

Lissvillage

neighbourhood plan

Liss Village Neighbourhood Development Plan 2011 - 2028

Submitted Plan - November 2016



Liss Parish Council



www.lissnp.org.uk

FOREWORD

Two years ago, Liss Parish Council decided that the village should have a Neighbourhood Development Plan. A dedicated team of volunteers has now produced this Plan for the Parish Council.

The Plan provides a vision and objectives for the future of Liss, followed by planning policies and development briefs for our preferred green field sites for new housing to be built over the next twelve years. Careful thought has also been given to the village's infrastructure, community facilities, and the environment.

There has been a concerted drive to consult all who live in Liss and to involve the community through public forums and exhibitions. The Plan reflects, as far as it can, the aspirations and concerns of the villagers, and I consider that it provides the best template for our future within the South Downs National Park.

After the National Park's scrutiny and an independent examination, there will be a referendum in the village in 2017. A positive outcome, requiring a 50% vote in favour of the Plan, will mean that it binds developers legally to the Plan's development proposals.

I particularly thank all who have contributed to the Plan's production. It has been a major undertaking which should allow our village to develop in a positive direction.

Vice Admiral Sir John Dunt KCB BSc CEng FIET
Chairman, Liss Village Neighbourhood Development Plan Steering Group

The Neighbourhood Plan group, through the leadership of Sir John Dunt, and the determination of the project manager Roger Hargreaves, have worked diligently to develop this plan. Following the extensive public consultation carried out by the group, I believe the plan reflects the will of the community and balances the need for new housing with maintaining the unique character and landscape of our 'hidden village'.

On behalf of Liss Parish Council, I sincerely thank all those involved in delivering this exemplar plan and without hesitation I commend the Liss Village Neighbourhood Development Plan to the South Downs National Park Authority.

Cllr Keith Budden
Chairman, Liss Parish Council

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Making the Plan

See the Liss Village Neighbourhood Development Plan website. A number of background documents accompany the Plan under the title Making the Plan.



Introduction

1. Introduction

Liss - The Hidden village

1.1 Welcome to our village.

It lies within the valley of the Upper Rother river, mostly separated and hidden from other settlements and with major roads bypassing the village. Liss is entirely within the South Downs National Park and functions as a single village but different parts retain their own identities. West Liss was the original settlement and Liss Forest formed around the villas of Army officers from the nearby base at Longmoor, but the central and largest part of the village, with almost all services and facilities, has developed around the railway. Outside the settlement area is Hill Brow, a heavily wooded ridge to the south east of the village where there are a number of mainly larger houses. Not part of Liss but within the Parish boundary is a small part of Rake village, most of which lies in the adjoining Parish of Rogate and Rake within West Sussex.

The centre of Liss provides local shops, an infant and junior school, two doctors' surgeries, a dental surgery and a vibrant community centre. Nevertheless, Liss retains the character and function of a village and we are dependent on nearby Petersfield and other towns for most shopping and services and also secondary schools. The station however, accesses the London/Portsmouth main line and is an important gateway to the National Park.

What is this plan and why do we need one?

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

How the plan was prepared?

- 1.7 The Parish Council decided in April 2014 to prepare a Liss Village Neighbourhood Development Plan, after asking for views at the annual parish meeting and at an exhibition on the plan. A Steering Group of 11 Liss people was set up to organise the work, drawn from the many people who had expressed an interest in the plan and representative as far as possible of a cross-section of the Liss Community. Sir John Dunt, a long-standing resident, was asked to chair the Steering Group. Others who had volunteered brought considerable knowledge of the village and key skills and were organised into working groups to carry out the work. A project manager and an administrator from Liss were appointed. How the work was carried out is shown on the Plan website (www.lissnp.org.uk) and is set out in the documents within Making the Plan.

Engaging with the Community

- 1.8 At every stage the Parish Council and the Steering Group have tried to involve the Liss Community through a web site, regular public forums and keeping people informed through the press, the Parish Council magazine and other publications. Questionnaires were circulated to all households and public comment specifically sought on potential housing sites before forming any proposals. Options and proposals were widely circulated and advertised and discussed at public forums before publishing the pre-submission draft of the plan. An extensive consultation was carried out on the pre-submission draft over eight weeks from 21 March to 16 May 2016. Details of the consultations are shown on the Liss Village Neighbourhood Development Plan website (www.lissnp.org.uk) and in the documents within Making the Plan.

The strategy for locating development

- 1.9 The central issue for the Liss Village Neighbourhood Development Plan is the provision of new housing to meet local housing needs. Finding suitable sites for a minimum of another 150 dwellings by 2028, in addition to around 136 dwellings on small sites within the village, is extremely difficult. Although Liss has about 2,600 dwellings at present, this level of additional housing is a lot for a village with limited services and facilities. There are also a number of major constraints that limit opportunities. The village is within a National Park where it is essential to minimise any impact on the landscape of the park. In this area, this includes the maintenance of the extensive natural tree cover which makes an essential contribution to the park and to the setting of the village. The village also lies within a river valley and any new development climbing up the sides of the valley impacts on the wider landscape, particularly if it involves the loss of existing trees. Even development within the river valley is potentially very visible from viewpoints on the higher ground. The River Rother bisects the village and flooding in and around the village is a regular problem. The Special Protection Area (SPA) to the north of the village restricts development, particularly as most of the Parish is within 5km of the SPA. A number of other biodiversity designations, local green space and areas subject to flooding also limit opportunities for development.

- 1.10 To achieve sustainable development, sites need to be well located in relation to facilities and services as well as the railway station in the village centre, although good access to the A3 is also a factor.

A very strong view expressed by the Liss community is that development should take place in relatively small amounts rather than as large estates. Landscape constraints also make it difficult to find larger sites suitable for development.

- 1.11 Thus, the strategy for allocating land for housing has been to avoid areas subject to the constraints and to seek a balance of sites reasonably close to the village centre on both sides of the railway line. After considering a wide range of possible sites, 6 small sites have been allocated that can be developed on an intimate scale that respects local landscape character. Many more detailed criteria have also been considered in deciding on individual sites, including access, compatibility with adjoining land uses and the suitability of the site boundary.

Fitting in with other plans

- 1.12 The Liss Parish is within the area of East Hampshire District Council which, until 2011, was the Local Planning Authority. The East Hampshire Local Plan provided the planning policies covering Liss, through the 2006 Local Plan Second Review.
- 1.13 But, since April 2011 the South Downs National Park Authority has been the planning authority responsible for Liss. In June 2014, a Joint Core Strategy for East Hampshire was approved by both authorities. This sets out the strategic planning policies to which the Liss Village Neighbourhood Development Plan must conform. The Strategy has also kept or "saved" a number of the policies of the East Hampshire Local Plan second review.

The Joint Core Strategy, the saved policies of the Local Plan and the Liss Village Neighbourhood Development Plan, along with the Hampshire Minerals and Waste Plan 2013 that covers minerals and waste development, make up the Development Plan, which is a legal term covering all the planning policies for the area.

- 1.14 The South Downs National Park Authority however is currently preparing a Local Plan for the whole of the park area. This will replace the Joint Core Strategy and provide the strategic planning policies to which the Liss Village Neighbourhood Development Plan must conform, as well as other detailed policies. The Local Plan of the National Park Authority and the Liss Village Neighbourhood Development Plan will together eventually form the Development Plan for Liss. The preparation of the Liss Village Neighbourhood Development Plan has therefore been informed by the Joint Core Strategy and the emerging drafts of the Park's plan.

How to use this plan

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



Vision & Objectives

2. Vision and Objectives

The Vision for the National Park

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

By 2050 in the South Downs National Park:

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

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

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

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

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

SDNPA Partnership Management Plan 2014-2019, Page 15.

Our Vision for Liss

- 2.2 Liss will retain its character as a village, hidden within the wider landscape of the valley of the River Rother. It will develop sustainably as an attractive place to live, by improving the built environment, providing open green spaces and corridors, managing the impact of traffic and improving walking and cycling connections across the village.

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

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

The objectives of the Plan

- 2.3 To retain the character of Liss as a village, hidden within the wider landscape of the valley of the River Rother, when allocating land for development.
- 2.4 To improve the quality of the built environment through high quality design and layout of development, improvement to the street scene and conservation and enhancement of the historic environment.

- 2.5 To enhance the green and open character of the village, providing green areas, habitats and open space, particularly in association with development.
- 2.6 To promote a village that functions as a single community but retains the character of its individual parts and the gaps between them, through the location of development and community provision and improved walking and cycling access.
- 2.7 To enhance community life, by providing housing for local needs, promoting local employment and supporting retail, community and sports provision.
- 2.8 To locate development within good walking and cycling access to retail, community and sports provision and to the countryside, minimising car usage and the need for additional local parking and demands on other infrastructure.
- 2.9 To minimise the impact of development on landscape and wildlife and to promote their protection.



The Policies

3. The Policies

3.1 This section sets out the policies of the Liss Village Neighbourhood Development Plan. The policies conform to the Government's National Planning Policy Framework and also rely on technical work that has been undertaken. Most importantly, they reflect the views of the Liss community and the outcome of consultations with service providers and other key organisations. Land use plans such as the Liss Village Neighbourhood Development Plan can only deal with how land should be used and the physical development that can take place on land. There are many other concerns of the community raised during consultations that the plan cannot influence. What the policies of the plan can do is give guidance to those proposing development and also to the utilities and services that will be required to support development. Crucially, they will provide the basis for decisions by the planning authorities when considering planning applications. An important part of the policies is the Policies Map, which gives a spatial representation of some of the policies.

3.2 As explained in the introduction, the Liss Village Neighbourhood Development Plan contains only some of the policies that apply in Liss. The East Hants Joint Core Strategy sets out the majority of planning policies that apply in Liss Parish. Important parts of our vision for Liss, such as protection of its environment and biodiversity, will rely on the relevant Local Plan policies. It is important that the Joint Core Strategy and the Liss Village Neighbourhood Development Plan are looked at together to get a full picture of the policies applying to Liss. When the South Downs Local Plan is approved, it will take over from the Joint Core Strategy

and it will be the Local Plan and the Liss Village Neighbourhood Development Plan together that will set the policies for Liss.

Policy Liss 1

The Settlement Policy Boundary

The purpose of the policy

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

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

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

Relationship to other policies

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

Policy Liss 1

The Settlement Policy Boundary

1. Within the settlement policy boundary shown on the Policies Map, development will be permitted subject to other policies of the development plan.
2. Development in the plan area outside the settlement policy boundary will be permitted only if there is a genuine and proven need for a countryside location in accordance with countryside policies of the development plan or is residential development in accordance with Policy Liss 10.

Policy Liss 2

Protected Gaps

The purpose of the policy

- 3.9 Liss is a village with one centre which functions as a single community. However, the built-up area of the village is relatively dispersed, with settlements entirely separated by open and undeveloped countryside. Maintaining these gaps is important in keeping the sense of place and the character of Liss, in preventing the erosion of the character of surrounding countryside, in protecting the landscape of the National Park and in protecting views. Open areas in Liss Forest also need to be protected from development because of the proximity of the Special Protection Area. There are areas of low density housing outside the settlement policy boundary, particularly along the hillside and ridge to the south east of the village that should not be allowed to coalesce with the main settlement, particularly as this higher land also makes an important contribution to the landscape of the area. Separating the village from the A3 is important in maintaining the character of the village. These gaps are set out in the Liss Village Design Statement and consultations with the community show that they value the maintenance of these gaps.
- 3.10 It is a key objective of the plan to retain the character of the village and its individual parts and the gaps between them (Objective 4) but also to enhance the green and open character of the village (Objective 3) and to protect landscape (Objective 7).

Relationship to other policies

- 3.11 The spatial strategy for East Hants, set out in Policy CP2 of the East Hants Joint Core Strategy, states the form, location and scale of development must support the objectives of the National Park. Policy CP23 provides for protection of gaps between settlements. The purpose of that policy concerns maintaining the character and the sense of place of settlements. Policy SD22 of the South Downs Local Plan Preferred Options sets out a development strategy which is concerned both to maintain the character of settlements and the character of the countryside.

Policy Liss 2

Protected Gaps

1. The open and undeveloped nature of the gaps shown on the Policies Map will be protected to prevent coalescence, retain the identity of the separate settlements, protect their landscape setting and protect designated views. Gaps will also protect the SPA from the impact of development. The gaps are:
 - a) The two parts of Liss Forest
 - b) Liss Forest and the centre of Liss
 - c) The settlement of Liss and low density development along the Hill Brow ridge
 - d) The settlement of Liss and the A3
 - e) West Liss and development along Station Road.
 - f) Development will only be permitted within gaps if it is acceptable under development plan policies and:
 - g) it would not undermine the physical or visual separation of settlements; and
 - h) it would not compromise the integrity of the gap, either individually or cumulatively with other existing or proposed development; and
 - i) it meets essential needs and cannot be located elsewhere.

Policy Liss 3

Local Green Space and informal open space

The purpose of the policy

- 3.12 The character of Liss owes much to its close relationship to the surrounding countryside and to green areas within the village. Apart from the Riverside Railway Walk the green wildlife corridors and the green areas are largely on private land with no permissive access. This is recognised in the East Hants Joint Core Strategy which concludes there are deficiencies in amenity and informal green space.
- 3.13 This policy protects existing provision of open spaces and promotes opportunities for further provision, and to the public's ability to reach existing open space and greenspace, particularly associated with new housing development. This will provide additional opportunities for recreation and assist in preventing increased use of the SPA for dog walking as well as protection for biodiversity.
- 3.14 A category of open space encouraged by government policy is Local Green Space i.e. green spaces that are demonstrably special to a local community. The plan designates Local Green Spaces to provide extra protection to them that rules out new development other than in very special circumstances. Local Green Space and other open spaces are listed in Appendix 1, with those given specific protection shown on the Policies Map.

- 3.15 The local green spaces have been chosen in accordance with the criteria in the National Planning Policy Framework. High priority has been given to protecting the Riverside Walk Local Nature Reserve and the River Rother and the surrounding privately owned land which protects its quiet nature and its biodiversity. Also, a high priority has been given to protecting other potentially important sites for public access to green space and wildlife. The reasons for the selection of sites is set out in Making the Plan
- 3.16 It is a key objective of the plan to enhance the green and open character of the village (objective 3) but open space also contributes to the quality of the built environment (objective 2), enhancing community life (Objective 5) and to protecting landscape and wildlife (objective 7).

Relationship to other policies

- 3.17 The National Planning Policy Framework encourages the designation of land as local green space where it is special to the local community and holds a particular local significance. Policy CP28 of the East Hants Joint Core Strategy permits development provided that it maintains, manages and enhances the network of new and existing green infrastructure. Draft policy SD36 of the South Downs Local Plan Preferred Options seeks to protect and enhance Local Green Spaces. That plan explicitly leaves it to the Liss Village Neighbourhood Development Plan to identify Local Green Space in our area.

Policy Liss 3

Local Green Space and informal open space

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

Policy Liss 4

Landscape and views

The purpose of the policy

- 3.18 The vision and objectives of the National Park centre on the protection and enhancement of landscape. These are delivered through a range of measures set out in the South Downs Partnership Management Plan of the National Park and will be supported by the strategy and policies of the South Downs Local Plan. Our vision for Liss is a village hidden within the wider landscape of the River Rother that makes a significant contribution to the vision and objectives of the National Park. Landscape is very important to the village but for most purposes the Liss Village Neighbourhood Development Plan can rely on the policies of the South Downs National Park Authority.
- 3.19 The particular landscape characteristics of Liss Parish are set out in the Liss Landscape Character Assessment and the Village Design Statement. These highlight issues over the visibility of new development within the landscape and the difficulty of accommodating large areas of development without a major impact on the landscape. The impact of development is limited by confining it to the settlement policy boundary but in addition impacts are strongly related to the contours of the landscape and visibility from viewpoints. 75m was identified in the Liss Landscape Character Assessment as a key contour. Along Andlers Ash Road the Assessment was also concerned about development above 65m. In practice, that contour is difficult to follow and is not a good guide to where development is acceptable. In conjunction with the site assessment by the National Park Authority it is concluded that

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

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

Relationship to other policies

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

Policy Liss 4

Landscape and views

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

Policy Liss 5

Biodiversity

The purpose of the policy

- 3.22 Liss contains one of the richest and most diverse habitats in the National Park, including a small part of the Wealden Heaths SPA. There are 25 SINCS within the Parish and there are 10 designated sunken lanes, (see appendix). There is one designated Local Nature Reserve, the Liss Riverside Railway walk.
- 3.23 The biodiversity is not restricted to the protected sites. Gardens, trees, hedgerows and gaps between settlements provide wildlife corridors and house important species which are essential to the maintenance of the rich biodiversity. The River Rother, which bisects Liss, is also an important source of biodiversity,
- 3.24 The approach to development in Liss reflects Policy 12 of the SDNP Local Plan Preferred Options and gives maximum importance to protecting and improving wildlife habitats

- 3.25 All of Liss lies within 5km of the Wealden Heaths SPA and there is the potential for increased development to cause increased disturbance to the SPA if recreational needs including dog walking are not adequately catered for. Proposed development will be subject to Policy SD13 of the SDNP Local Plan Preferred Options and any developer will need to supply evidence of the development's effect on the SPA. Many parts of Liss Forest lie directly adjacent to the SPA or are within 400m of the SPA and therefore development in this area will be particularly sensitive and will only permitted in exceptional circumstances requiring a project specific HRA.

Relationship to other policies

- 3.26 Policy C21 of the East Hants Joint Core Strategy provides for protection of areas with a biodiversity designation and encourages protection and biodiversity provision elsewhere. The South Downs Local Plan Preferred Options Draft Policy SD12 provides for similar protection and Policy SD13 sets out a detailed approach to development affecting sites with an international designation.

