

***LAND AT INWOOD ROAD, LISS***  
***DEVELOPMENT BRIEF***

***ADOPTED DECEMBER 2009***



**LAND AT INWOOD ROAD, LISS:  
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 Inwood Road, Liss.

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

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

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## 1. Background

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

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

## **2. Status and Purpose of the Brief**

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

## **3. The Site**

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

#### 4. Planning and Design Context.

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

#### 5. Summary of main proposals

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

#### 6. Principles of Development

##### Comprehensive Masterplan

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

- Buffer planting; and
- Amenity open space.

### **Amount and type of housing**

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

### **Affordable Housing**

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

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

6.5 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**

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

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

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

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

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

#### **Sustainable Construction / Renewable Energy**

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

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

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

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

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

7.8 Any application for planning permission should be accompanied by a report that assesses the ecological implications arising from the development. This should take account of the potential protected species on the site. The report should identify any impacts that require mitigation as well as details of what mitigation will be provided to overcome those effects and should identify the scope for ecological enhancement to increase the biodiversity of the site. The site is also within two kilometres of the Wealden Heaths Phase II Special Protection Area (SPA). Consultation with Natural England will be required to determine any mitigation required to minimise the impact on the SPA.

7.9 The District Council levies a £500 charge/dwelling as a contribution towards the provision of environmental, heritage, and countryside management/improvement schemes.

#### **Environmental Impact Assessment (EIA)**

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

#### **Open Space, Recreation Provision and Contributions**

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

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

7.12 Open space should provide a network of multi-functional green infrastructure throughout the site and linked to the surrounding area.

7.13 It is likely to be appropriate for the open space to be provided on the higher land on the eastern edge of the site to avoid the intrusion of housing into views from the wider landscape.

7.14 The Council's guidance also requires the developer to enter into a planning obligation to provide, layout and secure its long term maintenance for at least 12 years.

7.15 The developers of the site should enter into discussions with the Parish Council and the local community to establish appropriate and reasonable enhancements to the recreational facilities within this area to meet local aspirations.

7.16 The Council is committed to the refurbishment and extension of the Taro Leisure Centre in Petersfield. Its catchment area includes Liss. The Council will seek an additional contribution towards this proposal at the time of a planning application for the housing site.

### **8. Transport, Access and Parking**

#### **Sustainability**

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

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

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

### **Transportation Measures**

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

### **Vehicular Access**

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

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

### **Parking**

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

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

**Contributions.**

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

**9. Drainage, Flood Risk and Water Supply**

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

**10. Community Safety**

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

**Layout and Mix of Dwellings**

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

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

#### **Access and car parking**

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

#### **Open space and landscaping**

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

#### **11. Refuse and Recycling Provision**

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

#### **12. Education**

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

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

### **13. Developer Contributions**

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

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

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

EHDC December 2009

# Inwood Road, Liss

