

# **South Downs National Park Authority**

**South Downs Local Plan: Preferred Options Consultation  
*September-October 2015***

**Summary of main issues raised by the representations made  
pursuant to Regulation 18**

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February 2016



# Contents

Introduction	5
Summary of Responses:	
General Comments	10
Chapter 1 – Introduction	16
Chapter 2 – Spatial Portrait – The National Park Today	19
Chapter 3 – Vision and Objectives	21
Chapter 4 – Core Policies	23
Chapter 5 – A Thriving Living Landscape – Strategic Policies	49
Chapter 6 – People Connected with Places – Strategic Policies	95
Chapter 7 – Towards a Sustainable Future – Strategic Policies	112
Chapter 8 – Strategic Sites	142
Chapter 9 – Site Allocations	147
Chapter 10 – Development Management Policies	167
Chapter 11 – Implementation and Monitoring	209
Inset Maps	210
Appendices and Glossary	212



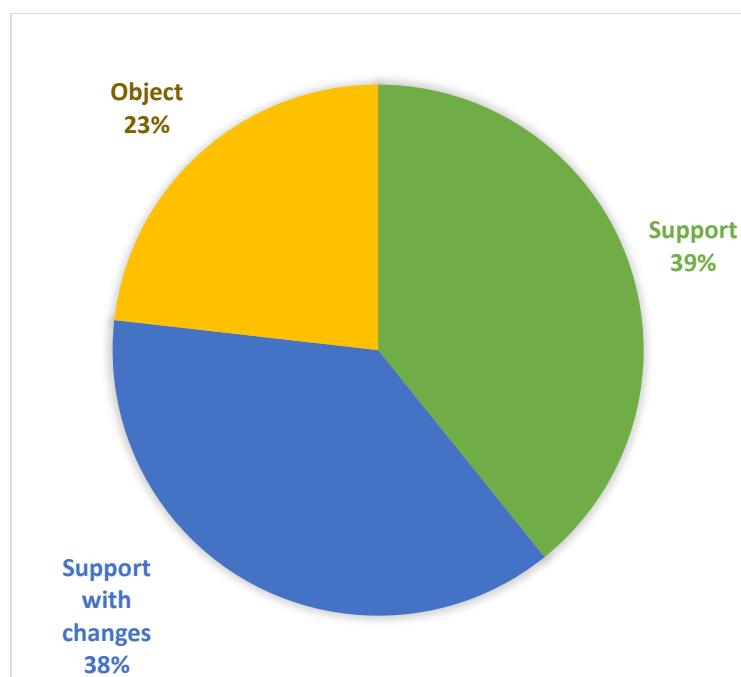
## Introduction

- I.1 The South Downs Local Plan: Preferred Options was published for public consultation under Regulation 18 of The Town and Country Planning (Local Planning) (England) Regulations 2012. The consultation was launched on 2 September and ran for 8 weeks until 28 October 2015.
- I.2 Local Plan policies have been formulated in consultation with local communities, building on extensive engagement on the Partnership Management Plan (PMP) and the State of the Park Report. The views and input of the local community are vital to us and we have undertaken a considerable amount of public engagement, particularly with the town and parish councils. The Authority also benefits from the active engagement with a number of local groups including the South Downs Land Managers' Group and the South Downs Partnership, who give us a wide range of views from people who live, work and develop in the National Park.
- I.3 The first formal round of public consultation on the Local Plan was on the Options Consultation Document in spring 2014. The evidence based document 'Progress from Issues and Options to Preferred Options' sets out all the issues and options consulted on, the main issues raised and how these main issues were addressed in the formulation of the Preferred Options. The Preferred Options Local Plan was the second formal round of public consultation. A second supporting document will be produced to support the Publication Local Plan, which will summarise the main issues raised by the comments and how they have been taken into account in the next iteration of the Local Plan.
- I.4 Over 1500 individuals and organisation were notified directly at the launch of the consultation and the consultation was publicised using a range of methods. As part of the consultation, 5 public roadshows, 3 parish workshops and a number of meetings were held with key partners. It is estimated that over 500 people attended the public roadshows. As part of the publicity for the events, there were over 40 pieces of broadcast, online and print coverage, including ITV Meridian and BBC News online, a BBC Sussex radio interview with the Chief Executive of the SDNPA, publicity on Facebook, Twitter and the SDNP Forum.

## Responses to the Consultation

- I.5 The Preferred Options Consultation Document included 11 chapters and 80 draft policies, alongside a set of Inset Maps, Appendices and a Glossary. Respondents were offered the opportunity to comment on all parts of the document and were asked the following:
  - Do you support, object or wish to make comments on this section of the Local Plan? (Options were *Support*, *Support with Changes*, *Object* and *Have comments*)
  - Please give details for your support or opposition or make comment.
  - What improvements or changes would you suggest?
- I.6 In total, 400 stakeholders responded to the consultation. They made over 2600 individual comments.
- I.7 Over 60% of respondents provided an answer to the first question making clear that they either supported, supported with changes or objected to the part of the plan or policy they were commenting on. Of those respondents 77% either stated their support or that they supported the policy or section with changes. 23% stated their objected to the policy or section. This is shown in Figure I.1 below.

Figure 1.1 – Overall support/objection to policies or sections of the Local Plan

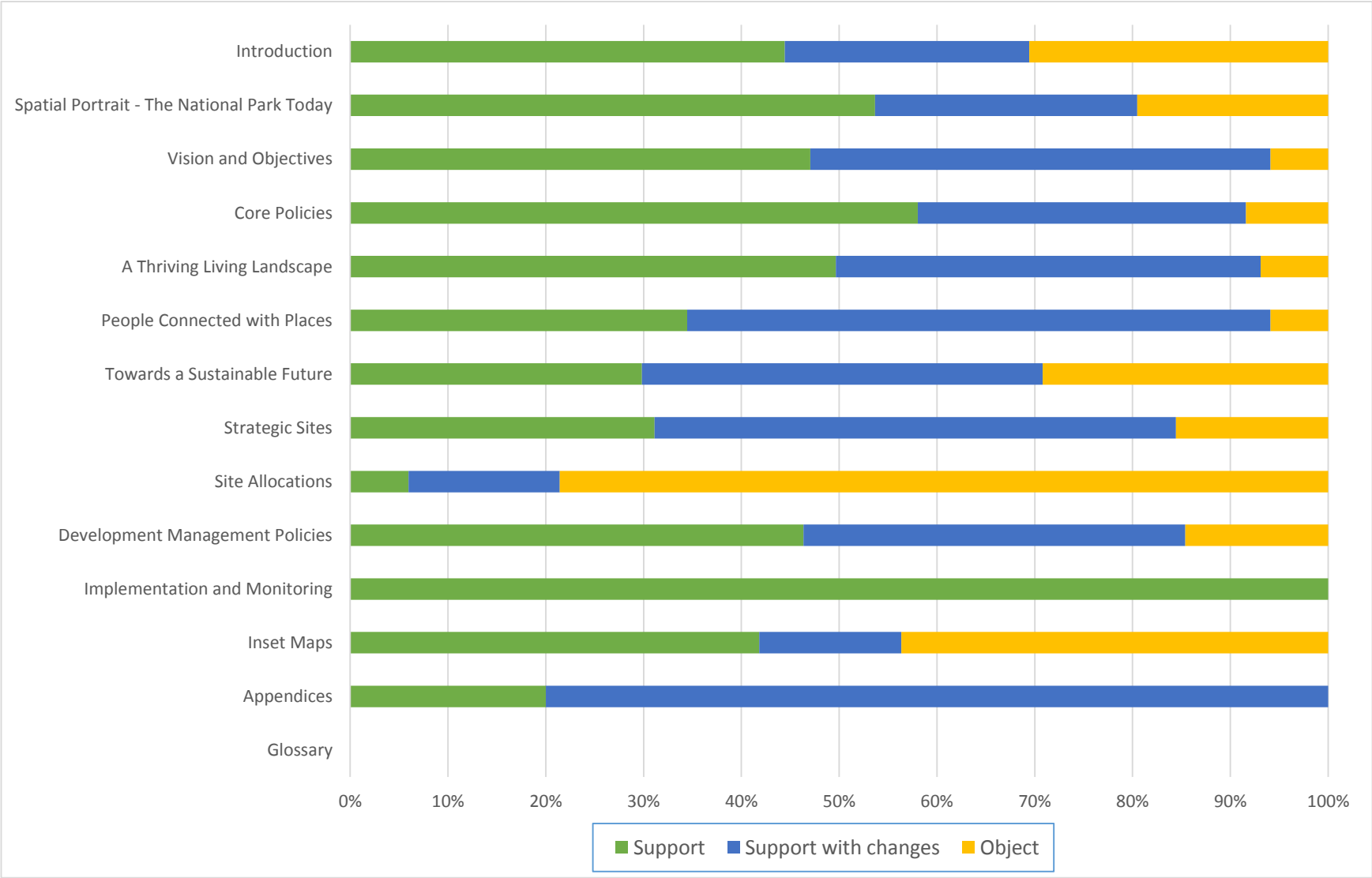


- I.8 There were differences in the levels of support for different sections and policies. Figure 1.2 below provides a summary of the responses to the first question across the chapters of the Local Plan. It should be noted that the overall numbers of respondents varies by chapter, so this provides a simplistic comparison of levels of support.
- I.9 The remaining respondents either selected that they had comments or responded via email or post with comments without specifically answering this first question. Within these comments the respondent may have indicated support or objection to the policy without specifically stating it.

### Summary of Responses to the consultation

- I.10 Whilst the responses to the first question (shown in Figures 1.1 and 1.2) shows a generally positive level of support, particular for some parts of the Local Plan, it is important that full analysis is made of the comments to understand the various points and concerns being raised. The responses made have been carefully considered and summaries of the responses have been prepared.
- I.11 The Authority has made an attempt to summarise a large volume of comments by carefully identifying the key points being raised by each respondent. As each policy is reviewed the officers will carefully consider the full response made. In addition, all full responses will be published online, alongside this summary of representations at [consult.southdowns.gov.uk/consult.ti](https://consult.southdowns.gov.uk/consult.ti)
- I.12 Within this document we have grouped respondents by 6 categories - National Agencies, County, Borough, City and District Councils, Parish and Town Councils, Other Organisations, Agents and Developers and Individuals. However, this relies on how the respondent has identified themselves when responding to the consultation. These categories are not necessarily mutually exclusive and the categorisation does not have any implications on how the comment is considered. All comments will be carefully considered during the formulation of the next iteration of the Local Plan.

