

**Agenda Item 07**  
**Report PCI9/20-10**

Report to	<b>Planning Committee</b>
Date	<b>12 September 2019</b>
By	<b>Director of Planning</b>
Local Authority	<b>East Hampshire District Council</b>
Application Number	<b>SDNP/19/00669/FUL</b>
Applicant	<b>CALA Homes (Thames) Ltd</b>
Application	<b>Construction of 77 dwellings, creation of areas of public open green space and new public footpaths, together with sustainable urban drainage systems; the creation of two new vehicle and pedestrian access points; together with internal circulation routes and parking.</b>
Address	<b>Land North East of Andlers Ash Nursery, Andlers Ash Road, Liss, Hampshire, GU33 7LR.</b>

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**Recommendation: That planning permission be granted subject to**

**1) The completion of a legal agreement to secure the following, the final form of words to be delegated to the Director of Planning:**

- **On-site affordable housing provision of 35 dwellings (mix as per the application), in a tenure split of 70% social rented and 30% intermediate housing.**
- **On-site open space and responsibilities for its management.**
- **Highways works on Andlers Ash Road and management of internal roads and paths.**
- **A new footpath link to Hill Brow Road, designating it as a public right of way.**
- **Local employment and training scheme/apprenticeships.**
- **Limitation for occupying the development until a Suitable Alternative Natural Greenspace has been provided to mitigate the recreational pressures of the development.**

**2) The conditions as set out in paragraph 10.1 of this report.**

**3) That authority be delegated to the Director of Planning to refuse the application with appropriate reasons if the S106 Agreement is not completed or satisfactory progress is not being made within 3 months of the 12<sup>th</sup> September 2019 Planning Committee meeting.**

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## Executive Summary

The site is situated on the south eastern edge of Liss on the southern side of Andlers Ash Road (**Appendix 1**). It is a 4.5 hectare field which is used for growing trees and forms part of a larger horticultural business called Hilliers Nurseries. This is a long established business and occupies land adjacent to the site and also land elsewhere around Liss.

The application site encompasses three allocations within the Liss Neighbourhood Development Plan (LNDP) and additional land immediately outside of these allocations and the village's settlement policy boundary (SPB). There are two housing sites which have each been allocated for 38 dwellings and in between them is approximately a 1ha area of land allocated as local green space (LGS) (**Appendix 2**). The LNDP also includes a development brief for the sites to guide the design of proposed development across the two residential sites.

A scheme of 77 dwellings is proposed along with new open space, two new accesses onto Andlers Ash Road and a new footpath link onto Hill Brow Road to the junior and infant school. The dwellings are predominantly sited within the residential allocations but 8 would extend beyond these boundaries and just outside of the SPB and 10 would be within the area designated as a local green space. A large area of new open space would extend across the whole site which would include part of the local green space and create a much larger area in comparison to it.

A key concern has been the extension of dwellings beyond the SPB. This has been justified on the basis of a landscape led approach to the design and taking into consideration the site's topography and the landscape impact in the context of the village's character as a 'hidden village' and the provision of open space. A further consideration has been that the Neighbourhood Plan allocates two separate housing sites to avoid a large housing site being created. Whilst the proposals are for one overall scheme, the layout and design of the dwellings has sought to address this.

The contemporary form of development has been influenced by the local vernacular which seeks to create a sense of place and local distinctiveness. The Applicant has engaged with the local community and officers in regard to pre-application advice, which included 6 Design Review Panel (DRP) workshops.

A range of considerations are addressed which include landscape, ecology, surface water drainage, access, housing mix, affordable housing and impact on adjoining amenities.

Regarding ecology considerations, the site is approximately 2.5km south of the Wealden Heaths Phase II Special Protection Area (SPA) and further north of this area is the Woolmer Forest Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI). Concerns from Natural England about recreational pressures from the development upon these sites has resulted in the need to mitigate this impact by the proposed provision of Suitable Alternative Natural Greenspace (SANG). This is a separate site and proposals which is considered at agenda item 8.

It is recommended that planning permission be granted subject to the completion of a S106 Agreement. This is on the basis of a judgement between how well the scheme accords with the LNDP, including the development brief, the South Downs Local Plan policies, other material considerations, the views of consultees and third party representations.

The application is placed before committee due to the scale of the development, the considerations in regard to extending beyond the boundaries of allocations within the LNDP and the level of local interest.

### I. Site Description

- I.1 The application site is situated at the south western edge of Liss on Andlers Ash Road (**Appendix 1**). It is a c.4.5ha site which is part of a longstanding tree nursery business called Hilliers Nurseries, which occupies land adjacent to the site. It is approximately 300m south west of the town centre and railway station, which are readily accessible, albeit Andlers Ash Road has a single pavement on the opposite side of the road to the site. There is also good accessibility to the A3 for travelling by car. The Shipwrights Way also runs along Andlers Ash Road adjacent to the site.
- I.2 The site is a field which has historically been planted with rows of trees being grown for sale. The land undulates but predominantly slopes upwards east to west from Andlers Ash Road

to a private track within the nursery, which predominantly defines the south east site boundary. There is an approximate 4m height difference between the site's frontage and the south east boundary. A ribbon of land east of this track is also included within the application site for a proposed pedestrian link to Hill Brow Road which would provide a route to the infant and junior school.

- 1.3 The north west boundary of the site is defined by the roadside verge of Andlers Ash Road where there is a mixture of hedges, trees, fencing, grass verge and drainage ditches. The boundary has an open character as there are generally good views into the site from the road over hedgerows along the eastern part of the frontage and between trees and sporadic hedging along the western part. There is also a single large detached dwelling (no.67 Andlers Ash Road) located approximately in the centre of the site frontage which is excluded from the application site. It has a reasonably large rear garden which extends into the nursery which is bordered by mature hedging and trees.
- 1.4 On the opposite side of Andlers Ash Road there are detached and semi-detached dwellings of a variety of sizes, ages and styles. They face towards the road but are set back from it and generally on lower ground. These properties also have front driveways directly onto Andlers Ash Road. Behind this row of dwellings are residential areas of detached and semi-detached dwellings on Barnside Way, Rushfield Road and Upper Mount, which are accessed from Andlers Ash Road.
- 1.5 The north east site boundary is defined by the adjacent residential farmstead called Cumbers Farm and Studio. The boundary runs along its access and the western curtilage of this collection of buildings. The south eastern site boundary is defined by a private access track which runs through the nursery. Beyond the track, the nursery trees extend into further fields. The south west boundary is defined by a large farmstead which is used by Hilliers Nursery. These buildings range in age, size and character.
- 1.6 The site is not visible in intermediate views along Hill Brow Road to the east, which is a B Class road and a main road into the village. In wider views the site is not particularly discernible from wider vantage points but on site there are views of the Hangars to the west.
- 1.7 The site is approximately 2.5km south of the Wealden Heaths Phase II SPA. This is an important consideration in regard to potential recreational pressures from new residential development. Further north is the Woolmer Forest SAC and SSSI.

## **2. Relevant Planning History**

- 2.1 Land within the application site is allocated in the Liss Village Neighbourhood Development Plan (2011-2028) for residential development and an area of local green space (**Appendix 2**). These allocations do not form the entirety of the site. The residential elements comprise two separate parcels of land which are both allocated for an indicative minimum of 38 dwellings (76 in total). The local green space between these two parcels is approximately 1ha and rectangular in shape.
- 2.2 SDNP/17/02391/PRE: Erection of 70 dwellings. Advice issued 05.05.2017.
- 2.3 SDNP/17/06506/FUL: Erection of 77 dwellings. Withdrawn 12.04.2018.
- 2.4 SDNP/18/04793/SCREEN: Screening Opinion for construction of up to 84 dwellings, parking and open space. Opinion issued on 08.10.2018 confirming an Environmental Impact Assessment is not required.  
Pre-application advice in 2018
- 2.5 Extensive pre-application discussions took place prior to the submission of the planning application. A structured series of 6 workshops on landscape and design considerations were undertaken between May – October 2018. These involved SDNPA officers, a consistent group of Design Review Panel members, the Applicant's consultant team and Parish Council representatives also attended. These workshops are expanded upon in section 8.

### 3. Proposal

3.1 The application is for full planning permission for 77 dwellings with associated sustainable drainage scheme, internal roads and parking, new public open space, two new vehicle and pedestrian accesses onto Andlers Ash Road, and a new footpath link to Hill Brow Road. Originally, the application proposed 80 dwellings but the scheme has been amended during the application process.

3.2 The table below summarises the size, type and tenure of the proposed dwellings:

<b><u>Market dwellings</u></b>	<b><u>Affordable dwellings</u></b>
	<b>7 no.1 bedroom flats</b>
	<b>3 no.2 bed flats</b>
<b>19 no.3 bed houses</b>	<b>14 no.2 bed houses</b>
<b>26 no.4 bed houses</b>	<b>8 no.3 bed houses</b>
<b>Total: 45</b>	<b>Total: 32</b>

#### Affordable housing

3.3 The 32 affordable dwellings equates to 42% of the total scheme. 70% of them would be a social rented tenure and the remaining as shared ownership. They would be divided between the two proposed housing areas and their design would be indistinguishable from the open market properties.

#### The Layout

3.4 The dwellings would be split between approximately the north and south areas of the site and would be separated by a large swathe of new public open space between Andlers Ash Road and the north east corner of the site. Out of the 4.5ha site area, approximately 2.7ha would be new residential development and 1.8ha would be open space.

3.5 38 dwellings in the northern part of the site are proposed. A new frontage onto Andlers Ash Road would be created with flats, detached dwellings and terraced properties facing the road and set back from it behind a 10m wide new landscaped area. This area would consist of a new avenue of trees, low level planting and grassed areas. A new vehicular and pedestrian access would punctuate the landscaped frontage in the very north east corner. A further pedestrian crossing would be sited opposite the proposed terraced properties in this part of the site.

