

LAND AT LOWSLEY FARM, LIPHOOK
DEVELOPMENT BRIEF

ADOPTED JANUARY 2010



LOWSLEY FARM, LIPHOOK: DEVELOPMENT BRIEF

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Introduction

This development brief has been prepared by East Hampshire District Council as additional planning guidance for the development of land at Lowsley Farm, Liphook.

A draft development brief was published in September 2009 and the responses were considered by the Community Forum (Whitehill/Bordon, Liphook, Headley, Grayshott and Lindford) in January 2010. The Forum agreed this brief which will supplement the adopted Local Plan and provide specific planning and design guidance to assist any pre-planning application discussions with any developer considering a planning application.

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

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1. Background

- 1.1 Following the Local Plan Inquiry in 2003/04, the Local Plan Inspector recommended the allocation of Lowsley Farm, Liphook as a reserve housing site for about 155 dwellings.
- 1.2 Planning permission was recently granted on appeal for 116 dwellings at the reserve housing site at Silent Garden, The Firs, Liphook. The site is also identified in Policy H2 of the Second Review Local Plan. The policy states that the timing of and the need to release the reserve sites will be determined by the County and District Councils in the light of monitoring and Regional Planning Guidance. However the Inspector concluded that the decision on whether to grant permission for the proposal should take greater account of PPS3 than the development plan.
- 1.3 The Inspector agreed with an earlier appeal decision by the Secretary of State that, as the Silent Garden site had been identified as a reserve housing site in the development plan, it was allocated in the overall land supply. As the appeal site also represented a suitable and available source of housing land where the housing proposed is achievable and deliverable, he considered that the site should be regarded just as much a part of the identified housing land supply as the baseline sites. The Inspector accepted that the Council had demonstrated an up-to-date 5 year supply of deliverable sites as required by PPS3, but decided that the release of the Silent Garden site would ensure that there is also a continuous delivery of housing moving forward. However, the Inspector emphasised that the site at Silent Garden could be clearly distinguished from the other reserve sites, which would need to be treated on their own merits and in the context of policy objectives for the District.
- 1.4 The Council has made no decision to release this land at Lowsley Farm, Liphook for development. The intention is to release this site for development only if the proposal would not

undermine the achievement of any policy objectives. The Council is satisfied for the time being that it can meet its immediate housing obligations without releasing this site for development.

- 1.5 This development brief has nevertheless been prepared as a precautionary measure following the recent planning decision mentioned above that means that landowners may bring forward planning applications for development. The development brief will ensure that, in the event that planning applications are submitted, the community has an opportunity to influence the final form of any development and that maximum community gain is secured in the event that planning permission is granted.

2. Status and Purpose of the Brief

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

3. The Site

- 3.1 The site is located south of the A3 at the north western corner of Liphook and is approximately 1.05 km walking distance (measured from the centre of the site) from the village centre, and 1.85 km from Liphook railway station. It has an area of approximately 4.52 hectares and currently comprises a number of fields for arable use.

- 3.2 The site comprises two parcels of agricultural land to the north of dwellings along Longmoor Road. The eastern field comprises a gently sloping arable field, bounded to the north by arable land and to the south and east by residential development. There are substantial hedgerows along the western and northern boundaries of the site. The western part of the site keeps the hedgerow and footpath as its northern boundary. The southern boundary remains the rear of properties along Longmoor Road. The western extremity of the site includes the farm buildings at Griggs Green Farm. The arable land to the north is relatively narrow and extends up to the A3 bypass. This site will provide an extension to an existing housing estate which has a relatively high density. To the north of the site is a redundant landfill site referred to as 'Lowsley Farm'.

4. Planning and Design Context.

- 4.1 The Council places considerable importance on achieving high quality design. It will promote the positive factors in the design process that will influence the appearance and quality of the new development.
- 4.2 The proposed development will be required to conform to the general criteria outlined in the design Policy HE1 of the Local Plan and the principles of good design in the Government's Planning Policy Statement No.1: Delivering Sustainable Development (PPS1).
- 4.3 The Council will only give favourable consideration to proposals for the site's development if it is satisfied that the site is suitable, available, and achievable. As such, the Council will require the developer to demonstrate that the proposals for the site's development comply with the three criteria contained in Policy H2 of the Local Plan: Second Review, namely:

- a) demonstrate that the capacity of the existing and proposed infrastructure, including public transport, water and sewerage, other utilities and social infrastructure (such as schools and hospitals) is able to absorb the proposed development and the cost of adding further necessary infrastructure can, where appropriate be met by the applicants;
- b) prove an ability to contribute towards building a community, to support new physical and social infrastructure; and
- c) prove there are no legal, physical and environmental constraints to developing the land.