Figure 1.2 – Levels of Support for, or Objection to, the Chapters of the Local Plan



### **What are the next stages of the Local Plan?**

- I.13 All the representations received during this consultation will be collated and analysed by the SDNPA. The responses will be taken into account alongside the evidence base, the sustainability appraisal and the Duty to Cooperate to help formulate the next version of the Local Plan. This will be the Publication version, which will be subject to another, more limited, round of public consultation. All representations made at this stage along with the Publication version will be submitted to the Planning Inspectorate (on behalf of the Secretary of State) for independent examination. The SDNPA aims to adopt the sound Local Plan in 2017.
- I.14 This report will form part of the core document library to be published alongside the publication version of the Local Plan. It will then be submitted for examination with the Local Plan and the rest of the core document library.



# General Comments

There were a total of 86 general comments on the Local Plan. These are summarised below.

## **National Agencies**

Portsmouth Water welcomed the publication of the Local Plan.

Natural England request a policy on protecting soils. They also comment that there is a need to ensure that the balance of policy consideration is not weighted towards landscape designations over other equally important considerations and duties such as statutorily protected wildlife sites, species and biodiversity.

Historic England comment that there are many cases of damage being done to historic assets throughout the National Park. They note that the State of the South Downs Report was produced in 2012 and some of the evidence may now need updating e.g. heritage assets at risk.

In relation to the Duty to Co-operate Historic England note that they are required to cooperate with local planning authorities on strategic cross-boundary matters. They report that they are a member of the South Downs Partnership and are active in a number of ways with the Authority.

## **Borough, City, County and District Councils**

Lewes District Council supports the majority of the Local Plan and consider that the general approach reflects the approach set out in the Lewes Joint Core Strategy.

Winchester District Council congratulate the Park Authority on the document but comment that its size, complexity and layout does not allow for easy interpretation and application of policy. Key areas of concern are:

- Some evidence documents are still in preparation and cannot have been used to inform policy preparation.
- No policies map.
- Not possible to assess whether the 'preferred' approach is the best when considered against reasonable alternatives.
- Lack of site allocations.
- Interpretation and assessment of concepts such as dark skies and tranquillity.
- Lack of consistency – references to 'small scale' and 'modest' but no explanation as to what this means.

Adur and Worthing Borough Councils welcome the publication of the Local Plan and accompanying Duty to Cooperate Statement, they confirm that there has been ongoing cooperation between the Authorities and suggest some further detail that could be incorporated into an update to the Duty to Cooperate Statement.

Horsham District Council confirm that both Authorities have engaged constructively and that the Horsham District Local Plan has incorporated a number of amendments to ensure that development outside the park boundaries does not conflict with the key purposes of the park. They welcome ongoing dialogue as the plan progresses and comment that Horsham occupies a key location where the park is at its narrowest, and contains a series of settlements that serves a proportion of the park's population.

Wealden District Council consider that the Local Plan comprehensively addresses the issues facing the National Park. They considered that, in relation to issues impacting Wealden District, the Local

Plan provides a good balance between protecting and enhancing the unique qualities of the National Park whilst recognising the need for development that is sustainable and appropriate to the Parks future.

East Hampshire District Council requests that further monitoring of permissions by the SDNPA is undertaken within 400m of the Wealden Heaths area. They also ask that the SDNPA cooperates with them in order to provide monitoring information for East Hampshire as a whole.

Mid Sussex District Council confirm that have no concerns about the policies and proposals within the plan.

Eastbourne Borough Council welcome the publication of the Preferred Options. They support the majority of the aspirations and policies.

- The identification of an Eastbourne HMA covering land within the Eastbourne Borough and Wealden District local authority areas is supported.

### **Parish and Town Councils**

Buriton Parish and Liss Parish Councils consider that the plan is long and complicated; the message is lost in the detail, the diagrams are complicated, the language is general and open to interpretation etc.

Liss Parish Council also comment that the thematic organisation of the plan is difficult to follow giving the impression it is organised around sustainability inputs rather than steering and controlling development. Finally they consider that the Local Plan needs to explain the relationship between it and the East Hants Joint Core Strategy in terms of housing figures more clearly as they are based upon different timescales.

Bury Parish Council support the plan and recognition of the distinct character of villages in the scarp slope. However they consider the consultation period should be longer.

Barlavington Parish Council consider the plan is balanced more in favour of development than protection of the National Park.

Steep, Seaford, Droxford, Warnford, Lynchmere and East Meon Town and Parish Councils are generally supportive of the Local Plan, the range and quality of policies and evidence base.

East Meon Parish Council confirm that their Neighbourhood Plan will allocate land with the objective being to accommodate 15 homes. However, this will have to have regard to the constraints imposed by the landscape.

Lynchmere Parish Council consider there is a lack of good design criteria within the plan and it should be given as much consideration as landscape. They support development of brownfield sites and consider priority should be given to affordable and starter homes. The Parish Council considers that SDNPA needs to take more account of the infrastructure needs of parts of the National Park and they comment that the Syngenta Site needs to make provision to meet the increased demand in services.

Midhurst Town Council make a range of comments about the needs of Midhurst town, including smaller and affordable homes, cycleways, signage. They consider that the plan does not make sufficient reference to health and education or the need for urban tree planting.

East Dean and Friston Parish Council ask that the Local Plan refers to giving support for local Village Design Statements and for Neighbourhood Plans. It would help if the hierarchy of plans can be made explicit and cross referenced.

Owslebury Parish Council comment that smaller parishes should not be left out of the scope of the Local Plan. They are concerned that Owslebury has been overlooked and there is no mention of their Parish Plan within the document. They highlight the impact of development in neighbouring authorities and the impact they have in particular traffic.

A number of comments are made from a range of people and organisations, not just Parish and Town Councils, about the use of the phrase 'unacceptable adverse impact'. It gives rise to the question of what an 'acceptable adverse impact' might be? and it is felt to be inappropriate.

Other minor points raised by Parish and Town Councils include a range of typo's and a need for a list of abbreviations / acronyms.

### **Other Organisations**

CPRE Hampshire, CPRE Sussex, Friends of the Earth Brighton & Hove, Friends of Lewes Society, Ricardo plc and the Upper Itchen Valley Society broadly welcome the Local Plan, including its scope and detail.

Wiggonholt Association, CPRE Hampshire, Sussex Wildlife Trust and Hampshire & Isle of Wight Wildlife Trusts consider that placing Development Management policies after Allocations diminishes their importance. The plan would be more user friendly if they followed directly from strategic policies.

Sussex Wildlife Trust & Hampshire & Isle of Wight Wildlife Trusts (joint response) would like to see this plan act as an exemplar for using an ecosystems services approach. However they consider that it is unwieldy and difficult to follow. It contains large amounts of introductory and supplementary text, often not reflected in policy wording. It is unclear what weight that supplementary text holds and they are concerned about ambiguity. Ricardo plc also comment that the plan contains a lot of jargon and subjective wording and West Sussex Local Access Forum generally welcome the plan but find it difficult to read.

Friends of the Earth Brighton & Hove note that there is no policy on cumulative impacts. They also consider that more emphasis should be given to developing previously-developed land rather than greenfield land.

Ricardo plc, who are a member of the South Downs Partnership, comment that more is needed within the plan on the economy and employment. The links to LEPs, devolution and economic strategies should be stronger and clearer and business tourism should be addressed. They ask what performance indicators will be used to measure success.

The South Downs Society consider that an emphasis on the importance of protecting land in agricultural use for reasons of food security and managing/reducing food miles is absent from the plan.

The South Downs Local Access Forum asked whether pollution caused by soil erosion can be covered.

The Upper Itchen Valley Society have concerns about the development of 8 affordable homes in Itchen Abbas given the limited and expensive bus service.

Five Villages Cycling Forum comment on the importance of taking a holistic approach to the provision of facilities for residents and tourists. They also consider that the plan is silent on how changes in neighbouring areas can be made to enhance access to and enjoyment of the National Park

Fittleworth and District Association are seeking clarification as to whether mineral applications will need to take into account the South Downs Local Plan transport policies.

Lavant Residents for the Relief Road consider that the plan should acknowledge that some parts of the National Park are of a higher quality than others. A blanket application of restrictive policies will over time be seen as unjustified. They consider that the Local Plan should contain a statement recognising that the variety of landscapes across the National Park and its relatively built up character and history requires proposed developments to be considered on the basis of the community benefits they may deliver, the site specific landscape or other National Park qualities that might be affected and the scope for ameliorating any impacts.

The Garner Group consider that the uniqueness of the National Park is miss-portrayed - the South Downs has no wilderness areas, the landscape is the result of thousands of years of man's intervention. This needs to be recognised in seeking to accommodate a level of development that focuses on living landscapes and meeting the needs of local people. They comment that the level of development should not be set artificially low. The Local Plan must embrace national planning policy to significantly boost the supply of housing for its residents. They consider that the authority has no idea about or care for where that unmet housing need is to be provided.

The Goodwood Estate felt that the plan should set out the development requirements of the National Park clearly.

West Dean supported the Plan but commented that

- Key evidence studies are not available to view at time of publication
- The Local Plan needs to create the correct balance of social, economic and environmental objectives
- Policies need to be flexible enough to allow landowners to respond to changing economic circumstances.
- Policies need to be proportionate and not create an unnecessary burden on new development
- No specific policies on educational facilities and the socio-economic benefits they bring.

The City of Winchester Trust comment that the National Park provides a valued setting for the city of Winchester.

A number of minor amendments were suggested including figure 1.5 should show local authority boundaries as well as LEP boundaries, colours used as backgrounds, references to Highways Agency need to be Highways

### **Agents and Developers**

Tetlow King consider that much of the content is superfluous, it should be focused, concise and accessible. The Key Challenges section focuses too much on development pressure and its impact on habitats and landscapes. Wates Developments felt that in relation to housing the plan was not positively prepared, justified or consistent with national policy.