3.6 From the northern access, dwellings would front a new internal road which would split into two east and west routes where new dwellings would face onto these and the public open space. These properties would be a mix of semi-detached and detached properties. There would also be a vehicular link across the open space to join the two areas of dwellings.

3.7 The southern area of the site would include 38 dwellings and a mix of terraced, semi-detached and detached properties. They would be accessed via another separate vehicular and pedestrian access at the southern end of the site frontage. Properties on this side of the site would face onto the public open space and these would comprise of a row of detached properties with an access road in front of them.

3.8 In the south west part of the site there would be a courtyard style development with properties extending southwards adjacent to existing barns occupied by Hilliers. These would front onto a more hard landscaped area. A further arrangement of 5 detached dwellings would be sited behind other properties fronting onto the open space.

3.9 The open space would form a large part of the frontage onto Andlers Ash Road in the southern area of the site. This would be accessible for people to cross the road and into the open space. Using the whole site area, the density of the scheme equates to 18 dwellings per hectare.

- 3.10 Traffic calming measures are proposed for Andlers Ash Road which would involve introducing tree planting along the site frontage, removing white lines and street clutter and changing road surfaces at new pedestrian crossings.

#### Landscape Strategy

- 3.11 A landscape scheme seeks to retain boundary trees and elements of hedging, whilst the site frontage hedge at the northern part of the site is proposed to be removed. In summary, it comprises of:

- Native hedgerow planting, with timber cleft fencing along south east boundary
- Specimen trees throughout the central public open space and frontage.
- SuDS attenuation basin in central open space softened with native planting.
- Boundary treatments around curtilages would include brick walls and either timber boarded and hedging.
- A 'ha-ha' on the northern edge of the open space
- 'Natural play' area for children.
- Variety of hard surfacing materials including permeable block paving.

#### Ecology

- 3.12 Ecological enhancements would be achieved through the landscape scheme and its management. Associated with the development is a separate area of land north of the site which is proposed as Suitable Alternative Natural Greenspace (SANG). This is proposed mitigation in respect of recreational pressures upon the Wealden Heaths Phase II SPA approximately 2.5km to the north. This mitigation has been proposed in response to legislation in The Habitats Regulations 2017, relevant case law and national planning guidance.

#### Car parking

- 3.13 Off-street parking is proposed in front of properties and sited in rear courtyard areas. Many properties either have car ports or garages under cat slide roofs. All dwellings would have 2 parking spaces and 2 spaces are proposed for the no.2 bed flats and 1 space for the 1 bed flats. The larger no.4 bed properties would have an additional parking space given they are proposed with garages and would have driveways large enough for 2 cars.

#### Design of the dwellings

- 3.14 Contemporary two storey dwellings are proposed. Influenced by the local vernacular, their differing forms, scale/massing and appearance has sought to create character areas, with consistent detailing between them and a rationale for the use of materials to develop an overall scheme. Their forms, features and detailing include simple gables, a-symmetrical roofs with cat slide roofs, contemporary flat roof dormers on the sides of properties, fenestration, roof overhangs above front doors and chimneys. Materials would include brick, painted brickwork, clay tile and slate roofs and dark stained boarding at first floor level. The architectural approach has also sought to create two different areas of housing in terms of character on either side of the open space, but still propose an overall coherent approach.
- 3.15 Dwellings have been designed to lifetime homes standards and would meet national minimum internal space standards. The dwellings are proposed to be constructed to meet a reduction in carbon emissions, energy and water demand beyond current building regulations through a 'fabric first' principles. Overall, carbon dioxide emissions are proposed to be reduced by c.15%.

#### Drainage

- 3.16 The development would be connected to the existing mains foul sewer network. Surface water would be managed through a sustainable drainage scheme. This would incorporate swales and a detention basin within the open space primarily and permeable paving is also proposed in the hard surfaced courtyard specifically.

#### **4. Consultations**

4.1 **Arboriculture:** No objection, subject to conditions.

4.2 **Archaeology:** No objection, subject to conditions.

4.3 **Dark Night Skies:** No objection, subject to bollard lighting being installed with appropriate luminosity/colour.

4.4 **Design (SDNPA):** The broad layout is supported and successfully integrates the scheme into the existing form of Liss. However an **objection** is raised, as below.

##### Broad principles and layout

- The scheme has moved on significantly and positively since the previous application, reference SDNP/17/06506.
- The broad layout is supported and successfully integrates the scheme into the existing form of Liss.
- The principles of the layout are sound and with dwellings containing and facing onto the open space.
- Makes the most of green infrastructure in the public realm.
- Road layout better follows the site contours.
- Not at 'odds' with its wider landscape context.
- Sensitive road layout provides the opportunity to create additional functional greenspace, is large enough, and in the right orientation to meaningfully address surface water drainage issues.
- Strong sense of place could be created.

##### Architecture

- Supported; well designed and characterful homes.

##### Detailed objection:

- Car dominance of streets caused by double parking in front of a large number of closely located dwellings, obscuring the front elevations and creating a perception of car dominance from the central open space.
- Repetition of parked cars facing the street and the POS will have the effect of reducing the quality of the POS and the potential for a rural village green character will be seriously diluted by this intensive and intrusive visual element. This is a highly urban solution and inappropriate in a rural location on the edge of a village and does not follow a landscape led design.
- Street boundaries to homes should be more characteristic of a rural typology, but are strongly urban in character. Less than half of the frontages consist of hedge with more than half left open with no boundary, exposing parked vehicles and with no pedestrian gates.

4.5 **Drainage:** No objection, subject to conditions.

4.6 **Ecology:** No objection, subject to condition.

4.7 **Economic Development (EHDC):** No objection.

- Recommend entering into an Employment and Training Agreement to increase apprenticeship opportunities, reduce unemployment and provide career opportunities for people in the local area during the construction phase. If the Developer is unable to deliver local job opportunities through the Local Employment and Training Agreement, provide a financial contribution to enable the Council to create alternative employment opportunities.

4.8 **Environment Agency:** Response received, no comments.

4.9 **Environmental Health (contamination):** No objection, subject to conditions.

4.10 **Environmental Health (Pollution):** No objection, subject to conditions.

4.11 **Landscape (SDNPA):** Comments.

- Broad layout supported and successfully integrates the scheme into the existing settlement pattern of Liss.
- Road layout characteristically follows the contours and allows for opportunities to improve water management, and deliver a characteristic rural edge of settlement.
- Broad layout provides opportunity to deliver a strong character for the site, through the creation of multifunctional public realm – this large green space offers the potential to deliver significant gains for the site and its residents. In particular (but not limited to) surface water management which is a known problem.
- Despite going beyond the SPB, the scheme generally creates a positive settlement edge – this would be realised at the detailed stage with appropriate planting that characteristically follows the contours.

Concerns:

- Landscape led approach does not end at broad layout stage and more detailed designs have begun to undermine the rural character being sought for this site. More work is needed along with rigorous conditions.
- A Parking Strategy was never completed resulting in car-dominated street scenes which generate a much more urban typology in a rural site. This affects the wider experience of the site and that of residents.
- The character of the positive green space created through the Landscape-led Approach needs to be driven by the site's wider landscape context.
- Characteristic native species would be better used to integrate the scheme into the wider landscape. Species selected would create an 'anywhere' scheme.
- The creation of a semi-natural habitat here is likely to be required in order to realise the conservation and enhancement of the National Park at this location.
- Principles of an arboretum-type approach for planting would be better served within the hard landscaped areas.
- The site includes a significant amount of close-boarded fencing which generates a suburban character and fails to take opportunities to add value and sustainability to the scheme.
- Some dead spaces remain (e.g. adjacent to Cumbers Farm) which lack positive purpose.
- Use of rain gardens has not been employed, despite surface water flooding issues. The site includes relatively limited areas of permeable paving.
- Suburban use of hard landscaping materials particularly at junctions and changes of materials within courtyards undermines the rural character sought to be achieved.
- Kerbs and road widths increasing rather than decreasing through the site will not achieve the rural character sought at the earlier stages of layout design.
- Detailed integration of informal play opportunities will be critical to ensure open space doesn't appear contrived and offers genuine opportunities for imaginative and inclusive play.
- Street boundaries to homes are formal and suburban in style; should be more characteristic of a rural typology.
- Integrated ecological enhancements have yet to be achieved; reliance upon the site's open space. Using swift bricks for example to integrate spaces for nature within structures, rather than assuming wildlife is limited to 'green' spaces.
- Lighting must be sparing, understated in its design and is typically attached to buildings. These details will be critical to achieving a positive public realm and rural character of this edge of settlement site.

4.12 **Lead Flood Authority:** No objection.

**4.13 Highways Authority:** No objection, subject to mitigation being secured via a S106 legal agreement.

- Development will increase the number of pedestrian walking into Liss and therefore improvements for pedestrians should be delivered to accommodate increased usage and providing sustainable infrastructure for users of all mobility.
- Developer has agreed to installing tactile paving at two locations on Upper Mount and Barnside Way (roads near the site) via a S278 Agreement.
- Developer has agreed to provide a financial contribution to improve 3 crossing point locations on Hill Brow Road with additional tactile paving.
- To promote the use of the bus services an improvement to bus shelters is required to encourage sustainable transport. These could be secured via a S106 Agreement.
- Development will provide suitable cycle connections to the Shipwrights Way.
- Proposed vehicular accesses are acceptable.
- Pedestrian access onto Hill Brow Road acceptable.
- Pedestrian link acceptable, including width.
- Junction of Andlers Ash Road and Hill Brow Road would still operate within capacity post development.
- Proposals include traffic calming measures on Andlers Ash Road. Progressing own scheme for the road and request financial contribution in lieu of delivering proposed traffic management measures.