Policy Liss 5

Biodiversity

1. Development will not be permitted within 400m of the SPA except in exceptional circumstances such as essential utilities provision which cannot be met elsewhere.
2. Development within 5km of the SPA will only be permitted if it is demonstrated that its layout, design and construction minimises any potential disturbance to the SPA
3. Development will not normally be permitted on a site which is designated as a SINC unless it is demonstrated that this would not harm the biodiversity of the site.
4. Residential development included in the development briefs set out in Section 4 should provide measures to encourage wildlife including the creation of biodiversity buffer areas and the maintenance and improvement of existing wildlife corridors and habitats on the sites. Informal open space should be provided to restrict any increased pressures on the SPA.
5. Improvements should be made to the network of rights of way, quiet roads and permissive routes as set out in Policy 15 in order to contribute to preventing any increase in pressures on the SPA.
6. Development will not normally be permitted which would harm the biodiversity of The River Rother and the Riverside Railway walk LNR and their surrounds.

Policy Liss 6

Flood Risk

The purpose of the policy

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

- 3.29 The policy contributes to improving the quality of the built environment (Objective 2) and to avoiding demands on infrastructure (Objective 6).

Relationship to other policies

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

Policy Liss 6

Flood Risk

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

Policy Liss 7

Local Housing Needs

The purpose of the policy

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

- 3.33 Market housing inevitably responds to market demand. However, studies show that an important group seeking market housing are those who wish to stay living locally but wish to downsize as they get older. Developers should reflect that demand in the type and size of dwellings they build.
- 3.34 The Government has established a Custom Build programme which seeks to increase the level of self-build or custom-build schemes coming forward across the country. Such schemes add to the variety of housing and provide a different option for those wanting their own home. Government guidance, however, is that such schemes do not require the provision of affordable housing. Nevertheless, such proposals can help to meet local housing needs (Objective 5) but also contribute to the character of the village (Objective 1) and improving the quality of the built environment (Objective 2)

Relationship to other policies

- 3.35 Policy CP11 of the East Hants Joint Core Strategy encourages a mix of housing to meet local needs, as does Policy SD23 of the South Downs Local Plan Preferred Options. The target of 40% of all dwellings to be provided as affordable housing is set by Policy CP13. Policy SD24 sets a target of at least 40%. Both policies provide for the exact mix of housing to be negotiated on a site by site basis. Neither the East Hants Joint Core Strategy nor the South Downs Local Plan Preferred Options have policies specifically on self-build and custom-build housing, but paragraph 7.32 of the draft Local Plan notes the Government initiative.

Policy Liss 7**Local Housing Needs**

1. Affordable housing will be provided in accordance with the development plan. For the housing allocations provided in Policy Liss 7 affordable housing provision should be provided on-site and should be of a design and quality which blends in with other housing on the sites
2. The mix of affordable housing will be agreed with the EHDC Housing Needs Officer on a site by site basis at the time a proposal is submitted. In agreeing the mix however, there should be a predominance of one and two bedroom units, suitable for the elderly, or provided as starter homes. Priority will be given to people with a local connection to Liss or the immediate surrounding area.
3. Market housing will be expected to make a substantial contribution to meeting the demand from older home owners wishing to downsize, mainly to two bedroom dwellings.
4. The development of a suitable small area of land for self-build or custom build dwellings within the settlement policy boundary will be encouraged.

Policy Liss 8

The allocation of land for housing

The purpose of the policy

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

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

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

Relationship to other policies

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

Policy Liss 8

The allocation of land for housing

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

Site Name	Indicative no. of dwellings
Land at Inwood Road	25
Land at Andlers Ash Rd central	35
Land at Andlers Ash Rd south	35
Land next to Brows Farm	15
Upper Green	35
Land formerly part of The Grange	About 7

Policy Liss 9

The Design of Development

The purpose of the policy

3.39 One of the principal concerns of the community is the quality of the design of the built environment. This is a strong view from those consulted on the Liss Village Neighbourhood Development Plan, which also came through when the Liss Parish Plan and the Liss Village Design Statement were prepared. Liss has no single coherent style and although there are some interesting individual buildings and features, including good examples of modern development, other development in recent years has often been bland and lacking distinctive features. There are also prominent examples of poor design. It was in response to these concerns that the Liss Village Design Statement was prepared which describes the character of Liss and sets out proposals for improving the design of new development.

3.40 The Liss Village Design Statement, as amended in 2014 when adopted by the South Downs National Park Authority as Supplementary Planning Guidance, remains the main reference for design which all development should meet. The design principles are also reflected in the Development Briefs for the housing allocations and that section includes additional design principles appropriate to greenfield development. Developers should also consider using the 'Building in Context Toolkit' produced by English Heritage and CABE.

3.41 Achieving high quality design is a principal objective of the plan (Objective 2) but it also contributes to retaining the character of the village (Objective 1) and can contribute to enhancing the green and open character of the village (Objective 3).

Relationship to other policies

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

Policy Liss 9

The design of development

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

Cont'd

Policy Liss 9

The design of development (cont'd)

3. In using the Village Design Statement to determine proposals for planning permission, account will be taken where appropriate of:
 - a) The context of the site in relation to topography, landscape, setting, character, local distinctiveness and building types
 - b) A density and scale that is appropriate to its context
 - c) A layout that demonstrates how buildings, spaces and parking spaces relate to each other to create a practical coherent and legible structure
 - d) Parking provision: a hierarchy of linked routes and space that are permeable, relate to local facilities and which provide parking provision that makes a positive contribution to the setting of buildings.
 - e) The creation of a sense of place through massing and built form and sensitivity in respect of edge treatment, entrances, enclosures, active frontages, heights, detailing and rooflines
 - f) Landscape design and green infrastructure that contributes to a sustainable sense of place, such as wild areas for outdoor play, shelters, biodiversity buffers and wildlife corridors, and which softens the impact of the built form.
 - g) Materials and detailing relating to the design and context of development, including walls, roofs, openings, paved surfaces, signage and external lighting.

Policy Liss 9

The design of development (cont'd)

- h. Sustainable principles such as the curtilage storage of waste and recyclable material, cycle storage, home-working and the durability and adaptability of buildings over time.
 - i. Development forms and layouts that help reduce greenhouse gas emissions and utilise energy efficiency measures and the use of renewable de-centralised and low carbon energy generation.
4. The Village Design Statement, 2014 is adopted as supplementary planning guidance to this plan.

Policy Liss 10

The Historic Environment

The purpose of the policy

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

Most development in the village centre conservation area may need to conform to Policy 17 on the Village Centre and Policy 18 on shop fronts. The conservation areas are shown on the Policies Map.

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

Relationship to other policies

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

Policy Liss 10

The Historic Environment

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

Policy Liss 11

Residential Development in the countryside

The purpose of the policy

- 3.47 Local Plan policies restrict residential development in the countryside across the National Park to replacement dwellings and extensions, rural exception sites, or conversions in the case of retirement and nursing homes covered by Policy Liss 11. However, the countryside of Liss Parish (that is, the area outside the settlement policy boundary) contains areas of low density housing, mainly on the higher ground of Farther Common and Hill Brow and towards Rake. This a highly wooded area and many of these houses are well hidden in large plots containing trees which make a significant contribution to the character and landscape of the area. In order to maintain that character and prevent coalescence, it is particularly important in these areas that infilling, development within the grounds of dwellings, or development on sub-divided plots are not permitted. This policy therefore adds to the Local Plan policies to clarify how it applies in areas of low density housing.
- 3.48 A very particular problem is that of annexes forming self-contained units associated with existing housing. These often provide useful extra space, for example, for relatives of those living in the existing housing, but if not controlled can lead to the creation of an independent dwelling. It is particularly difficult to control the use of separate garages or outbuildings as annexes. This has been a persistent problem with houses in the countryside.

- 3.49 Maintaining and enhancing the character and landscape of the National Park is one of the key purposes of its designation and is supported by the vision of the Liss Village Neighbourhood Development Plan. Objective 7 seeks to minimise the impact of development on landscape.

Relationship to other policies

- 3.50 Policy CP19 of the East Hants Joint Core Strategy applies general restraint on development in the countryside, underpinned by Policy CP20 on landscape. Saved policies H7, H14 and H16 set out the circumstances in which residential development within the countryside is permitted. Draft Policy SD5 of the South Downs Local Plan Preferred Options protects landscape and SD45 restricts replacement dwellings and extensions and other policies seek to protect the landscape and biodiversity of the countryside.

Policy Liss 11

Residential Development in the countryside

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

Policy Liss 12

Retirement and Nursing Homes

The purpose of the policy

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

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

Relationship to other policies

3.53 Policy H13 of the East Hants Local Plan Second Review has been 'saved' by the East Hants Joint Core Strategy, and sets out similar provision to this policy.

That policy will eventually be replaced by the South Downs Local Plan, but the Local Plan Preferred Option is not proposing a specific policy on retirement and nursing homes, relying on its general policies for controlling development. In view of the importance of such homes in Liss it is considered the Liss Village Neighbourhood Development Plan should maintain a dedicated policy.

Policy Liss 12

Retirement and Nursing Homes

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

Policy Liss 13

Business Provision

The purpose of the policy

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

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

Relationship to other policies

3.56 The East Hants Joint Core Strategy Policy CP3 allocates land for employment. It does not make any provision in Liss.

Policy CP4 also resists the loss of existing employment land. The South Downs Local Plan Preferred Options Draft Policy SD28 makes overall provision for the Park and also safeguards existing employment land. Draft Policy SD27 encourages provision of small, flexible, start-up and move-on business units.

Policy Liss 13

Business provision

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

Policy Liss 14

Community and sports facilities

The purpose of the policy

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

Finding sites for new pitches is extremely difficult due to topography, landscape, ground conditions and other constraints. It has not proved possible to identify locations for new sites which are free from these constraints and which are also potentially available. Work will continue to identify opportunities to acquire land for new sports pitches, particularly suitable for the young, who require smaller pitches.

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

Relationship to other policies

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

Policy Liss 14

Community and Sports facilities

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

Policy Liss 15

Walking and Cycling access

The purpose of the policy

- 3.62 Liss has some public rights of way, but few dedicated cycling routes and walking and cycling opportunities are generally reliant on some use of roads or pavements. It does, however, have important footpaths such as the Railway Riverside Walk and the Shipwrights Way and has some historic features such as sunken lanes. There is a need to enhance the network, both to improve connections across the village and particularly to the village centre and the schools and also to enhance opportunities for recreation and enjoyment of the countryside. A very particular need is to provide opportunities for dog walking to provide alternatives to using the Special Protection Area (SPA) on the north side of the village. Development should contribute to provision, either directly or through financial contributions.
- 3.63 The plan promotes a village that functions as a single community, including through improved walking and cycling access (Objective 4). It also promotes good walking and cycling access between development and retail, community and sports provision (Objective 6). Walking and cycling provision, particularly green corridors, contributes to the green and open character of the village (Objective 3).

Relationship to other policies

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

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

Policy Liss 15

Walking and Cycling access

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

Policy Liss 16

Parking

The purpose of the policy

- 3.65 Liss is a village in a rural area and the car is very important for most journeys. It has limited bus connections and although fortunate to have a mainline rail station this only gives options for travel along a single corridor. Thus, alongside locating development so as to minimise the need to travel by car, adequate car parking is nevertheless needed in all new development, including any development close to the station. Public car parking within Liss, particularly around the centre and free of charge is also essential. Existing car parks are currently very well used and there is a need to maintain provision, including privately owned car parks which are made available to the public. If at all possible additional provision should be made, particularly because of the current reliance on private provision. Parking provision for cycles throughout Liss is poor and opportunities need to be taken to redress this.
- 3.66 Good parking provision contributes to improving the quality of the built environment (Objective 2), promoting a village that functions as a single community (Objective 3) and to enhancing community life (Objective 4).

Relationship to other policies

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

Policy SD44 also requires adequate car and cycle parking in named settlements, including Liss.

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

Policy Liss 16

Parking

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

Policy Liss 17

The Village Centre

The purpose of the policy

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

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

Relationship to other policies

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

Policy Liss 17

The Village Centre

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

Policy Liss 18

Shop Fronts

The purpose of the policy

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

Relationship to other policies

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

Policy Liss 18

Shop Fronts

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

Policy Liss 19

Development Briefs

The purpose of the policy

- 3.76 The overwhelming view of the Liss Community expressed during the preparation of the plan is that residential development should take place in relatively small groups, well integrated within the village, to a high-quality design and with good provision for open space, biodiversity, community and sports facilities and parking. Development must also meet local housing needs. Each of the allocated housing sites has a development brief which is there to ensure the development meets these requirements and contributes to meeting the vision and objectives of the plan. Development must also reflect the East Hants Joint Core Strategy and in due course the South Downs Local Plan. Many of the principles of the briefs are similar for all sites but others reflect the particular character of each site. It is essential to ensure that development delivers the requirements of the relevant brief.
- 3.77 The briefs are an essential tool to meet the vision and all the objectives of the plan and are mandatory requirements of the policy. For the Inwood Road site an earlier brief prepared by the District Council has been included, and in order to meet concerns about landscape and views an additional brief has been prepared for the Brows Farm site on landscape, design and layout.

Policy Liss 19

Development Briefs

1. Development of the housing sites allocated in Policy Liss 7 must take place in accordance with the Development Briefs set out in Section 4. These Development Briefs include:
 - a) EHDC Land at Inwood Road Development Brief 2009
 - b) Brows Farm Landscape Design and Layout Development Brief
2. Planning permission will be granted only if it is demonstrated that the application conforms to the relevant Development Brief. Delivery of the brief will be secured through the determination and implementation of the application, all necessary agreements between the developer and the planning authority and the payment of financial contributions through planning obligations and/or a Community Infrastructure Levy (CIL).
3. Development of each site will be closely monitored by the Liss Parish Council to ensure that the requirements of the relevant Development Brief and other policies of the Plan are met.

Policy Liss 20

Infrastructure and Developer Contributions

The purpose of the policy

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

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

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

Relationship to other policies

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

Policy Liss 20

Infrastructure and developer contributions

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



Development Briefs

4. Development Briefs

4.1 Policy 8 sets out six sites allocated for housing. These are:

Land at Inwood Road (2)
 Land at Andlers Ash Road central (3b)
 Land at Andlers Ash Road south (3c)
 Upper Green (4)
 Land formerly part of The Grange (4a)
 Land next to Brows Farm (5)

The numbers of each site are those used during the preparation of the Liss Village Neighbourhood Development Plan and for ease of reference these numbers have continued to be used on the Development Briefs and the Policies Map. This section sets out the Development briefs which have been prepared for these sites. Inwood Road includes a brief prepared by East Hants District Council in 2009 which is still relevant and development must take this into account. The two Andlers Ash Road sites, which are next to each other are considered in a single brief, although the brief requires the two sites to be developed with individual characters. The Brows Farm site also has a development brief on Landscape, Layout and Design which supports and amplifies the brief in this plan and which development must also take into account.

4.2 The development briefs set out the principles that should guide the design and delivery of development on these sites. They seek to achieve high quality and attractive developments that contribute towards achieving the vision and objectives of this plan. Amongst other things, the briefs set out an approach to design, access, density, layout, provision of open space and footpaths and

landscape considerations as well as illustrative layouts. It is expected that the developers of each site will follow this guidance in producing detailed proposals for how the sites should be developed.

Design

4.3 All development of these sites must conform to the approach to design set out in Policy 9. In particular, development should put into practice the guidelines in the Village Design Statement. However, development of greenfield sites provides greater opportunities than may be possible within the existing built-up area. Guideline 6.3 of the Village Design Statement provides that, depending upon the setting and visibility of the site, innovative buildings of a bold contemporary design may be appropriate. While the design of buildings should respect and enhance the character and distinctiveness of the village, development should not seek merely to reproduce a pastiche of older pre-existing types of building in other parts of the parish.

4.4 It is particularly important on greenfield sites for development to avoid an adverse impact on views and the wider landscape. There is a need for buildings to be energy efficient and reduce emissions and there is more scope to use new materials than is appropriate in older parts of the village, but adverse impact upon external building characteristics and the setting and wider views should be avoided. The overall layout of development should contribute to the creation of wildlife corridors which conserve and enhance biodiversity.

Land at Inwood Road

Development Brief

This development brief is to be read in conjunction with the policies of the plan and the accompanying indicative development brief plan, which identifies the site's location and extent

It must also be read in conjunction with the East Hampshire District Council, Land at Inwood Road Development Brief – Adopted December 2009. The brief in this plan is not intended to replace anything in the EHDC brief but to emphasise important features and add detail which reflects the approach of the Neighbourhood Development Plan. The EHDC brief is set out in Appendix 5.

Location & context:

- a. The site is 9,720m² / 2.4 acres (approx.)
- b. It is located on the south side of Liss adjacent to the residential areas of Inwood Road and East Hill Drive
- c. The site comprises scrub grassland that slopes from the west to the east and reaches a high point toward its north-east corner
- d. The adjacent residential area comprises both small terraced and substantial detached houses
- e. To the west are the Newman Collard playing fields and to the south are the grounds of the Liss Junior and Infant Schools
- f. The whole site lies slightly above the 75m contour but is well screened by mature trees, is well related to the rest of the village and its planning history suggests that development could be acceptable provided that it is sensitively designed, laid out and landscaped
- g. The site is accessed through the existing Inwood Road housing estate.

Key principles of development:

- a. To create a discreet high quality development of 25 dwellings with a density and design reflecting topographical and environmental constraints and which makes a positive contribution to the architectural quality of Liss
- b. Development must not be visible above the existing tree line
- c. The layout of development must ensure that dwellings are not built on the highest part of the site and do not impact on views from the wider area, especially from the Hangers
- d. Development must take full account of the previous planning history of the site and recent appeal decisions.