There was support for the promotion of Bohunt Park as a strategic allocation.

Comer Homes comment that parts of the Local Plan seek to go further than the NPPF and introduce unfounded considerations (such as exceptional and exemplar). They consider the draft plan to be unjustified and unsound as it is not in accordance with the NPPF.

### **Individuals**

- Preferred Options title is misleading.
- It is a comprehensive plan that clearly sets out good intentions, well written, well documented with supporting detail, thorough, clear. Support the full coverage of the plan.

- Local Plan is too jargonistic
- Local Plan does not fulfil its statutory purpose
- Inadequate consultation process
- Insufficient mention of agriculture. Forestry & farming should be given highest priority.
- A vibrant farming community is able to preserve the landscape. The farming community has had to respond to significant change.
- No policies on intensive farming matters eg use of herbicides and insecticides
- Selbourne settlement policy boundary is too tight and will not allow any growth.
- Have existing local plan policies been reviewed?
- No reference to common land.
- No policies on golf courses
- Query who pays for the conservation and enhancement?
- Is the rural hinterland destined to be populated by pensioners, weekenders and local unemployed? What other work in the 21st Century will sustain the local population?
- Lack of reference to mineral extraction. The lorries cause great concern to the locals due to noise and diesel fume pollution, damage to listed buildings. Particular concerns about Pendean Quarry.
- Midhurst is not a Saxon Manor
- No weight should be given to the emerging Local Plan at this stage.
- Concern about development proposals in East Chiltington put forward by Lewes District Council. Poor site, limited infrastructure, no services, unsustainable, damage to wildlife, landscape, used as play space, traffic increase.
- More housing is needed for local people.
- Thought and care must be put into the exterior design / quality and type of materials. A committee should look at fabrics/materials being used. Wish to see more imaginative developments.
- The Duty to Cooperate interim statement is not fit for purpose, it fails to explain how the various authorities have settled the SDNPA's housing requirement and who is picking up the, as yet, undefined shortfall.
- The plan does not identify how it will meet the figure of a minimum of 100 dwellings in the other villages within East Hampshire.
- The duty to cooperate should be transparent. Where matters of policy and requirement have not been agreed they should be clearly stated and reasons given for not meeting them.
- How will areas/villages not assessed as being suitable areas for development be protected if they do not have a neighbourhood plan? By having a neighbourhood plan it appears there is an understanding that there will be some development.

A number of typos and words requiring further explanation were identified by individuals including:

- SD4/SS and SD4/WW have identical wording
- 'Scheduled monument' rather than 'scheduled ancient monument'
- English Heritage rather than Historic England
- 'Heritage assets' rather than 'historic assets'
- Correct word is 'harm' and not 'impact' in regard to development proposals affecting heritage assets.
- Explanation of Environmental limits
- Explanation of Natural capital
- Explanation of Cultural heritage
- Explanation of palimpsest

A number of other matters were commented on which are unrelated to the Local Plan. These include the agency agreements between the SDNPA and the Districts and Boroughs that determine planning applications; enforcement matters; the process for determining planning applications and notifications of planning applications. One respondent questioned the democratic accountability of National Parks.

# Chapter 1: Introduction

There were a total of 71 comments on this chapter. These are summarised below.

## **National Agencies**

Natural England welcomed the Green Infrastructure Network and asked for it to be added to figure 1.3.

## **Borough, City, County and District Councils**

Brighton & Hove City Council supported with the following changes to the Introduction: Refer to Brighton & Hove and not Brighton & Hove, refer to 'Highways England' and not 'Highways Agency' and refer to 'development plan' and not 'local plan.'

East Hampshire considered that as this is a Reg 18 consultation no weight should be given to the emerging Local Plan and asked that appendix 1 should list what the policies will be replaced by.

Lewes District Council welcomed the Duty to Cooperate statement.

East Sussex asked for greater explanation of the link between minerals and waste plans and the local plan. They also welcomed the ecosystem services approach to the Local Plan.

West Sussex supported how the NPA has engaged with WSCC on cross boundary strategic issues.

## **Parish and Town Councils**

Steyning Parish Council welcomed the emphasis on the statutory purposes of the National Park.

Liss Parish Council supported with the following changes to the Introduction fig 1.5 should identify administrative boundaries, further explanation of the links between the Local Plan and joint core strategies and appendix 1 should list what policies will be replaced by.

Bramshott and Liphook supported the Introduction and asked that more emphasis should be given to the statutory requirement for 'all relevant authorities, including statutory authorities, including statutory undertakers and other public bodies, to have due regard to these purposes.'

Bury Parish Council thought that the change from an AONB to National Park designation should give a higher level of protection to the landscape and endorsed the 7 special qualities.

Owslebury Parish Council commented that the NPA should ensure that partner LPAs ensures that the NP's purposes and policies are fully understood.

Rowlands Castle Parish Council commented that farming should be given more priority in figure 1.2 and supported the landscape led approach as long as it is flexible enough to recognise enterprise. It queried what would happen with neighbourhood plans that were made before the adoption of the Local Plan.

East Dean & Friston Parish Council supported the landscape led approach and the protection of the Heritage Coast.

Iford Parish Meeting supported the special qualities.

Clapham Parish Council requested further clarity on what would happen to NDPs that had not reached pre-submission by the date set in the Local Plan.

Duncton Parish Council welcomed the advice that village design statements may be more appropriate for small villages than NDPs.

Liss Parish Council requested greater clarity that development proposals will be assessed against all relevant NDP and Local Plan policies.

East Chiltington Parish Council thought that the NPA should support parish councils that are too small to produce NDPs.

### **Other Organisations**

Amberleigh House Limited supported the aims and objectives of the Local Plan.

The Petersfield Society welcomed the landscape led approach, the focus on ecosystem services and that the National Park should be an exemplar for sustainable development. It welcomed the NPA's support for NDPs. It was concerned over the layout of strategic and DM policies.

Thomas Hampshire Ltd requested greater clarity required on what the Local Plan is seeking to achieve.

The Garner Group and Sunley Estates objected to the Introduction on the grounds that this was a Reg 18 consultation and so no weight should be given to the emerging Local Plan at this stage. Also objected to the landscape led approach of the Local Plan which was to the detriment of the duty to foster social and economic well-being of communities. Request greater clarity on what the Local Plan is seeking to achieve.

University College London strongly supported taking an ecosystem services approach to the Local Plan.

Thakeham Homes objected to the Introduction in regard to the Purposes and Duty.

Lavant Residents for the Relief Road commented that the South Downs does not include spectacular landscapes or wilderness areas and there should not be strong strictures against development.

CPRE Sussex supported the Local Plan which is focussed, amply evidenced and clearly expressed. It is a well-constructed Plan for development within the National Park. It also supported the special qualities.

Sussex and Hampshire & Isle of Wight Wildlife Trusts supported the landscape led and ecosystem services approach of the Local Plan. Ricardo plc thought that reference should be made to devolution bids and links to LEPs.

A number of organisations asked for administrative boundaries to be shown on fig 1.5.

### **Agents and Developers**

The Angmering and Cowdray Estates supported the plan and recognised the considerable effort that has gone into preparing it, noted that key evidence studies were not available to view at time of publication, commented that the Local Plan needs to create the correct balance of social, economic and environmental objectives, policies need to be flexible enough to allow landowners to respond to changing economic circumstances and proportionate so as not to create an unnecessary burden on new development.

### **Individuals**

The following comments were made:

- This is a Reg 18 consultation and so no weight should be given to the emerging Local Plan at this stage.
- The landscape led approach of the Local Plan has been to the detriment of the duty to foster social and economic well-being of communities.
- The South Downs does not have the same iconic landscape or wilderness areas of other national parks and so should deliver a higher level of development
- Support for ecosystem services.
- Support for landscape-led approach.



- Greater clarity required on what the Local Plan is seeking to achieve.
- A prosperous vibrant rural community without onerous restrictions being imposed is needed for the South Downs.
- Exemplary articulation of purposes and duty.
- Insufficient clarity on the status of NDPs in the determination of planning applications.
- Proposed re-wording of national park duty.
- Support required for villages not producing a neighbourhood plan.
- Some parts of the National Park like Petersfield and Liss should be set higher development requirements.
- The SHMA referred to in para 1.19 is not robust as it sets off from the premise that only a proportion of the housing need will be met.
- Community led plans should also be made part of the development plan.

## Chapter 2: Spatial Portrait

There were a total of 66 comments on this chapter. These are summarised below.

### **National Agencies**

Heritage England requested that separate key challenges were identified for heritage and habitats, that the Local Plan refers to 'historic environment' and 'heritage assets' rather than cultural heritage and proposed some additional wording on heritage at risk.

### **Borough, City, County and District Councils**

East Sussex County Council pointed out that RAMSAR is not an acronym.

Winchester City Council consider that insufficient regard given to the socio-economic duty

### **Parish and Town Councils**

Selborne Parish Council welcomes the landscape-led plan, protection of special qualities and focus on ecosystem services. It also supports the mention of chalk aquifers as an ecosystem service. It supported the info graphic forming figure 2.4. It agreed with the issues and challenges identified.

Barlavington Parish Council stated that the plan does not address minerals, open cast mining and fracking.

Rottingdean Parish Council noticed the omission of Rudyard Kipling, Edward Burne-Jones and Enid Bagnold. Also welcomed recognition of high cost of housing, supported the use of local building materials and welcomed recognition of poor broadband.

Rowlands Castle Parish Council supports references to dark night skies, access to affordable housing and the aging population.

Iford Parish Council supports access to the National Park particularly for young people and agreed there was a broadband problem in the parish. It highlighted conflict between different users of the National Park.

Buriton Parish Council thought we should refer to 'Superfast broadband' rather than just 'broadband.'

Steyping Parish Council agreed that affordable housing is an important issue.

### **Other Organisations**

The Brighton & Lewes Downs Biosphere asked for a reference to be added to the UNESCO Biosphere Region designation.

The CPRE and the City of Winchester Trust supported the landscape led approach.

The Sussex and Hampshire & Isle of Wight Wildlife Trusts support the section on why national parks matter and the use of the PMP as evidence base for the Local Plan.