Mitigation

- Financial contribution of £93,000 towards sustainable transport measures, to include: provision of local bus shelter, new tactile paving at existing crossing locations at Rother House, Linden Drive and Hill Brow Road; provision of cycle storage in the village centre; pedestrian and cycle improvement to the area around Liss infant and junior schools; traffic management measures on Andlers Ash Road.
- The proposed access points on Andlers Ash road to be delivered via a S78 Agreement.
- Delivery of the proposed crossing point on Hill Brow Road.

**4.14 Historic Buildings Advisor:** No objection.

- Site has been open farmland for hundreds of years; some archaeological potential.
- Setting of the closest listed building, Pophole Farmhouse, would not be affected.
- Development will not impact strongly upon the adjacent nursery buildings when appreciating them from the existing internal courtyard. Introverted group of buildings; impact on overall setting is 'mildly adverse' at best.
- Buildings at the former farmstead used by the nursery are traditional but not particularly ancient buildings and an 'introverted' grouping of buildings.
- Building most affected is no.67; it has a core of 'some age' as it is constructed of ironstone, but extensions have diminished any vernacular interest it may had; not a heritage asset.
- Cumbers Farm has been heavily altered in the mid-20th century and displays little obvious heritage value, but haven't inspected the interior of any of the buildings. In any event potential setting impacts of the proposals imply no more than minor harm.

**4.15 Housing (EHDC):** Support.

- CALA Homes has engaged with the Housing Delivery Team over the past 2 years.
- Acceptable affordable housing scheme, which will help to meet the housing need of Liss.
- 32 proposed affordable dwellings proposed – no objection.
- Support proposed tenure of 70% affordable rent and 30% intermediate housing.



- Location of the affordable dwellings are split between the parcels, in compliance with the LNDP. Their location could be further improved by possibly interspersing more of the intermediate dwellings between the largest clusters of rented dwellings.

**4.16 Liss Parish Council:** No objection subject to:

- Confirmation from Hampshire County Council that the proposed provision and maintenance of the drainage system is acceptable.
- Ensure the materials, design and variation in design of the affordable housing are improved so as these properties are indistinguishable from the open market dwellings.
- Not in accordance with Policy Liss I of the LNDP; must demonstrate to the satisfaction of the SDNPA that the proposed development beyond the settlement policy boundary is necessary to achieve the open space and landscaping proposed; that the benefits of the landscaping and open space proposed outweigh the harm from exceeding the settlement policy boundary and that this reflects the particular circumstances of this application; should not be regarded as a precedent for development elsewhere adjoining the Settlement Policy Boundary.
- Provision be made that all of the units of both affordable housing and private housing be accessible to wheelchair users;
- Further consideration be given to the provision of both affordable housing and private housing for occupation by elderly persons.
- A construction plan ensures that all construction traffic parking and unloading must take place on site and no construction vehicles parking on Andlers Ash Road or Hill Brow Road.
- Details of the landscape scheme must be submitted to the planning authority and should be consulted on by relevant parties, including Liss Parish Council.
- Charging points for electric vehicles be provided within the development.
- Legal agreement to secure (1) the retention and management of the open spaces and that the open spaces be dedicated for public use in perpetuity; and (2) the long term management and future maintenance of the drainage system.

**4.17 Natural England:** No objection, subject to securing suitable alternative natural greenspace.

- Application site is approximately 2km from the Wealden heaths II SPA and Woolmer Forest SAC/SSSI. Both are important for ground nesting birds within heathland.
- Ample evidence of the detrimental effects of recreational disturbance, particularly dog walking, on ground nesting birds within these sites and the source is housing within 5km of these sites.
- The proposals have potential to cause local increase in recreational disturbance and therefore mitigation required.
- The SDNPA Habitats Regulation Assessment has shown that the proposals will not have an adverse effect on the integrity of the Wealden Heaths II Space in view of the SANG mitigation proposed.

**4.18 Portsmouth Hospitals NHS Trust:** Comments:

- Trust has an obligation to provide healthcare services; currently operating at full capacity in the provision of acute and planned healthcare and unable to meet the additional demand from new development.
- Cannot plan for unanticipated additional growth in the short to medium term;
- Funding based on requirements set in the annually reviewed NHS Standard Contract and the healthcare activities undertaken and anticipated activity to be undertaken in the proceeding year plus any pre-agreed additional activity and predicted population growth which does not include ad-hoc housing developments.
- The development directly affects the ability to provide the health service required to those who live in the development and community at large.

- A financial contribution is being sought to provide services needed by the occupants of new development, the funding for which cannot be sourced from elsewhere.
- A contribution of £22,483.00 required to directly provide additional services to meet patient demand and quality of care (Officer note- figure based on 80 dwellings.)
- Without the contribution, the development is not sustainable and should be refused.

**4.19 Public Rights of Way (HCC):** Objection, in absence of a financial contribution.

- Proposed development will generate additional footfall upon the local PROW network which could have an adverse impact upon their surfaces and increase the maintenance burden, and consequently reduce the attractiveness of sustainable travel.
- Financial burden of maintaining PROW, including providing access to the SANG, will increase and request a contribution towards the improvement and maintenance of the PROW network.

**4.20 Refuse & Recycling:** Comments.

- Sufficient space for household bins will need to be provided.
- Concern regarding the 'drag' distance for emptying bins from bin stores; requirement is 10m from store to vehicle.
- Will need to ensure resident's vehicles are not parked on the road/access to block refuse vehicles given width of roads.

**4.21 Southern Water:** Comments.

- Sufficient capacity in the sewerage network; require a formal application for a connection to a public sewer.

## **5. Representations**

- 5.1** 31 representations have been received. These comprise of 25 objections, 4 neutral responses and 2 in support. These representations are the result of a consultation exercise at the start of the application process and a subsequent re-consultation exercise following receipt of amended plans.

### Overall

- Does not comply with the LNDP and Development Brief and therefore not community led proposals.
- The development goes beyond the SPB which is harmful to Liss' character and would set a precedent.
- Development in the countryside should only be permitted if there is a genuine and proven need.
- Incursion beyond the SPB reflects increase in number of properties.
- SDNPA has a duty to ensure LNDP is respected and applied.
- Would take development up to the boundary of the existing footpath.
- SPB delineates a buffer between the development and a path used for recreation and enjoyment.
- Does not create two separate smaller developments with open space between them that does not form part of the developments, not a single development.
- Need smaller scattered developments to mitigate impacts upon parish character and landscape
- Intrusive ribbon development.
- Development concentrated in one area would be disastrous for the village.
- Land unsuitable for large proposed development; site effectively a flood plain which is hazardous to future and existing residents; site better used to plant trees to absorb water but its historic use has not mitigated this issue.

- Dwellings must be limited to a maximum of 2 storeys, with 2 storey dwellings predominantly located near Andlers Ash Road and use of lower units further into the site to reduce visual impact and accord with policy.

#### Scale and Design

- Design should reflect the Liss Village Design Statement and the site's rural setting.
- Layout in previous application preferred.
- Lacks creativity; dwellings too homogenous, lack character and too many too close to one another without sufficient green spaces; not a bespoke design.
- Excessive number of dwellings.
- Large detached properties outside of the SPB.
- Instead of large open space should be more communal greenspaces throughout the development.
- Dwellings not in keeping with the style of existing properties on Andlers Ash Road nor would complement them.
- Dwellings must be a mix of architectural styles and sizes, using differing high quality materials used locally.
- Monotonous mostly uniform spacing of dwellings without reference to adjacent farm's layout.
- Proposed materials for cladding and roofs inappropriate.
- Referring to a farmyard vernacular to building design in context of a volume housing estate or linear layout along access roads doesn't work.
- Predominant and excessive use of dark cladding and use of grey will be depressive and other local styles are not reflected.
- Within the scheme, side windows of properties would overlook each other.
- Frontage dwellings appear at 'odds' with side elevation facing the road, in contrast to existing properties.
- Lack of sustainable design; which should go beyond solar panels.
- Need to consider how the solar panels would look.
- Flats should be staggered rather than one overall block.
- Terraced properties on the frontage are out of character.
- Height of frontage properties will overshadow existing houses
- Chimneys will look unsightly.
- Tree screening along the frontage should be evergreen.
- Open space may not be totally useable and could result in overflow of children to Nursery Field.
- No path along the edge of the greenspace; no footpaths into/through the open space.
- Lack of footpaths means non-residents are not encouraged into the development.
- Addition of porches and more imaginative windows could improve the scheme.
- Query whether the open space can be used for games.

#### Housing mix

- Balanced mix of properties required; too many larger properties.
- Housing mix uneven with smaller properties for social housing.
- Demand for small properties for first time buyers and elderly seeking to downsize;
- Shortage of no.2 bed dwellings in the village and no open market proposed.
- No provision for housing for the elderly including single storey properties.

#### Traffic, accesses and footpath

- Proposed south east access is close to a blind bend, which is exacerbated by existing on-street parking, and the access for Andlers Ash Farm.
- Traffic calming on the road could cause cars to stop at busy times and create pollution from exhausts.
- Lay-bys and pavement on the side of the site is essential.
- Any new pinch points will not affect the speed of traffic.
- Footpath should be aligned with the existing farm track.
- Andlers Ash Road is a minor road.
- Would result in additional traffic on Andlers Ash Road, which is already used by speeding cars going to/from the A3.
- Road has not been surfaced from 30 years.
- Pavement only exists on the NW side of Andlers Ash Road and no crossings to allow new residents to cross the road; will discourage walking into the village and to local facilities and schools.
- Road will become busier.
- Activities of Hillier Nursery has increased traffic including tractors and HGVs and affect adjacent resident's access onto the road.
- Lack of visitor parking.
- Insufficient parking which could lead to on-street parking.

