homes in West Liss. The impact of this would need to be considered carefully as there are no shops on the West Liss side of the train tracks. Residents would</p>

	have to go to the village centre which would put further pressure on the railway crossing and potentially increase the use of Andlers Ash as a rat run.
<b>Site 8</b> Rake Road	<p>Site would extend the village boundary. An application has not been submitted but it is understood the owner may be interested.</p> <p>This would need to be a development of larger houses to fit with the existing character.</p> <p>This is in a sensitive area – has Springs etc. on the lower part of the site.</p> <p>Would need to be the top end of the site only for development so we would need to reduce the size of the site.</p> <p>Vehicular access not good along Rake Road.</p> <p>Pedestrian access would be a problem and there is no room for a footpath and there is not good access to open space and recreational facilities.</p> <p>The rear of the site is of environmental interest and could not be developed. Only the area near Rake Road could be developed, however it was noted that this exceeds the 75m contour so any potential development must be well screened.</p>

### Scores at the workshop on 27 August 2015

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



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

E	Safe and satisfactory vehicular access	✓✓ ? satisfactory	✓✓ ? satisfactory	X	✓✓	✓✓	✓	✓✓✓	✓
	Suitability of adjoining roads	X	X	X	✓	✓	✓✓	✓✓	✓
E	Retains or creates a clear settlement boundary	✓	✓✓✓	✓✓✓	✓✓✓	✓✓✓	✓✓✓	✓✓	✓ Part of site only
E	No adverse impact on gaps, between different parts of Liss, or between A3 and Liss, or along the rural edge of Liss	✓✓	✓✓✓	X	X	✓	✓✓✓	✓	✓
D	Compatible with density and character of adjoining development	✓✓	✓✓	✓	✓	✓✓	✓✓	✓✓	✓
D	Can provide open space without loss of trees, etc.	✓✓	✓	✓✓✓	✓✓✓	✓✓✓	✓✓	✓✓✓	✓✓✓
E	Low impact on biodiversity	✓  Sensitive surroundings	✓✓	✓✓	✓✓✓	✓✓✓	✓	✓✓	✓✓

D	Provides opportunities for enhancing biodiversity, e.g. assisting provision of wildlife corridors	✓	✓✓	✓✓	✓✓✓	✓✓✓	✓	✓✓	✓✓
D	Low impact on conservation areas, historic buildings and ROW	✓✓✓	✓✓✓	✓✓	✓✓	✓✓✓	✓✓	✓	✓✓✓
G	No adverse impact on areas of Liss with dark skies	✓✓	✓✓✓	✓✓	✓✓	✓✓	✓	✓	X
D	Potential to deliver small units and affordable housing	✓✓✓	✓✓✓	✓✓✓	✓✓✓	✓✓✓	✓✓✓	✓✓✓	X
	Any other significant constraints on developing the site	? Drainage	Access & Topography	Loss of Green finger into Village		No		Alternative is business use for part of site	Top end only – settlement boundary for gardens
	Anything else overlooked!	No	Not suitable for elderly					Views of Church	

## Scoring System

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

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

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

Do write in comments where needed!

## Weight to be given to each criterion

E = Essential

D = Highly desirable

G= Good to have

## **Appendix 4**

### **SITES CRITERIA WORKSHOP – THURSDAY 26<sup>TH</sup> NOVEMBER 2015 – 7.30 PM – St. Mary's Church Hall (Scores on some aspects of landscape, and on biodiversity from the Environment Group added later)**

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

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

#### **Introduction**

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

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

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

RAH explained the SHLAA.

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

## Comments on criteria

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

## Assessments of Sites

### 1. Updates on sites previously considered

Site No	Comment
<b>1. Land adjoining Liss Meadows</b>	RAH updated the meeting on this site. It had been looked at and rejected, following the previous assessment of sites, although was seen to have some possibilities. RAH had spoken to EHDC who own the adjoining land. EHDC could be interested in doing something with part of their land. PP said the land had previously been rejected for development because part of the site was very wet and because of nature conservation issues. He said there is a brook/ditch there, but the land to the playing fields is dry. It was agreed that RAH should continue dialogue with EHDC.
<b>3. Andlers Ash</b>	A further meeting with Cala Homes, representing Hilliers, is scheduled.
<b>4. Land adjoining Eden Lodge</b>	A proposal had been received from landowners, including the possibility of using land formerly part of the Grange, which needs to be looked at in more detail
<b>5. Land adjoining Brows Farm</b>	Trying to get Landscape Officer from the Park to come down and visit the site. Currently she believes development here will have an impact on views and would intrude on the footpath. PP suggested we have an agreed Development Brief before we meet with the Landscape officer. PP to write up Development Brief and distribute to attendees.
<b>6, Riverside Close</b>	Not suitable for development due to access. However, the Park Landscape Architect described it as a good site from a landscape point of view. There is a sewage farm close by.