5. Summary of main proposals

5.1 The development must include:

- **A mixed housing scheme of high quality to provide about 155 dwellings to include affordable houses, the number and type to be determined by proven need;**
- **Improvements to the accessibility of the site to local services and facilities including new footpath and cycleway connections as well as measures to manage traffic speeds;**
- **The retention of important natural features such as significant existing trees and hedgerows;**
- **Retention and introduction of buffer planting along the northern boundary of the site to address the relationship of this site to the adjacent countryside and on the southern and eastern boundaries where the site abuts existing residential properties;**

- **Contributions towards transport infrastructure improvements, in accordance with Hampshire County Council's Transport Contributions Policy; and**
- **Contributions towards the replacement of a pavilion in Liphook.**

6. Principles of Development

Comprehensive Masterplan

6.1 The developers of the site will need to produce a comprehensive Masterplan of the whole site to demonstrate how the overall development will function both in itself and integrate with the existing settlement. It will need to include a programme for development to be agreed with the Council at an early stage. The Masterplan will include:

- Principal roads and access points;
- Existing and proposed pedestrian and cycle routes;
- Housing areas with an indication of density;
- Structural and buffer planting; and
- Amenity open space;

Amount and type of housing

6.2 The site should provide about 155 dwellings. The residential development should contain a mix of dwelling types, sizes and tenures to promote a mixed and balanced community. Housing for those households with special or support needs should be provided if a need has been identified. The density will be mixed within the site to create a character which seeks to reflect that of Liphook.

Affordable Housing

- 6.3 An appropriate element of affordable housing is to be provided on the site to create a mixed development to be available in the first instance to people with a local connection to Liphook, then to those with a connection to the district and then for other residents in proven housing need and in accordance with the Council's adopted supplementary planning guidance.
- 6.4 The South East Plan Policy H3 states that the overall regional target for affordable housing is 25% of all new housing should be social rented accommodation and 10% intermediate affordable housing. The regional target is therefore for an average of 35% of all new housing to be affordable housing. In view of the fact that small housing sites are unlikely to be able to achieve this target figure, the Council is likely to seek 40% affordable housing on this site (70% rented and 30% intermediate housing). The appropriate amount, mix, size and type of affordable housing will be determined by the current housing needs evidence and will need to be discussed with and agreed by the Council's Housing Development Manager.
- 6.5 There will be a developer's contribution of £250 per unit for all homes, including affordable and market, to pay for a community project worker for this site. This approach is being taken to ensure that affordable housing is fully integrated with the market housing and that larger developments are integrated within the wider community. They work across all tenants including owner/occupiers.
- 6.6 Affordable housing should be built to the current Code for Sustainable Homes level as recommended by the Homes and Communities Agency.
- 6.7 The affordable housing is to be spread randomly throughout the development and is to be genuinely 'pepperpotted' and not in blocks. Due to maintenance and management

arrangements it may be acceptable to develop small clusters of up to three affordable homes but the clusters should be dispersed and indistinguishable from the market housing.

Layout and design

- 6.8 The new development must be of a high design standard and take account of the criteria set out in Policy HE1 of the Local Plan: Second Review. Applicants will be expected to provide a Design Statement as part of any application which will show clearly how the design has been arrived at and how it reflects the character of the settlement. Consideration should be given to building to Lifetime Homes standards to provide adaptable and accessible housing.
- 6.9 The design and layout of the development should emerge from a careful analysis of the existing character of the locality and should minimise the environmental impact of the development. The layout should also have regard to the existing framework of structural landscaping, the results of the ecological surveys and the assessment of any site contamination.
- 6.10 Dwellings should reflect the diversity of size, type, design and materials found in the settlement with variety being particularly important. The inclusion of clear visual gaps between dwellings will contribute to the spacious character of the area.
- 6.11 Buildings in the area are traditionally two storey and domestic in scale. New dwellings should generally be similar and normally face onto the road although there may be opportunities to include landmark buildings that mark corners, terminate vista's etc. Particular care will be needed in the design and orientation of dwellings located adjacent to sensitive boundaries, including adjacent properties on Longmoor Road, Chalcroft Close, Hurst Close and Yeoman's Lane to avoid loss of amenity and privacy.