Layout & design:

- a. Dwellings must be a mix of architectural styles and sizes, predominantly built from differing high quality materials used locally to create a varied residential offering which reflects the Liss Village Design Statement and the semi-rural setting of the site.
- b. Dwellings must be no more than two storeys and complement the topography of the site
- c. Provision must reflect proven need, particularly for the elderly for whom the site is close to the village centre
- d. The inclusion of clear visual gaps between dwellings, and the grouping of dwellings in clusters will contribute to the spacious character of the area, and also provide natural surveillance
- e. To minimise on street parking adequate parking must be situated within the curtilage of individual plots. Visitor parking must be pepper-potted throughout the development.
- f. Green and / or low rise roofs in muted colours are encouraged to minimise the visual impact of development.

- g. External lighting needs to be sited carefully to minimise visibility outside the site, given its hillside location and to meet the dark skies policy of the South Downs National Park. Low level lighting may be appropriate.
- h. The design of dwellings should encourage environmentally friendly lifestyle choices, including the provision of secure and easily accessible storage facilities for bicycles, push chairs and refuse bins.

Access:

- a. Access to the site must be via Inwood Road
- b. The developer must enhance the safety and environment of access to the site
- c. The developer must contribute towards improving the parking arrangements on Inwood Road to accommodate the increase in vehicular movements and in providing access to the site there should be no loss of parking for existing flats at the site entrance
- d. The layout of development must prevent the possibility of the site being used as a pick up / drop off point for the schools

Landscape & open space:

- a. Existing mature boundary trees and hedgerows and space around vegetation and protected trees must be retained
- b. Sufficient tree cover of native trees must be created and maintained to provide an effective screen adjacent to the school playing field and adjoining residential development.
- c. Provision should be made for native trees within the site to soften both internal views and views into the site

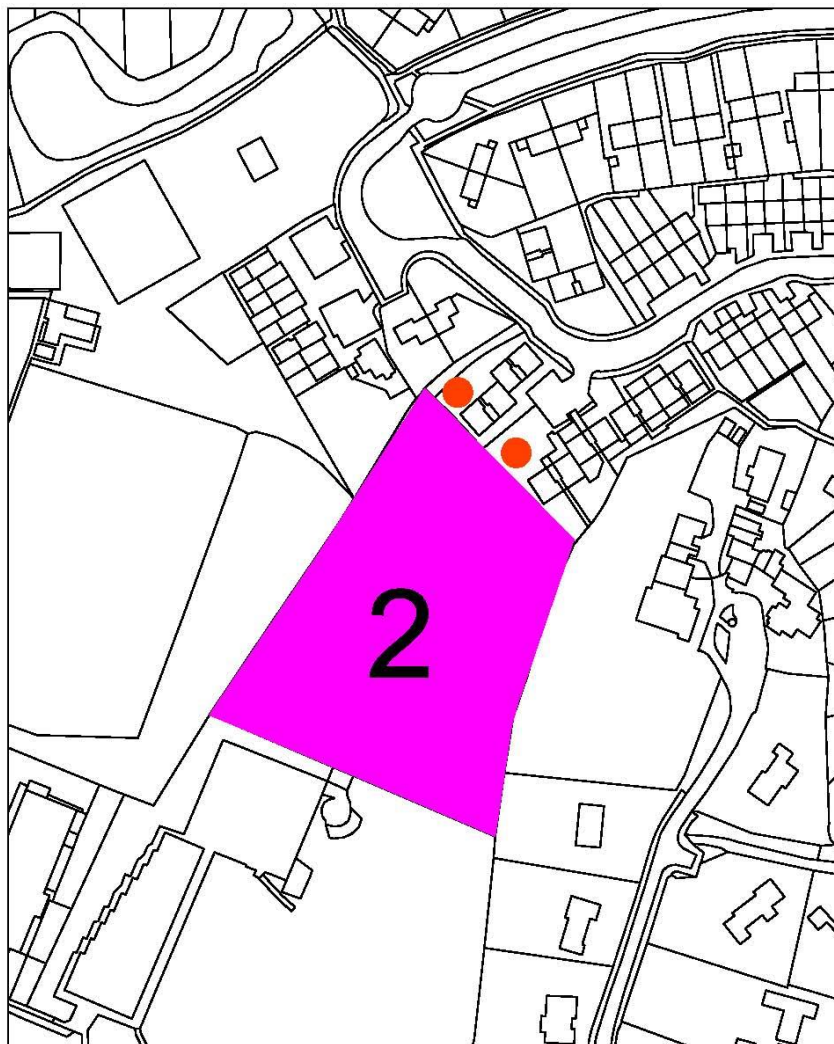
- d. Informal open space must be provided, particularly for the elderly and children and should contribute to a network of green infrastructure linked to the surrounding area. If provided on the higher land on the eastern edge of the site it could help avoid the intrusion of housing into views from the wider landscape.
- e. A wildlife and biodiversity survey should be undertaken to ensure that wildlife corridors are maintained and enhanced

Other:

- a. A new direct pedestrian / cycle link through the site to the junior school should be provided and a footpath link to Newman Collard playing fields.
- b. A detailed surface water drainage scheme, which ensures development does not exacerbate existing problems of surface water runoff into the Newman Collard playing fields, and which includes arrangements for future maintenance must be agreed with the local planning authority before development can begin.

Indicative plan of Inwood Road Development site

(see also the plan in the EHDC Development Brief for more detail at Appendix 5)



Land at Andlers Ash Central and South

Development Brief

This development brief is to be read in conjunction with the policies of the plan and the accompanying indicative development brief plan, which identifies the site's locations and extent.

Location & context:

- a. Site 3b is 1.19 ha/2.9 acres and Site 3c is 1.42 ha/3.5 acres approx.
- b. These are two sites, to be separated by an area of public open space which is also designated as local green space.
- c. The sites are located in Liss to the south of the railway line and are within easy walking distance of the centre of the village
- d. Andlers Ash Road is used as a through road due to the railway crossing barrier being quicker than the barrier in the centre of the village. The speed of traffic on this road is frequently too fast.
- e. The sites are currently part of a tree nursery which allows uninterrupted views of the country side to the south from Andlers Ash Road.
- f. Along the southeastern edge of Andlers Ash Road is the Shipwrights Way public right of way, cycle route and bridle way.
- g. The housing on the northern side of Andlers Ash Road is a mix of styles, sizes and materials. Most houses are set well back from the road.
- h. Visibility exiting Barnside Way and many of the individual accesses onto Andlers Ash Road is limited.

Key principles of development:

- a. To create two high quality developments of 35 units on each site which make a positive contribution to the architectural quality of Liss
- b. Development must be set back a minimum of 10m from Andlers Ash Road.
- c. Development must retain the feeling of open space along Andlers Ash Road allowing clear views through to the countryside beyond and maintaining a green feel along the Road, particularly with significant tree planting.
- d. The area of open space between the two sites should be suitable for informal recreational use, and as a green link for wildlife.

Layout & design:

- a. Development must create a clear visual break between sites to allow views of the countryside and to limit the impact on existing adjoining development
- b. Development on site 3c must be set back from the adjoining farm buildings.
- c. Dwellings must be a mix of architectural styles and sizes, predominantly built from differing high quality materials used locally to create a varied residential offering which reflects the Liss Village Design Statement and the rural setting of the site.
- d. Housing suitable for the elderly must be included on site 3b close to the village centre
- e. The layout of the developments must allow views through to the open countryside and higher ground to the southeast

- f. Development must take account of site and adjacent topography (section drawings will be essential to the appraisal of any application).
- g. Dwellings must be limited to a maximum of two storeys in height, with two storey units predominantly located near Andlers Ash Road and use of single storey units further into the site to limit the visual impact of development
- h. To minimise on street parking adequate parking must be situated within the curtilage of individual plots. Visitor parking must be pepper-potted throughout the development
- i. External lighting needs to be sited carefully to minimise visibility from countryside outside the site and to meet the dark skies policy of the South Downs National Park. Low level lighting may be appropriate.
- j. The design of dwellings should encourage environmentally friendly lifestyle choices, including the provision of secure and easily accessible storage facilities for bicycles, push chairs and refuse bins.

Access:

- a. Access to the schemes should be through separate accesses from Andlers Ash Road as indicated on the development brief plan. It is proposed that each site should have a single access. Subject to agreement with the Highway Authority, potential locations are opposite Upper Mount and opposite Barnside Way, through provision of mini roundabouts. This should minimise the impact of the accesses on existing properties on Andlers Ash Road and also contribute to traffic calming for the road.
- b. The developers must contribute toward traffic calming measures on Andlers Ash Road. In addition to the use of mini roundabouts these should include environmentally friendly solutions such as the removal of all white lines, and tree

planting. Improvements to the junction between Andlers Ash Road and Hill Brow Road should also be provided if necessary.

- c. Development must link to the existing Shipwrights Way to maximise pedestrian and cycle journeys
- d. A new footpath linking the developments to Liss Junior & Infants School should be provided, as shown indicatively on the development brief plan and the Policies Map. The footpath should provide the opportunity to create a green corridor. It may be appropriate to extinguish the existing ROW on the section where it is duplicated by the new link.

Landscape, open space and biodiversity:

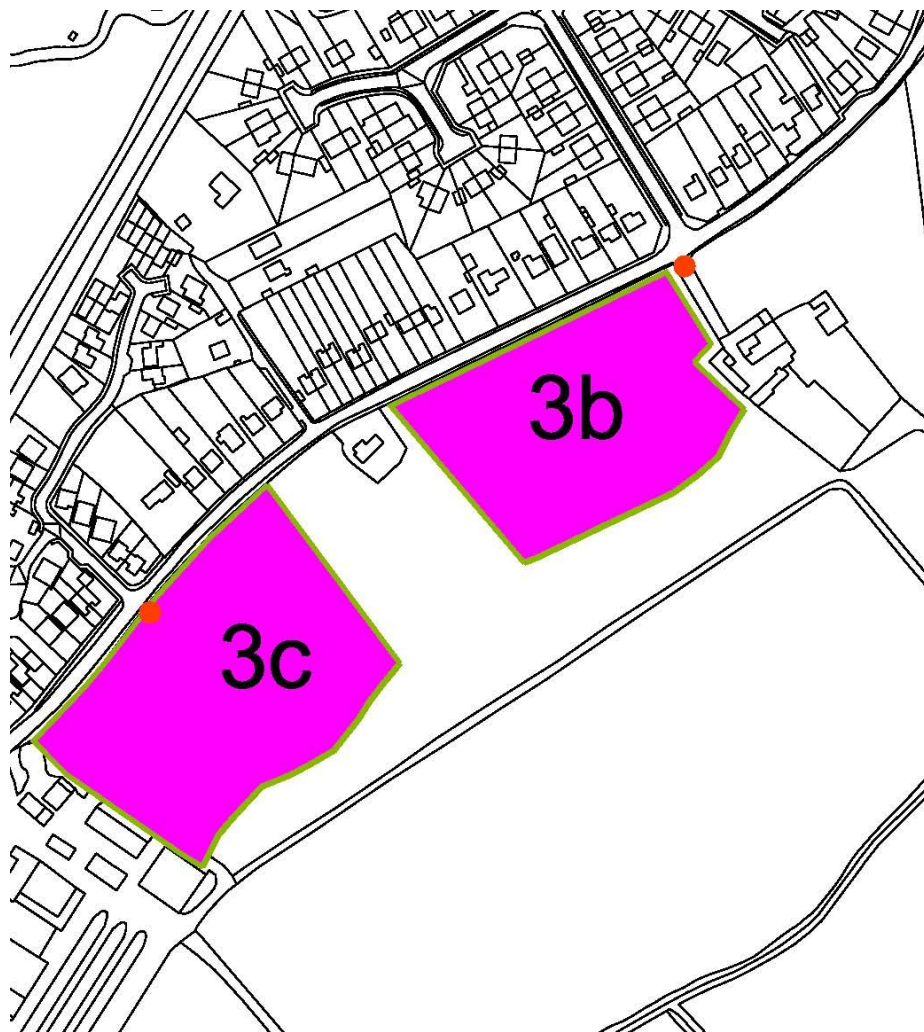
- a. The mature trees and hedgerows along Andlers Ash Road must be retained for their visual and biodiversity value and the frontage strengthened with additional native tree planting,
- b. A strong green boundary strip of around 10m must be provided on the southeastern boundary of the sites (without obstructing views through the site to Hill Brow) to separate development from adjoining countryside and prevent future development creep
- c. A landscaped boundary strip must be provided alongside the northeast side of site 3b to moderate views of the development from the north end of Andlers Ash Road and Hill Brow Road and provide a separation from Cumbers.
- d. Provision should be made for large, long-lived predominantly native trees within the sites to soften both internal views and views into the sites.
- e. The boundary of the local green space for Andlers Ash shown on the Open Spaces Map is indicative and will be subject to the detailed layout of the two areas, but an equivalent amount of green space to that shown must be provided.

- f. Open space should contribute to a network of green infrastructure linked to the surrounding area
- g. Development must respect the environment and views of the countryside from existing nearby development.
- h. A wildlife and biodiversity survey must be undertaken to ensure wildlife corridors are maintained and enhanced including simple biodiversity enhancements integrated into the buildings, open space and landscaping.
- i. External lighting needs to be sited carefully to minimise visibility outside the site, given its hillside location and to meet the dark skies policy of the South Downs National Park. Low level lighting may be appropriate.

Other:

- a. A detailed surface water drainage scheme, integrated into the green infrastructure, including arrangements for its future maintenance, must be agreed with the local planning authority before development can begin which ensures development significantly reduces existing problems of surface water run-off from the sites affecting lower lying properties along Andlers Ash Road.
- b. Site 3b should be developed first to help tie the sites into the village.

Indicative plan of Andlers Ash Development Sites



Upper Green and Land formerly part of The Grange

Development Brief

This development brief is to be read in conjunction with the policies of the plan and the accompanying indicative development brief plan, which identifies the site's location and extent.

Location & context:

- a. These are two separate sites but they may share the same access. Their combined area is 19.185m² / 4.74 acres (approx.)
- b. The sites are in West Liss to the east of the Farnham Road
- c. To the south of both sites are open fields
- d. Mature oak trees line the southern site boundary of both sites
- e. There is a public right of way running along the southern side of both sites
- f. The sites are close to the West Liss Conservation Area.

Upper Green

- a. Upper Green does not have street frontage and requires access through land which is part of the Grange. It is understood that this has been agreed between the potential developer and the landowner.
- b. It is well screened and is predominantly level
- c. Adjoining the site to the north west, north and north east are houses of various styles, materials and sizes

Land formerly part of The Grange

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

Key principles of development:

- a. To create a discreet high quality development of 35 dwellings at Upper Green and 7 dwellings on the Land formerly part of The Grange which make a positive contribution to the architectural quality of Liss.
- b. Development must respect and protect the existing mature tree line
- c. To create a suitable gateway to the village on the Farnham Road

Layout & design:

Upper Green

- a. The scheme must include amenity open space
- b. Dwellings must be a mix of architectural styles and sizes predominantly built from differing materials used locally to create a varied residential offering which reflects the Liss Village Design Statement
- c. Development must respect the varying sizes of the existing housing stock with smaller units to the north east to complement the cottages on Hawkley Road and larger units toward the Farnham Road
- d. Dwellings must be well spaced to limit the visual impact to the surrounding houses
- e. To minimise on street parking adequate parking must be situated within the curtilage of individual plots. Visitor parking must be pepper-potted throughout the development
- f. Dwellings are strictly limited to a maximum of 2 storeys
- g. The design of dwellings should encourage environmentally friendly lifestyle choices, including the provision of secure and easily accessible storage facilities for bicycles, push chairs and refuse bins.

- h. External lighting needs to be sited carefully to minimise visibility outside the site and to meet the dark skies policy of the South Downs National Park. Low level lighting may be appropriate.

Land formerly part of The Grange

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

Access:

- a. Access is through the Grange; the extended road must not impact on the existing tree line or tree root structure
- b. Improvements must be made to the visibility splay on the Farnham Road
- c. Development must provide pedestrian links to the public right of way
- d. On Upper Green pedestrian and cyclist access to Hawkley Road should be reinstated.
- e. External lighting needs to be sited carefully to minimise visibility outside the site and to meet the dark skies policy of the South Downs National Park. Low level lighting may be appropriate.

Landscape & open space:

- a. Development must respect and protect the existing mature tree line and maintain a natural green surround, particularly towards the countryside to the south west of the sites. It must also protect and enhance the adjoining Right of Way and views from it
- b. Provision should be made for native trees within the sites to soften both internal views and views into the sites.
- c. Open space should contribute to a network of green infrastructure linked to the surrounding area
- d. Sufficient informal open space must be allowed alongside the mature tree line to ensure the root structure is protected
- e. A wildlife and biodiversity survey must be undertaken to ensure wildlife corridors are maintained and enhanced including simple biodiversity enhancements integrated into the buildings, open space and landscaping.

Other:

- a. A detailed surface water drainage scheme, including arrangements for its future maintenance, must be agreed with the local planning authority before development can begin.

Indicative plan of Upper Green and land formerly part of the Grange Development sites



Land next to Brows Farm

Development Brief

This development brief is to be read in conjunction with the policies of the plan and the accompanying indicative development brief plan, which identifies the site's location and extent.

The main part of this brief is contained within a separate brief prepared by consultants for the Neighbourhood Development Plan, which can be found in Appendix 5.

