

**PLANNING STATEMENT RELATING TO A FULL
PLANNING APPLICATION FOR A THREE BED
RESIDENTIAL DWELLING ON LAND ADJACENT TO THE
OAKS, ST MARY'S ROAD, LISS**



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INTRODUCTION

This document supports a Full planning application for a three bed residential dwelling. The statement looks at the site in the context of national and local planning guidance.

The application relates to a plot of land off St Mary's Road which currently forms part of the garden to the property known as The Oaks at the end of St Mary's Road. The site is accessed from a private drive at the end of St Mary's Road.

The site lies on the eastern edge of West Liss. To the north west of the site lies West Liss Recreation Ground. Liss Station and village centre lie to the south of the site.

The dwelling will be 2 storeys but will make use of the roof space which will reduce the height of the building, lessening any impact on existing surrounding buildings. Three parking spaces will be provided in line with the council's parking standards.

The site lies within flood zone one with no history of any flooding.

PLANNING POLICY BACKGROUND

The Planning and Compulsory Purchase Act 2004 requires that Local Planning Authorities must determine planning applications in accordance with the development plan unless material considerations indicate otherwise. The statutory development plan for this part of the South Downs National Park (SDNP) is the South Downs National Park Local Plan adopted in 2019.

National Planning Policy Framework

In December 2023 the Government published the revised National Planning Policy Framework (NPPF). This contains the objectives for achieving sustainable development as follows -

8. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*
- b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*
- c) an environmental objective – to protect and enhance our natural, built and*

historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy

The NPPF contains a presumption in favour of sustainable development at paragraph 11 which is as follows –

11. Plans and decisions should apply a presumption in favour of sustainable development.

For plan-making this means that:

a) all plans should promote a sustainable pattern of development that seeks to meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;

b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

60. To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. The overall aim should be to meet as much of an area's identified housing need as possible, including with an appropriate mix of housing types for the local community

Local Policies

The adopted Local plan is the South Downs local plan adopted in 2019. The site lies within the settlement boundary and is not covered by any other designations.



Extract of SDNP Policies map(yellow dot identifies the site)

The policies relevant to this application are as follows

SD1(sustainable development),

2. The National Park purposes are

i) to conserve and enhance the natural beauty, wildlife and cultural heritage of the area; and
ii) to promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public. Where it appears that there is a conflict between the National Park purposes, greater weight will be attached to the first of those purposes. In pursuit of the purposes, the National Park Authority will pay due regard to its duty to seek to foster the economic and social wellbeing of the local communities within the National Park.

3. When determining any planning application, the Authority will consider the cumulative impacts of development.

4. Planning permission will be refused where development proposals fail to conserve the landscape, natural beauty, wildlife and cultural heritage of the National Park unless, exceptionally:

- a) The benefits of the proposals demonstrably outweigh the great weight to be attached to those interests; and
- b) There is substantial compliance with other relevant policies in the development plan.

SD2 (ecosystem services),

Development proposals must be supported by a statement that sets out how the development proposal impacts, both positively and negatively, on ecosystem services.

SD5 (Design)

Development proposals will only be permitted where they adopt a landscaped approach and respect the local character, through sensitive and high quality design that makes a positive contribution to the overall character and appearance of the area. The following design principles should be adopted as appropriate:

- a) Integrate with, respect and sympathetically complement the landscape character by ensuring development proposals are demonstrably informed by an assessment of the landscape context;
- b) Achieve effective and high quality routes for people and wildlife, taking opportunities to connect GI;
- c) Contribute to local distinctiveness and sense of place through its relationship to adjoining buildings, spaces and landscape features, including historic settlement pattern;
- d) Create high-quality, clearly defined public and private spaces within the public realm;
- e) Incorporate hard and soft landscape treatment which takes opportunities to connect to the wider landscape, enhances GI, and is consistent with local character;
- f) Utilise architectural design which is appropriate and sympathetic to its setting in terms of height, massing, density, roof form, materials, night and day visibility, elevational and, where relevant, vernacular detailing;
- g) Provide high quality, secure, accessible, and where possible, integrated storage for general and recycling waste, heating fuel, and transport related equipment;

SD7 (relative tranquility),

1. Development proposals will only be permitted where they conserve and enhance relative tranquility and should consider the following impacts:

- a) Direct impacts that the proposals are likely to cause by changes in the visual and aural environment in the immediate vicinity of the proposals;
- b) Indirect impacts that may be caused within the National Park that are remote from the location of the proposals themselves such as vehicular movements; and
- c) Experience of users of the PRoW network and other publicly accessible locations.

2. Development proposals in highly tranquil and intermediate tranquility areas should conserve and enhance, and not cause harm to, relative tranquility.

3. Development proposals in poor tranquility areas should take opportunities to enhance relative tranquility where these exist.