- 6.12 Buildings locally have traditionally been built in sandstone or iron stone. Coursed sandstone blocks with redbrick dressings add variety and colour and are common throughout the area. Most roofs are steeply pitched and clad in plain clay tiles or shallower in slate. Chimney stacks are visually important and usually tall. Local red tile hanging often in decorative patterns is common and adds to the areas distinctive appearance. White washed plaster or smooth rendered buildings provide a pleasing contrast with those built in stone.
- 6.13 The layout should accord with the recommendations of the Government's *Manual for Streets*, and should be pedestrian and cyclist friendly and incorporate appropriate traffic calming measures.

Sustainable Construction / Renewable Energy

- 6.14 The development will be required to provide at least 10% of the development's energy demand from renewable sources. A guidance note on how this can be achieved is available on the Energy Savings Trust website:
<http://www.energysavingtrust.org.uk/uploads/documents/housingbuildings/CE190%20-%2010%20per%20cent%20guide.pdf>
- 6.15 The residential development will be required to meet at least Level 3 of the Code for Sustainable Homes. The appropriate level of the Code will relate to that being applied through planning policy at the time of the commencement of development. Non-residential buildings will be required to meet at least BREEAM standard 'very good'. The Council will require a statement from the applicant to show how this has been achieved. A technical guidance manual on the Code can be found at:
<http://www.communities.gov.uk/publications/planningandbuilding/codeguide>

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

- 7.1 Account is to be taken of the Council's Supplementary Planning Guidance – East Hampshire District Landscape Character Assessment (2006), which identifies Lowsley Farm as being within the Whitehill to Liphook Farmland and Heath Mosaic, and describes the key landscape characteristics of the area.
- 7.2 A Landscape Impact Assessment will help to resolve issues relating to the retention and management of important landscapes features on the site. Such an assessment should be supported by an accurate tree survey which should inform a Tree Constraints Plan and Arboricultural Impact Assessment.
- 7.3 The landscape strategy for the development of the site must incorporate the retention of existing important trees, protected trees, and hedgerows (attention is drawn to High Hedges legislation) as an integral feature of the landscape structure of any development. Existing structural vegetation is to be retained and enhanced where appropriate.
- 7.4 The landscape strategy for the development of this land will need to be included in the Masterplan. It must, where practicable, include the retention and enhancement of existing trees, watercourses, the woodland strips and boundary vegetation as integral features. This will enable the extension of the settlement to reflect its edge of settlement location and provide appropriate corridors for wildlife. Space around vegetation is to be retained, especially around protected trees.
- 7.5 Structural/buffer planting belts along outer boundaries, to the north, south and east of the site, are to be provided. The timing of their provision is to be agreed prior to any development taking place. The buffer on the northern side of the site should act as sound attenuation to minimise the impact of the sound

from the A3. In view of the proximity of the A3 to the site a noise assessment report will need to accompany any planning application. This will need to identify any noise issues and include mitigation measures.

- 7.6 Retained vegetation must be protected from development, which in this case means buildings, hard surfaces, engineering and construction works, in accordance with the guidance contained in the British Standard 'Trees in relation to construction' (BS5837:2005) and in conjunction with such other guidance provided by the Local Authority. Details of protective fencing must be agreed with the Council and subsequently erected and approved as being satisfactory before any works start on site.
- 7.7 There should be a minimum of hard landscaping and fencing. The use of indigenous trees and hedges as boundaries will be sought where appropriate. Front gardens should create a "soft edge" to the highway layout and footpath links should be located alongside hedgerows where possible.
- 7.8 The site should be subject to an ecological survey. The survey should show whether or not the site is of any significant ecological interest. This should take account of the potential protected species on the site. Part of the Lowsley Farm reserve site falls within 400m of the Wealden Heaths SPA. An Appropriate Assessment is therefore required looking at the cumulative impact of housing development within the buffer zone of the SPA. The Assessment should identify any impacts that require mitigation as well as details of what mitigation will be provided to overcome those effects and should identify the scope for ecological enhancement to increase the biodiversity of the site.
- 7.9 The District Council levies a £500 charge/dwelling as a contribution towards the provision of environmental, heritage,

and countryside management/improvement schemes.