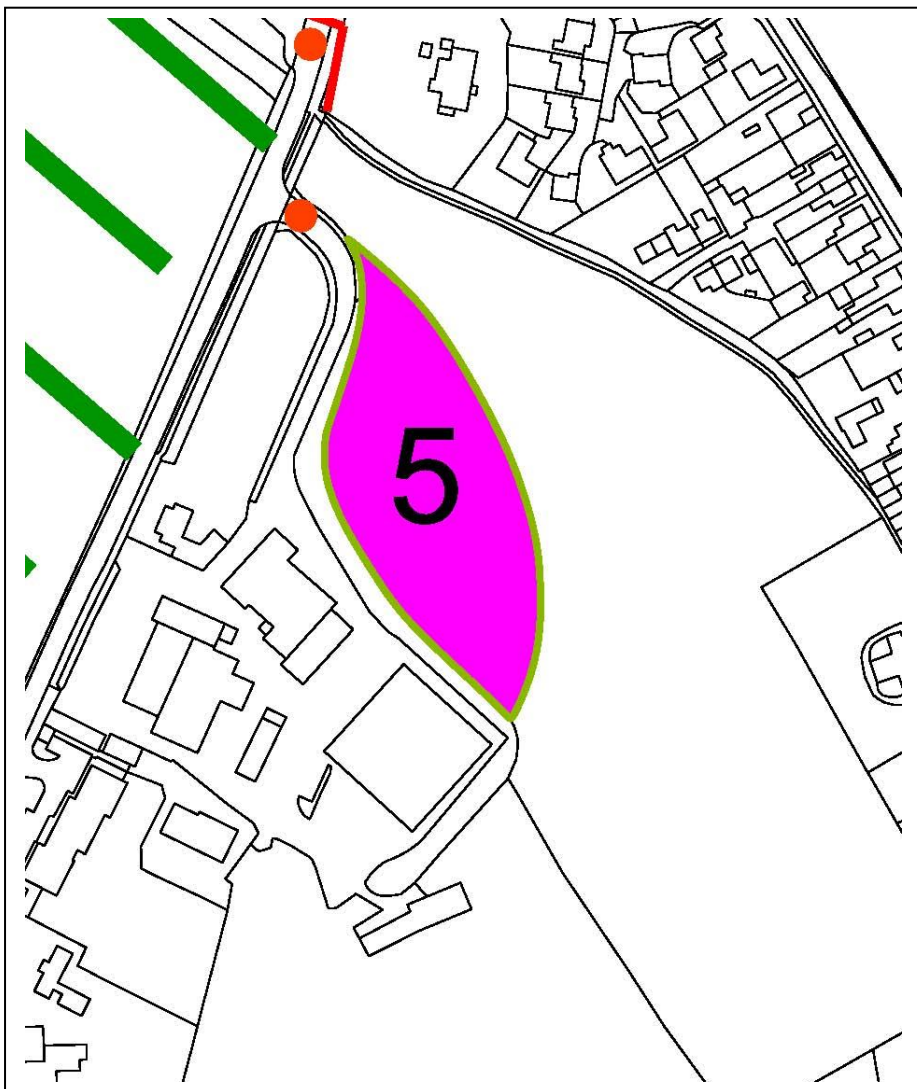
Location & context:

- a. The site is 17,400m² / 4.3 acres (approx.)
- b. It is located in West Liss to the north east of Brows farm; currently it is arable farm land
- c. Across open farmland is two storey detached / terraced housing to the north east and a large hedgerow to the south west that screens Brows farm itself. The majority of the buildings in Brows Farm have been converted to business use
- d. To the south east are open fields and long range views toward Hill Brow ridge with St Mary's Church in the foreground
- e. There is a public right of way running along the northern side of the site
- f. The site has a gentle slope downhill from south west to the north east

Key principles of development:

- a. To create a discreet crescent shaped high quality development of 15 dwellings which makes a positive contribution to the architectural quality of Liss.
- b. The provision of green space to form a buffer to the existing houses from the new development and provide amenity space for the new dwellings
- c. Development must not compromise distant views out of the site, or views out from the existing public right of way on the northern edge of the site.
- d. Development must not impact on the long-range views of the church from the Farnham Road
- e. Views towards Hill Brow ridge with St Mary's Church in the foreground must be maintained.
- f. The existing feeling of openness must be retained.
- g. The openness of the existing Right of Way should be retained
- h. A wildlife and biodiversity survey must be undertaken to ensure wildlife corridors are maintained and enhanced including simple biodiversity enhancements integrated into the buildings, open space and landscaping.
- i. External lighting needs to be sited carefully to minimise visibility outside the site to meet the dark skies policy of the South Downs National Park. Low level lighting may be appropriate.

Indicative plan of Land Adjoining Brows Farm Development Site
(see also Brows Farm Development Brief for more detail at Appendix 5)





Implementing & Monitoring The Plan

5. Implementing and Monitoring the Plan

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

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

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

Appendix 1A. Local Green Space

Key	Description	*
A	Andlers Ash	
B1	West Liss Recreation Ground	2
B2	West Liss Meadow	
C	West side of Rother, adjacent to RRW, north of “white bridge”	
D	“10 acre” field	
E	East side of RRW west of Newfield Road & Hollywood	
F	West side of Rother, adjacent to RRW, south of “white bridge”	
G	Land between Cumbers and Hill Brow Allotments	
H	Brows Farm	
I	Liss Forest Recreation Ground	6
J1	Newman Collard	25
J2	Newman Collard Pond	15
K	Dennis Way	12
L	Riverside Railway Walk	23

* Reference to existing open space

Appendix 1B. Open Space

Key	Description	*		Key	Description	*
	Parks, sports, recreation			26	Land West of Lower Green Allotments	
1	Liss Cricket Club ground (Private, no access)				Allotments	
2	West Liss recreation ground	B1		8, 9	Fernhills, Duckmead Lane	
14,16,17	Newman Collard Playing Fields	J1		10	Kelseys, Mill Road	
19	Newman Collard Centenary Garden	J1		11	Lower Green, Rake Road	
	Children's play space			18	Mitchells, Hill Brow Road	
3	West Liss Recreation Ground	B1		20	Princes Bridge, Andlers Ash	
5	Roundabouts			27	Riverside Walk	
7, 28	Liss Forest Recreation Ground	J1			Churchyards	
16	Newman Collard	J1		29	St Mary's	
22	Upper Mount			30	St Peter's	
	Informal open space					
2	West Liss Recreation Ground	B1				
4	Woodbourne Close					
6	Liss Forest Recreation Ground	I				
15	Newman Collard pond	J2				
12	Dennis Way	K				
23	Riverside Railway Walk	L				
25	Newman Collard	J1				

* Reference to proposed Local Green Space

Appendix 2. Landscape Views

Important views in to and out of Liss			OS Grid
Towards Liss			
A	Wheatham Hill: Road at Wheatham Farm	Open views from the greensand terrace to Liss	SU752273
B	Hawkley: Footpath above Scotland Farm	Open views from the greensand terrace to Liss	SU757298
C	Longmoor MOD: Accessible land on "tank" ridge	Open views towards Butser Hill and greensand terrace	SU786301
D	From Farnham Road	Open view to Liss and St Mary's along Rother Valley	SU770273
Out of Liss			
E	Stodham Lane towards Wheatham Hill	Rural open view towards the greensand terrace	SU782268
F	Hill Brow Road towards Wheatham Hill	Rural open view across Liss to the greensand terrace	SU780271
Within Liss			
G	Brows Farm to St Mary's Church and Hill Brow	Iconic local view of St Mary's Church	SU773281

Appendix 3. Historic Buildings in Liss

Listed Buildings

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

Scheduled Ancient Monuments

Description	Address
Circular Enclosure	Farther Commons

Buildings of Local Historic Interest [non designated historic assets]

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

Appendix 4. Important community and sports facilities

Playing Fields and Open Spaces

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

Amenity Land & Informal Open Spaces

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

Public Halls and Meeting Places

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

Churches

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

Other Community Facilities

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

Appendix 5. Supplementary Development Briefs



LAND AT INWOOD ROAD, LISS

DEVELOPMENT BRIEF

ADOPTED DECEMBER 2009



LAND AT INWOOD ROAD, LISS: DEVELOPMENT BRIEF

CONTENTS

- INTRODUCTION
- 1. BACKGROUND
- 2. STATUS AND PURPOSE OF THE BRIEF
- 3. THE SITE
- 4. PLANNING AND DESIGN CONTEXT
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LAND AT INWOOD ROAD, LISS: DEVELOPMENT BRIEF

Introduction

This development brief has been prepared by East Hampshire District Council as additional planning guidance for the development of land at Inwood Road, Liss.

A draft development brief was published in September 2009 and the responses were considered by the Community Forum (Petersfield, Liss and surrounding villages) in December 2009. The Forum agreed this brief which will supplement the adopted Local Plan and provide specific planning and design guidance to assist any pre-planning application discussions with any developer considering a planning application.

If you would like more information or advice on the contents of the development brief, please contact:

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1. Background

- 1.1 Following the Local Plan Inquiry in 2003/04, the Local Plan Inspector recommended the allocation of Land at Inwood Road, Liss as a reserve housing site for about 25 dwellings.
- 1.2 Planning permission was recently granted on appeal for 116 dwellings at the reserve housing site at Silent Garden, The Firs, Liphook. The site is also identified in Policy H2 of the Second Review Local Plan. The policy states that the timing of and the need to release the reserve sites will be determined by the County and District Councils in the light of monitoring and Regional Planning Guidance. However, the Inspector concluded that the decision on whether to grant permission for the proposal should take greater account of PPS3 than the development plan.
- 1.3 The Inspector agreed with an earlier appeal decision by the Secretary of State that, as the Silent Garden site had been identified as a reserve housing site in the development plan, it was allocated in the overall land supply. As the appeal site also represented a suitable and available source of housing land where the housing proposed is achievable and deliverable, he considered that the site should be regarded just as much a part of the identified housing land supply as the baseline sites. The Inspector accepted that the Council had demonstrated an up-to-date 5-year supply of deliverable sites as required by PPS3, but decided that the release of the Silent Garden site would ensure that there is also a continuous delivery of housing moving forward. However, the Inspector emphasised that the site at Silent Garden could be clearly distinguished from the other reserve sites, which would need to be treated on their own merits and in the context of policy objectives for the District.

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- 1.4 The Council has made no decision to release this land at Inwood Road, Liss for development. The intention is to release this site for development only if the proposal would not undermine the achievement of any policy objectives. The Council is satisfied for the time being that it can meet its immediate housing obligations without releasing this site for development.
- 1.5 This development brief has nevertheless been prepared as a precautionary measure following the recent planning decision mentioned above that means that landowners may bring forward planning applications for development. The development brief will ensure that, in the event that planning applications are submitted, the community has an opportunity to influence the final form of any development and that maximum community gain is secured in the event that planning permission is granted.
- 1.6 An important policy objective is to protect the special status of the East Hampshire Area of Outstanding Natural Beauty wherein which there is a statutory duty to preserve and enhance the natural beauty of the area whilst also taking account of the needs of agriculture, forestry, other rural industries, and of the economic and social needs of local communities. The land also lies within the South Downs National Park which reinforces the objective of conserving and enhancing the natural beauty, wildlife and cultural heritage of the area as well as promoting opportunities for the understanding and enjoyment of the special qualities of the area by the public. The developer will need to show that there is compelling justification to release the land for development in the South Downs National Park including an assessment of the tests set out in paragraph 22 of PPS7.

2. Status and Purpose of the Brief

- 2.1 This development brief is a non-statutory document and has been prepared by the Council as additional planning guidance. It supplements the adopted Local Plan and provides specific planning and design guidance to assist any pre-planning application discussions with any developer considering a planning application.
- 2.2 Any planning applications submitted to the Council will need to take account of the Statement of Community Involvement and to adhere to the spirit of community engagement set out in the document.

3. The Site

- 3.1 The site has an area of 1 hectare situated adjacent to the existing residential area around Inwood Road and East Hill Drive on the south side of Liss. The site comprises scrub grassland that slopes from the west to the east and reaches a high point toward the north-east corner of the site.
- 3.2 The surrounding residential area is suburban in character and comprises a mixture of small terraced and substantial detached houses. To the west are the Newman Collard playing fields and to the south are the grounds of the Liss Infant and Junior Schools.
- 3.3 The site lies in the South Downs National Park. Liss is covered by the Liss Landscape Character Assessment which highlights Liss's character as a hidden village and shows how it fits into the surrounding landscape. The Assessment suggests any development over the 75m contour in the built environment should not impinge on the wider landscape and is hidden in tree cover. The site lies wholly above the 75m contour.

LAND AT INWOOD ROAD, LISS: DEVELOPMENT BRIEF

4. Planning and Design Context.

- 4.1 The Council places considerable importance on achieving high quality design. It will promote the positive factors in the design process that will influence the appearance and quality of the new development.
- 4.2 The proposed development will be required to conform to the general criteria outlined in the design Policy HE1 of the Local Plan and the principles of good design in the Government's Planning Policy Statement No.1: Delivering Sustainable Development (PPS1). It will need to take account of the guidance set out in *the Liss Village Design Statement*.
- 4.3 The Council will only give favourable consideration to proposals for the site's development if it is satisfied that the site is suitable, available, and achievable. As such, the Council will require the developer to demonstrate that the proposals for the site's development comply with the three criteria contained in Policy H2 of the Local Plan: Second Review, namely:
 - a) demonstrate that the capacity of the existing and proposed infrastructure, including public transport, water and sewerage, other utilities and social infrastructure (such as schools and hospitals) is able to absorb the proposed development and the cost of adding further necessary infrastructure can, where appropriate be met by the applicants;
 - b) prove an ability to contribute towards building a community, to support new physical and social infrastructure; and
 - c) prove there are no legal, physical and environmental constraints to developing the land.

5. Summary of main proposals

5.1 The development must include:

- ***A mixed housing scheme of high quality to provide about 25 dwellings accessed from Inwood Road to include affordable houses, the number and type to be determined by proven need;***
- **Improvements to the accessibility of the site to local services and facilities including new footpath and cycleway connections to the local primary school and existing areas of open space;**
- **The layout of the site needs to take into account the potential of the site to be visible in views from the wider area, especially from the Hangers.**
- **The retention of important natural features such as the existing hedgerows and trees.**
- **Contributions towards transport infrastructure improvements, in accordance with Hampshire County Council's Transport Contributions Policy.**

6. Principles of Development Comprehensive Masterplan

- 6.1 The developers of the site will need to produce a layout plan to demonstrate how the overall development will function both in itself and integrate with the existing settlement. It will need to include:
 - Principal roads and access points;
 - Existing and proposed pedestrian and cycle routes;

LAND AT INWOOD ROAD, LISS: DEVELOPMENT BRIEF

- Buffer planting; and
- Amenity open space.

Amount and type of housing

- 6.2 The site should provide about 25 dwellings. The residential development should contain a mix of dwelling types, sizes and tenures to promote a mixed and balanced community, including housing to accommodate the needs of the elderly. Housing for those households with special or support needs should be provided if a need has been identified. The density is limited by the topography of the site and therefore a density lower than 30 dwellings per hectare is acceptable. Environmental constraints identified by the local plan inspector prevent development on the upper part of the site. The density will be mixed within the site to create a character which seeks to reflect that of Liss.

Affordable Housing

- 6.3 An appropriate element of affordable housing is to be provided on the site to create a mixed development to be available in the first instance to people with a local connection to Liss, then to those with a connection to the district and then for other residents in proven housing need and in accordance with the Council's adopted supplementary planning guidance.
- 6.4 The South-East Plan Policy H3 for affordable housing states that the overall regional target is 25% of all new housing should be social rented accommodation and 10% intermediate affordable housing. The regional target is therefore for an average of 35% of all new housing to be affordable housing. In view of the fact that small housing sites are unlikely to be able to achieve this target figure, the Council is likely to seek 40% affordable housing on this site.
- 6.5 The appropriate amount, mix, size and type of affordable housing will be determined by the current housing needs

evidence and will need to be discussed with and agreed by the Council's Housing Development Manager. Affordable housing should be built to the current Code for Sustainable Homes level as recommended by the Homes and Communities Agency.

- 6.6 The affordable housing is to be spread randomly throughout the development and is to be genuinely 'pepper-potted' and not in blocks. Due to maintenance and management arrangements it may be acceptable to develop small clusters of up to three affordable homes but the clusters should be dispersed and indistinguishable from the market housing.

Layout and design

- 6.7 The site lies in the South Downs National Park. The new development must therefore be of a high-quality design standard that takes account of the criteria set out in Policy HE1 of the Local Plan: Second Review, along with the guidance set out in Planning Policy Statement 1: Delivering Sustainable Development that states that 'Design which fails to take the opportunities available for improving the character and quality of an area should not be accepted.' Applicants will be expected to provide a Design Statement as part of any application which will show clearly how the design has been arrived at and how the proposal fits in within the context of its surroundings and how it reflects the character of the settlement. Consideration should be given to building to Lifetime Homes standards to provide adaptable and accessible housing.
- 6.8 The design and layout of the development should emerge from a careful analysis of the existing character of the locality and should minimise the environmental impact of the development. It is important that the new development takes account of the guidance set out in the Liss Village Design Statement.

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It emphasizes the importance of Liss and its associated settlements retaining the characteristics of a hidden village.