The South Downs Society supports the structure of the Local Plan and its emphasis on purposes and duty.

The NFU supports the reference to farming.

The South Downs Land Managers' Group think that food, timber and water are more important ecosystem services than access and recreation. Also consider high house prices in the South Downs to be due location in south east England and affordable housing is not an problem restricted to working families.

Ricardo plc thought that specific economic targets should be set and travel to work patterns were also an issue.

The British Horse Society would like the number of horses to be added to fig 2.4.

### **Agents and Developers**

The following comments were made:

- Key evidence based documents not available to view.
- The landscape led approach of the Local Plan has been to the detriment of the duty to foster social and economic well-being of communities.
- Not all the landscape of the SDNP is iconic.
- Other economic activities such as quarrying should be mentioned.

### **Individuals**

There were a number of comments received from individuals:

- The landscape led approach of the Local Plan has been to the detriment of the duty to foster social and economic well-being of communities.
- Not all the landscape of the SDNP is iconic.
- The special qualities are irreplaceable
- Mention 'enclosed wonderful almost secretive places' under tranquillity
- The AONB provided sufficient protection for the South Downs
- A living landscape means that change happens
- The link between landscape and people existed before the creation of the National Park
- Tranquillity and dark night skies are threatened by the growth of Gatwick Airport
- Development outside the National Park threatens dark night skies.
- Explanation required of acronyms
- Queried the 46 million visitor days to the National Park.
- Need to ensure that settlements are as much of the landscape as open countryside.
- Support for commentaries on towns and villages
- More explanation required of sustainable development
- Issues raised of broadband issues in specific villages
- Visitor pressures will destroy the special qualities of the National Park
- Reference required to NERC under key challenges.
- Highlighted issue of charity events on the South Downs Way
- Conflict between different users of the National Park
- Not meeting housing need is a key challenge

## Chapter 3: Vision and Objectives

There were a total of 40 comments on this chapter. These are summarised below.

### **National Agencies**

Historic England and Natural England requested separate objectives on historic environment and biodiversity.

Natural England advise that a clear link should be made between the Local Plan objectives and the Partnership Management Plan.

Natural England advise that a clear link should be made between the Local Plan objectives and Local Plan policies.

### **Borough, City, County and District Councils**

Chichester DC requested separate objectives required on historic environment and biodiversity.

Horsham DC supported the vision and objectives.

Hampshire CC supported the vision and objectives particularly in regard to climate change.

### **Parish and Town Councils**

Rottingdean Parish Council, Iford Parish Meeting, Selborne Parish Council supported the vision.

Plumpton Parish Council asked whether local residents would be disempowered by the NPA being the LPA.

Rowlands Castle Parish Council thought that the Vision should relate to the plan period ie up to 2032 rather than 2050

Selborne Parish Council noted that the Vision required targets.

Rowlands Castle Parish Council requested more explanation of ecosystem services and for some flexibility in regard to businesses being compatible with the special qualities of the National Park.

### **Other Organisations**

CPRE supports the vision and objectives and asked for a more logical ordering of the objectives.

The National Trust supports the vision and objectives.

The Design Review Panel thought that the vision and objectives should prioritise design and that we should be clearly differentiate between 'conserve' and 'preserve.'

Arundel Chamber of Commerce supports the vision but considers many of the Local Plan policies to be unduly onerous.

Lavant Residents for the Relief Road thought that villages should be enhanced as well as the landscape and that residents are as important as visitors.

### **Agents and Developers**

The following comments were made:

- The objective on villages and market towns should also refer to increasing the supply of housing.
- The vision should refer to learning institutions and specific visitor attractions
- The vision should refer to quarrying.
- Separate objectives requested on historic environment and biodiversity.
- The objectives should embrace opportunities to enhance the landscape through the restoration of quarries.

### **Individuals**

The following comments were made:

- Several individuals supported one of or both the vision and objectives
- Several individuals thought that the vision was wishful thinking.
- Farming and forestry should come first and not last in the vision.
- Several individuals questioned why cultural heritage and biodiversity were combined in one objective.
- The vision should refer to the wider economy around the National Park.
- The objective on villages and market towns should also refer to increasing the supply of housing.

## Chapter 4: Core Policies

There were a total of 242 comments on this chapter. These are summarised below.

### Comments on Introduction

There were a total of 6 comments on the introduction (paragraph 4.1) of the chapter. These are summarised below.

#### National Agencies

There were no comments made on paragraph 4.1 by National Agencies.

#### Borough, City, County and District Councils

There were no comments made on paragraph 4.1 by City, County, Borough and District Councils.

#### Parish and Town Councils

Selborne Parish Council agreed with paragraph.

Lodsworth Parish Council expressed support for chapter, but commented that the document as a whole is convoluted and excessively wordy.

#### Other Organisations

Bignor Park Estate expressed support but commented that they consider the policies to be pointless if there are not sufficient powers, money or resources are available for enforcement.

The South Downs Network made a number of general comments:

- They strongly support the ecosystems services approach and placing landscape and the special qualities at the heart of the decision making process.
- They strongly support the aim of the Plan to be an exemplar in sustainable development.
- They consider the right way to consider development to ensure that the natural capital of the National Park is not lost and is able to sustain the local communities that live within it and the many visitors who enjoy its special qualities and contribute to the local economy
- Express concern that there is no policy on the cumulative impact of development and consider this omission to be surprising given that this why many people wanted a National Park with strong planning powers to be able to tackle the 'death by a thousand cuts' brought about by small incremental damaging change.
- They consider that prioritising the development of brownfield land over greenfield sites should be given greater emphasis.

Wiggonholt Association support the four core policies, which they consider will provide the overarching framework for evaluating all development proposals in the National Park across the board. They attach particular importance to the first two.

#### Agents and Developers

There were no comments made on paragraph 4.1 by agents or developers.

#### Individuals

There were no comments made on paragraph 4.1 by individuals.

## **Policy SD I: Sustainable Development in the South Downs National Park**

There were a total of 34 comments on this policy/chapter. These are summarised below.

### **National Agencies**

Historic England welcomes and supports recognition of the reference to cultural heritage in the supporting text. They recommend that Figure 4.3 could also include reference to historic parks and gardens and battlefields.

Natural England commented that there is no reference made to the need to consider and protect wildlife and biodiversity.

### **Borough, City, County and District Councils**

There were no comments made on Policy SD I by City, County, Borough and District Councils.

### **Parish and Town Councils**

Three Parish Councils made comments regarding the statement in paragraph 4.5 regarding SDNPA working in partnership with other local authorities to ensure it that development outside of the National Park does not have a detrimental impact on its setting or otherwise prejudice the achievement of the Purposes.

- Plumpton Parish Council consider this to have potential to over-rule wishes of local community whilst being excluded from the benefits of protection within the National Park and this conflicts with the principle of self-determination that is claimed to be at the heart of neighbourhood planning and this Local Plan. They are concerned that this conflicts with the principle of self-determination that is claimed to be at the heart of neighbourhood planning and this Local Plan.
- Rowlands Castle Parish Council consider this to very insular view and that it should be recognised that the SDNP can have both a beneficial and adverse impact on areas outside and adjacent to the National Park. They comment that the SDNPA should work with representatives of areas which may experience adverse impacts in order to minimize them and it should be a mutual Duty to Cooperate.
- Steyning Parish Council welcome and supports the statement

A number of Parish Councils (and Parish Meetings) state their support for the policy:

- Selbourne Parish Council
- Madehurst Parish Meeting
- Patching Parish Council

Patching Parish Council support the policy and consider that this and other policies support the control of development in small downland villages and provide a good platform for their emerging neighbourhood plan.

Madehurst Parish Council request that further clarification is given to what the 'material considerations' are (referenced in criteria 3).

Rowlands Castle Parish Council are unclear on the meaning of criteria 1 (b) of the policy (relating to the duty) and request that this is rephrased.

Steyning Parish Council welcomes the clarity provided by criteria 1 of the policy.

## **Other Organisations**

A number of organisations made comments on the statement in paragraph 4.5 regarding SDNPA working in partnership with other local authorities to ensure it that development outside of the National Park does not have a detrimental impact on its setting or otherwise prejudice the achievement of the Purposes.

- City of Winchester Trust specifically reference the employment allocation of the former camp area (Bushfield Camp) on Bushfield Down and state that it is important that there is no adverse impact from any development of Bushfield Camp on views from St Catherine's Hill.
- CPRE Hampshire asked if, for the assistance of neighbouring authorities, the Plan should list the types of development are likely to have such an adverse impact.

A number of organisations state their support for the policy, including:

- CPRE Sussex
- Friends of Lewes Society
- Friends of the Earth (Brighton & Hove)
- Sussex Wildlife Trust
- Hampshire and Isle of Wight Wildlife Trust
- South Downs Society
- South Downs Land Managers Group

The Goodwood Estate consider there is an overriding issue with the Plan that it fails to recognise the long term needs of the rural areas in terms of sustainability. The key aim is to protect the status quo rather than take positive steps to enhance the National Park and to allow rural areas to develop and become sustainable in terms of communities, rural jobs and housing.

Hampshire and Isle of Wight Police & Crime Commissioner's Office emphasised the importance of considering crime and disorder when planning a development. If they are not considered at the early stages of the developmental process, it can make them difficult and costly to deal with after the development is completed. They note that there is no reference to the prevention of crime and disorder within the document. Request that a paragraph is inserted within the document (perhaps within the Core Policy SD1), indicating that crime and disorder is an aspect of the design that will be considered at the appropriate time. To inform the process, in their submission, developers must show how potential crime and disorder issues have been assessed and mitigated.

The South Downs Society support the policy. However, they have commented that there is a lack of clear policies aimed at achieving the park's statutory purposes, other than through the mechanism of responding to planning applications of which the primary aim will not necessarily be the achievement of those purposes. They argue that even where planning permission is not required, there should be a clear statement in the plan that such positive activity is to be supported. They acknowledge that this may be included in the PMP but argue that it should be more than a reactive device.

Sompting Estate strongly support the statement in paragraph 4.5 regarding SDNPA working in partnership with other local authorities to ensure it that development outside of the National Park does not have a detrimental impact on its setting or otherwise prejudice the achievement of the Purposes. They comment that the boundary is freely crossed by wildlife, views and people enjoying the countryside and in many locations the special qualities valued within the boundary are present and valued outside the National Park.