Environmental Impact Assessment (EIA)

- 7.10 The development is an urban development project which falls within Schedule 2 of the Regulations. However, having taken account of the criteria in Schedule 3 to the Regulations, it is the Council's view that the proposal will not have significant effects on the environment sufficient to consider the proposed development as an EIA development under the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 (as amended).

Open Space, Recreation Provision and Contributions

- 7.11 The appropriate level of open space provision will relate to that being applied through planning policy at the time of the commencement of development. At the current time the developer will be required to provide and pay for the long term maintenance of on-site open space in accordance with Policy R3 (Open Space Requirements) of the Local Plan: Second Review and in accordance with the Council's published guidance (currently *Guide to Developers' Contributions and Other Planning Requirements July 2009*). Account will also need to be taken of the most up to date PPG17 Open Space Study for the district.
- 7.12 Any open space should provide a network of multi-functional green infrastructure throughout the site and linked to the surrounding area.
- 7.13 The Council's guidance also requires the developer to enter into a planning obligation to provide, layout and secure its long term maintenance for at least 12 years.
- 7.14 The developers of the site should enter into discussions with the Parish Council and the local community to establish

appropriate and reasonable enhancements to the recreational facilities within this area to meet local aspirations.

- 7.15 The housing layout should incorporate pedestrian/cycle links to the new open space allocation.

8. Transport, Access and Parking

Sustainability

- 8.1 The development of the site must show a sustainable transportation strategy and allow for the movement of pedestrians and cyclists within the site and to link with the existing settlement.
- 8.2 Fundamental to the development of the site is the need to secure improved access to local facilities without reliance on the car. Accessibility to Liphook village centre, local schools, and railway station together with improved access to Bordon and Petersfield, must be addressed as part of the development, particularly including improved provision for cyclists and pedestrians along Longmoor Road to the local schools and village centre.

Transportation Measures

- 8.3 A Transport Assessment in accordance with the DfT's *Guidance on Transport Assessment* will be required detailing the impact of the proposed development and providing detailed proposals to encourage non-car modes of travel including the potential for trips to be made by public transport, cycling and walking,
- 8.4 The assessment should consider the impact of the development on the local highway network. This should include the impact on the A3 and any measures to mitigate this impact. The assessment will also need to consider how the site

links with local pedestrian and cycle routes, including routes to local schools and services, including rail.

- 8.5 A Travel Plan, in accordance with HCC's guidance document *A Guide to Development Related Travel Plans* will be required to support any planning application to promote means of travel other than the private car.
- 8.6 The layout should apply the Government's Manual for Streets with regard to its internal layout and be pedestrian friendly. It should reflect the concept of a 'home zone' which must be a fundamental and integral element of the development. The appropriate home zone principles relevant to this site should be resolved with the County's Highway Engineers.

Vehicular Access

- 8.7 The site will be accessed from a new vehicular access from Longmoor Road subject to the results of the TA on the visibility splays. An emergency access on to Longmoor Road will also be required. The location and form of the accesses will need to be confirmed at the planning application stage and agreed with the local highway authority. The development will include pedestrian and cycle links within the site and along Longmoor Road as well as a potential new bus route through the site. Provision should be made for pedestrian/cyclist access to Yeomans Lane.
- 8.8 Measures to manage traffic speeds near the access to Longmoor Road will also be investigated and implemented by the developer.

Parking

- 8.9 The Council continues to apply the maximum car parking standards for new residential developments previously set out in *'Hampshire Parking Strategy and Standards (Summer*

2002)' published by Hampshire County Council. East Hampshire District has re-adopted these standards in part. The Council will apply the maximum parking limit to this development.