- 6.9 New housing on the highest part of the site has the potential to be visible in views from the wider area, especially from the Hangers. This must be taken into account in the layout of the site and the type of any housing located on the upper slope of the site. The use of green roofs, such as that on the nearby school, should be investigated. The layout should also have regard to the existing framework of structural landscaping, the results of the ecological surveys and the assessment of any site contamination.
- 6.10 The impact of any potential noise and light pollution from the adjacent recreation ground and school will need to be mitigated by the appropriate design and layout of the site. As much of the existing screen of trees as possible should be retained.
- 6.11 Dwellings should reflect the diversity of size and type found in the settlement with variety being particularly important. The inclusion of clear visual gaps between dwellings will contribute to the spacious character of the area.
- 6.12 Buildings within the site should continue the trend in innovative modern design set by the adjoining school building. This building has made great use of the topography of the area whilst having a minimal impact upon the wider landscape by the use of a grass roof and by building into the hillside. Buildings on the site should reflect this possibility by making the most of the potential to build into the slope of the ground. Due to the visibility of the site, the roofs of new dwellings should be either flat or of a low gradient in order to minimise the landscape impact of the site and to prevent later roof / attic conversions which would have a detrimental visual impact. New dwellings should face in the direction dictated by the topography. Particular care will be needed in the design and

orientation of dwellings due to the high visibility of the site as well as being next to sensitive boundaries, including the rear of the properties on Inwood Road and East Hill Drive, to avoid loss of amenity and privacy.

- 6.13 Development should respect the landscape character of the area and the visibility of the site in the landscape. Materials used in the development should be of a matt finish and should be of colours which are found naturally and which would blend into the surrounding landscape. The painting or rendering of buildings in bright or non-naturally occurring colours is not appropriate in this location. The use of wood, slate, local stone, and other natural materials would be strongly encouraged. The use of large expanses of glass should be avoided in locations within the site which are highly visible in the wider landscape. Solar panels and other energy saving measures should be included within the design of the buildings and should not be retrofitted.
- 6.14 The layout should accord with the recommendations of the Government's *Manual for Streets*, and should be pedestrian and cyclist friendly and incorporate appropriate traffic calming measures.
- 6.15 New street lighting in this location will be obtrusive in the National Park. Only low level lighting will be appropriate.

Sustainable Construction / Renewable Energy

- 6.16 The development will be required to provide at least 10% of the development's energy demand from renewable sources. However, landscape impact should be considered when determining which types of renewable energy are most suitable in this location. A guidance note on how this can be achieved is available on the Energy Savings Trust website:
<http://www.energysavingtrust.org.uk/uploads/documents/housingbuildings/CE190%20-%2010%20per%20cent%20guide.pdf>

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- 6.17 The residential development will be required to meet at least Level 3 of the Code for Sustainable Homes. The appropriate level of the Code will relate to that being applied through planning policy at the time of the commencement of development of each phase. Non-residential buildings will be required to meet at least BREEAM standard 'very good'. The Council will require a statement from the applicant to show how this has been achieved. A technical guidance manual on the Code can be found at:
<http://www.communities.gov.uk/publications/planningandbuilding/codeguide>

7. Landscape, Environment and Open Space/Recreation Provision.

- 7.1 The site lies in the South Downs National Park and particular attention will therefore need to be paid to the impact of the development on the landscape and setting of Liss. An understanding of how the attractive rural nature and countryside setting of the village can be integrated into any development proposals for the site will be key.
- 7.2 Account is to be taken of the Council's Supplementary Planning Guidance - Countryside Design Summary (1999), which identifies Liss as being within the Central Farmland area and describes the special landscape character of the area, its settlements and built form. In addition, attention is also drawn to the East Hampshire District Countryside Character Assessment (July 2006) which identifies Liss as lying within the Mixed Farmland and Woodland Area of the Rother Valley.
- 7.3 A Landscape Impact Assessment will help to resolve issues relating to the retention and management of important landscape features on the site. Such an assessment should be supported by an accurate tree survey which should inform a Tree Constraints Plan and Arboricultural Impact Assessment.

- 7.4 The Liss Village Design Statement recognises that the countryside and local scenery was one of the things that is most valued about living in the parish. The landscape strategy for the development of the site must incorporate the retention of existing important trees, particularly protected trees, and hedgerows (attention is drawn to High Hedges legislation) as an integral feature of the landscape structure of any development. Existing structural vegetation is to be retained and enhanced where appropriate.
- 7.5 The landscape strategy for the development of this land will need to be included in the Masterplan. It must, where practicable, include the retention and enhancement of existing trees, the woodland strips and boundary vegetation as integral features. This will enable the extension of the settlement to reflect its edge of settlement location and provide appropriate corridors for wildlife. Space around vegetation is to be retained, especially around protected trees.
- 7.6 Structural/buffer planting belts of trees native to the area along outer boundaries, particularly to the south and east, are to be provided. The timing of their provision is to be agreed prior to any development taking place. Planting within the site should also be native tree species. There is a large amount of mature hedging around the site which is to be retained.
- 7.7 Retained vegetation must be protected from development, which in this case means buildings, hard surfaces, engineering and construction works, in accordance with the guidance contained in the British Standard 'Trees in relation to construction' (BS5837:2005) and in conjunction with such other guidance provided by the Local Authority. Details of protective fencing must be agreed with the Council and subsequently erected and approved as being satisfactory before any works start on site.

- 7.8 Any application for planning permission should be accompanied by a report that assesses the ecological implications arising from the development. This should take account of the potential protected species on the site. The report should identify any impacts that require mitigation as well as details of what mitigation will be provided to overcome those effects and should identify the scope for ecological enhancement to increase the biodiversity of the site. The site is also within two kilometres of the Wealden Heaths Phase II Special Protection Area (SPA). Consultation with Natural England will be required to determine any mitigation required to minimise the impact on the SPA.
- 7.9 The District Council levies a £500 charge/dwelling as a contribution towards the provision of environmental, heritage, and countryside management/improvement schemes.

Environmental Impact Assessment (EIA)

- 7.10 The development is an urban development project which falls within Schedule 2 of the Regulations and lies within a sensitive area. However, having taken account of the characteristics and location of the development, inclusive of potential cumulative impacts, and the criteria in Schedule 3 to the regulations and guidance within circular 02/99, it is the Council's view that the proposal will not have significant effects on the environment sufficient to consider the proposed development as an EIA development under the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 (as amended).

Open Space, Recreation Provision and Contributions

- 7.11 The appropriate level of open space provision will relate to that being applied through planning policy at the time of the commencement of development. At the current time the developer will be required to provide and pay for the long-term

maintenance of on-site open space in accordance with Policy R3 (Open Space Requirements) of the Local Plan: Second Review and in accordance with the Council's published guidance (currently *Guide to Developers' Contributions and Other Planning Requirements July 2009*). Account will also need to be taken of the most up to date PPG17 Open Space Study for the district.

- 7.12 Open space should provide a network of multi-functional green infrastructure throughout the site and linked to the surrounding area.
- 7.13 It is likely to be appropriate for the open space to be provided on the higher land on the eastern edge of the site to avoid the intrusion of housing into views from the wider landscape.
- 7.14 The Council's guidance also requires the developer to enter into a planning obligation to provide, layout and secure its long-term maintenance for at least 12 years.
- 7.15 The developers of the site should enter into discussions with the Parish Council and the local community to establish appropriate and reasonable enhancements to the recreational facilities within this area to meet local aspirations.
- 7.16 The Council is committed to the refurbishment and extension of the Taro Leisure Centre in Petersfield. Its catchment area includes Liss. The Council will seek an additional contribution towards this proposal at the time of a planning application for the housing site.

8. Transport, Access and Parking

Sustainability

- 8.1 The development of the site must show a sustainable transportation strategy and allow for the movement of

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pedestrians and cyclists within the site and to link with the existing settlement.

- 8.2 Fundamental to the development of the site is the need to secure improved access to local facilities without reliance on the car. Accessibility to Liss village centre, railway station and direct to the local school, need to be looked at particularly including improved provision for cyclists and pedestrians, as well as new direct links through the site.

Transportation Measures

- 8.3 A Transport Assessment in accordance with the DfT's *Guidance on Transport Assessment* will be required detailing the impact of the proposed development and providing detailed proposals to encourage non-car modes of travel including the potential for trips to be made by public transport, cycling and walking,
- 8.4 A Travel Plan, in accordance with HCC's guidance document *A Guide to Development Related Travel Plans* will be required to support any planning application to promote means of travel other than the private car.
- 8.5 The layout should apply the Government's Manual for Streets with regard to its internal layout and be pedestrian friendly. It should reflect the concept of a 'home zone' which must be a fundamental and integral element of the development. The appropriate home zone principles relevant to this site should be resolved with the County's Highway Engineers.

Vehicular Access

- 8.6 The site can potentially be accessed from Inwood Road either via the short cul-de-sac to the north of the site or via the improvement of the track to the rear of the existing police houses, showing achievability of visibility splays.

Any loss of car parking or amenity space for existing residents in these areas will have to be compensated for on the site. The potential for a new direct pedestrian/cycle link through the site to the junior school should be investigated; this should not impact on the school's multi-use games area. The layout of the development should prevent the possibility of the site being used as a pick up/ drop off point for the school.

Parking

- 8.7 The Council continues to apply the maximum car parking standards for new residential developments previously set out in '*Hampshire Parking Strategy and Standards (Summer 2002)*' published by Hampshire County Council. East Hampshire District has re-adopted these standards in part. The Council will apply the maximum parking limit to this development.
- 8.8 In recent years, parking provision in new housing developments in East Hampshire has not always been adequate. It has not always been located so that it is convenient for residents. Poor on-street parking has resulted, causing major problems and detracting from the overall character of the development.
- 8.9 Car parking spaces should be an integral part of the layout and design of the new dwelling. Care is required to ensure that parking is convenient, easy to use and well located to overcome the problems arising from haphazard on-street parking. Spaces should be situated within the curtilage of individual plots, within garages or car ports either integral or set back from the road. Parking for flats should be located adjacent to the building where it can enjoy natural surveillance from the occupiers of nearby dwellings. Adequate visitors parking should be pepper potted around the site.

- 8.10 Arrangements need to be made for the parking of cycles within individual residential curtilages.

Contributions.

- 8.11 The Council will seek financial contributions to include provisions for pedestrians, cyclists and public transport facilities. Contributions will be sought for improved opportunities for cycling in the context of the East Hampshire Cycle Plan 2005, and the work being done by HAT on the development of the 'Shipwrights Way' and connecting side routes.

9. Drainage, Flood Risk and Water Supply

- 9.1 The Council will need to be satisfied that the developers of the site have fully investigated the issues relating to drainage and that there will be an adequate water supply to serve the new development. Surface water runoff from the site into the recreation ground already creates drainage problems on the playing fields. Development must not exacerbate the problem.
- 9.2 Any application will need to be accompanied by a Flood Risk Assessment (FRA). The FRA should look at the impact of the topography of the site, the use of SUDs, and the ability of drainage systems to cope with extreme weather. The FRA should be discussed early in the planning process and submitted as an integral part of the planning application. Any mitigation measures will need to be implemented prior to the start of development. Guidance for the preparation of the assessment is set out in Chapter 10 of the Council's Strategic Flood Risk Assessment.
- 9.3 There is a public sewer crossing the development site. Easements of at least 6 metres width are required in order to protect the sewers and provide access for maintenance, or divert the sewer at the developer's expense.

10. Community Safety

- 10.1 The design of the housing layout can make a significant contribution towards preventing and alleviating the fear of crime and deterring anti-social behaviour. It is important that suitable crime prevention measures are introduced at the design stage and account is to be taken of the principles set out in the Council's Supplementary Planning Guidance: *Crime Reduction Through Design* (2001). The developer is encouraged to discuss its proposal with the Hampshire Constabulary Architectural Liaison Officer and to apply for a 'Secured by Design' award.

- 10.2 Particular regard needs to be given to the following:

Layout and Mix of Dwellings

- The layout and design of dwellings should reflect good design practice providing the residents the opportunity to exercise control over their home and surrounds and be alert to anti-social behaviour and strangers.
- A variety of dwelling types and sizes, including those likely to be occupied during the working day, such as those suitable for retired people, will provide a mix of residents and thereby likely to increase the level of natural surveillance throughout the day.
- Natural surveillance should be integral throughout the design of the development, for example involving siting dwellings in small clusters with unobstructed views of neighbours' homes, footpaths/cycleways, play areas, open spaces, internal and external boundaries, and parking areas and should have their entrances visible from public vantage points

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- Where street lighting is to be provided light spillage and light pollution should be avoided.

Access and car parking

- Vehicular access to groups of dwellings should be across symbolic thresholds, such as narrowed entrances, changes of surface material and the use of hard surfaces. This will help create a secure environment and enable a sense of shared ownership so that strangers can be readily identified and criminals made to feel vulnerable to detection.
- Car parking should be within the curtilage of dwellings. With the inclusion of small dwellings though, car parking may be provided in courtyards. Communal parking areas need to be in well-lit areas open to significant natural surveillance and grouped to enable adjacent residents to become familiar with the cars and their users. These should be designed, in terms of their landscaping and location, so as not to be intrusive to the street scene or nearby residents, but still enjoy natural surveillance. Parking bays should clearly relate to the dwellings they serve.
- Other than those needed as part of the transportation strategy to provide safe, sustainable, and convenient movement, additional footpaths/cycleways, and connections to existing routes, should be minimised to enhance the security of the development.
- Rear gardens should, wherever possible, interlock with others. Unsecured boundaries to rear gardens, especially onto or adjoining roads, footpaths/cycleways and open spaces, should be avoided wherever possible. Rear pedestrian access should similarly be avoided unless proven necessary for rear bin or cycle access.

Open space and landscaping

- Open space provided within the site should be located so as to maximise natural surveillance from neighbouring dwellings, and from passing pedestrians and vehicles, whilst minimising disturbance to adjoining residents. New dwellings should not therefore back onto public spaces, but be arranged to face onto the space to provide natural surveillance.
- Existing vegetation and new planting should avoid opportunities for concealment and undermining security of dwellings and property. Natural surveillance should be created in areas where existing vegetation is to be retained and new planting of trees and substantial shrubs provided. Other new planting should be carefully selected in terms of native species and their size when established.
- Outer boundaries should be secured by robust but appropriately designed means of enclosure.

11. Refuse and Recycling Provision

- 11.1 Provision for the storage of containers for refuse and recyclable materials should take into account likely future requirements and should be conveniently located for users and for collection without detracting from the amenities or the visual appearance of the locality. Containers should be located within individual curtilages, or within separate screened areas.

12. Education

- 12.1 Financial contributions towards education provision will be sought from the developers of the site. The necessary provision and level of contribution will be resolved at the time of the processing of a planning application for all or part of the

LAND AT INWOOD ROAD, LISS: DEVELOPMENT BRIEF
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development of the site. It is expected that contributions will be required towards the provision of additional places at Liss Junior School, and a potential new classroom, or at appropriate local schools at the discretion of the education authority.

13. Developer Contributions

13.1 Developer contributions, including financial contributions, will be sought in association with the development of this land and will be resolved at the time of the processing of a planning application for the development of part or the entire site. Contributions likely to be sought include:

- Affordable housing (see 6.3 to 6.5)
- Environmental, heritage, and countryside management/improvement schemes (see 7.9)
- Open space/landscaping (see 7.11 to 7.16)
- Transportation including the need for highway improvements (see 8.11)
- Education provision (see 12.1)

13.2 Further information is set out in the Council's Supplementary Planning Guidance: Guide to Developers' *Contributions and other Planning Requirements* (July 2009). The current levels of contributions may be obtained by contacting officers of the relevant authority - East Hampshire District Council, Hampshire County Council or the drainage and sewerage authority.

EHDC December 2009



SPINDRIFT.

masterplanning & development

BROWS FARM DEVELOPMENT BRIEF

LISS NEIGHBOURHOOD DEVELOPMENT PLAN



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Acknowledgements:

Alison Galbraith for the contribution of landscape analysis and planning advice, text content in Sections 1.5 - 1.6 and review of the final document.

1.

INTRODUCTION

1.1 THE LISS NEIGHBOURHOOD DEVELOPMENT PLAN (NDP)

The Liss Neighbourhood Development Plan (NDP) will guide development in Liss up to 2028. The NDP covers key issues such as the Vision for Liss and settlement specific policies. It also identifies sites considered suitable for development by the community to meet the requirements of the Local Plan. This includes sites for housing and land which must remain accessible to the public. These allocations are supported by a number of Development Briefs.

1.2 THE LISS VILLAGE DESIGN STATEMENT (VDS)

The Liss Village Design Statement (VDS) was adopted as Supplementary Planning Guidance (SPG) by the South Downs National Park Authority (SDNPA) in 2014, and provides information on the history of development in Liss, identifies the key characteristics of both its built form and public open spaces, and sets out the features which should be included in new development in Liss.

