



Summary of Representations made on the Regulation 16 Submission version of the Liss Neighbourhood Development Plan (LNDP)

1. This document provides a summary of the representations submitted in accordance with Regulation 16 of the Neighbourhood Planning (General) Regulations 2012 to the Liss Neighbourhood Development Plan (LNDP). This document is produced in compliance with the Neighbourhood Plan (Referendum) Regulations 2012.
2. The South Downs National Park Authority (SDNPA) published the LNDP for consultation from 16 December 2016 to 10 February 2017 in accordance with Part 5 of the Neighbourhood Planning (General) Regulations 2012. Representations were submitted during the publicity period by 18 respondents. The representations were received from statutory consultees, developers, their agents, and other organisations.
3. Paper copies of the representations can be viewed on request at the South Downs Centre, North Street, Midhurst, West Sussex, GU29 9DH.
4. Set out below is a summary of the issues raised in the representations. The South Downs National Park Authority Representation can be seen in full on our website by following this [link](#)

Name / Organisation	Date received	Method of submission	Summary of representation
Hatch Development Limited	10/02/2017	Email	Some allocated sites are considered to be undeliverable for a number of reasons including access, traffic, drainage, impact on Tree Preservation Orders, landscape impact and impact on important views. LNDP fails to provide 10% buffer on allocation of sites. Very little flexibility is provided should any of the allocated sites fail to deliver. In addition, there is unlikely to be substantial windfall development within the settlement boundary. Representation recommends an alternative site allocation at land north of Hatch Lane. NDP has failed to sufficiently address the potential impacts of allocated sites on listed buildings and conservation areas Question the methodology used in site selection. Considers the site selection process has been applied inconsistently. One site (4a) does not appear to have been assessed by the prescribed methodology for site selection.
Environment Agency	10/02/2017	Email	No further comments to make. Welcome that housing allocations have been directed to Flood Zone 1 and a Flood Risk policy has been included in the NDP.

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Homes for Living	10/02/2017	Email	Seek amendment to Policy 7 (Local Housing Needs) to include reference to Community Land Trusts.
Owners of Upper Green, Farnham Road	10/2/2017	Email	Support for the allocation of Upper Green for 35 homes
Hampshire Wildlife Trust	10/02/2017	Email	Welcome the inclusion of a specific biodiversity policy (Policy 5) and amendments made in response to the pre-submission consultation. Seek minor amendments to paragraph 2.9, Policy 5 and Policy 6 (Flood Risk).
CALA Homes	10/02/2017	Email	Welcome the inclusion of Andlers Ash Road Central and Andlers Ash Road South as site allocations. Seek an amendment to Policy 8 (The allocation of land for housing) to require a minimum number of dwellings at each site. Seek amendments to Policy 19 (Development Briefs) in regards to layout and design and highway works.
Tracey Haskins	10/02/2017	Email	Minor amendments sought to Policy 3 (Local Green Space and Informal Open Space), Policy 4 (Landscape and Views), Policy 5 (Biodiversity), Policy 7 (Local housing needs), Policy 8 (The allocation of land for housing). Several amendments also sought to Policy 19 (Development Briefs), in particular development brief for Land at Andlers Ash Central and South.
Barry Voysey	10/02/2017	Email	Object to allocation of Land next to Brows Farms. Object to extension of settlement boundary to include farm building and associated agricultural buildings at Brows Farm.
Liss Junior Football Club	20/01/2017	Email	Disappointed that NDP does not make provision for improved and extended football pitches in Liss. Additional land for playing pitches should be sought through development. In addition, CIL payments should contribute to improving current provision of playing pitches.
Bridget Hughes	09/02/2017	Email	Would like to see more provision made for Community Land Trusts in the Liss NDP.
Hampshire County Council			Support for changes made to policies map. Seek policy wording which supports in principle the improvement/expansion of Liss Infant and Junior Schools.
Historic England	27/01/2017	Email	Disappointed no reference is made to the historic environment in the Vision. However, welcome objective of 'conservation and enhancement of the historic environment'. Welcome references to the Village Design Statement. The allocation of Site 5 Land next to Brows Farm should ensure there is no adverse harm to the setting of the grade II listed Church of St Mary. Welcome Policy 9 (The Design of Development), although reference to diverse built character could weaken the policy. Seek further details on the conservation areas, listed buildings and scheduled monuments. Welcome references to buildings of local historic interest. Further details sought on the condition of heritage assets in the parish. Further details sought on the issues affecting Liss which the NDP policies are intended to address.

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Alastair Grant	23/01/2017	Email	<p>'Development Plan' should be defined in the glossary. Minor amendment sought to Policy 1 (The Settlement Policy Boundary) to strengthen protection of the countryside.</p> <p>Amendments sought to Policy 2 (Protected Gaps) to clarify the policy. Is the policy necessary?</p> <p>Amendment sought to Policy 4 (Landscape and views) to clarify the meaning of 'low rise'</p> <p>Typos in Policy 6 (Flooding) & Policy 7 (Housing Needs).</p> <p>Object to the allocation of Andlers Ash Road sites.</p> <p>Amendments sought to Policy 11 (Residential development in the countryside) to include details of appropriate replacement dwelling or extension.</p> <p>Minor amendment sought to Policy 20 (Infrastructure and developer contributions).</p>
Highways England	13/01/2017	Email	No comments to make.
Natural England	13/02/2017	Email	Concerns over the conclusions of the Habitats Regulations Assessment, in particular whether the in combination impacts of development has been fully considered. Measures may need to be incorporated into the neighbourhood plan to ensure any likely significant effects are avoided.
Southern Water	16/01/2017	Email	Seek a new policy which supports the provision of new and improved utility infrastructure.
Wates Developments Ltd	10/02/2017	Email	<p>Propose an alternative allocation at Land north of Hill Brow Hill / Clarks Farm for residential development of 30-60 homes. Submission supported by a Landscape Appraisal of the site. Consider there to be a lack of evidence supporting the proposed NDP allocations. The site selection process has been applied inconsistently and is flawed. Housing target of the emerging South Down Local Plan doesn't meet the objectively assessed need. In addition the SDNPA target of 150 new homes for Liss does not meet the identified local need. Liss scores well in the Settlement Facilities Assessment with a good range of services, facilities and public transport opportunities. Liss is a sustainable and appropriate location to accommodate a higher level of housing growth. There is insufficient evidence to support the Protected Gaps policy. The SEA does not assess discounted sites in the same way as allocated sites so there is no 'like for like' assessment. Object to the allocation of Brows Farm for heritage and landscape impacts in particular. Issues highlighted with a number of other allocations including Upper Green and Andlers Ash Road. Policy 11 should be deleted. Amendments should be made to Policy 1.</p>