- 8.10 In recent years, parking provision in new housing developments in East Hampshire has not always been adequate. It has not always been located so that it is convenient for residents. Poor on-street parking has resulted, causing major problems and detracting from the overall character of the development.
- 8.11 Car parking spaces should be an integral part of the layout and design of the new dwelling. Care is required to ensure that parking is convenient, easy to use and well located to overcome the problems arising from haphazard on-street parking. Spaces should be situated within the curtilage of individual plots, within garages or car ports either integral or set back from the road. Parking for flats should be located adjacent to the building where it can enjoy natural surveillance from the occupiers of nearby dwellings.
- 8.12 Arrangements need to be made for the parking of cycles within individual residential curtilages.

Contributions.

- 8.13 The Council will seek financial contributions to include provisions for pedestrians, cyclists and public transport facilities. Contributions will be sought for improved opportunities for cycling in the context of the East Hampshire Cycle Plan 2005. A contribution will be sought for a cycle route to Bohunt School from the site, along Longmoor Road.

9. Drainage, Flood Risk and Water Supply

- 9.1 The developer will need to demonstrate that there is adequate waste water capacity and surface water drainage both on and off the site to serve the development and that it would not lead to problems for existing or new users. It may be necessary for the developer to fund studies to ascertain whether the proposed development will lead to overloading of existing waste water infrastructure. Where there is a capacity problem and no improvements are programmed by the water company, the developer will need to contact the water company to agree what improvements are required and how they will be funded prior to any occupation of the development.
- 9.2 Drainage on the site must maintain separation of foul and surface flows. The developer is advised to contact Thames Water Utilities at the earliest possible stage.
- 9.3 As the site is over 1 hectare, in accordance with PPS 25, a Flood Risk Assessment (FRA) is required. In order not to increase the risk of flooding (including no increase in flood risk to third parties) a Surface Water Management Plan is also required to provide a strategy for the disposal of surface water and where appropriate recommend the use of SUDS. Any long term maintenance arrangements for SUDS will need to be managed and agreed. The site is also on a major aquifer which will need to ensure the protection of controlled waters.
- 9.4 The northern side of the site is bounded by a watercourse; measures will have to be taken to ensure that development of the site doesn't adversely affect this watercourse. The erection of flow control structures or any culverting of a watercourse requires the prior written approval of the Environment Agency under s.23 of the Land Drainage Act 1991 or s.109 of the Water Resources Act 1991. The Environment Agency resists culverting on nature conservation and other grounds and

consent for such works will not normally be granted except for access crossings.

10. Community Safety

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

10.2 Particular regard needs to be given to the following:

Layout and Mix of Dwellings

- The layout and design of dwellings should reflect a cohesive framework of clearly defined and recognisable areas or neighbourhoods, providing the residents the opportunity to exercise control over their home and surrounds and be alert to anti social behaviour and strangers.
- A variety of dwelling types and sizes, including those likely to be occupied during the working day, such as those suitable for retired people, will provide a mix of residents and thereby likely to increase the level of natural surveillance throughout the day.
- Natural surveillance should be integral throughout the design of the development, for example involving siting dwellings in small clusters with unobstructed views of neighbours' homes, footpaths/cycleways, play areas, open

spaces, internal and external boundaries, and parking areas and should have their entrances visible from public vantage points.

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

Access and car parking

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

onto or adjoining roads, footpaths/cycleways and open spaces, should be avoided wherever possible. Rear pedestrian access should similarly be avoided.

Open space and landscaping

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

11. Refuse and Recycling Provision

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

12. Education and Medical Facilities

- 12.1 Financial contributions towards education and medical provisions (involving a joint provision for the village) will be sought from the developers of the site. The necessary provision and level of contribution will be resolved at the time of the processing of a planning application for all or part of the development of the site. It is expected that contributions will be required towards the provision of additional education in Liphook or at appropriate local schools at the discretion of the education authority.