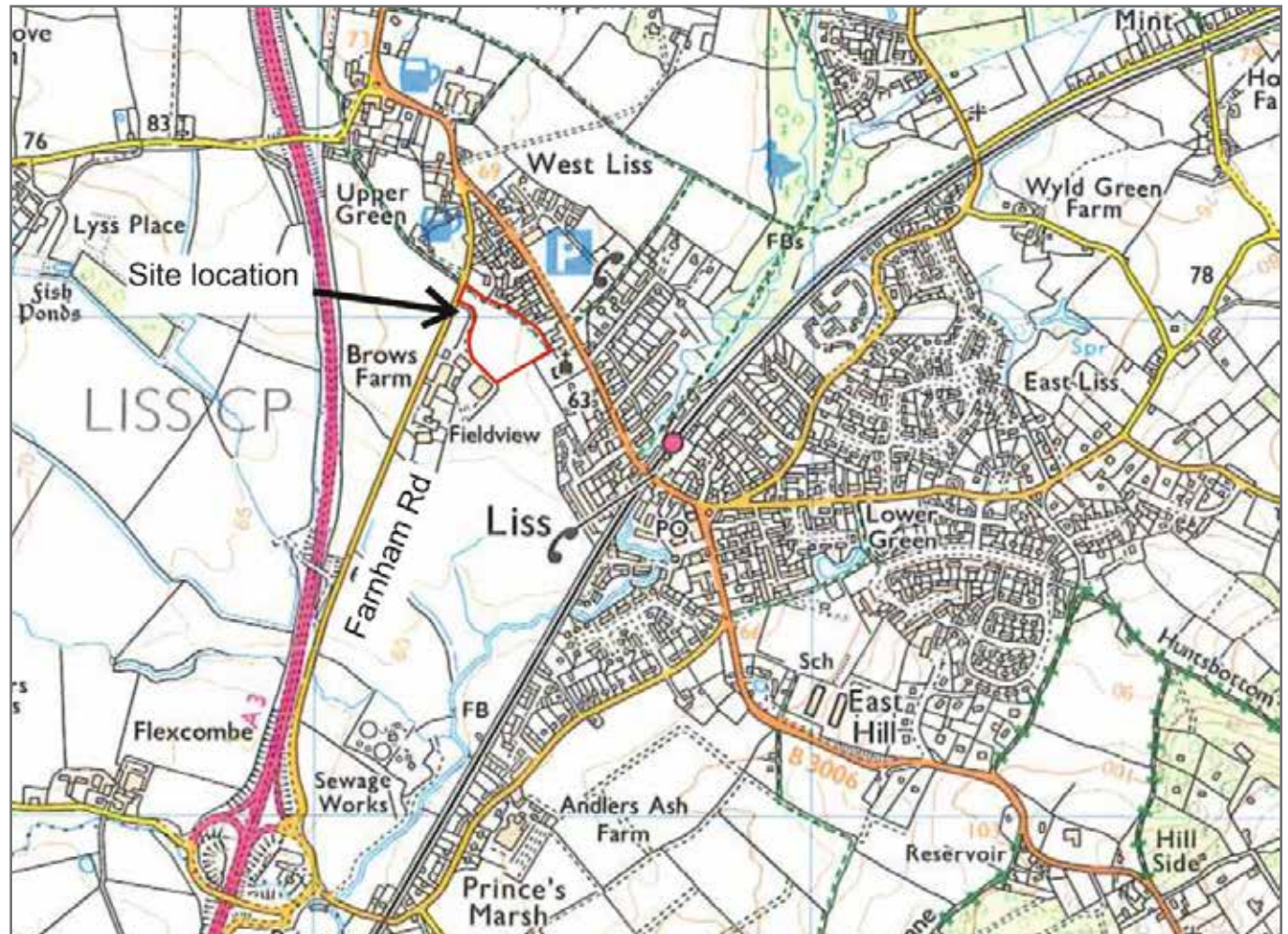


Figure 1: Location Plan

1.3 THE BROWS FARM DEVELOPMENT BRIEF

Policy 19 of the Liss NDP sets out that planning applications on the four sites allocated for residential development must follow the requirements set out in the associated Development Brief. The Brows Farm Site is identified as one such site, including both residential development and an area of Local Green Space. The brief provides a clear set of key principles to guide the overall development of the site, and a series of specific design requirements which must be incorporated into any application for development.

1.4 HOW TO USE THE BROWS FARM DEVELOPMENT BRIEF

The development brief should be used by developers to inform their design for the site. It has been specifically prepared to provide clarity on those aspects which must be addressed to be acceptable to the Parish - the key principles, and to set out how the Parish feels this can best be achieved by identifying the specific design requirements for both the buildings and public open space elements of the site.

The development brief aims to provide developers, urban designers, architects and landscape architects with a clear steer on how the structure of the site should be designed to have the the most positive impact for the community, without restricting the opportunity for creative detailed design.

1.5 SITE DESCRIPTION

The site comprises an arable field, accessed off of the Brows Farm driveway which itself is accessed from the Farnham Road. The north eastern edge of the site is formed by the rear gardens of properties along Station Road, The Arcade and Bishearne Gardens, with a public footpath and drainage ditch running within the site boundary, adjacent to the fences of the properties. St Mary's Church is located adjacent to the eastern boundary, with the rear gardens of properties along Station Road and in Balfour Drive forming the south eastern boundary of the site. A small triangle of young woodland extends from the southern tip of the site, with a native hedge along the south western edge, with a former arable field now used as a golf driving range, beyond. The large buildings making up the Brows Farm Business Park enclose the site on much of its western edge, beyond a conifer hedge. A small area of mown grass to the north of Brows Farm forms the entrance to the complex from Farnham Road.

1.5.1 Topography

The site slopes evenly down from north to south and from west to east. The gardens of adjacent properties to the north east sit at a lower level than the site, with up to 1m difference. The level change is formed in some cases by low retaining structures and in some cases by planted banks.

1.5.2 Vegetation

Arable crops cover the majority of the site on a seasonal basis, with bare soil when the crop is cleared. Mature trees (including some oaks) grow on the northern boundary, along with a variety of shrubs and hedges which form the boundaries of adjacent residential properties, the latter extending along much

of the eastern and south eastern edges of the site, including the church yard. A mixed native hedge forms the south western boundary with the driving range and further north along this edge and surrounding the business park the boundary is formed in part by a tall mixed hedge. Rough grass grows along the drainage ditch running inside the north eastern boundary.

1.5.3 Hydrology

The ditch along the north western edge of the field was presumed to catch run off from the field but may be part of a wider hydrological system in wet weather. During the wet winter of 2015/16 the field is sitting wet, particularly just north of the church yard. The public footpath is also muddy.

1.5.4 Soils

Details of the soil type do not form part of this study. However, the soil has characteristics which enable it to support arable crops and it is known that generally in the area the underlying clay creates slowly permeable, seasonally waterlogged soils.

1.5.5 Access and connections

The public footpath running within the north eastern edge of the site connects across Farnham Road towards the A3 and with the wider public footpath network in the countryside beyond. To the east of the site, the footpath passes through the church yard, onto Station Road and into the village centre. Vehicular access to the site is from the Brows Farm access road to the north west.

1.5.6 Heritage

The site forms the rural setting for the Grade II Listed St Mary's Church.

1.5.7 Views

There are important views of St Mary's Church from Farnham Road to the south west and through a gap in the hedgerow at the access road. Views heading south on the footpath within the site (see front cover photo) also focus on the church but longer views to Hill Brow ridge and the South Downs are also possible from within the site, as are filtered views west to the Hangers. The large buildings of Brows Farm and the somewhat raw quality of parts of the village edge detract from an otherwise scenic and rural landscape.

1.5.8 Built form

There are large, agricultural buildings at Brows Farm to the west and residential buildings predominantly of 2-3 storeys in small plots to the east, with some larger houses and gardens and the church and church yard.

1.5.9 Landscape character

The site is within character area 7A Liss and upper Rother Valley as identified in the Liss Parish Landscape Character Assessment (2006). Key characteristics of this character area represented in the site are mixed farmland, hedges and footpaths. The site itself is semi-enclosed, more open to the south and while largely rural in nature is somewhat affected by the large buildings at Brows Farm and the noise of the nearby A3 traffic.



Figure 2: Development Areas

1.6 APPLICATION REQUIREMENTS

A range of studies would be required to accompany any application. The following list highlights items which are considered of particular importance, however it is not exhaustive, and any organisation applying for planning consent should seek advice independently and from the relevant Local Planning Authority.

1.6.1 Arboricultural & Habitat Surveys

A full arboricultural survey to BS5837 would need to accompany any planning application to ensure there are no unacceptable impacts on existing trees and hedgerows. A phase 1 habitat survey would need to be carried out to identify any ecological constraints and any further protected species studies.

1.6.2 Landscape & Visual Impact

A Landscape and Visual Impact Appraisal in line with the Guidelines for Landscape and Visual Impact Assessments (2013) would need to be carried out by a suitably qualified landscape architect to fully inform proposals for the site's development.

1.6.3 Hydrology

A Flood Risk Assessment should accompany any planning application to demonstrate the current hydrological function of the site and how the proposed development would affect this, with measures to ensure that there would be no negative impact and applicants are particularly encouraged to include sustainable urban drainage systems within the built area of the site to ensure infiltration and attenuation of the surface water runoff and how these features can also provide ecological and amenity value.

1.6.4 Heritage

A study of the impact of development on the setting of St Mary's Church would need to be carried out, and any mitigation implemented to minimise harm.

1.6.5 Transport

A Transport Assessment demonstrating how the design supports multi-modal movements from and to the development and supports wider movement requirements within Liss should be provided and Safety Audit for any associated junction designs must be provided.

1.6.6 Soils

Management of soils should comply with the Construction Code of Practice for the Sustainable Use of Soils on Construction Sites. It is therefore expected that the commissioning of a Soil Resources Survey showing the areas and type of topsoil and subsoil to be stripped, haul routes, the methods to be used, and the location, type and management of each soil stockpile will be a condition of any consent for development. The results of the soil resource survey should be incorporated into a site working strategy (e.g. Site Waste Management Plan or Material Management Plan).

2.

KEY PRINCIPLES OF THE SITE

2.1 LAND USE

The site should accommodate approximately 15 residential properties, including 40% affordable units, within the area edged in red in Figure 2 and an associated area of accessible Local Green Space within the area edged in green in Figure 2.

2.2 RELATIONSHIP TO LISS

The site should create a connection between existing development on the Farnham Road (Brows Farm Commercial Properties and Elderly Care Home) and the main body of the settlement of Liss. This should not be created entirely by built form, but through a combination of additional buildings and a new informal public open space.

2.3 LANDSCAPE & VIEWS

The development of residential properties must not negatively impact views from outside the site to the listed St Mary's Church. Specifically views from the Farnham Road and elevated positions to the north of the site, and elevated positions to the south west. Views across the Local Green Space from the footpath towards the new residential development should remain open.



Figure 3: Development Principles

2.4 MOVEMENT & ACCESS

Vehicular access to the residential development should be from the Farnham Road. This can utilise the existing access point for Brows Farm (Subject to completion of an acceptable Transport Assessment and Safety Audit for the junction design). The exact location of the vehicular access is not fixed and could be moved further west if this was deemed appropriate by the planning authority.

The existing public footpath running along the eastern boundary of the site must be retained and enhanced. The development should focus on creating a strong pedestrian route from other sites allocated for residential development adjacent to the public footpath to the north, and the village centre via St Mary's Churchyard.

2.5 RELATIONSHIP WITH BOUNDARIES

The boundaries of the site are critical to its success in achieving a number of the other key principles identified in this section. Specifically any development must;

- Retain a positive boundary with residential properties which back onto the site on the eastern boundary, including opportunities for views across the Local Green Space.
- Increase views into the site from the north towards St Mary's Church, by opening up the boundary. (See Section 3.3.3 for further detail)

- Ensure a positive boundary treatment between new residential properties and the existing commercial properties on the western boundary (See Section 3.3.2 for further detail)
- Retain the existing planted field boundary of the site to the south and west including the new boundary between the residential development and new public open space.
- Where possible enhance the relationship between the boundary of St Mary's Churchyard and the Local Green Space. (See Section 3.3.4 for further detail)

2.6 HIGH QUALITY DESIGN

The design of any proposal for the site should ensure the highest quality level of design in both the public realm and architecture, specifically it should;

- avoid including unnecessary clutter within the Local Green Space (See Section 3.4.2)
- ensure that the negative visual impacts of domestication at the front of residential properties on the boundary with the Local Green Space are managed (See Section 4.3.1)
- encourage environmentally friendly and healthy lifestyle choices (See Section 4.6)
- make a positive contribution to the architectural quality of Liss (See Section 4.6)

2.7 TIMING OF DEVELOPMENT

The provision of the Local Green Space enhancements recommended in this Development Brief may be brought forward at any time. However any residential development brought forward on the Brows Farm site may not be occupied until such time as the public open space enhancements have been completed and are accessible to the general public.

3.

LOCAL GREEN SPACE / LANDSCAPE APPROACH

3.1 CONCEPT

The Local Green Space should where possible help in creating a connection between Liss, the new residential development, and the existing commercial and elderly care development beyond. It should remain an informal and natural space which has an unobtrusive and simple design which makes it easy to access and functional for the whole community. It should not be a formal 'village green' type environment. The whole space should be designated as a Local Green Space and should continue to be accessible to the local community.

The specific design requirements for the site set out below should be read in conjunction with the background information and general design requirements for the settlement of Liss, set out in the Village Design Statement (2014).



Figure 4A: View towards St Mary's Church from access point to the north west



Figure 4B: View north along the eastern boundary including drainage ditch and large mature trees



Figure 4C: View of drainage ditch and boundary treatments on eastern boundary



Figure 4D: Existing grassed public footpath with the grounds of St Marys Church

3.2 ACCESS & ROUTES

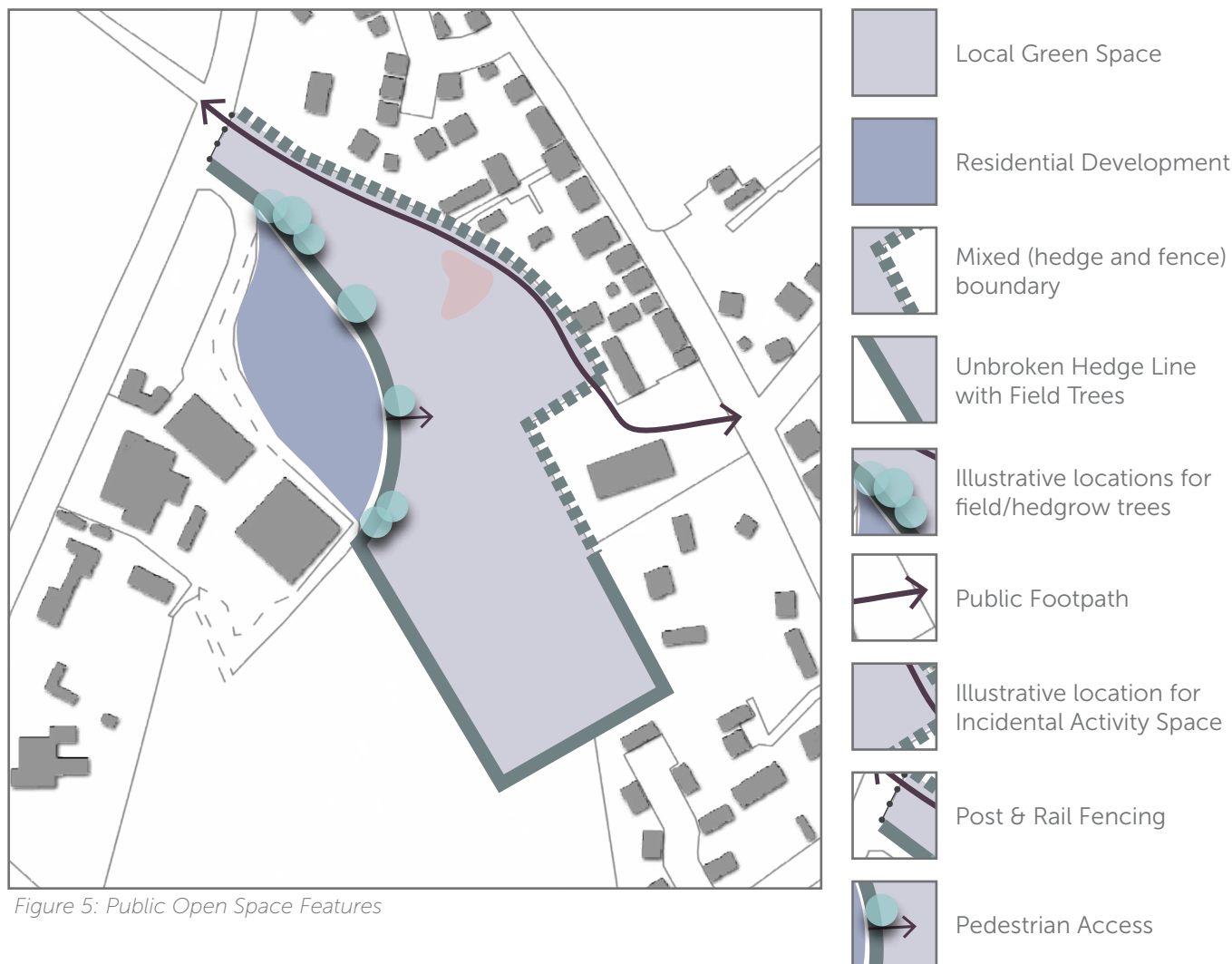
The public open space should;

3.2.1 Enhance the formal footpath network

Retain and enhance the public footpath network by providing an alternative footpath route to the western side of the drainage ditch. This would have the benefit of moving footpath users away from the rear boundary of the existing properties allowing for continued rear views across the Local Green Space by residents through continued use of a mixture of hedge and fence treatments along the boundary depending on their preference. (See Figure 6). New hedging along this boundary may be desirable for some properties and should be facilitated.

The new path should be surfaced to allow access for maintenance of the drainage ditch, and make the footpath generally more accessible for a greater number of users and weather conditions. The surfacing should not be a formal surface (e.g. edged tarmac), but take the form of a farm track (e.g. unedged hardcore tracks). This should include provision of a simple flat bridge structure at the southern end of the route to allow for the crossing of the drainage ditch and continuation of the route to the south through the church yard.

Extension of a formal footpath surface through the churchyard to connect to existing hard surfaces would make a positive contribution to the overall route, but would be at the discretion of the landowner. The existing footpath adjacent to the boundary should remain accessible.



3.2.2 Gate Access

Include a gate access to the improved public footpath should include a gate suitable for use by appropriate maintenance vehicles, as well as a smaller gate suitable for regular pedestrian use.