<b>9 - Holly Wood</b>	RAH said AECOM were doing an environmental assessment and anything within 400 metres of a SPA (Special Protection Area) would be cause significant difficulties. Noted that the owners of Holly Wood are happy for their land to be considered. Site rejected by the SHLAA partly because of impact on special interest tress.
<b>13 – Land adjacent to Hillbrow Road</b>	The Park strongly against this site on landscape grounds and detached from the settlement. It is over 75m so would impact hugely on visual criteria.
<b>14 – Land opposite the School</b>	The Park strongly against this site on landscape grounds. Suggested this land be used as a school staff car park, to be explored further. However, a pedestrian crossing may not be suitable due to the road.
<b>15. small site</b>	Too small for purpose, so not being assessed
<b>16. small sites</b>	Planning application in, being appealed, inspector now looking at. A small site, suitable for less than 5 houses so not being assessed
<b>General comment</b>	<p>Questions included:</p> <ul style="list-style-type: none"> <li>• How do we ensure land is maintained for recreational use? RAH said it needs to be written into the Development Brief. RAH noted that ownership of land could be transferred to the parish for maintenance and CIL money could be spent on maintenance.</li> <li>• Can we include a process to ensure tree screening is protected for the future? RAH said a developer can be asked to provide a landscape scheme as a condition of a planning permission but over time this becomes difficult to maintain. Noted that we can only put a TPO on if a tree is deemed to be under threat and blanket TPO's are no longer used.</li> <li>• What happens about land owned by a developer but not needed for development. RAH said there is no easy answer but we would need to look at the detail of boundaries as part of the Development Briefs.</li> </ul>

## 2. Sites assessed and reassessed against criteria

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



<b>12 – Clarks Farm, Hillbrow</b>	<p>Developer is suggesting only developing the bottom part of the area. RAH asked for comments on development, with access from Hillbrow. Noted that Clarks Farm is a listed building which could have implications later on. RAH declared an interest as he lives on Hillbrow.</p> <p>Noted it is an open field, open between the main settlement and lower density at top of Hillbrow.</p> <p>SH said the site had been rejected by inspectors each time put forward. In 1992 a proposal for 12-20 dwellings was rejected as it could spread housing and would merge Liss with Hillbrow. SH said it had been rejected 3 times previously. Suggested we restrict development within the site. It was noted that adjacent landowners have purchased land to protect from development in the future.</p> <p>It was asked whether Huntsbottom Lane could be improved for access, but that would be difficult and would result in a complete change of character.</p> <p>In discussion, the meeting agreed with the views of previous inspectors, and that:</p> <ul style="list-style-type: none"> <li>• Even a small development would close the gap between the main settlement and housing on Hill Brow,</li> <li>• Would substantially change the character of Huntsbottom Lane,</li> <li>• Is likely to have access problems onto Hill Brow Road</li> <li>• Would impact on the adjoining sunken lane</li> <li>• would open up a new area to further development which would erode the character of the area</li> </ul> <p>However, a final view must wait on the assessment by the Park Authority on the new landscape appraisal by the developer</p>
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<b>W e i g h t</b>		<b>Site 9 Stocks Oak</b>	<b>Site 9 Stocks Oak Smaller site</b>	<b>Site 10 Lyss Place Hawkley Road</b>	<b>Site 11 Hatch Lane</b>	<b>Site 12 Clarks Farm, Hillbrow</b>
	<b>Availability (SHLAA assessment)</b>	Not assessed separately from whole of Farnham Rd/ Station Road site	Not assessed separately from whole of Farnham Rd/ Station Road site	Yes. Owner has indicated availability	Not assessed	Yes. The site is in single ownership and the owner has indicated that the site would be available within the first 5 years
	<b>Achievability (SHLAA assessment)</b>					There is no reason to indicate why development on this

						site is not achievable
	<b>Suitability (SHLAA Assessment)</b>			The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.		No- The site is adjacent to a grade II listed building, located within 5km of a SPA. The SE corner of the site is adjacent to a TPO area. Not considered to be well related to the existing settlement pattern.
	<b>Landscape and visual impact:</b>					
E	Below 65m along Andlers Ash	n/a	n/a	n/a	n/a	n/a
E	75m elsewhere	✓✓✓	✓✓✓	✓ 77m	<b>XXX</b> 94-101m	<b>XXX</b> 84-103 m
E	Low visual impact from key viewpoints into Liss	<b>XXX</b>	✓	<b>X</b>	✓✓✓	✓
E	Limited impact on local character and the special qualities of the Park	<b>XXX</b>	✓	<b>XXX</b>	<b>XXX</b>	<b>XXX</b>
E	Recommendations of the Liss Landscape Character Assessment (LCA)			Retain rural setting of A3 corridor	Ensure that the meadows that separate the built environment of Liss from Hill Brow are retained	Ensure that the meadows that separate the built environment of Liss from Hill Brow are retained
	<b>Local criteria:</b>					