#### Impact on neighbouring amenities

- Impact on neighbouring amenities from high dwellings – privacy, loss of light, views.
- Impact of new footpath upon adjacent neighbouring amenities, such as noise, privacy, discarded rubbish.
- Insufficient landscaping to protect adjoining amenities.
- No meaningful buffer with Cumbers Farm and Studio.
- Development too close to existing dwellings and blocks views.
- The location and scale of flats in relation to Cumbers Farm;
- Impact of public space adjacent to Cumbers Studio.

#### Health concerns:

- Concerns regarding health impacts upon residents at Cumbers Studio, in particular the location of the parking courtyard and issues of noise, disturbance, light pollution and particularly health hazard from air pollution upon a child. Greater buffer between the development and this property and the re-positioning of the car park is required.

#### Vehicular and pedestrian accesses, parking

- New pedestrian route to Hill Brow Road welcomed but a pedestrian crossing at the road is required.
- Difficult for pedestrians to use Hill Brow Road because of no pavement on one side, which is unsafe.
- Pedestrian route unpaved and unlit and concern over safety especially in winter.
- Uncertainty about who will be responsible for maintaining the new footpath.
- No necessity for another footpath to the schools.
- Concentrated no. of dwellings will affect visual amenity and negate dark night skies benefits.
- Object to new footpath, Andlers Ash Road provides sufficient provision and manned school crossing place.
- Increased traffic will compromise pedestrian safety using crossing points.

- Increased traffic flow will compromise the safe access/egress to/from the site.
- Andlers Ash Road is not wide enough to accommodate all traffic including HGVs.
- Concern about overflow car parking from the development.
- Concern about sufficient parking on site.

#### Drainage

- Number of dwellings should be reduced and the number of trees increased to reduce flood risk.
- Concerned about the design of swales and attenuation basing and their effectiveness.
- Concern about increase in surface water and flooding of existing properties, which local residents have experienced.
- Concern about soil and ground conditions/height of water table and ability of soakaways and swales to manage surface water effectively.
- Road prone to flooding in heavy rain.
- Design of surface water drainage scheme and use of existing drainage features/system and capacity.
- Concern the proposed foul drainage will be insufficient and potential adequacy of existing drainage system and capacity.
- Careful assessment of the surface water drainage scheme needed.
- Any disposal of surface water into the foul system should be resisted.
- Concern about exacerbating the risk of flooding of the River Rother from discharge of surface water.
- Existing surface water network aging and concern about capacity to cope with increased run-off and maintenance regarding blockages.
- Changes in the pattern of surface water drainage and the water table could cause subsidence issues to existing properties.

#### Ecology

- Proposed bird nesting boxes should be increased; consider bird boxes and 'swift bricks' in each property.

#### Other

- Impact on GP surgeries, dentists, schools.
- Too large for infrastructure to cope with.
- Concern about where construction traffic would park and highway safety; parking on pavements is an issue.

### 5.2 Neutral responses

#### Layout

- No objection in principle; scheme incorporates a good swathe of open space, however, does not exactly follow the recommendation of the Liss Neighbourhood Plan in terms of location of new build in two specific areas.
- Revised layout an improvement of previous scheme.
- Application site area, number of dwellings; not in itself a concern provided the scheme mitigates its impacts by meeting NDP requirements.
- Welcome greenspace 'flowing' through the site which is more integrated and offers natural surveillance.
- More natural form of POS improves connection between countryside and village in fringe location.
- Layout of open space and SUDS is good and imaginative.
- Responds positively to many but not all NDP requirements.

- Low level external lighting encouraged in favour of standard street lighting

#### Access

- Need to assess whether roundabouts would be appropriate, in accordance with LNDP.
- Should be sound buffering between the road and internal circulation routes.
- Need to ensure adequate parking provided.
- Traffic calming measures essential given access issues for existing residents.
- Welcome pedestrian crossings and sensitive design needed to avoid urbanisation.
- Considered needed to position of street planting as part of traffic calming measures.
- Parking during construction phase should be considered.
- Path towards the school welcomed but need to consider drop kerb on Hill Brow Road.

#### Landscaping/ecology

- Should be a deciduous/evergreen hedge along road frontage and internal routes interspersed with trees.
- Mature trees required to be planted along frontage.
- Planting scheme confusing and need to be suitable for soil type or are invasive species
- Needs to be a robust emphasis on net biodiversity gain, which is lacking the application details.
- Need condition regarding management and replacement of new landscaping.
- Management of open space will be important.

#### Design

- Reasonable mix of styles but cat slide roofs not in keeping with local styles.
- Design of dwellings uninspiring but layout imaginative.
- Scheme needs to be built in accordance with agreed ground levels to minimise impacts to neighbouring properties and effective surface water management.
- Few of the designs have chimneys, which could add character.
- Meaningful green infrastructure and boundary treatments required.
- Consideration needed for maintaining control of additional rooflights and solar panels on properties in regard to visual impact and dark night skies and wildlife (bats).
- Dwellings need to have good insulation.

#### Drainage/surface water

- Need to provide suitable drainage.
- Layout much improved from previous application; now more organic and permeable for pedestrians/cyclists.
- Terraces and apartment block may appear dominant in the street scene.
- Question slate grey cladding which could appear coastal rather than farmstead.

#### Amenities

- Concern about outlook and daylight upon Cumbers Studio.
- Need to accord with 10m landscape buffer along frontage.
- Appropriate treatment of the southern boundary required, which requires significant planting and planned green infrastructure connectivity, habitat and softening of views in creation of new village edge.

### 5.3 Support comments

- Most successful aspect is the landscape design which takes the brief from the NDP and enhances it with generous communal space.

- Sensitive approach to streetscape and lighting.
- Housing types and materials need further development.
- Materials choice make the scheme disjointed and jar against a playful landscape.
- Need to consider more fully the junction of Andlers Ash Road and Bill Brow.
- Semi-detached version (type E) is an improvement as the symmetry of the roof breaks the massing down as does the addition of a dormer on type A.
- Type D is the most successful housing type as its massing is broken down and the use of black timber is limited to defining a portion of the upper volume only.
- So much roof is visible, choice of material will be key as will the control of potential addition of solar panels.

#### 5.4 Further objections (not previously raised) following re-consultation of revised plans

- Not meaningful natural unmanaged open space envisaged by the NDP which would provide a desired sense of rural village scale and environment.
- Amount and layout of roads within large site detrimental to rural design and landscape.
- Access outside the settlement boundary connecting with Hill Brow Road unacceptable.
- Impact upon health of residents of Cumbers Studio (with health concerns) from car park, which should be relocated.
- Need to provide improve screening between Cumbers Studio.
- Landscape led design reasoning for extending beyond the SPB but see no reason why a landscape led scheme could not happen within the boundary.
- Greater buffer with Cumbers still required.
- Response from Portsmouth NHS Trust indicates it is operating at full capacity and no provision has been made the fund the extra healthcare.
- Additional open space offered away from the site is welcomed but object to it being offered as a solution for pressure on existing open spaces, particularly Nursery Field.
- Proposed site on other side of the village unlikely to be used by new residents.
- Already a large recreation ground in Liss Forest.
- Will not address recreational need of new residents who need adequate open space on site.
- Should have additional open space/recreation closer to the site.

## 6. **Planning Policy Context**

- 6.1 Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The relevant statutory Development Plan comprises of the South Downs Local Plan 2014-2033 and the Liss Neighbourhood Development Plan (LNDP) 2017. The relevant policies are set out in section 7 below.

### National Park Purposes

- 6.2 The two statutory purposes of the SDNP designation are:

- To conserve and enhance the natural beauty, wildlife and cultural heritage of their areas;
- To promote opportunities for the public understanding and enjoyment of the special qualities of their areas.

If there is a conflict between these two purposes, conservation takes precedence. There is also a duty to foster the economic and social wellbeing of the local community in pursuit of these purposes.

### National Planning Policy Framework and Circular 2010

- 6.3 Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF) which was issued and came into effect on 24 July 2018 and revised in

February 2019. The Circular and NPPF confirm that National Parks have the highest status of protection and the NPPF states at paragraph 172 that great weight should be given to conserving landscape and scenic beauty in the national parks and that the conservation of wildlife and cultural heritage are important considerations and should also be given great weight in National Parks.

#### National Planning Policy Framework (NPPF) 2019

- 6.4 The National Planning Policy Framework has been considered as a whole. The following NPPF sections have been considered in the assessment of this application:

- Achieving sustainable development
- Promoting sustainable transport
- Delivering a wide choice of high quality homes
- Requiring good design
- Meeting the challenge of climate change, flooding and coastal change.
- Conserving and enhancing the natural environment

#### Relationship of the Development Plan to the NPPF and Circular 2010

- 6.5 The development plan policies listed below have been assessed for their compliance with the NPPF and are considered to be compliant with it.

#### Major development

- 6.6 In the first instance, the proposed development does not constitute major development for the purposes of the NPPF and policy SD3 (Major Development) of the South Downs Local Plan (2019).

#### The South Downs National Park Partnership Management Plan 2014-2019

- 6.7 This is a material consideration in the determination of planning applications, as outlined in national planning practice guidance, and has some weight pending the adoption of the SDNP Local Plan. It outlines a vision and long term outcomes for the National Park. The following policies are relevant: 1, 3, 5, 9, 25, 28, 39, 48, 50.