Sussex Wildlife Trust & Hampshire & Isle of Wight Wildlife Trust (joint response) stated their strong support for the policy and consider that the core policies ensure a rigorous framework for development in the National Park and are in accordance with the NPPF and Vision and Circular. They strongly support the definition of sustainable development in paragraph 4.2.



The Wiggentholt Association commented that the presumption in favour of sustainable development lies at the heart of the NPPF and as such applies to all Local Plans. The definition in paragraph 4.2 is rightly identified as the starting point for the Local Plan. Cumulative impact is a potential problem which is only mentioned in Policy SD3. In order to avoid unnecessary repetition asks if this can be incorporated in Policy SD1.

The South Downs Land Managers Group support and welcomes the positive wording of the policy and supports and welcomes Criteria 3.

The National Farmers Union (NFU South East Region) recognise the importance of the purposes and need to include them in a core policy, but have expressed concern that this may prevent utilitarian structures required for the continuance of agricultural operations. The request that further clarification on any exceptions by which a development may not necessarily comply with the requirement to conserve and enhance the special qualities of the Park. They support criteria 3 of Policy SD1.

CPRE Sussex support the policy and supports the weight given to conservation of landscapes and scenic beauty in development considerations.

### **Agents and Developers**

The Home Builders Federation made a number of comments related to presumptions in favour of sustainable development:

- They question the assertion in the SHMA on page 12 that that paragraph 14 of the NPPF does not apply.
- They do not consider that designation as a national park means that the Authority is not bound by the presumption in favour of sustainable development and that other national planning policy need not necessarily apply.
- They consider that it is the task of the SDNPA to provide a local interpretation of how the presumption will operate in the Park (paragraph 16).
- That applications for development of allocated sites should be determined without delay where they accord with the development plan.
- The plan worded in a negative way.
- They consider that the plan should enable allocated sites to be able to come forward swiftly and not create further obstacles to delivery of these sites.

Callstone Ltd consider that the principle and sentiment of the policy laudable, but that requiring standards over and above current national targets is not sound or justifiable. They argue that the requirements need to be weighed against whether they are viable and practical and the economic viability of development must not be jeopardised. They consider this to be a disincentive to develop in the National Park which will have an effect on delivery rates and argue that the National Park should meet its housing and other needs and to not do so would fail to deliver the sustainable principles of the planning system, which is its golden thread.

Wates Development Ltd consider there to be too much emphasis is given to the environmental element of sustainable development. The three strands of sustainable development should be taken as a whole. Recommend that criteria 2 is deleted.

Dudman Group of Companies consider there to be potential conflict in criteria 1c of the policy and suggest that it is amended to read “Conserve and/or enhance...”

### **Individuals**

One individual stated their support for the statement in paragraph 4.4 regarding great weight should be given to conserving landscape and scenic beauty in national parks. However, they consider to be challenging to administer given pressure for housing in the South East. One individual stated their support for the policy and commented that the whole section could be summed up in the sentence in paragraph 4.4.

One individual stated their support for the aspirations of the policy, but commented that care should be taken not to 'freeze' the Park and that there should be consideration of interpretation of housing need and it important not to shut out new people, particularly families which will bring vitality to the towns and villages.

One individual requested that Policy SD I should be amended to reflect that proposals should comply with policies in the Local Plan and neighbourhood plans (i.e. amend criteria I (d) and criteria 3 to add reference to neighbourhood plans)

## **Policy SD2: Ecosystem Services**

There were a total of 51 comments on this policy. These are summarised below.

### **National Agencies**

The Environment Agency support the overriding principles of this policy and in particular the specific reference to the need for development proposals to conserve water resources, sustainably manage land and water environments, improve resilience to and mitigation of climate change, reduce pollution and mitigate the risk of flooding. They suggest that to strengthen the policy could require development proposals to both “manage and mitigate” the risk of flooding.

Historic England welcomes and supports recognition of the reference to cultural heritage in paragraph 4.19. They recommend Figure 4.3 and paragraph 4.19 could also include reference to historic parks and gardens and battlefields. They object to Policy SD2 due to the lack of reference to cultural heritage and/or historic environment. They welcome and support the reference to historic nature in clause 2a) of Policy SD2.

Sport England welcomed recognition of the opportunities provided by the National Park to ‘improve opportunities for people’s health and wellbeing’. They have objected to the Local Plan, because it does not address the provision or protection of formal sports facilities for resident communities and recommends following Sport England guidance to ensure the provisions of NPPF are fully met.

Natural England welcome Policy SD2 and strongly supports the ecosystems approach to the Local Plan, which is supported by NPPF. They made a number of comments:

- They advise that clearer links are made to ecosystems services through the document. Policies such as SD12 for example do not cite the ecosystems services approach.
- They advise that care is taken that the National Park designation does not override other considerations such as statutory wildlife sites. A number of policies omit reference (most notable SD1) and biodiversity or wildlife, is not emphasised as a key consideration throughout.
- Welcome clear explanation of the ecosystem services and the pictogram
- Climate amelioration is mentioned suggest the inclusion of the provision of space for climate change adaptation and promotion of the ability to adapt.
- Advise that point “g) reduce pollution” should state “improve water quality”. This is because this includes both ground and surface water and is in line with the Water Framework Directive. This aims to provide improvement and not only cessation of pollution.

### **Borough, City, County and District Councils**

Brighton & Hove City Council support the embedding of the ecosystem services approach.

East Sussex County Council suggest the policy could be strengthened by changing the wording to ‘...mitigate and where possible reduce the risk of flooding’

Chichester District Council commented that it is not clear why cultural heritage is included as an ecosystem service (in the supporting text) but not mentioned in Policy SD1. They also comment that the Plan will need to demonstrate how provision for green businesses is being planned for (mentioned in paragraph 4.14). They suggest that the National Policy Context should make reference to paragraph 7 and paragraph 17 of the NPPF.

East Hampshire District Council consider that this policy duplicates other policies and makes the policy repetitive and whole document unnecessarily long.

## **Parish and Town Councils**

Selborne Parish Council welcome and support the policy.

Madehurst Parish Meeting supports the policy. They suggest a more explicit definition of 'high quality sustainable design' as this is subjective.

Patching Parish Council supports the policy and consider that this and other policies support the control of development in small downland villages and provide a good platform for their emerging neighbourhood plan.

Arundel Town Council suggest deletion or précis sub-paras a to k as they are too restrictive.

Bramshott and Liphook Parish Council fully support and comment that the policy appears to encompass the key environmental factors. They suggest that key independent stakeholders such as wildlife trusts, RSPB, and CPRE should be statutory consultees for major development proposals.

Rowlands Castle Parish Council support the policy and made the following comments:

- the policy refers to 'reduce pollution' but does not describe to what types of pollution this refers and it does not appear to provide the same level of protection that is afforded by the EHDC/SDNP JCS Policy CP27 – Pollution. They recommend amending Policy SD2 or add another policy, to provide similar protection to that afforded by Policy CP27.
- acknowledges reference to water management in criterion b) and c) of Policy SD2 and on page 22. However, EHDC/SDNP JCS policy ('Water Resources/Water Quality') is more prescriptive. Suggest that the policy is amended in order to make it easier to judge compliance with it.
- Suggest increasing the priority to stimulate economic activity as all the other imperatives are surely dependent on generating wealth.
- Suggest moving i), j) & k) into a new category – with economic activity as the first priority – these are separate from the environmental requirements that should be listed separately.

Rowlands Castle Parish Council made a general comment multiple policies refer to 'unacceptable adverse impact' or 'adverse impacts' but no indication is given on how this would be assessed. Difficult to assess compliance with policies and suggest criteria are clarify what could be considered an 'unacceptable adverse impact' or 'adverse impacts'.

## **Other Organisations**

RSPB welcomed the inclusion of a policy on ecosystem services. They did comment that it is not clear what constitutes an 'unacceptable adverse effect' and recommend this is replaced by 'significant adverse effect'.

CPRE Hampshire comment that definitions of ecosystem services and natural capital should be included in the glossary.

CPRE Sussex supports the policy and welcomes the approach. They are concerned about the repeated use of the phrase 'unacceptable adverse impact' and consider it to lack any objective evaluation criteria and thereby invites repeated litigious challenge. Their preference would be to remove the word 'unacceptable.'

Friends of Lewes Society support the policy.

South Downs Society supports the policy.

Friends of the Earth (Brighton & Hove) support the policy and suggest the removal of 'unacceptable' before 'adverse impact'.

Sussex Wildlife Trust & Hampshire & Isle of Wight Wildlife Trust commented that this is a template policy and approach that other local planning authorities should aim for and adopt. They recommend strengthening the policy by amending criterion a): "provide more, better and joined up natural habitat". This would make the policy more effective and in line with the government's 2020 biodiversity strategy and the Natural Environment White Paper.

Gilbert White Museum commented that the reproduction of the table on page 33 is poor. They also question whether the Western Weald (referenced in paragraph 4.19) is sufficiently widely understood by those who will read the Plan and suggest the broad spatial diagram (Figure 4.4) should appear earlier than page 41.

Wiggenholt Association acknowledges that the Local Plan has made safeguarding ecosystems services a basic principle. They suggest amending criteria 1 to use term 'respect' instead of 'do not have an unacceptable adverse impact on' which is too weak. They commented on the lack of reference in the policy (with the possible exception of 1(k) (sustainable design)) to the fourth service 'Cultural Services'. They consider this omission to reflect a more tentative approach to the third part of the first purpose.

South Downs Land Managers Group support the ecosystem services approach as principle underpinning the Local Plan. They strongly support the wording of criteria 1 "provided that they do not have an unacceptable adverse impact on the natural environment ..." as a better approach than unfeasible 'no harm' wording. They also note that paragraph 4.6 is a repeat of section 1 and Figure 4.1 is a repeat of Figure 2.3.

The Angmering Estate, Cowdray Estate and West Dean – The Edward James Foundation commented that the Plan should recognise the important contribution that increasing the supply of housing can make to the rural economy and benefit of local communities to support thriving places. The benefits of housing should be reflected in Core Policy SD2 (Ecosystem Services) alongside sustainable economic activity and high-quality sustainable design.