SD8 (dark night skies),

1. Development proposals will be permitted where they conserve and enhance the intrinsic quality of dark night skies and the integrity of the Dark Sky Core as shown on the Policies Map.
2. Development proposals must demonstrate that all opportunities to reduce light pollution have been taken, and must ensure that the measured and observed sky quality in the surrounding area is not negatively affected, having due regard to the following hierarchy:
 - a) The installation of lighting is avoided; and
 - b) If lighting cannot be avoided, it is demonstrated to be necessary and appropriate, for its intended purpose or use:
 - i. Any adverse impacts are avoided; or
 - ii. If that is not achievable, then adverse impacts are mitigated to the greatest reasonable extent.'
3. Lighting which is proposed to be installed must meet or exceed the level of protection appropriate to the environmental zone, as shown on the Policies Map, as set out in the table below.

SD22 (parking provision),

Development proposals will be permitted if they provide an appropriate level of private cycle and vehicle parking to serve the needs of that development in accordance with the relevant adopted parking standards for the locality. Wherever feasible, electric vehicle charging facilities must also be provided.

3. All new private and public parking provision will:
 - a) Be of a location, scale and design that reflects its context; and
 - b) Incorporate appropriate sustainable drainage systems.

SD25 (Development Strategy)

1. The principle of development within the following settlements, as defined on the Policies Map*, will be supported, provided that development:
 - a) Is of a scale and nature appropriate to the character and function of the settlement in its landscape context;
 - b) Makes best use of suitable and available previously developed land in the settlement; and
 - c) Makes efficient and appropriate use of land.

Supplementary Planning Documents

SDNP Guidance on Parking SPD April 2021

SDNP Dark Skies TAN May 21

SDNP Ecosystem Services TAN (non-householder)

Liss Neighbourhood Plan



Extract of Liss Neighbourhood Plan Policies map (yellow dot identifies the site)

Policy Liss 1

The Settlement Policy Boundary

1. Within the settlement policy boundary shown on the Policies Map, development will be permitted subject to other policies of the development plan.

Policy Liss 4

Landscape and views

1. Development must reflect the principles of the Liss Landscape Character Assessment and the Village Design Statement.

2. Development that increases the prominence of the settlement within the landscape will not be permitted. In particular, development will not be permitted above the 75m contour unless it is demonstrated that it will not be prominent in the landscape either due to the landform or screening by buildings or trees

3. Development will not be permitted unless it is sympathetic to the landscape character of the area and respects natural features. In particular, development should not be intrusive into the views identified on the Policies Map and in Appendix 2.

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

Policy Liss 9

The design of development

1. Development must meet the highest standards of design and make a positive contribution to the character of Liss. Proposals must respect and enhance the built character of the village and its high-quality countryside setting. Innovative and contemporary designs must be complementary to their context.
2. Development on the allocated sites shall take into account the guidance in the development briefs set out in Section 4 of this plan
3. In support of the Village Design Statement the following criteria will be taken into account: where appropriate of:
 - a. The context of the site in relation to topography, landscape, setting, character, local distinctiveness and building types
 - b. A density and scale that is appropriate to its context
 - c. A layout that demonstrates how buildings, spaces and parking spaces relate to each other to create a practical coherent and legible structure
 - d. A hierarchy of linked routes and space that are permeable, relate to local facilities and which provide parking provision that makes a positive contribution to the setting of buildings.
 - e. The creation of a sense of place through massing and built form and sensitivity in respect of edge treatment, entrances, enclosures, active frontages, heights, detailing and rooflines
 - f. Landscape design and green infrastructure that contributes to a sustainable sense of place, such as wild areas for outdoor play, shelters, biodiversity buffers and wildlife corridors, and which softens the impact of the built form.
 - g. Materials and detailing relating to the design and context of development, including walls, roofs, openings, paved surfaces, signage and external lighting.
 - h. Sustainable principles such as the curtilage storage of waste and recyclable material, cycle storage, homeworking and the durability and adaptability of buildings over time.
 - i. Development forms and layouts that help reduce greenhouse gas emissions and utilise energy efficiency measures and the use of renewable de-centralised and low carbon energy generation.
4. Extensions to dwellings, residential annexes, residential care institutions (Class C2) and detached buildings in residential curtilages shall be:
 - a. In character with the host dwelling and subservient in scale taking into account any previous extensions or outbuildings added after the original building was constructed; and
 - b. Detached curtilage buildings shall be sited in a manner which minimises landscape intrusion; and

c. Proposals shall not be detrimental to the amenities of neighbours as a result of scale, siting, massing, impact, or overlooking.

Policy Liss 15

Parking

1. All development proposals must provide adequate vehicle and cycle parking, in accordance with adopted parking standards, including provision for visitors and tradesmen and that provision must be designed and laid out to make a positive contribution to the development and its environment.