- 6.8 Other relevant guidance and evidence documents

- South Downs Integrated Landscape Character Assessment (2011)
- Liss Village Design Statement (2012)

- 6.9 The Liss Village Design Statement 2012 was adopted as a supplementary planning document by the SDNPA in 2014. It considers aspects of the identity, character and settlement pattern of Liss, its landscape setting, environmental constraints, cultural heritage, buildings and materials. It also includes design guidelines for a range of development and its key aspects include:

- Views of the surrounding countryside should be protected from intensive development.
- Views into Liss from higher ground should be protected to maintain its character as a hidden village.
- Protect the special qualities of the National Park
- Protect wildlife habitats and improve biodiversity
- Development on the edge of Liss should be built of such materials and density, bulk and design so as not to detract from the rural setting.
- Open spaces and green corridors that contribute to the rural feel of the village should be retained and enhanced and where development is proposed adjacent to either/both buildings should aim to face towards it.
- New development should include open green areas and appropriate native landscaping.
- Development to be of a size and scale that do not dominate the settlement and impinge upon its character and relationship with the countryside.



- Development on higher ground and on the settlement edge should be low rise to not impinge on the wider landscape.
- Depending on the setting and visibility of the site, exceptionally innovative buildings of a bold contemporary design may be appropriate if high quality design and are in keeping with locality.
- Development should encourage a safe environment.
- Development should be energy efficient.
- Development should have reasonable access to off road parking which should be located to the rear of the property or suitably hidden in the street scene.
- Pedestrian access
- Development should have appropriate detailing with tiling, eaves, ridge details, brickwork, window and doors.
- External lighting should be the minimum required and of a type and design appropriate to the rural environment.

## **7. Planning Policy**

7.1 The following policies of the South Downs Local Plan 2014-2033 are relevant:

- SD1: Sustainable Development
- SD2: Ecosystems Services
- SD4: Landscape Character
- SD5: Design
- SD6: Safeguarding views
- SD8: Dark Night Skies
- SD9: Biodiversity and Geodiversity
- SD11: Trees, Woodland and Hedgerows
- SD12: Historic Environment
- SD16: Archaeology
- SD19: Transport and Accessibility
- SD20: Walking, cycling and Equestrian routes
- SD21: Public Realm, Highway Design and Public Art
- SD22: Parking Provision
- SD25: Development Strategy
- SD26: Supply of Homes
- SD27: Mix of Homes
- SD28: Affordable Homes
- SD46: Provision and Protection of Open Space
- SD48: Climate Change and Sustainable Use of Resources
- SD50: Sustainable Drainage Systems
- SD51: Renewable Energy

7.2 The following policies of the LNDP are relevant:

- Liss1 – The Settlement Policy Boundary
- Liss3 – Local Green Space and Informal Open Space
- Liss4 – Landscape and Views
- Liss5 – Biodiversity
- Liss6 – Flood Risk
- Liss7 – Local Housing need

- Liss8 - The allocation of land for housing
  - Liss9 – The design of development
  - Liss14 – Walking and cycling access
  - Liss15 – Parking
  - Liss18 – Development Briefs
  - Liss19 – Infrastructure and developer contributions
- 7.3 The LNDP allocates two residential sites and a local green space designation for land within the application site (**Appendix 1**). The site is subject to a LNDP Development Brief included at **Appendix 3**. Key aspects of the Development Brief are:
- Principles of development;
  - Layout and design;
  - Access;
  - Landscape, open space and biodiversity;
  - Managing surface water.
- 8. Planning Assessment**
- Principle of development
- The LNDP
- 8.1 Policy Liss8 outlines a requirement for a minimum of 150 dwellings to be provided in Liss during the LNDP period. They are planned for through 6 allocated sites in the LNDP across Liss. This requirement is also outlined in policy SD25 of the SDLP but specific allocations are not identified given the LNDP.
- 8.2 The application site encompasses two residential allocations known as ‘Land at Andlers Ash Road central’ (parcel 3b) and ‘Land at Andlers Ash Road south’ (parcel 3c) and in between these two sites is local green space (**Appendix 2**). The approach of two separate residential sites and the LGS in between them reflects the local community’s views during the LNDP process that development be accommodated “...in relatively small amounts, closely related to the village centre, which can be developed on an intimate scale rather than as large estates.”
- 8.3 Policy Liss8 outlines that planning permission will be granted for new residential development of the allocated sites, within the areas shown on the policies map, provided proposals take account of their respective development briefs and other relevant development plan policies. Similarly policy Liss9 (design) also advocates use of the development briefs.
- 8.4 These are key considerations regarding the principle of development and the proposed scheme. The boundaries of the residential allocations and LGS define the settlement policy boundary of Liss. Whilst there is a general presumption in favour of residential development within the two allocations, the application site includes land outside of them and the SPB with a small number of dwellings and new open space in this area. The layout also proposes dwellings within the LGS, in conjunction with the proposed design of the new open space.
- 8.5 This approach does not entirely fit with LNDP and SDNP policies which focus development within SPBs unless it accords with other development plan policies which, in general principle, permit certain types of development in the countryside. However, whilst the policies relating to the SPB are a key consideration weight has been given to the specific considerations of this scheme, the landscape setting of the site which has informed the scheme and balancing the principle policy position with other policies in both plans and material planning considerations including the NPPF.
- 8.6 The SPB is defined along Andlers Ash Road by the size of the three allocations. Their extent into the countryside also relates to the setting of Liss within the landscape and it being characterised as a ‘hidden village’ by virtue of its limited visibility from wider vantage points. This quality is a core aspect of the LNDP vision and enhancing the green and open character of the village is a key objective alongside minimising the impact upon the landscape.

- 8.7 The setting of Liss was a key consideration in the LNDP process, whereby specific contour lines around the village were identified and used in regard to the above objectives. A 75m contour was identified as a key height in the topography around Liss from which to consider impacts upon its hidden character. On Andlers Ash Road, a lower height of 65m was a consideration, albeit the LNDP outlines that this contour line is difficult to follow and not a good guide to where development is acceptable. Indeed, new dwellings within the allocated sites would likely breach this height. The majority of dwellings are still within the boundaries of the allocations but 8 properties fall wholly outside of it.
- 8.8 In these regards, the site's topography in a wider landscape perspective was considered. Policy Liss14 outlines that development which increases the prominence of the settlement within the landscape will not be permitted and, in particular, that development will not be permitted above the 75m contour unless it is demonstrated that it will not be prominent in the landscape and intrusive in views of the village (particularly those identified in the LNDP), either due to landform or screening by buildings or trees.
- 8.9 An evidence base of studies, including a site specific Landscape and Visual Impact Appraisal, informed the proposed scheme. Whilst the allocations were prepared as part of the LNDP process, a more detailed assessment when designing the scheme helps to better understand the site's opportunities, constraints and sensitivities in regard to the setting of the village and its specific impact upon landscape character. At the outset of the DRP workshops, this evidence gathering was the first important step in regard to achieving a landscape led design. From this assessment and the development of the scheme, it is considered that there is no significant harm that would arise from the scheme breaching the SPB and Liss' hidden village character would remain intact. The merits of this approach are also considered in more detail in the landscape and design section.
- 8.10 Regarding the LGS, the NPPF affords these designations the same status as green belt. Notwithstanding, within the LNDP there is arguably flexibility in its design as the development brief outlines that its boundaries are indicative and will be subject to the detailed layout of the two housing areas, but that an equivalent amount of green space must be provided. 8 dwellings encroach within it, however, approximately half of the designated LGS would remain within the much larger swathe of open space proposed.
- 8.11 The scheme does adopt a 'landscape-led' approach to the design and the proposed approach would create benefits compared to rigidly adhering to the allocation boundaries. The merits of this approach are discussed in the landscape and design section below.

#### The Development Brief in the LNDP

- 8.12 The Development Brief is included at **Appendix 3**, which forms part of the LNDP. It outlines overarching principles and aims as well as specific criteria to guide development on these sites.
- 8.13 It is comprehensive in its overarching and specific criteria. However, whilst providing much positive guidance, there are some conflicting aims between its criteria which could not be fully accorded with by remaining within the boundaries of the residential allocations. For example, it outlines that there should be a loose knit form of development for parcel 3c, yet to achieve a minimum of 38 dwellings within it this would not be wholly possible as a higher density scheme would be needed.
- 8.14 The scheme accords reasonably well with its criteria but these have also been balanced with the assessment of the site in terms of its constraints/opportunities and the aim of achieving a landscape led approach to the design.

#### The DRP Workshops

- 8.15 A series of 6 design workshops with a consistent group of design review panel members, CALA Homes and their consultants, SDNPA officers and representatives from the Parish Council were undertaken.
- 8.16 This iterative process was initially based on gathering evidence to inform the design, the LNDP and development brief, with the aim of achieving a landscape led approach. A landscape strategy informed the layout of spaces, siting and arrangement of dwellings to

achieve a layout which responded to its context in terms of the settlement character, important views, the site's topography and the 'hidden village' character, working with the contours and managing surface water, treatment of the new settlement edge, landscape setting, built character of Liss and to create a sense of place and local distinctiveness. A range of iterations of the layout were discussed and evolved these considerations.

- 8.17 The architecture was progressed through the latter workshops. A contemporary scheme was envisaged with an aim of achieving a good identity and sense of place. This was informed by considering the existing form, character and styles of properties and landscape considerations in regard to site topography, heights of dwellings and choice of materials.