The Sompting Estate supports the use of wording 'unacceptable adverse impact' and consider it to be a sound approach which recognises the balanced judgement that will often be made by officers and Members.

Lancing College consider that the policy and Figure 4.3 should make reference to the National Park being a place in which people also learn and accordingly should benefit from improved learning and educational environments and it should make reference to the need for the sustainability of economic and institutional based activities within the National Park to be defined as activities that have a long term future, such that their requirements to adapt and change their functions and accommodation within their estates will be supported by the Local Plan. They also commented that Figure 4.3 should make reference to acknowledge wider estate stewardship roles, which present on-going financial obligations and challenges that must be met to ensure the long term maintenance and enhancement of large estates, their heritage assets and their resulting landscapes that have helped to define the National Park as a special place.

National Farmers Union (NFU South East) question the absence of any measurable criteria in relation to the term "as appropriate" in this policy. They are concerned about how this would be applied and where it could be considered that delivery of a particular service was not appropriate for that type of development. They consider that greater clarity is required on how these services will be assessed as being appropriate to particular applications.

The Leconfield Estate comments that the Plan should recognise the important contribution that increasing the supply of housing can make to the rural economy and benefit of local communities to support thriving places. The benefits of housing should be reflected in Core Policy SD 2 (Ecosystem Services) alongside sustainable economic activity and high-quality sustainable design.

Brighton & Lewes Downs Biosphere strongly welcomed the visionary approach taken to adopt an ecosystems approach with a fundamental emphasis on provision of ecosystem services.

The Design Review Panel commented that consideration should be given to bio security issues/ country side security and native species/movements of plants. The plan should include ways of dealing with environmental, social, and economic changes: impacts of global warming-caused plant and animal species declines and successes, human population shifts, flooding and changes in agriculture and industry, and how these can be addressed/what measures can be built in in order to adapt to change.

### **Agents and Developers**

There were no comments made by agents and developers on this policy.

### **Individuals**

Two individuals commented that the policy seems to be summary and is a duplication of elements of other policies. One individual suggested policy is omitted and reference made to detailed policies elsewhere.

One individual commented that climate change mitigation and adaptation will both be needed to ensure the Park functions. The policy does not included adaptation and only refers to mitigation and increasing resilience.

One individual stated their support for the policy.

One individual commented that the use of an ecosystems approach as a foundation and framework for planning in the National Park is highly appropriate and this is an opportunity to pioneer the application of national policy on ecosystems approach on a landscape scale.

One individual commented that it is an excellent holistic approach and they support importance given to ecosystem services.

One individual commented that criteria 1 is the key to the whole ethos of the National Park,

### **Policy SD3: Major Development in the South Downs National Park**

There were a total of 44 comments on this policy. These are summarised below.

#### **National Agencies**

Historic England made the following comments:

- Request that para 4.25 is amended to include reference to the historic environment
- Suggest that the term 'harm' would be more consistent with NPPF than 'adverse impact'.
- Question if this is a justifiable interpretation of "major development" and application of the prescribed considerations for assessing such proposals.
- Paragraph 4.23 states that "major development" will be given its "common usage". Suggest this is in terms of nature and scale rather than impact, which we consider would commonly be a separate step to determining whether or not the proposal is major development.
- The Authority's legal advice refers to "serious" adverse impact - is this the Authority's test for "unacceptable"

Natural England made the following comments:

- Surprised that this key policy does not include the need to consider impacts on statutorily protected wildlife sites or biodiversity. Policy considers impacts on the designated landscape but not designated wildlife sites. Acknowledge that their protection falls under separate policy but advise that this policy should be revised to include the requirement to assess these impacts.
- The impact of development proposals on habitats and/or species listed as 'Habitats and Species of Principal Importance' within the England Biodiversity List, published under the requirements of S41 of the Natural Environment and Rural Communities (NERC) Act 2006 should be also included.

#### **Borough, City, County and District Councils**

East Hampshire District Council request further clarification on criteria 2 (c) and whether 'outside the designated area' means outside the SDNP. They consider it unclear how this criteria would be implemented or if it is reasonable.

East Sussex County Council made the following comments:

- Benefit from a general explanation on how the Local Plan will work in tandem with Minerals and Waste policies in the South Downs
- The definition of major development should be highlighted and possibly included within the policy.
- Given the prevalence of major development, as defined in the DMPO 2015, within minerals and waste this would provide clarity as to when this policy should be applied to waste and minerals development.
- Policy should cross reference to relevant minerals and waste policies in existence.

Wealden District Council are interested that major development is not defined and acknowledge that this is difficult in a protected landscape with little guidance available. They are currently considering this issue for the High Weald AONB and would welcome discussion.

West Sussex County Council suggest that major development is more clearly defined.

## **Parish and Town Councils**

Bramshott and Liphook Parish Council consider that robust evidence should be provided with all minor proposals to ensure that major development is not required within the National Park in order to deliver the proposal. They refer to the example of Liphook, where number of minor applications have been approved which fail to take into account that major housing development would be required in order to deliver these proposals.

Buriton Parish Council note that paragraph 4.28 refers to the important matter of cumulative development, but comment that this does not appear to be covered in the policy.

Madehurst Parish Meeting fully support the policy, but are concerned that the interpretation of 'unacceptable' is too subjective. They also ask if criteria 2 a) to e) in any specific order and what are the priorities.

Patching Parish Council support the policy and consider this and other policies to support the control of development in small downland villages and provide a good platform for their emerging neighbourhood plan.

Selborne Parish Council support the principle of the policy but make the following comments:

- strongly believe that the phrase 'serious adverse impact' should be removed from the supporting text at 4.23.
- the words "unacceptable adverse impact" in the policy should be removed because it implies that an adverse impact can be acceptable in a national park. They note that during the public enquiry into EHDC's Local Plan Second Review, the Council was not allowed to use this terminology and the Inspector replaced it with the words "cause harm" or "harm"

Woolbeding with Redford Parish Council support the policy. They suggest that sustainability should include the concept of embedded carbon (i.e. life cycle). This has implications in looking at long term viability and also financial sustainability of a scheme.

## **Other Organisations**

Brighton & Lewes Downs Biosphere acknowledge that para 2.25 is based on 'one planet living principles', which is consistent with the Brighton and Lewes Downs Biosphere Management Strategy 2015-20. They comment that this should help the area designations to work cohesively on their shared sustainable development focus.

CPRE Sussex supports the policy and welcomes the consideration of 'potential' adverse impacts. They suggest that the words "moderated" in criteria 2(d) and "mitigated" in criteria 2(e) should both changed to "avoided". This assumes a degree of detriment is inevitable and to meet the first purpose of the National Park it should be the primary responsibility to avoid harm.

Highfield and Brookham Schools are concerned about the lack of definition of what constitutes Major Development. They note that the NPPG states that this is matter for the decision taker and it should be possible to set out parameters and/or set out examples. This ensures a transparent policy for those considering new development.

Highfield and Bookham Schools consider it to be unclear how Policy SD3 is intended to relate to Policy SD22 in relation to development in an estate plan considered under criteria 4 of SD22.

Friends of Lewes support the policy.

Friends of the Earth (Brighton & Hove) support the policy, but suggest using the term 'significant' instead of 'unacceptable'.



Lancing College comment that the policy must acknowledge that major development that forms part of an endorsed Estate Plan will be considered favourably where the need for and the principle of such development has already been appraised by the SDNPA against the requirements of the estate, taking into account also the wider objectives and vision for the National Park.

The National Trust are concerned about the omission of the word 'local' when referring to context and this does not comply with para 154 of the NPPF. They comment that this does not provide a clear indication of how a decision maker should react to a development proposal and are concerned that there is scope for context to be interpreted too widely and for the potential adverse impacts of a development to be considered well beyond a reasonable scope, particularly when considering the potential aspects as identified in criterion 1. They consider that this is clearly supported by legal advice from James Maurici QC (July 2014).

NFU (South East Region) question the reliance upon the concept of 'potential adverse impact' as a measure of acceptability, without considering the likelihood of such an outcome. They suggest it is less problematic to refer to predicted adverse effects as assessed by evidence based enquiry.

The South Downs Land Managers Group support the strong stance against major development.

The South Downs Society support the policy.

Sussex Wildlife Trust & Hampshire & Isle of Wight Wildlife Trust (joint response) state their strong support for the policy and consider that the core policies ensure a rigorous framework for development in the National Park and are in accordance with the NPPF and Vision and Circular. They acknowledge that cumulative impact is commented on in para 4.26, but there is no reference in the policy to the consideration cumulative or in combination impacts and it is vital that this is addressed.

Upper Itchen Valley Society made reference to the Itchen Valley Management Plan (1995) which concluded that the damage from cumulative impact of small developments could be equivalent to that caused by a major development scheme. They acknowledge that para 4.28 makes reference to cumulative impact but this is not covered in the policy.

West Dean – The Edward James Foundation support the policy with changes. West Dean – The Edward James Foundation and the Leconfield Estate consider that the policy is imprecise as many types of development could have a 'perceived 'potential to have an unacceptable adverse impact on...the National Park' and this would trigger the need for more onerous policy tests in (a) – (e) which could be unreasonable. They request greater certainty on what constitutes major development, including specific criteria.

The Wiggonholt Association support recognition that major development has potential to have adverse impact, taking into account cumulative impact, but would like to see appropriate references to Policy SD1 and SD2 incorporated in text.

### **Agents and Developers**

Comer Homes consider that criteria listed at part 2 of the policy is in accordance with the thrust of paragraph 116 of the NPPF. However, they comment that other parts of the Local Plan, in particular SD33, seek to go further than this and introduce unfounded considerations (such as exceptional and exemplar).

Wates Development Ltd made the following comments:

- Policy is ambiguous and provides no certainty with regards to what constitutes major development in the SDNP.

- Most development has the ‘potential’ to have an unacceptable adverse impact and this is open to interpretation.
- Should be re-worded to reflect national guidance. NPPG confirms that the application of paragraph 116 of the NPPF, will be a matter for the relevant decision taker, taking into account the proposal in question and the local context.