13. Developer Contributions

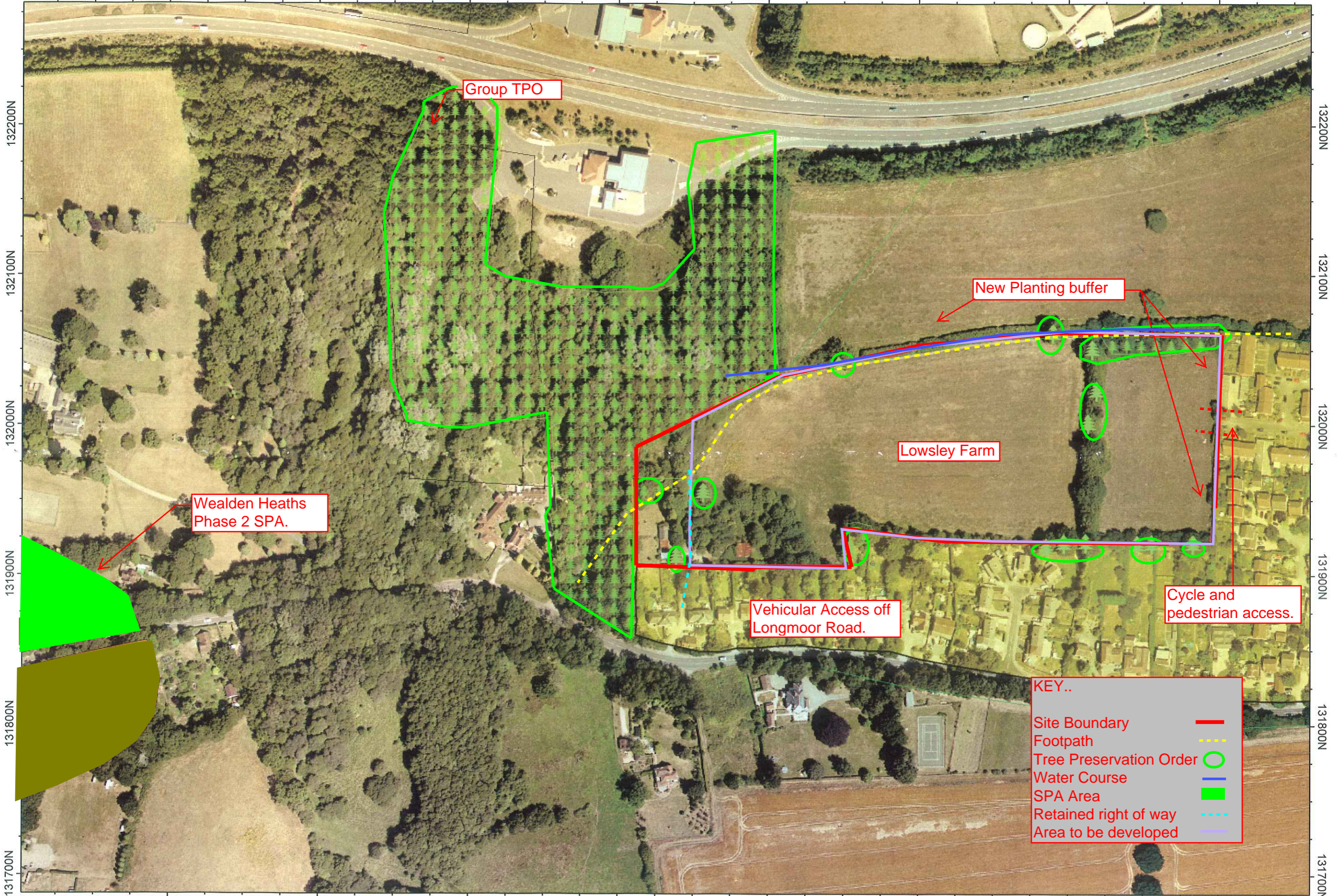
- 13.1 Developer contributions, including financial contributions, will be sought in association with the development of this land and will be resolved at the time of the processing of a planning application for the development of part or the entire site. Contributions likely to be sought include:
- Affordable housing (see 6.3 to 6.7)
 - Environmental, heritage, and countryside management/improvement schemes (see 7.9)
 - Open space/landscaping (see 7.11 to 7.15)
 - Transportation including the need for highway improvements (see 8.13)
 - Education and medical provision (see 12.1)
- 13.2 Further information is set out in the Council's Supplementary Planning Guidance: *Guide to Developers' Contributions and other Planning Requirements* (July 2009). The current levels of contributions may be obtained by contacting officers of the relevant authority - East Hampshire District Council,

Hampshire County Council or the drainage and sewerage authority.

EHDC January 2010

Lowsley Farm, Liphook

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KEY..

Site Boundary	—
Footpath	---
Tree Preservation Order	○
Water Course	—
SPA Area	■
Retained right of way	---
Area to be developed	---