#### Landscape and design considerations

##### Layout

- 8.18 Third party representations and consultee responses have raised a wide range of issues about the scheme. Firstly, a consideration has been whether it achieves the LNDP aim of two separate parcels of development not appearing as one large estate. This is addressed by proposing two areas of housing separated by the open space, two separate accesses for these areas, and the type and design of dwellings and the use of materials between them. There would also be a difference in street frontages on either side of the open space. The overall architectural approach would create a coherent scheme with a stronger sense of place across the two sites without significantly undermining the aim of two separate parcels.
- 8.19 A key issue is the encroachment of the scheme beyond the SPB. Respecting the 'hidden village' character of Liss is important. The layout has been informed by an assessment of the immediate and wider landscape context of the site, taking into account views, contours and the settlement pattern. Ridge heights at the 75m contour height are predominantly exceeded by 0.5-1m. The most sensitive properties in regard to exceeding this are plots 29-35 which are also those which extend beyond the SPB by the furthest and are on the highest part of the site. In order to mitigate this their heights have been reduced but they still extended by c.2.5m above this contour line. Encroaching upon this doesn't have a material effect on Liss' hidden village character and it is also important to frame the open space.
- 8.20 Working with the contours, the layout and extensive open space would help to manage surface water through capturing it within the landscaping, swales and the detention basin, as well as being a high quality space for residents to enjoy. Surface water flooding has been a consistent issue raised by residents on Andlers Ash Road and that further development would exacerbate the issue of water draining from the site and flooding front gardens during times of heavy rainfall. The open space, with swales and SuDS basin, the landscape strategy, and use of permeable paving would provide the opportunity to capture and store water on site. This would be a benefit which fits with the landscape led approach in terms of achieving environmental benefits within new development.
- 8.21 The layout also would also create more opportunities to enhance biodiversity and connectivity within the landscape scheme. The generous amount of open space and planting would provide opportunities for creating a joined up native landscape scheme which would enhance biodiversity and combined with an appropriate management regime would enable net environmental gains on site. The scheme would also create a much better and softer edge between Liss and the countryside. Substantial planting and a more irregular edge to the extent of development would minimise the character of the new settlement edge appearing artificial.
- 8.22 10 dwellings would encroach into the LGS, where they would be within the SPB. This would be on the lowest parts of the site, whereby any wider visual impact is negligible, and they would frame the open space. Given the overall layout of the scheme, the encroachment into the space is outweighed by the design and extent of open space. The open space configuration would create a larger and more accessible frontage along Andlers Ash Road. This would also encourage access for existing residents. The layout also reduces the overall density of the scheme to 18 dwellings per hectare. This highlights the spaciousness of the scheme and takes account of the VDS which outlines that development on the edge of Liss should be of a density and design that does not detract from the rural setting.

- 8.23 The attributes arguably could not be achieved as successfully if the boundaries in the LNDP were rigidly adhered to, which arguably do limit the potential for the site. The layout has also sought to achieve a sense of place by opening up views of the Hangars to from the open space, which adds to a sense of place within the scheme.
- 8.24 A farmstead/courtyard character is proposed at the southern edge of the site with two rows of properties facing one another and a hard landscaped area in between. This seeks to be akin to a farmyard/courtyard type character to respond to the character of the farm buildings to the south.
- 8.25 Along the site frontage, an attractive and varied street frontage would be created. The majority of the western half of the site frontage would be accessible open space. The 10m landscape buffer along the whole site frontage would provide good scope to establish high quality planting that would make a positive contribution to the character of Andlers Ash Road. The approach would accord with the development brief which seeks to create a feeling of open space with views through the site to the countryside beyond. The Shipwrights Way runs along the southern side of Andlers Ash Road, but at present the environment for walking/cycling the route is not attractive to use. The development of this site provides an opportunity to create a more active frontage to the site and improve the environment for walkers and cyclists and local residents.
- 8.26 In light of the above considerations, a high quality layout is proposed and given the attributes of the scheme extending development beyond the SPB and within the LGS is justified in this unique circumstance and would not set an undesirable precedent for future schemes elsewhere.

#### Design of the dwellings

- 8.27 The bespoke dwellings would be of a scale and design that addresses the development brief as well as the VDS. Regarding the latter, it outlines that, depending on a site's setting, *"exceptionally innovative buildings of a bold contemporary design may be appropriate if high quality design is in keeping with the locality."* With a contemporary approach, it's arguably more difficult to achieve other elements of the VDS given this approach, but the design has been influenced by assessing the range of styles, forms and features of buildings within Liss.
- 8.28 The proposed architecture would create a good sense of place and local distinctiveness, whilst using materials, features and detailing seen in the locality within a contemporary approach. A particular feature focussed upon are cat slide roofs which is a form that has been used to create a coherent character for the development, alongside other features and materials. The bespoke architecture is an acceptable approach which is supported by the SDNPA landscape and design officers. Concern has been raised in a number of representations regarding the dark coloured boarding. It would provide more of a rural aesthetic to the scheme, but this colour, and other materials would be scrutinised via a planning condition.

#### Housing mix and affordable housing

- 8.29 The LDNP outlines that the mix of affordable housing should be agreed with EHDC housing officers, but there should be a predominance of one and two bedroom properties suitable for elderly persons or as starter homes. All of the no.1 and no.2 bed dwellings and 8 no.3 beds are proposed as the affordable housing. This mix accords well with policies Liss7 and SD27. A tenure split of 70% social rented and 30% intermediate housing is also supported. Some concern was raised by the Housing Authority about the siting of social and intermediate tenures throughout the scheme, however these proposals are acceptable.
- 8.30 35 dwellings would equate to a 42% affordable housing contribution. Policy SD28 sets out a requirement of 50%, however, given the length of time officers have engaged with the applicant and the overall benefits which would accrue from this development, most notably provision of the open space, and that the 42% would go towards meeting housing need this is, on balance, considered acceptable. Furthermore, the EHDC Housing officer has not raised an objection following the adoption of the SDNP.

- 8.31 There is some concern about the mix of the open market dwellings, including in third party representations. Policy Liss7 does not have an explicit requirement compared to policy SD27, which is prescriptive in requiring predominantly smaller dwellings. In this instance, 25% of the scheme would be no.3 beds and 34% would be no.4 bed properties which does not entirely fit with SD27. That said, policies should be considered collectively and given the merits of the proposals overall this is on balance acceptable.

#### Highways and access

- 8.32 The Highway Authority does not object in regard to highway capacity and safety. The proposed accesses are of an acceptable design and the amount of parking would be appropriate with minimal potential for any overspill parking onto Andlers Ash Road.
- 8.33 The Development Brief outlines a need to enable a link between the site and the infant and junior school on Hill Brow Road. This is proposed in the north eastern part of the site and would be of an acceptable route and design. The surfacing and treatment of this link would be subject to conditions and the route would be secured in the S106 agreement.
- 8.34 Traffic calming measures are proposed on Andlers Ash Road, however, the Highway Authority is interested in implementing their own scheme in some form. The Developer would need to enter into a S278 Agreement with the Highways Authority for undertaking works. It is considered that the SDNPA can influence the treatment of the site frontage to not overly urbanise the road and would liaise with the Developer and the Highways Authority in regard to the traffic calming measures.

#### Impact on amenity of local residents

- 8.35 The third party representations have raised concerns about a variety of impacts. It is recognised that local residents would experience additional impact associated with the residential use of the site given it has been part of a nursery. However, the principle of residential development in this location has been established.
- 8.36 Concerns have been raised by the immediate neighbours at Cumbers Farm and Studio. These relate to the proximity of the development and the lack of a sufficient buffer being provided. The siting of a parking courtyard near to these properties is a particular concern for these residents in terms of noise and disturbance and air pollution also and how this may affect their health concerns and disabilities.
- 8.37 The revised plans removed a detached garage with a flat above from the original scheme, which was the closest property to Cumbers Studio. There is an area of land between the car park and the neighbouring boundary which would either form part of the landscape scheme or could become part of the curtilage of this property, subject to further discussion between CALA Homes and the owners of Cumbers Studio. The proposed parking spaces would be between 7m to 18m distance from Cumbers Studio, given its siting. There are 3 windows in the elevation of the Studio which would face towards the car park, with two of them being at the closest distance to the car park. Environmental Health have not raised concerns and it is considered that there would be an acceptable relationship between the scheme and these properties in terms of the siting, scale and orientation of proposed properties and the proposed parking arrangements.
- 8.38 Concern has been raised about the proximity of the proposed footpath route around Cumbers Farm and the potential for disturbance to these residents. Additional planting is proposed along this route to provide a form of a buffer and some separation from the garden boundary and the path.
- 8.39 The dwellings along the site frontage would be set back from the road by 10m and given their siting, orientation, height and fenestration, they would not cause any significant impact upon the amenities of existing properties on the opposite side of Andlers Ash Road. Many of these properties have boundary planting which provide some screening of their front gardens and driveways. The proposed accesses are also not considered to affect the amenities of existing properties.

#### Flood risk and drainage

- 8.40 Surface water run-off from the site is an issue which has been consistently raised by local residents, who have expressed concern about front drives and gardens being flooded in times of heavy rainfall. Currently, surface water would predominantly drain towards Andlers Ash Road where there are ditches alongside the road.
- 8.41 According to the submitted Flood Risk Assessment, there is a reasonably high water table, but this varies between the seasons. There would be an increase in hardstanding areas which would result in a net increase in surface water which needs to be managed in regard to flood risk. As above, the layout of the scheme works with the contours and the landscape strategy seeks to manage surface water. The large open space, swales and SuDS basin, landscape strategy and permeable paving would provide a sustainable system of managing surface water. The Lead Flood Authority (HCC) and EHDC's drainage office have not objected to the scheme.

#### Trees

- 8.42 The Tree Officer at EHDC has not raised concerns in regard to the proposed retention and removal of trees. A condition requiring protection measures and an Arboricultural Method Statement are recommended.