### **Individuals**

Two individuals commented that the terminology in criteria 1 is inconsistent with NPPF and use of the term ‘harm’ would be better than ‘adverse impact’.

One individual commented that there is a need to consider location and setting.

One individual commented that great care must be taken when consideration is given to any proposed major development and what might seem to be appropriate to one end of the Park may be quite unsuitable somewhere else. They are concerned that a careless popular approval could well lead to the establishment of an unwelcome future precedent.

One individual commented that para 4.23 is very negative and asks about potential positive impacts. They also commented that para 4.25 is negative and does not consider jobs and the economy. Also is this not clear if the objectives are life cycle or just during the operational/useful phase of their life. They also asked where the exceptional circumstances referred to in Policy SD3 are defined.

One individual agreed that major development should be the exception and agree with the broad thrust of the policy. They commented on paragraph 4.25 and consider that thought needs to be given to definition of Zero Carbon and the embodied carbon in structures and distance travelled by materials coming to site. Local materials and environmentally friendly materials, in production as well as use, should be used. They also commented that zero waste seems an arbitrary term, and almost impossible to achieve, and suggest that reference to sustainable waste would be better.

One individual commented that the policy does not make reference to the principles set out in paragraph 4.25 of the supporting text.

One individual considers that the policy should be amended to make clear that it is not intended to call into question the allocation of sites for development in adopted neighbourhood plans.

One individual suggested the following amendment to criteria 2 (d): “any detrimental effect on the environment, to the locality, the landscape and quiet recreation, and the extent to which that could be moderated; and”

One individual considers that major development must be allowed in the four market towns, commenting that these areas do not affect the park as a whole and have excellent communications and access to major road networks and trains. They consider it far better to build there than in areas on the border on the National Park, such as Rowlands Castle, which is a lot less well served with public transport.

## **Broad Area Policies**

There were a total of 107 comments on this section. These are summarised below.

### **Comments on the Introduction**

There were a total of 30 comments on the introductory section for the Broad Area Policies. These are summarised below.

#### **National Agencies**

Historic England suggest adding a reference to para 7 of NPPF in para 4.31. They also comment that there is no evidence on the historic environment listed on page 50. They welcome and support the reference to "historic settlement patterns" in paragraph 4.43 and their use in creating the Broad Spatial Diagram.

Natural England advise that policy links need to be made within these areas with regard to Policy SD13 (International Sites).

#### **Borough, City, County and District Councils**

Chichester District Council consider that there needs to be a more accurate map clearly defining the boundaries between different areas. They also comment that not all the areas have a description of the historic environment and settlement characteristics. The Coastal Plain would particularly benefit from this additional information given the acknowledged development pressure which has potential to impact on heritage assets and settlement character.

East Hampshire District Council supports para 4.43 which states that development will be guided by the SDILCA. They note that small scale development will be accommodated in a number of small villages provided it is within the settlement policy boundaries (SPB). In this regard, the current review of the SPB is important as there have been situations whereby the SPB is either inappropriate or out of date in the past. They request confirmation that SPBs are subject to review.

Horsham District Council are supportive of the spatial approach. They consider that the broad areas reflect the broad landscape character areas of the park and this is clearly shown in figure 4.4 which they think is a useful plan. They comment that within Horsham District, the 'Spring Line' settlements of Pulborough, West Chiltington/Storrington/ Sullington, Steyning, Bramber and Upper Beeding have particularly close connections to the landscape of the National Park and support the reference to their role in a wider hierarchy of settlements in para 4.35. They welcome the opportunity to explore how this relationship can be more clearly expressed in other sections of the plan and/or shown on the Spatial Diagram.

Winchester District Council made the following comments:

- The size and complexity of the document and the way it is laid out, does not allow for easy interpretation and application of policy. For example, each of five broad areas have a subtly different approach to development (i.e. 'limited' growth or 'moderate' scale growth), but no indication as how this is to be interpreted or what is intended by 'limited' and 'moderate'.
- The spatial diagram and accompanying policies which reflect the spatial areas, appear part way through the Plan and it is not obvious that these are the 'lead' policies for proposals within the designated areas (for example Policy SD22 Development Strategy appears on page 123). There needs to be a stronger link between the spatial areas and the development strategy (i.e. SD4 could list the settlements covered by the respective spatial area).
- The policies in relation to tourism and the rural economy are required to be considered in conjunction with other relevant policies and in particular the development strategy and the

need to deliver multiple benefits through ecosystem services. For example, reference to 'provisioning services' such as viticulture and 'regulating services' such as water management, 'provisioning services' such as aquaculture and 'cultural services' such as tranquillity. The terminology used does not aid clarity of interpretation and application of the policies and, whilst the spirit of the policies may seem straightforward, the detail could potentially cause issues with determining applications.

### **Parish and Town Councils**

Selborne Parish Council support the policy and approach taken.

Rowlands Castle Parish Council support the allocation of 5 areas. They consider this is logical and the underlying characteristics are well explained. However they question whether the development strategy is correct for each area and, in summary, consider that the case for limiting growth to such an extent in the other four areas needs to be re-examined. They make the following comments:

- The Dip Slope is identified for moderate growth - whilst all the other four areas are designated for small scale or limited growth (except for Petersfield, Midhurst, Petworth, Liss & Lewes together with the Western Weald).
- Concerned that with limited growth identified in the Coastal Plain and limiting growth in other areas could add to development pressure in the southern reaches of the Park. They make reference to significant development already taking place just across the boundary (for example in Horndean, Clanfield and Rowlands Castle) and that they are now facing pressure for even more development from the adjoining Havant Borough Council and Portsmouth City Council, and the proposed 'Combined Authority'.
- Should be recognised that a significant part of the area of Rowlands Castle which is outside the SDNP, has been identified as a potential reservoir for Portsmouth Water.
- Also necessary to preserve the current 'strategic gap' between Rowlands Castle and Havant, which lies outside the SDNP, and to avoid even more coalescence of these communities.

Warnford Parish Council suggest a more detailed map is provided as it is not easy to determine from the map whether Warnford is considered part of the Scarp Slope or Western Downs Broad Areas. The Parish contains landscape types characteristic of both and it is assumed that the relevant policy would be applied depending on the nature and location of a proposal.

### **Other Organisations**

Lancing College commented that they appreciate the intention is to seek only to define very broad areas, however demarcation of these zones on such a large scale that it does present an overly simplistic summary of the characteristics of the National Park. For instance, Lancing College falls within the broad Scarp Slope area, albeit the southern part of the site in particular has much of the characteristics identified in the description of the Dip Slope. They consider that this approach is acceptable in supporting text and illustrative diagrams but becomes more problematic when these broad classifications are carried forward into more prescriptive policies applied to a particular area but which that may not be directly relevant to an individual site. Consider two alternative options are to (i) make clear that individual sites will be reviewed based to their own characteristics and Policy SD4 will be applied accordingly; or (ii) a less simplistic classification is applied and emphasis is instead placed on the Landscape Character Types (Figure 5.2).

Marwell Wildlife support Figure 4.4, but suggest adding some key settlement names to the figure to enable better understanding of the information presented on this figure (this also applies to other figures which do not have settlement names).

The National Trust object to the omission of Hinton Ampner House and Petworth House as tourist hotspots on Figure 4.4 (and make reference to significant visitor numbers at both properties). They consider that they contribute to the understanding of the heritage and landscape qualities within the National Park and provide significant economic support to the facilities and services in the surrounding town and communities as well as providing a wide range of employment opportunities within the Park.

The South Downs Land Managers Group make a number of comments on Figure 4.4:

- agree in principle that surrounding areas should be featured. However, seems inconsistent and an unsound approach not have shaded areas to the north of eastern scarp or south of coastal plain.
- too small
- colour definition between Dip Slope and Western Downs not obvious.
- when enlarged key is out of focus making it difficult to read.

The Sompting Estate commented on Figure 4.4 stating that they do not understand why no half-shaded 'surrounding area' is indicated north of the eastern scarp, or south of the Coastal Plain National Park boundary.

Sussex Wildlife Trust & Hampshire & Isle of Wight Wildlife Trust (joint response) supports the division of the broad areas and the assessment of development against the areas special qualities. They strongly support the requirement for growth to deliver multiple benefits through ecosystem services and comment that the growth in natural capital should always be encouraged and should be a core aim of the Local Plan. They are concerned about the ambiguity of the type of growth these policies refer to.

Wiggonholt Association agree to the five broad areas proposed which reflect the fact that the 'special qualities' of the National Park vary and that the amount and form of future development will also vary. From a presentational point of view they wonder whether this should appear as a strategic policy in conjunction with Policy SD22 (Development strategy).

### **Agents and Developers**

There were no comments made by agents and developers on this section.

### **Individuals**

Two individuals made comments on Figure 4.4, including:

- Too small scale and has no place names on it. Reconsider and amend with more meaningful and readable plan.
- Clarify what the tourist hotspots relate to. Seem haphazard and appear to omit many real hotspots.
- Maps and plans should be labelled as such. Maps are not figures.
- Suggest a map is included for each policy.

One individual commented that the SD4 policies should have individual numbering.

One individual makes reference to land they are promoting on the edge of Alfriston and comments that Alfriston on cusp of both the Dip Slope and Coastal Plain. They consider that Figure 4.4 is too broad in nature and difficult to identify locations on it which is confusing, particularly as the development strategy is based on it. They suggest providing more detail to provide more clarity on the decision making process, particularly in relation to the exceptions referred to in Policy SD22, where it is in accordance with the relevant broad area policy.

One individual commented that electric vehicles that are zero carbon in use will become common and their use should be considered alongside public transport, some of which is polluting, and cycling.

One individual agreed with the more pragmatic approach set out in para 4.36.

One individual agreed with 4.47 in particular as a pragmatic choice.

One individual commented on water pollution coming off the South Downs onto the Manhood Peninsula which is a very special area in its own right with a regionally important population of water voles, important populations of geese, ducks and wildfowl with internationally important sites at Chichester Harbour, Medmerry and Pagham Harbour. They questioned what the SDNPA intend to do about this contamination. They also commented that of the areas within Chichester District it brings in 49% of all tourist income.

