

Milland NDP Independent Examiner queries January 2016

Question 1: Can a copy of the SEA Screening Opinion be provided?

SDNPA response: *Copy of SEA screening and statement of reasons provided.*

Question 2: One of the areas where I have some concerns is where the plan in places lacks clarity as to whether particular policies apply and where additional requirements kick in for applicants. In particular Policy HD1 refers to potential heritage sites - an applicant will not know that he is not a heritage site unless the assessment has been done. I am aware that some County Archaeologists have maps showing areas of interest where there is a need for planning applicants to have to prepare and submit desktop studies, normally where there are records of similar finds - is there such a map for the parish area and can it be referred to in the NP. I am aware that the plan particularly refers to the Roman Road but is there a zone where development may affect it and hence the policy will kick in. That zone of archaeological interest needs ideally to be shown on a plan.

SDNPA & Milland PC response:

Chichester District Council have their own archaeology advisor who provides advice on planning applications within the Milland neighbourhood area. As James Kenny explains in his attached email, there are not maps of potential archaeological interest, instead he uses a range of data including the Historic Environment Record (HER), historic mapping, aerial photographs, geology data and local tradition that are also potentially relevant depending on the specific site and proposal. We suggest the following revised policy wording will provide greater clarity and better reflect the current process whereby planning applications are considered for their heritage impact:

POLICY HD.1: HERITAGE SITES

Development that might damage or detract from any potential heritage site that has been appraised by the planning authority's archaeologist as possibly having evidence of the area's early history and prehistory (see Maps 14 and 20) will only be permitted after proper and independent archaeological research and heritage risk assessments have been undertaken at the expense of the applicant and steps taken to protect such heritage assets. Where appropriate, applicants will be required to contribute towards the preservation of such heritage sites and artefacts. In particular, Milland Lane and Iping Road are on a Roman road, part of which within the parish is a Scheduled Ancient Monument, and its heritage must be respected. Any permitted development along these lanes should be taken as an opportunity for further archaeological investigation. (See also NPPF paragraph 128 and SDNPA Local Plan strategic policy on Historic Environment.)

Maps 14 'Designated Heritage Assets' and Map 20 'Undesignated heritage assets' will also be shown at a larger scale with sites numbered and labelled for greater clarity.

Question 3: The plan has 2 policies covering discrete areas, Policies S4 Wheatsheaf Enclosure and Policy S5 Mill Vale Meadows. Can I have plan showing the extent of these areas please?

SDNPA & Milland NDP response:

The areas for each of these are shown in Map 7 for Wheatsheaf Enclosure and Map 8 for Mill Vale Meadows (see key to the latter). In addition OS based maps can be included in the Plan showing the extent of each of these areas and placed next to the relevant policy.

Question 4: Another theme is that in a number of areas the drafting of policies lack clarity and will pose problems for decision makers. The most pressing issue where I would appreciate your views is in relation to Policy H4 Market Housing which refers to small homes- is there a suggested size whether in terms of floorspace or number of bedrooms.

SDNPA & Milland PC response:

Up to 3 bedrooms would be considered a 'small home'. We suggest revising part of the policy wording as follows:

POLICY H.4: MARKET HOUSING

... Market housing units must meet all of the following criteria:

1. The dwellings are of small size, with a maximum of three bedrooms, with restrictions on future extensions in order to preserve a stock of smaller homes. ...

Question 5: In my view it is appropriate of the plan to have a policy that identifies local non designated heritage assets. There is a full list in Appendix 2 - is it possible for there to be a clearer plan that the policy could refer to so that these features could be protected.

SDNPA & Milland PC response:

Map 20 (page 56) can be reproduced at a larger scale showing the sites identified in Appendix 2 with numbered labels. This will identify the non-designated heritage assets to be referred to in the Plan.

Question 6: Policy EN1 seems to offer the same level of protection for all natural resources which seems to be contrary to the approach required by para 113 of the NPPF which suggests that the level of protection should be commensurate with their status. Would it be possible to adapt the policy in the emerging South Downs Local Plan to cover that approach and if so I would welcome your suggestions on how that would be worded.

SDNPA and Milland PC response:

We suggest the policy wording can be revised as follows. We would also suggest that specific reference is made to SDNP Local Plan emerging policy SD12 in the supporting text:

POLICY EN.1: NATURAL ENVIRONMENT

New development will only be supported where it can be clearly demonstrated that it will conserve the high environmental quality of the South Downs National Park (see also **Policy HD.2: Landscape character**). As a priority, and in accordance with the SDNP designation, the natural environment, natural resources, landscape and tranquillity within the parish as a whole will be conserved and enhanced. Development that would result in loss of the parish's natural resources, including its distinctive geological character, geodiversity, the ecological character of its watercourses, woodlands and other sensitive habitats, or that would intrude on its present tranquillity, will be resisted. Existing designated habitats will be protected from all forms of intrusive development, including recreational use, in line with European and National Legislation and in

accordance with their designated status. Development that contributes to extending areas of priority habitat will be encouraged where it does not result in other harmful impacts.

Question 7: Policy H6 refers to limited sheltered housing for those with strong local connections. Specialist accommodation for the elderly covers everything from purpose built units for independent living with perhaps an emergency call out facility, through to self-contained retirement flats such as Mc Carthy and Stone build through to more high dependency nursing homes. It would help me to understand what type of sheltered housing this policy is looking to promote, as I have some concerns about the viability of support services if occupancy was limited to only persons with a local connection and rooms or flats were left empty.

SDNPA & Milland Response:

The full spectrum of sheltered housing is promoted in this policy. We recognise that the current wording could undermine the viability of some schemes and suggest the following revised text:

POLICY H.6: GRANNY ANNEXES AND SHELTERED HOUSING

To cater for the growing number of older residents likely to become in need of smaller premises in later life and wishing to remain within Milland, encouragement will be given for the division of existing larger properties, or the creation of 'granny annexes' (as defined in the 2011 Census dwelling count, i.e. occupied by grandparent(s) of the children who live in the main dwelling and with a separate front door) and similar for existing family homes, provided that such annexes (including separate buildings) are and remain ancillary to the main property and cannot subsequently be sold as separate units. Sheltered housing on a very limited scale, with preference for those with strong local connections, will be viewed favourably.