#### Ecology and recreational pressures upon the Wealden Heaths SPA.

- 8.43 The County ecologist has not raised any concerns regarding ecological surveys which have been undertaken and their results, which were that the site has low biodiversity value. Conversely, they have expressed that there is potential to enhance biodiversity through developing the site.
- 8.44 Natural England's consultee advice has centred around meeting the Habitats Regulations in regard to impacts upon the international designations within a 5km radius of the site, namely the Wealden Heaths Phase II SPA and the Woolmer Forest SAC/SSSI. Particular focus has been upon recreational pressures upon the SPA and new residential development contributing to this.
- 8.45 Whilst the two housing sites within the application, and indeed those elsewhere in Liss, are residential allocations, this hasn't meant development proposals are immune from the considerations surrounding recreational pressure and impacts upon the SPA and SSSI. The legislation requires mitigation of these particular impacts so as not to adversely affect the integrity of these sites. Following an Appropriate Assessment, it was considered that the residential scheme had the potential for an adverse effect upon the SPA which needed to be mitigated for. Consequently, land at application SDNP/19/03210/FUL (agenda item 8) has been proposed. Provided this can be delivered, Natural England do not object to the development.
- 8.46 It is noteworthy that whilst the proposals involve a large area of open space, it would not mitigate for the impact on site. This is because it would not meet Natural England's criteria for being designated as SANGS. The reason for SANGS is to offer an alternative to the, typically, longer journeys and walks around the SPA. Therefore, in order to be a genuine alternative to what attracts people to the SPA it needs to meet various criteria. These can include the length of possible walks and landscape character (ie a more natural environment compared to more formalised open space within a scheme where longer walks/recreation can also be taken).

#### Cultural Heritage

- 8.47 The Historic Buildings Officer has not raised an objection. The proposed dwellings would not have a significant impact on the setting of either designated or undesignated heritage assets within the immediate and wider vicinity of the site. The County Archaeologist has recommended conditions in regard to archaeological investigations prior to the commencement of development, which have been included in the recommendation.

### Pollution

- 8.48 Environmental Health have not raised concerns in regard to ground contamination or other pollution, subject to conditions. They have recommended a condition requiring a noise assessment to ensure internal noise levels within the new dwellings are minimised. It is considered that given the residential allocation of this site and its proximity to the railway line and A3 that this is not a significant issue. However, condition 11 sets out internal noise levels to adhere to rather than require any further assessments to be provided.

### Dark Night Skies

- 8.49 The Dark Night Skies Officer raises no objection. The impacts from external lighting could be reasonably mitigated via appropriate low level bollard lighting and a planning condition requiring further details is recommended.

### Financial contributions and Community Infrastructure Levy (CIL):

- 8.50 The development is liable for a CIL financial contribution. The Highways Authority and Portsmouth NHS Trust have requested financial contributions. As a consequence of the SDNPA adopting a CIL charging scheme, the relevant CIL regulations outline that no S106 agreements can be entered into that provide for the funding or provision of 'relevant infrastructure' as identified by the Authority which CIL would go towards.
- 8.51 The Highways Authority has requested a financial contribution of £93,000 towards various improvements summarised in their consultee response. The Authority's CIL list outlines that these monies would go towards 'off site sustainable transport provision and general highways works and improvements including pedestrian access to bus stops (footway/crossing points) and waiting facilities (i.e. bus stops). In this regard aspect of the Highways Authority's requests cannot be justified as further contribution secured in the S106 Agreement. This is similarly the case for the County Council's PROW team which has requested a contribution towards the upkeep of the rights of way network.
- 8.52 The Developer has however offered £3,000 towards new tactile paving at the pedestrian crossing points suggested by HCC which would be included in the S106. Regarding traffic management measures, these would be addressed via a S278 Agreement to undertake works on Andlers Ash Road within which the final design would be agreed.
- 8.53 The Portsmouth Hospitals NHS Trust has sought a financial contribution from the developer. However, this is not considered appropriate because contributions towards healthcare are already provided for in the Authority's CIL charging scheme. A funding request can be requested via the Authority's annual bidding process which would be assessed on its merits. Consequently, we are not seeking a direct developer contribution on this basis.

## **9. Conclusion**

- 9.1 The proposed development is acceptable insofar as land within the application site is mostly allocated for housing and LGS and that a landscape led approach to the concept and design has been undertaken. Furthermore, the proposals have been developed through extensive engagement and pre-application workshops which have addressed the justification to extend dwellings outside of the SPB in particular as well as into the local green space.
- 9.2 The scheme meets many individual criteria within the development brief and wider consideration has been given to the overall approach of a contemporary design and how this would contribute to the character of Liss including the LNDP approach of two separate housing sites.
- 9.3 The application has been assessed in regard to the adopted development plan policies, national planning guidance and National Park Purposes and duty, material planning considerations and relevant legislation. In light of the above assessment, the application is recommended for approval subject to the completion of a S106 Agreement.



## **10. Reason for Recommendation and Conditions**

10.1 The application is recommended for approval subject to a S106 legal agreement to secure the following and that authority be delegated to the Director of Planning to complete the S106 or refuse the application with appropriate reasons if it is not completed, or satisfactory progress is not being made, within 3 months of the 12<sup>th</sup> September 2019 Planning Committee meeting.

- On-site affordable housing provision of 35 dwellings (mix as per the application), in a tenure split of 70% social rented and 30% intermediate housing.
- On-site open space and responsibilities for its management.
- Highways works on Andlers Ash Road and management of internal roads and paths.
- A new footpath link to Hill Brow Road, designating it as a public right of way.
- Local employment and training scheme/apprenticeships.
- Limitation for occupying the development until a Suitable Alternative Natural Greenspace has been provided to mitigate the recreational pressures of the development.

And subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended) and Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

Reason: For the avoidance of doubt and in the interests of proper planning.

### Materials

3. No development above slab level shall be commenced unless and until a schedule of materials and samples of such materials, finishes and colours to be used for external walls, windows and doors, roofs, chimneys and rainwater goods of the proposed building(s), garage doors and surfacing have been submitted to and approved in writing by the Local Planning Authority. All materials used shall conform to those approved.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of the character and appearance of the area and the quality of the development.

### Landscaping, ecology and trees

4. No development above slab level shall take place until a further detailed Scheme of Soft and Hard Landscape Works has been submitted to and approved in writing by the Local Planning Authority. These details shall include:
  - i) Written specifications (including cultivation and other operations associated with plant and grass establishment;
  - ii) Planting methods, tree pits & guying methods;
  - iii) Schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate;
  - iv) Retained areas of trees and hedgerows;
  - v) Manner and treatment of existing frontage ditches and ha-ha feature;
  - vi) Details of all hard-surfaces, including paths, kerb edges, access ways, boundary treatments, bin and cycle stores and parking spaces, including their appearance, dimensions and siting.
  - vii) Details of the siting, specifications and management of the Sustainable Urban Drainage systems.

- viii) A landscape schedule and management plan designed to deliver the management of all new and retained landscape elements to benefit people and wildlife for a minimum period of 5 years including details of the arrangements for its implementation;
- ix) A timetable for implementation of the soft and hard landscaping works.
- x) A landscape plan with services shown.

The scheme of Soft and Hard Landscaping Works shall be implemented in accordance with the approved timetable. Any plant which dies, becomes diseased or is removed within the first five years of planting, shall be replaced with another of similar type and size, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To achieve an appropriate landscaping scheme to integrate the development into the landscape and provide a setting for the new development.

5. No development above slab level shall take place until a site-wide detailed Landscape and Ecological Management Plan (LEMP) is submitted to and approved in writing by the Local Planning Authority. The LEMP shall include, but not necessarily be restricted to, details of: measures to retain existing boundary features; long term objectives and management responsibilities; the management regime of the landscape scheme; measures to enhance ecology through the provision of landscape species, bird and bat boxes. The measures shall thereafter be implemented in accordance with the approved details.

Reason: To conserve and enhance flora and fauna.

6. Prior to the commencement of the development, an updated Tree Protection Plan and Arboricultural Method Statement for the whole application site shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter proceed in accordance with the approved details.

Reason: To conserve trees on site which are proposed to be retained.

#### Levels

7. No development shall commence until details of site levels and longitudinal and latitudinal sections through the site have been submitted to and approved in writing by the Local Planning Authority. These shall show how the buildings are proposed to be set into the topography of the site, in comparison to existing levels. These details shall show how spoil from excavations is intended to be used on site, including in the creation of the public open space.

Reason: To ensure a satisfactory development which responds to the characteristics of the site.

#### Drainage

8. No dwelling hereby permitted shall be first occupied until the surface water drainage scheme for the site has been completed in accordance with detailed plans and specifications, which shall be submitted to and approved in writing by the Local Planning Authority. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with an agreed management and maintenance plan which shall also be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure satisfactory provision of surface water drainage.

9. No development shall commence until a drainage scheme detailing the proposed means of foul water disposal has been submitted to and approved in writing by the Local Planning Authority. These details shall include a maintenance plan with management responsibilities. The development shall be carried out in accordance with the approved details. No dwelling shall be occupied until the drainage system has been implemented in accordance with the agreed details, which shall be retained thereafter.

Reason: To ensure satisfactory provision of foul water drainage.

#### Dark night skies

10. No development shall commence above slab level until an external lighting scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall specify the type and location of all external lighting to be installed throughout the site. All external lighting on the dwellings shall be restricted to down lighters that do not exceed 1000 lumens, which shall be designed and shielded to minimise upwards light spillage.

Reason: To conserve dark night skies.

#### Construction and climate change mitigation

11. The dwellings hereby approved shall achieve a standard of construction which would not breach internal noise levels from outside noise in all sleeping areas of 30 dB LAeq, 8h and 45 dB L<sub>Amax</sub> (fast) between 2300 hours and 0700 hours; and an internal level of 35 dB LAeq, 16h shall be achieved in all habitable rooms (i.e. living rooms and bedrooms) between 0700 hours and 2300 hours.

Reason: To protect the amenity of future occupiers.

12. No development above slab level of the building shall commence until written documentary evidence has been submitted to and approved in writing by the Local Planning Authority demonstrating that the dwellings will achieve a minimum 19% improvement over the 2013 Building Regulations Part L Dwelling Emission Rate (DER)/Target Emission Rate (TER), a further 20% reduction in CO<sub>2</sub> emissions through the use of renewable sources and a maximum of 110 litres/person/day internal water use in the form of a design stage SAP calculations and a water efficiency calculator, unless otherwise agreed in writing by the Local Planning Authority. The dwellings shall thereafter be constructed in accordance with these details.

