

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 with individual characters of 38 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 sites
- d. Housing suitable for the elderly must be included on site 3b close to the village centre. The amount will be based on the terms of the most recent assessment of household profile, market demand and housing need

- e. Development must take account of site and adjacent topography (section drawings will be essential to the appraisal of any application).
- f. 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 lower units further into the site to limit the visual impact of development
- g. 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
- h. 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.
- i. 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 project level Habitation Regulation Assessment screening exercise shall be carried out and appropriate mitigation provided to avoid likely significant effects on the Wealden Heath phase 2 Special Protection Area (SPA). 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