3.2.3 New Pedestrian Access

Include a pedestrian access into the Local Green Space from the new residential development. This should take the form of a gate access within the hedge (See Section 3.3.2).

3.3 BOUNDARIES

The boundaries of the Local Green Space should;

3.3.1 Tree Protection

Protect all existing trees and hedges on the site boundary, specifically the large mature trees on the eastern boundary, the boundary of the churchyard, and the field boundary on the southern and western side.

3.3.2 Boundary with New Residential Properties

Provide a new hedge line within the Local Green Space on the boundary of the new residential development, to form a continuous green boundary when linked to the existing field boundary and viewed from the public open space. This should take the form of an 'agricultural' boundary hedge, not a formally pruned style, and include species suitable for this approach.

This hedge should be interspersed with a small number of appropriate native field/hedgerow trees, spaced to

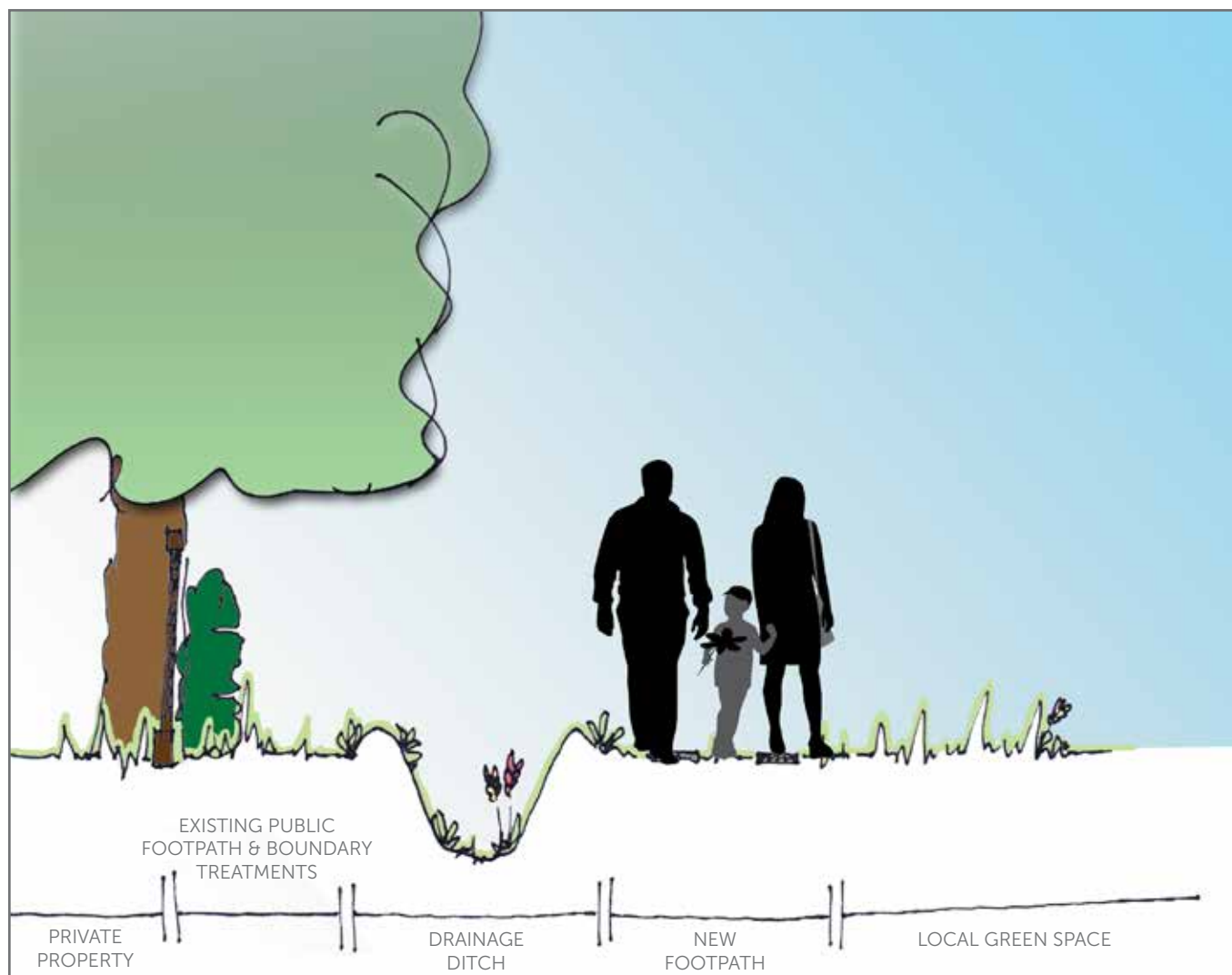


Figure 6: Eastern Boundary Cross Section

allow for future growth to forest size. This boundary should include a gate for pedestrian access to facilitate residents accessing the town centre via the footpath through St Mary's Churchyard. (See Sections 3.2.1 & 3.2.3 and Figure 8)

3.3.3 Farnham Road Boundary

The existing formal pruned hedge on the northern boundary with Farnham Road should be removed to allow views towards the church to the south. This boundary should be enclosed with a post and rail fence (See Figure 10), and incorporate the necessary gate accesses (See Section 3.2.2).

3.3.4 Churchyard Boundaries

Explore opportunities to open up views between the Local Green Space and the churchyard. This could include replacement of some existing hedge elements, but would be subject to the agreement of the landowner. (See Figure 7).

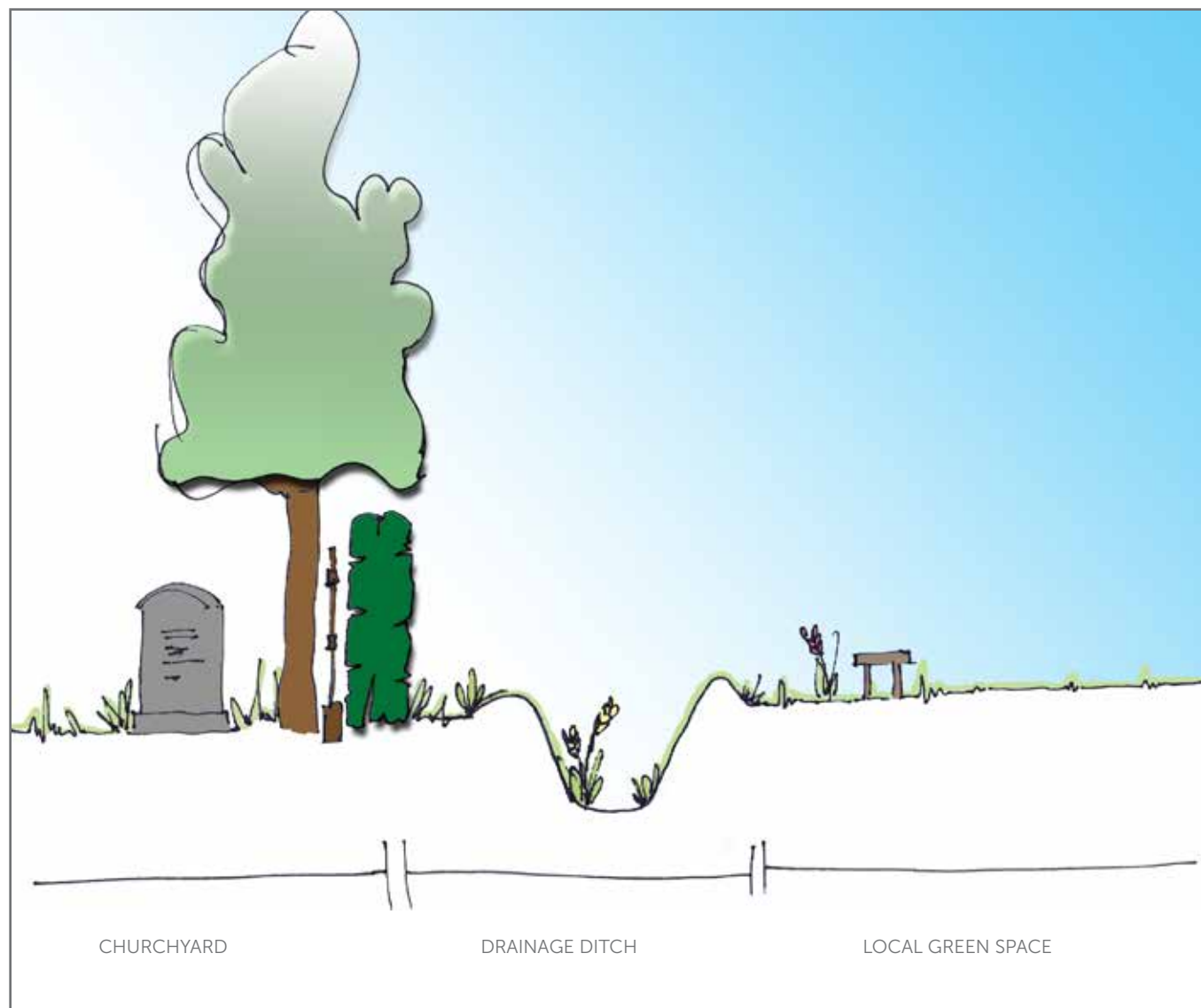


Figure 7: Churchyard Boundary Cross Section

3.4 DETAILING

The detailed design of the public open space should include the following elements;

3.4.1 Incidental Activity Space

An area where grass is kept shorter, which can be used by the community for incidental events such as picnics. It is recommended that this is not adjacent to the boundary with the Farnham Road. A location adjacent to the churchyard is recommended, but other locations can be proposed.

3.4.2 Furniture

The Local Green Space should not include any additional clutter. This includes any form of lighting, signage which is not standard 'public right of way' finger posts or other street furniture such as litter bins. Generally seating is not considered to be appropriate unless a specific request is made by the community and can be clearly justified.

3.4.3 Planting

Any proposals for planting within the Local Green Space should be limited to additional low lying meadow plants or plants suited to the conditions with the drainage ditch. It should not include additional trees, bushes or shrubs within the centre of the space which would impact the openness of the original field structure. (See Section 4.2 for the planting of boundaries within the built development). The provision of some field/hedgerow trees adjacent to the Farnham Road may be appropriate provided that views to the church are not interrupted.

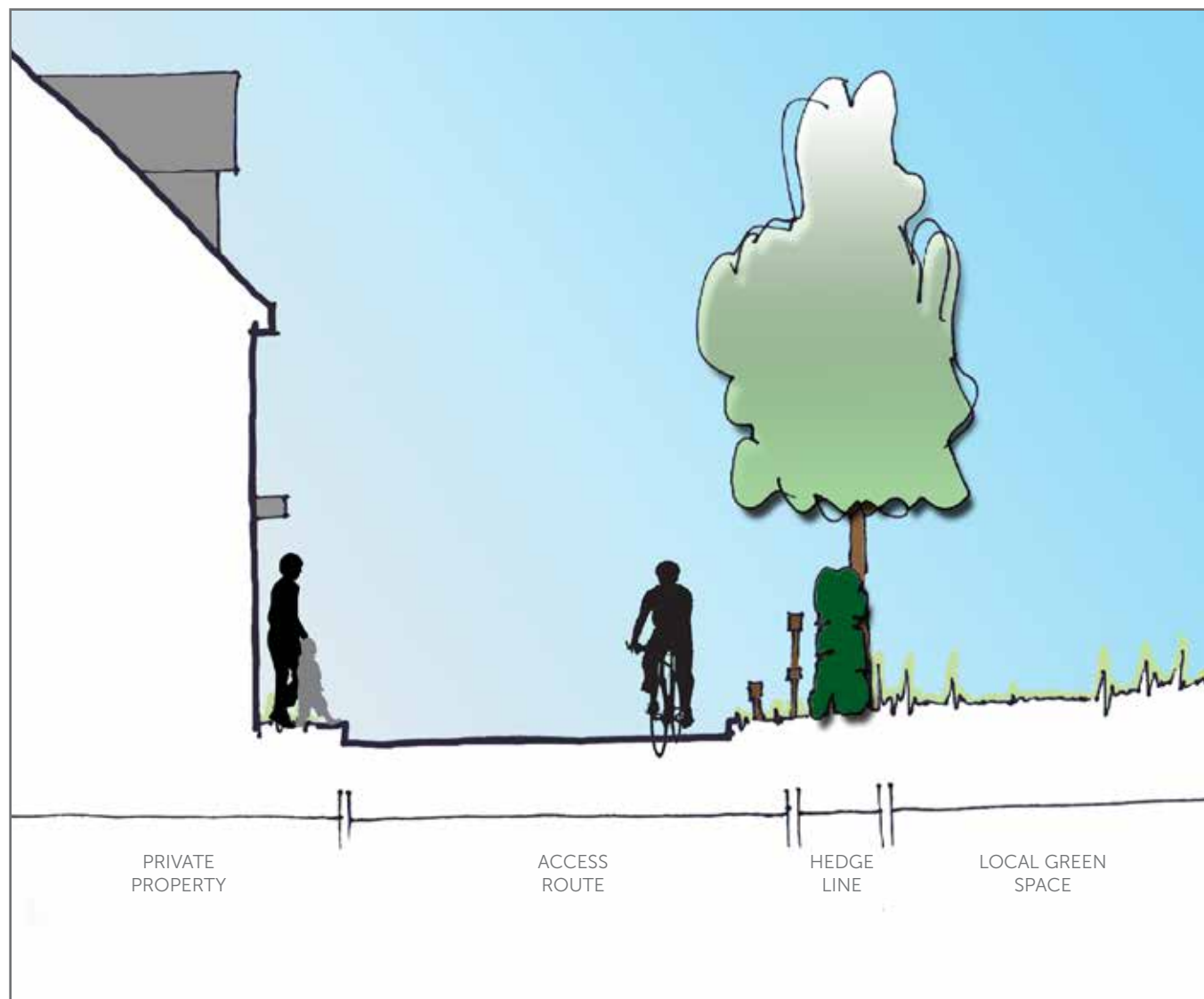


Figure 8: Illustrative Residential Development Boundary Cross Section

3.5 MANAGEMENT

The Local Green Space should be accessible to the public following first occupation of the associated residential properties. The arrangement for the management of the Local Green Space for the plan period is to be agreed between the landowner and Liss Parish Council, and should be included within the conditions of any planning application agreed for development of the site. The management agreement should include;

- Appropriate seeding of the space to allow it to return to a meadow form
- Mowing of the entire space twice a year
- Maintenance of the public footpath surface and clearance of the drainage ditches as required

The long term ownership and use of the land as a public open space, beyond the period of the plan is to be agreed between the landowner, Liss Parish Council and the Local Planning Authority (LPA) and cannot be determined by this development brief.



Figure 9: View into the site from the north



Figure 10: Example of post and rail

4.

BUILT FORM

The specific design requirements for the built form set out below should be read in conjunction with the background information and general design requirements for the wider settlement of Liss, set out in the Village Design Statement (2014).

4.1 ACCESS

Vehicular access to the residential development should be from the Farnham Road. (See Section 2.0 Key Principles). A detailed transport assessment and safety audit would be required, but designers should consider;

- Whether the access route could take the form of a shared surface as pedestrian, cycle and vehicular movements will be low. This should take the character of a green lane rather than a formal road layout.
- Whether a pavement will be required on any element of the access which is shared with the commercial properties to the west.

4.2 BOUNDARIES

The frontage boundary of the site (facing onto the Local Green Space), is considered to be the area from the edge of the Local Green Space to the frontages of the residential properties. This boundary should be formed of;

- a hedge interspersed with a small number of trees (See Section 3.3.2)
- the frontage of the properties which should be clearly identifiable and enclosed (if appropriate),
- the frontage of the property which should include front doors and the windows of active rooms.
- It may include the access route to the properties (See Figure 10),

Any lighting treatment on the frontage boundary should be designed to minimise its impact on the wider Local Green Space.

The rear boundary of the site (facing towards the existing commercial properties). This boundary should be formed of;

- A boundary treatment which offers an appropriate level of security (such as a fence or wall of suitable height).
- It may also include additional tree planting to provide long term, high level screening of commercial properties.

4.3 LAYOUT

The layout should principally face outwards onto the Local Green Space. Designers are encouraged to look at successful edge of settlement examples within Liss such as The Arcade, which allow larger properties on the primary frontage to be located alongside smaller properties on the secondary frontage.

4.3.1 Relationship with the Boundary

The treatment of the primary boundary with a hedge within the Local Green Space is critical to the success of the site. A hedge will allow views out across the Local Green Space, but ensure that views of the new properties are given a softer, informal appearance at ground floor level and that the boundary knits into the existing field boundaries. This is particularly important when considering the setting of the listed building. A hedge will also screens views of any internal access routes and other urbanising and domestic features such as personalisation of front gardens and bins put out for collection.

4.3.2 Recommended Layout

It is recommended that the layout should be formed around an access route behind the new hedge line along the front of the properties, with a series of indents going back into the site to create spaces which could form small courtyard or shared surface type spaces. (See Figure 11) However alternative internal layouts which meet the design requirements of relevant planning policy may be considered.

4.3.3 Front Gardens

The character of the Wealden Greensand area generally does not see the provision of large front gardens, and this should be continued within the development with only small front gardens or planting strips provided.

4.4 SCALE & MASSING

Properties should be no more than 2 storeys. The use of lower roof lines and dormer windows is encouraged on the majority of the site. The use of elements including two full storeys plus a roof should be limited to 'feature' units, such as those on corners or closer to the western boundary with the existing Brows Farm commercial units. Detached properties should take on the massing of large cottages, rather than 'executive homes', and the use of small cottage terraces and flats over garages (FOGs) is also encouraged where appropriate.