Reason: To ensure the development has minimised its overall demand for resources and addresses climate change mitigation.

#### Construction Management Plan

13. No development shall commence, including any works of demolition, until a Construction Environmental Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The approved Plan shall be adhered to throughout the construction period. The Plan shall provide for:
- An indicative programme for carrying out of the works;
  - The arrangements for public consultation and liaison during the construction works;
  - Measures to minimise the noise (including vibration) generated by the construction process to include hours of work, proposed method for constructing foundations, the selection of plant and machinery and use of noise mitigation barrier(s);
  - Details of any floodlighting, including location, height, type and direction of light sources and intensity of illumination;
  - The parking of vehicles of site operatives and visitors;
  - Loading and unloading of plant and materials;
  - Storage of plant and materials used in constructing the development;
  - The erection and maintenance of security hoarding, where appropriate;
  - Wheel washing facilities;
  - Measures to control the emission of dust and dirt during construction;
  - A scheme for recycling/disposing of waste, including spoil, resulting from demolition and construction works;
  - Working hours.

Reason: In the interests of highway safety and the amenities of the area.

#### Highways/access

14. Prior to occupation of any dwelling, details of the construction of the footpath hereby approved between the public open space to Hill Brow Road, as shown on Site Plan D2572.000114.PL03, shall be submitted to and approved in writing by the Local Planning Authority. The footpath shall thereafter be constructed and provided in accordance with the approved details.

Reason: To ensure an accessible path is provided which is also appropriate for the character and appearance of the area.

15. The vehicular accesses and associated visibility splays shall be constructed as shown on the approved plans prior to the occupation of any dwelling. The visibility splays shall thereafter be retained and maintained to be kept free of any obstruction exceeding 600mm in height above the adjacent carriageway.

Reason: To provide a satisfactory means of access for the development and highway safety.

#### Archaeology

16. No development shall commence until the implementation of a programme of an archaeological survey, in accordance with a Written Scheme of Investigation, has been submitted to and approved in writing by the Local Planning Authority. The assessment shall take the form of trial trenches to ensure that any archaeological remains encountered within the site are recognised, characterised and recorded.

Reason: To assess the extent, nature and date of any archaeological deposits that might be present and the impact of the development upon these heritage assets

17. In the event archaeological remains are encountered, their details and proposed mitigation strategy for addressing these deposits and a means of recording them shall be submitted to and approved by the Local Planning Authority. The development shall proceed in accordance with these details and the findings shall be submitted to the Hampshire County Council for inclusion within the Historic Environment Record.

Reason: To mitigate the effect of the works associated with the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved.

#### Contamination

18. No development shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority:

(a) a scheme outlining a site investigation and risk assessment designed to assess the nature and extent of any contamination on the site.

(b) a written report of the findings which includes, a description of the extent, scale and nature of contamination, an assessment of all potential risks to known receptors, an update of the conceptual site model (devised in the desktop study), identification of all pollutant linkages and unless otherwise agreed in writing by the Local Planning Authority and identified as unnecessary in the written report, an appraisal of remediation options and proposal of the preferred option(s) identified as appropriate for the type of contamination found on site.

And (unless otherwise first agreed in writing by the Local Planning Authority)

(c) a detailed remediation scheme designed to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment. The scheme should include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works, site management procedures and a verification plan outlining details of the data to be collected in order to demonstrate the completion of the remediation works and any arrangements for the continued monitoring of identified pollutant linkages.

The above reports should be completed by a competent person, as stipulated in the National Planning Policy Framework, Annex 2, and site works should be undertaken in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' and BS10175:2011 Investigation of potentially contaminated sites - Code of practice.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and others offsite receptors.

19. Before any part of the development is first occupied or brought into use (unless otherwise first agreed in writing by the Local Planning Authority) a verification report demonstrating the effectiveness of the remediation works carried out and a completion certificate confirming that the approved remediation scheme has been implemented in full shall both have been submitted to and approved in writing by the Local Planning Authority. The verification report and completion certificate shall be submitted in accordance with the approved scheme and undertaken by a competent person in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

20. In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme, a verification report must be prepared and submitted to and approved in writing by the Local Planning Authority.

Reason: In order to secure satisfactory development and in the interests of the safety and amenity of future occupants.

## **11. Crime and Disorder Implication**

- 11.1 It is considered that the proposal does not raise any crime and disorder implications.

## **12. Human Rights Implications**

- 12.1 This planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

## **13. Equality Act 2010**

- 13.1 Due regard has been taken of the South Downs National Park Authority's equality duty as contained within the Equality Act 2010.

## **14. Proactive Working**

- 14.1 In reaching this decision the Local Planning Authority has worked with the applicant in a positive and proactive way, in line with the NPPF.

**TIM SLANEY**  
**Director of Planning**  
**South Downs National Park Authority**

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Appendices

1. Site Location Map
2. Policy Map (Part 1) from the Liss Neighbourhood Development Plan 2016.
3. Development Brief from Liss Neighbourhood Development Plan 2016.

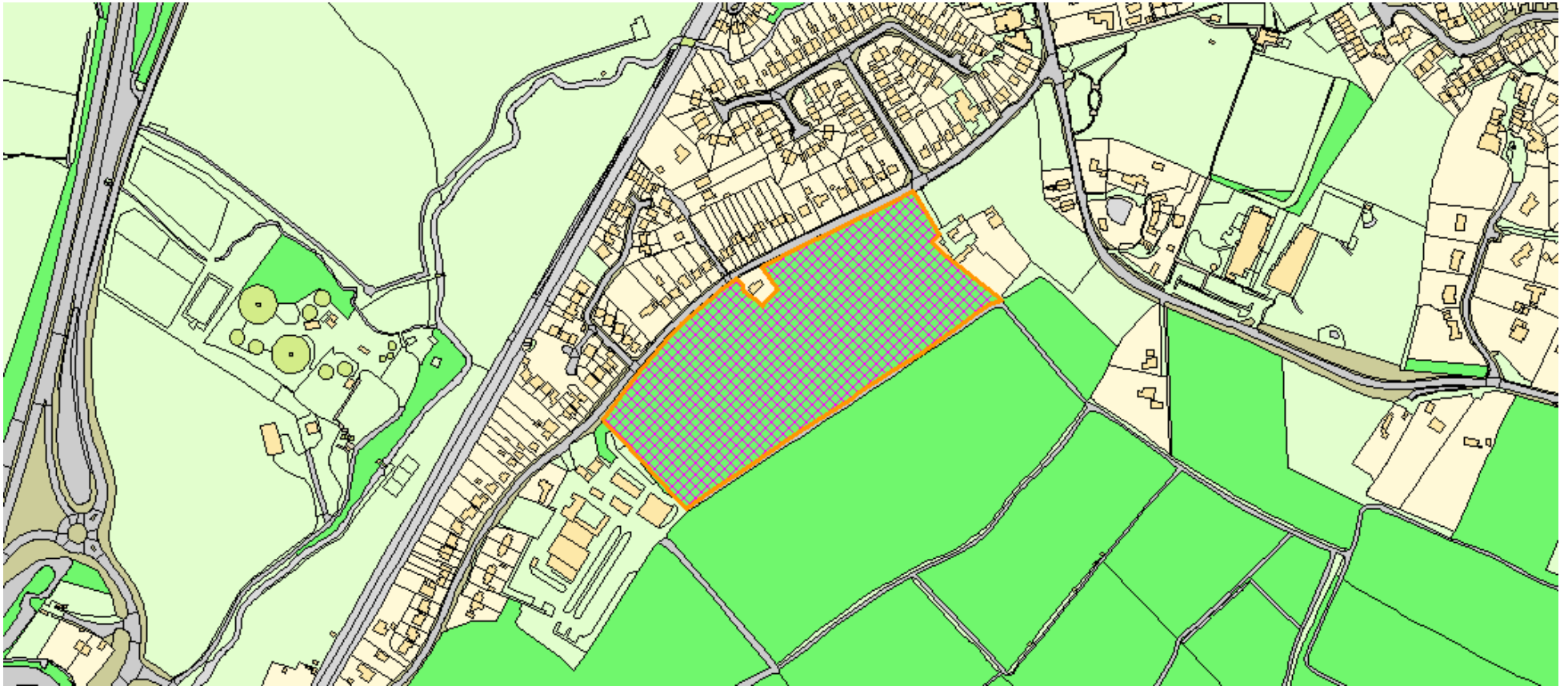
SDNPA Legal Services, Development Manager.

Consultees

Background Documents

All planning application plans, supporting documents, consultation and third party responses  
<https://planningpublicaccess.southdowns.gov.uk/online-applications/applicationDetails.do?keyVal=PMRCE7TU0GK00&activeTab=summary>  
South Downs National Park Partnership Management Plan 2013  
<https://www.southdowns.gov.uk/national-park-authority/our-work/key-documents/partnership-management-plan/>  
South Downs Integrated Landscape Character Assessment 2005 and 2011  
<https://www.southdowns.gov.uk/planning/planning-advice/landscape/>  
SDNP Local Plan 2019  
[https://www.southdowns.gov.uk/planning/south-downs-local-plan\\_2019/](https://www.southdowns.gov.uk/planning/south-downs-local-plan_2019/)  
Liss Neighbourhood Plan 2016  
[http://www.lissparishcouncil.gov.uk/Core/Liss-Pc/Pages/-\\_Neighbourhood\\_Plan\\_1.aspx](http://www.lissparishcouncil.gov.uk/Core/Liss-Pc/Pages/-_Neighbourhood_Plan_1.aspx)  
Liss Village Design Statement 2012  
<https://www.southdowns.gov.uk/wp-content/uploads/2015/01/Liss-Village-Design-Statement.pdf>

Site Location Map



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