Pre Application Advice

Formal Pre application advice was sought from the Local Planning Authority which comprised an on line meeting and letter. The comments received related to the principle of development being accepted, but concerns were raised with regard to size and massing of the proposed new dwelling and some concern over the impact the new dwelling may have on the adjacent existing property.

The scheme has been revised from that submitted for pre app as follows –

The plot width has been reduced by 5m.

The dwelling has been reduced in size by 30%.

The height of the dwelling has also been reduced and now makes more use of the roof space.

All of the above has lessened the impact of the proposed dwellings on the neighbouring existing dwellings especially The Oaks.

PLANNING HISTORY

There are no recent planning applications on the site.

THE PROPOSALS

The application is for a 3 bed dwelling with parking. The dwelling is a mixture of single storey and 2 storey elements. The two storey element makes use of the roof space which keeps the overall height of the dwelling down to a maximum of 7m in height. The dwelling is located on the site so that it fits in with the character of the private drive at the end of St Mary's Road leading up the Oaks, which are detached dwellings facing onto the drive with rear gardens backing onto the PROW. The proposed dwelling mirrors these existing characteristics.

The proposed dwelling will be 3.4 metres away from the nearest property to the south and will be over 8m from The Oaks to the north. The closest element of the proposed dwelling to the Oaks will be single storey.

The dwelling has an appearance which is appropriate to its edge of settlement location and incorporates hipped and barn style roofs. It will not overlook any adjacent properties and will not be overlooked by any adjacent properties. Three parking spaces are provided on site which allows for cars to enter and exit in a forward gear.

The dwelling will incorporate numerous sustainable elements including –

- Timber frame construction with thermal insulation
- The positioning of the dwelling on site has taken account of making the most of the sunlight into the house for natural lighting and heating.
- All timber will be sourced in accordance with the FSC (Forest Stewardship Council) guidelines.
- Photo voltaic panels and air source heat pump
- Electric vehicle charging point
- Water butts

SUMMARY AND CONCLUSIONS

s.38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

Principle of Development

Policies SD25 of the South Downs Local Plan and policy Liss 1 of the Liss Neighbourhood Plan permits development within defined settlements, subject to consideration of all other relevant policies. The site is within the Liss settlement policy boundary and therefore the principle of development should be considered acceptable.

The site is not covered by any designations, it is not within a conservation area or adjacent to a listed building, or within a flood plain. Parking is provided in line with the adopted policy. Cars will be able to access and exit the site in a forward gear. The proposed new dwelling would comply with the minimum space standards set out in the nationally described space standards in terms of both the overall size of the unit and individual bedroom sizes and storage requirements.

Location

The site is sustainably located being within walking distance of Liss Station and village centre. Providing a new dwelling in such a location is supported by both National and local policies. The proposal does not go against the objectives of the national park, it will not adversely impact on ecosystem services, tranquility or dark skies policies.

Character and Impact on Amenity

The design of the dwelling takes into account its edge of settlement location and has been located on the site as far away from the settlement boundary as possible and seeks to reduce its height by making use of the roof space. The site does not fall within any of the important views around Liss.

The plot size and ratio is similar to the rest of the plots to the south along the private drive off St Mary's Road and it retains a similar distance between the adjacent property to the south as the rest of the dwellings further to the south.

It is located and designed so as not to have a detrimental impact on the amenity of surrounding residents. It will only be 7m at its highest point, which is similar to the existing dwellings to the south. No windows are proposed at first floor level of the gable end closest to neighboring property to avoid any overlooking. The dwelling is located on the site to mirror the character of the other existing dwellings along the private drive to the south, with the rear garden boundary adjacent to the PROW, which places the dwelling as far as possible from the PROW. A single storey element is proposed closest to the existing property of The Oaks, reducing its impact on the The Oaks.

Dark Skies and Eco System Services

There are only 4 sky lights proposed, which will be fitted with self closing blinds. The dwelling will be surrounded by dwellings so its affect on Dark skies will be minimal.

The building will use sustainable materials and technologies including solar panels, air source heat pump, rain water butts, electric vehicles charging point. It also proposed new landscaping with native species including fruit trees and bushes with berries. Bird and bat boxes will also be located around the property.

Habitat Regulations Assessment

The application site is within 400m to 5km of the Wealden Heaths Phase II SPA, but is further than 5km from the Thames Basin Heaths SPA. The current Natural England advice for such sites is that as the application proposes a scale of development less than 20

dwellings in size, such development will not have significant adverse impacts on the Wealden Heaths SPA.

Pre App Comments

The scheme has taken on board the comments made during the pre application process with the scale and massing reducing the distance between neighboring properties increased.

In conclusion, the applicant is seeking permission to build a family home within the centre of Liss which would meet all of the national and local policy requirements.