4.5 PARKING

Parking must not be visible in front of the primary building line. If the access route follows the recommended layout shown within Figure 10, it should be designed so as to remove opportunities for parking. All parking, including visitor spaces, should be accommodated either on plot behind the primary building line, or within courtyards or shared spaces off the main access route.

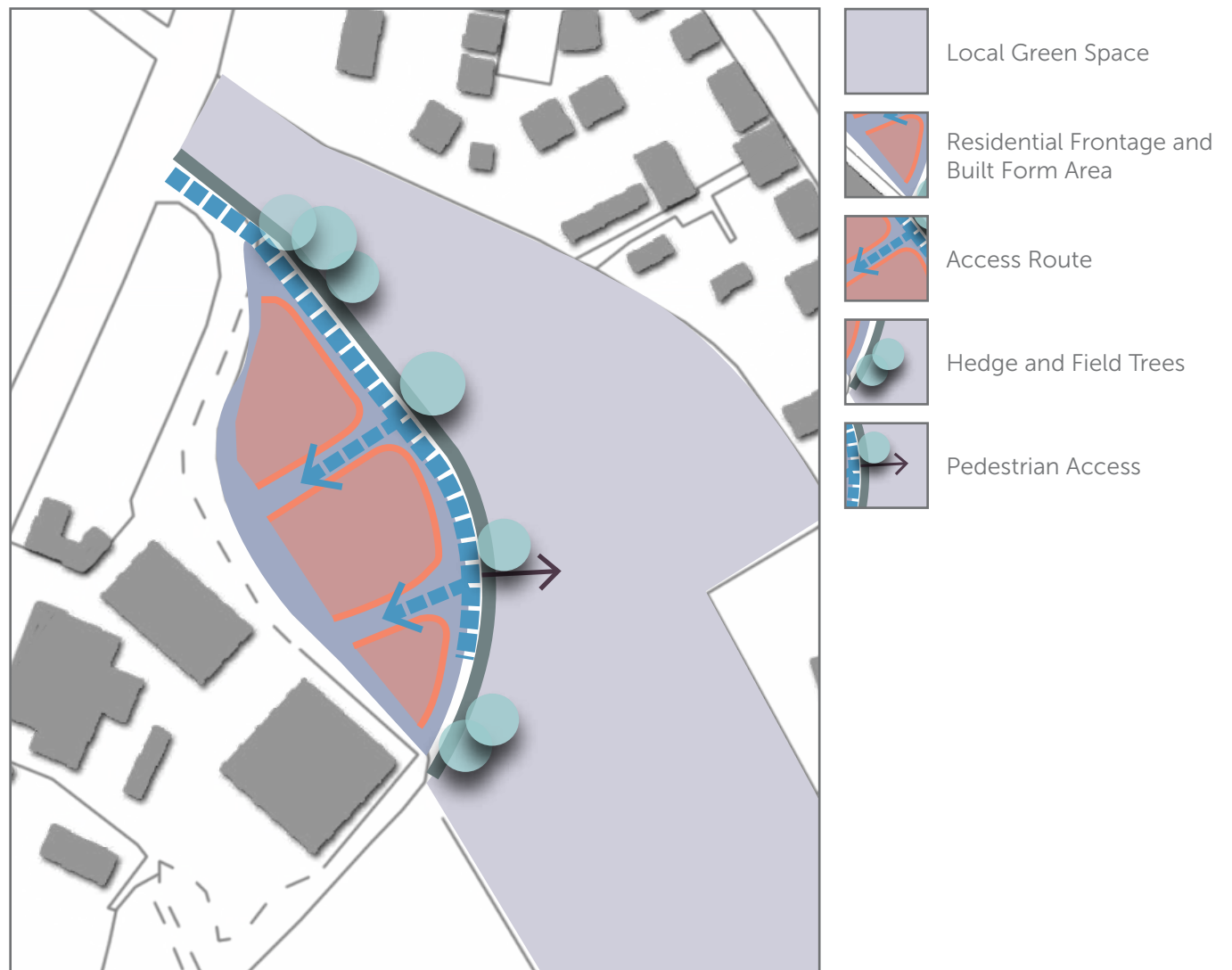


Figure 11: Illustrative internal layout

4.6 ARCHITECTURAL DETAILING

The form and materials used for the buildings and any ancillary structures such as garages, stores and garden enclosures, and the details of the communal areas such as courtyards and access road, should be clearly associated with the character of the wider Wealden Greensand area of the South Downs National Park in which Liss is located. It should be noted however that this requirement does not aim to inhibit innovative design or sustainable solutions.

The design of the residential properties should encourage and assist its residents in making environmentally friendly and healthy lifestyle choices, particularly supporting active travel (walking and cycling), recycling and energy saving. Therefore the detailed design of the properties should provide the following;

- Secure and easily accessible storage facilities (provided separately) for active travel equipment (e.g. bicycles and/or pushchairs) and refuse bins/recycling storage. This could take the form of a storage facility integrated into the front of the property or porch, an accessible space within a garage or carport, or a facility within the rear garden which has direct access onto a public right of way.

- Garages and carports must be of sufficient size to allow the parking of a family-sized vehicle and for occupants to exit the vehicle whilst within the structure. It should also be possible to easily access any other items which are to be formally stored in the garage (such as bicycles) without removing the vehicle.
- Provision of an externally located water butt connected to an appropriate guttering system for each property.

Examples of appropriate scale, massing and architectural detailing can be found in Figures 12A-C.



Figure 12A: Example of clay tile gable end and large cottage type proportions



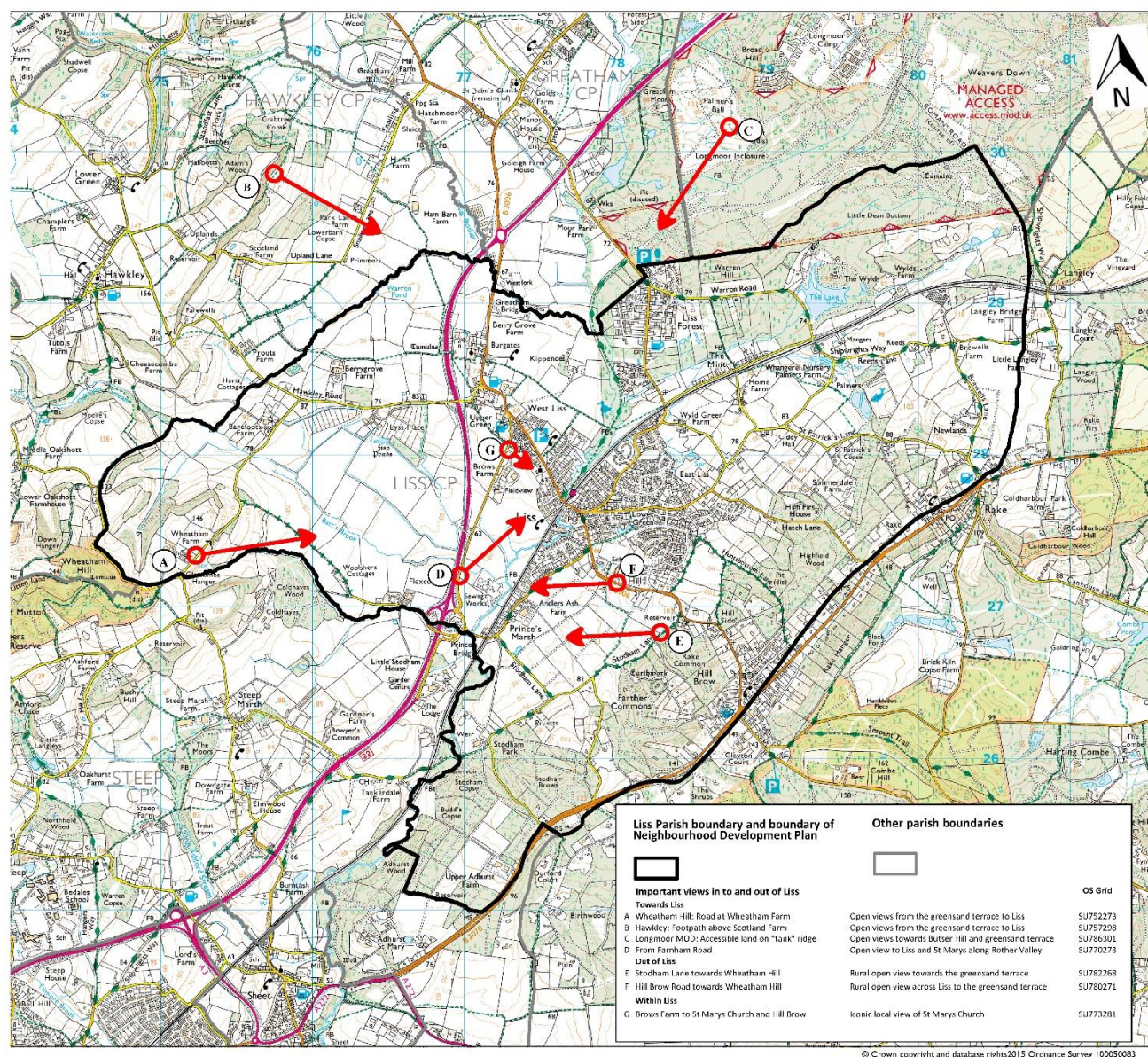
Figure 12B: Example of tile hung example of a timber frame building with dormer windows into the roof line



Figure 12C: Example of sandstone and slate cottage with dormer windows

Appendix 6. Policies Map

PART 1 – Neighbourhood Plan Area and Important Views



Lissvillage
neighbourhood plan

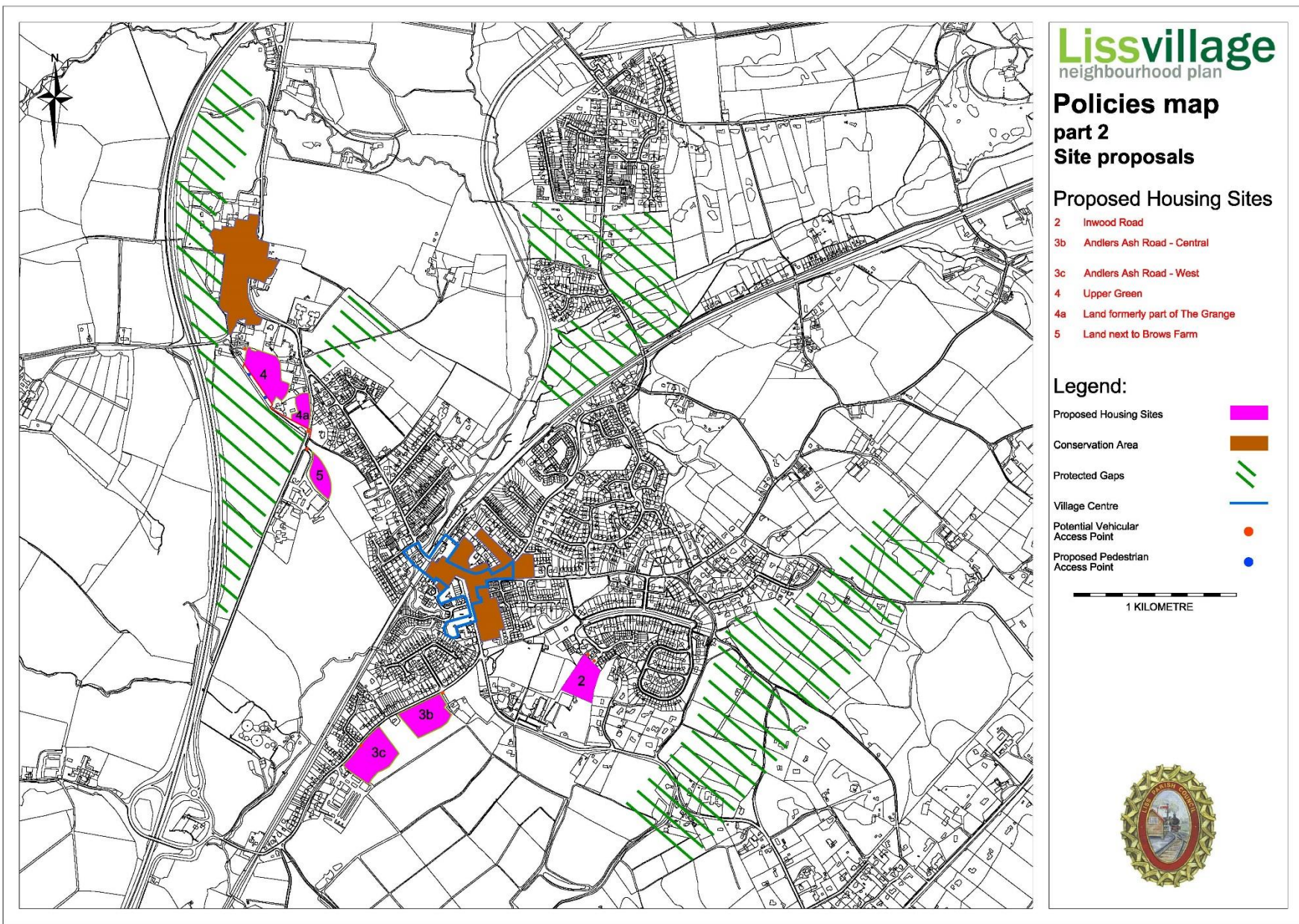
Policies map
part 1

Neighbourhood
Development Plan Area
and Important Views

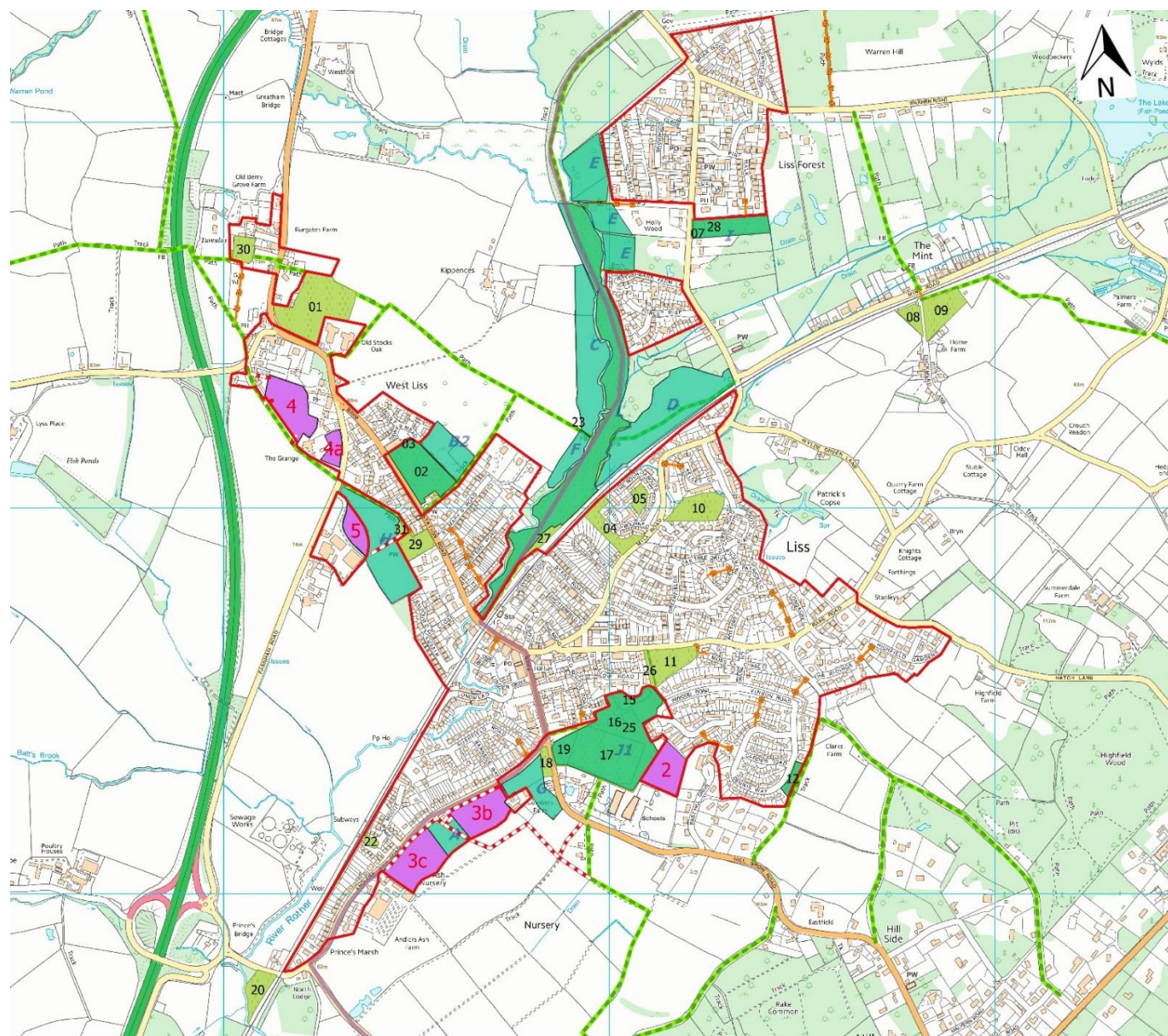
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PART 2 – Site Proposals



PART 3 – Environmental Map



Liss
village
neighbourhood plan

Policies map

part 3

Housing Sites & Environmental Map

0 500m

Proposed Housing Sites

- 2 Inwood Road
- 3b Andlers Ash - Central
- 3c Andlers Ash - West
- 4 Upper Green
- 4a Land formerly part of The Grange
- 5 Land next to Brows Farm

Legend

- Settlement Policy Boundary
- New desired routes
- Shipwrights Way
- Local Green Space
- Open Spaces
- Rights of Way
- Proposed Housing Sites
- Other paths



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