D	Within safe walking and cycling distance of village centre	✓✓✓	✓✓✓	XXX	XX	✓
D	Good access to open space and recreational facilities	✓✓✓	✓✓✓	✓	XX	✓✓
E	Safe and satisfactory vehicular access	?	?	✓✓	XX	XX
D	Suitability of adjoining roads	✓✓✓	✓✓✓	XX	XXX	XXX
E	Retains or creates a clear settlement boundary	✓	✓✓✓	XXX	XXX	XX
E	No adverse impact on gaps, between different parts of Liss, or between A3 and Liss, or along the rural edge of Liss	XXX	XXX	XXX	XX	XXX
D	Compatible with density and character of adjoining development	✓	✓✓	XXX	XXX	✓
D	Can provide open space without loss of trees, etc.	✓✓✓	✓✓ But only if adjoining land is used	✓✓	✓✓	✓✓✓

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

## Scoring System

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

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

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

Do write in comments where needed!

## Weight to be given to each criterion

E = Essential

D = Highly desirable

G= Good to have

Workshop closed at 9.30 pm.

## **Appendix 5**

### **SITES CRITERIA WORKSHOP - THURSDAY 15<sup>th</sup> SEPTEMBER 2016 - 7.30 PM - THE TRIANGLE CENTRE**

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

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

#### **Introduction**

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

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

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

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

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

### **The Spread Eagle Site**

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

### **The Rake Road site**

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

### **Clarks Farm (SHLAA site EA40)**

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

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

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

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



## Assessment of site adjoining the Spread Eagle

W e i g h t	Criterion	Site Adjoining Spread Eagle	Comment	
	Availability (SHLAA assessment)	No assessment		
	Achievability (SHLAA assessment)	No assessment		
	Suitability (SHLAA Assessment)	No assessment		
	Landscape and visual impact:			
E	Below 65m along Andlers Ash,	N/A		
E	75m elsewhere	✓✓✓		
E	Low visual impact from key viewpoints into Liss	X	Closes a gap between parts of the settlement	

E	Limited impact on local character and the special qualities of the Park	X X X	Significant urbanisation of an area which currently has an open character. Low rise development might lessen the impact.	
E	Recommendations of the Liss Landscape Character Assessment (LCA)	X	The LLCA does not specifically highlight this area, but in general terms there is a loss of the open character of this area.	
	<b>Local criteria:</b>			
D	Within safe walking and cycling distance of village centre	✓ ✓		
D	Good access to open space and recreational facilities	✓ ✓ ✓		
E	Safe and satisfactory vehicular access	✓ ✓		
D	Suitability of adjoining roads	✓ ✓ ✓		
E	Retains or creates a clear settlement boundary	✓		
E	No adverse impact on gaps, between different parts of Liss, or between A3 and Liss, or along	X	Closes a gap between parts of Liss	

	the rural edge of Liss			
D	Compatible with density and character of adjoining development	X	This is a conservation area, reflecting the historic character of adjoining development. It is difficult to see how a modern housing estate could be integrated into the area	
D	Can provide open space without loss of trees, etc.	✓	As a small development, it may not require open space, but the development should not involve loss of trees.	
E	Low impact on biodiversity	✓ ✓		
D	Provides opportunities for enhancing biodiversity, e.g. assisting provision of wildlife corridors	X		
D	Low impact on conservation areas, historic buildings and ROW	X X X	It is difficult to see how a modern housing estate could be integrated into the conservation area.	
G	No adverse impact on areas of Liss with dark skies	✓		
D	Potential to deliver small units and affordable housing	X X X	As a small development, this may not be expected to provide affordable, but that is a loss to the overall affordable housing provision within the neighbourhood development plan	

	Any other significant constraints on developing the site	<b>X</b>	Site currently used for junior football and therefore there would be a loss of	
	Anything else overlooked!			

**Map 1 Sites considered in the preparation of the Consultation Draft**