## **Policy SD4/CP: The Coastal Plain**

There were a total of 22 comments on this policy. These are summarised below.

### **National Agencies**

Historic England welcomes and supports the identification of the important cultural heritage and historical features of the broad areas and the identification of distinctive towns and villages. However, they comment on the lack of reference to cultural heritage and important features in the paragraph on the Coastal Plain broad area, which consider is a significant omission given the acknowledged development pressure adjacent to the Park which has the potential to impact on heritage assets, settlement character and the Park's special qualities.

### **Borough, City, County and District Councils**

There were no comments made by City, County, Borough and District Councils on this policy.

### **Parish and Town Councils**

Arundel Town Council comment that 'Binsteds Wood' should be amended to 'Binsted Wood' in para 4.52. They also comment that it is not clear why the Coastal Plain area is restricted to "limited growth" whilst the Dip Slope area seeks to permit "moderate-scale growth" and that equal levels of sustainable growth should be permitted.

Patching Parish Council support the policy and consider that this and other policies support the control of development in small downland villages and provide a good platform for their emerging neighbourhood plan.

Selborne Parish Council agree with and support the policy.

### **Other Organisations**

The British Horse Society consider that the policy does not make a strong enough comment on what a barrier the A27 is to Non-Motorised Users (NMU) (especially equestrians) trying to access the Park, and the safe network of bridleways and byways on the Downs. They comment that there should be a commitment to encouraging safer continuity for PROW and all NMUs across the A27 in partnership with Highways England and development has a big part to play in funding improvements

CPRE Sussex supports the policy and welcomes the proposal of limited growth. However would welcome more details in relation to flood risk areas (reference to their comments on Policy SD17 and I8). They also support changes to cultivation and land use in flood sensitive zones as opposed to major engineering solutions.

The Chichester Society support the provision of good visitor facilities at gateways to the National Park, particularly improvements to the public rights of way network for both walkers and cyclists, both from the city and from the new housing developments, towards the National Park to the NW, N and NE of the city.

Friends of the Earth Brighton & Hove and the South Downs Society support the policy.

Lavant Residents for the Relief Road commented that paragraph 4.54 should include recognition that due to its scale and location Mid Lavant should not be categorised along with the other hamlets and villages and opportunities to improve social wellbeing for residents may come at a cost (i.e. a level of enabling development which would not otherwise be unacceptable).

Sussex Wildlife Trust & Hampshire & Isle of Wight Wildlife Trust (joint response) express strong support for policy and consider that the core policies ensure a rigorous framework for development in the National Park and are in accordance with the NPPF and Vision and Circular.

The South Downs Land Managers Group comment that there needs to be a definition of what is meant by growth and it is unclear how this policy would impact on potential for on farm developments or farm diversification proposals outside of settlements.

West Sussex Local Access Forum commented that the A27 is a significant barrier to non-motorised users (NMUs) trying to safely access the Park. This probably applies most of all to equestrians, who in many instances (if able) have to box up to the Downs, where the problem of height barriers at car parks is an issue. They suggest that the policy should include a SDNPA commitment to seek to deliver safe multi-use PROW/NMU access from the Coastal Plain to the Park, in conjunction with Highways England. It should also acknowledge the significant lack of safe off-road multi-use routes on the Coastal Plain, the reason behind the need for better connectivity to the Park.

### **Agents and Developers**

Portico Property Limited have made representations made in relation to Land at Dodd's Lane, Swanmore, which lies within the Coastal Plain area and has been submitted through the SHLAA. They note that much of this area is relatively less tranquil and light pollution is more prevalent due to the proximity of large urban areas to the south. They also note that much of the Coastal Plain within the National Park is sparsely populated and this population relies on settlements beyond the southern boundary for many essential services. They go on to comment that Swanmore is acknowledged to be a sustainable settlement for further growth by the adopted Winchester and South Downs Joint Core Strategy (JCS). Portico considers that Land at Dodd's Lane is sustainably located to help meet the development needs of Swanmore and the Coastal Plain area.

### **Individuals**

One individual commented that reference to jobs is missing (this could also apply to other broad area policies).

One individual commented that there is already over development on the south coast of Sussex, any more will only put more strain on the local roads and other resources. They request that improvements to the road systems, in particular A27, must be improved before any other development is considered.

One individual requested that reference to the Manhood Peninsula noted for its tranquillity and dark skies is added to para 4.52. They note that this area is given special attention in the Natural England National Character Area and there is a need to consider sensitivity of this area outside of the SDNP. They also comment that flatter land is now being allocated due to development pressure in Chichester District outside of the National Park.



## **Policy SD4/DS: The Dip Slope**

There were a total of 14 comments on this policy. These are summarised below.

### **National Agencies**

There were no comments made by National Agencies on this policy.

### **Borough, City, County and District Councils**

Brighton & Hove City Council welcomes the general recognition of gateway points and note that there is an important gateway at Stanmer Park. They would welcome greater recognition to the Stanmer Park gateway point and reference to partnership working to help promote the gateway and facilitate enhancements. The promotion and enhancement of walking and cycling links to and from the City would also be welcomed.

### **Parish and Town Councils**

Arundel Town Council made the following comments:

- would like to see the status of Arundel raised within the National Park's scope of interest, with a view to promoting our town as a Gateway, or as they are referred to, "Service Centres". This will enable businesses to benefit from marketing and assist the SDNP in promoting its interests and values in conjunction with their own.
- Arundel is partly in the SDNP, and specifically in the Dip Slope. Arundel is not identified as a tourist hotspot despite Arundel Castle and other attractions catering to 300,000 visitors each year.
- Paragraph 4.64 outlines the rich cultural heritage and historical features, but does not mention Arundel Castle or the Norfolk Estate, both in the National Park.

East Dean & Friston Parish Council strongly agrees that any development in the Dip Slope area, which includes this parish, should be proportionate to the size of the settlement and to the landscape's capacity to accommodate it; and should be shown to deliver multiple benefits through ecosystem services.

Madehurst Parish Meeting note that Madehurst is not identified as an area for development in the cross referenced Policy SD22 and would welcome more explicit reference to the impact of any developments which are not set out in Policy SD22.

Rowlands Castle Parish Council commented that the Broad Area policies should also refer to Local Landscape Assessments, in addition to SDILCA.

Selborne Parish Council agree with and support the policy.

### **Other Organisations**

Arundel Chamber of Commerce made the following comments:

- Would like to see the status of Arundel raised within the National Park's scope of interest, with a view to promoting our town as a Gateway (or "Service Centres" as they are now referred to).
- Para 4.64 - Arundel is partly in the SDNP, and specifically in the Dip Slope, one of the five Spatial Areas of the National Park. There are several "Tourist Hotspots" identified on the Spatial Map but Arundel is not one of them, despite Arundel Castle and other attractions catering to 300,000 visitors each year

- The plan states that the Dip Slope area, shares with the Coastal Plain opportunities for access (SQ5) to activities in the Park, including Rights of Way linking the coast to the crest of the Downs. The paragraph mentions specifically the Monarch's Way, which goes up Arundel High Street and into Arundel Park. The paragraph also outlines the rich cultural heritage and historical features, mentioning the West Dean Estate, Weald and Downland Museum & Goodwood but not Arundel Castle or the Norfolk Estate, both of which are in the National Park.

Brighton & Lewes Downs Biosphere are pleased to the Biosphere designation referenced in para 4.64. However, they note that they refer to the UNESCO designation locally simply as Biosphere, or Biosphere Region (rather than Reserve, the original UNESCO title, which is not felt appropriate for a non-statutory environmental initiative with a strong urban element).

Friends of the Earth Brighton & Hove and the South Downs Society support the policy.

Sussex Wildlife Trust & Hampshire & Isle of Wight Wildlife Trust (joint response) express strong support for policy and consider that the core policies ensure a rigorous framework for development in the National Park and are in accordance with the NPPF and Vision and Circular.

The South Downs Land Managers Group commented that criteria 2 and 3 seem to be at odds with each other. They comment that as currently worded seems to imply that criteria 3 should be delivered in settlements. However, it is presumed that it is referring to the wider area outside of the settlements. They consider these examples are unlikely to be relevant to the majority of landowners and as currently worded this policy would seem overly restrictive and could have a negative impact on the ability of land owners to manage the land.

### **Agents and Developers**

Callstone Ltd commented that the policy does not acknowledge that Shoreham Cement Works is located within the Dip Slope. They comment that the Shoreham Cement Works is considered to have a negative impact on the landscape of the National Park and, therefore, an appropriate degree of restoration, appropriately phased and supported by comprehensive redevelopment would assist in improving the landscape character of this area.

### **Individuals**

One individual commented that it is not just the dip slope which has high tranquillity and dark skies and this is relevant for large areas of the Western Weald.

## **Policy SD4/WD: The Western Downs**

There were a total of 7 comments on this policy. These are summarised below.

### **National Agencies**

There were no comments made by National Agencies on this policy.

### **Borough, City, County and District Councils**

There were no comments made by City, County, Borough and District Councils on this policy.

### **Parish and Town Councils**

Cheriton Parish Council commented that the River Itchen flows through the parish and is crossed many times a day. They request that mention should be made of this unique heritage.

Selborne Parish Council agree with and support the policy.

### **Other Organisations**

Friends of the Earth Brighton & Hove and the South Downs Society support the policy.

Itchen Valley Parish Council commented that the River Itchen is central to the villages in the Itchen Valley Parish, the river is a “World Class Asset”. Its environs and extraordinary attractive features are enjoyed by local people and attract a large amount of visitors both for sport and recreation. IVPC and the SDNP as custodians of this waterway must work to protect its unique character and the approaches to it. They request that the description of the Western Downs should reference the para 4.70) and the DMPs need to be tested to ensure the river is afforded the highest protection possible. They suggest that the title of the area should be changed to “The Itchen and Western Downs”.

Sussex Wildlife Trust & Hampshire & Isle of Wight Wildlife Trust (joint response) express strong support for policy and consider that the core policies ensure a rigorous framework for development in the National Park and are in accordance with the NPPF and Vision and Circular.

The South Downs Land Managers Group made a number of detailed comments which were also made on Core Policy SD4/CP (see above).

### **Agents and Developers**

There were no comments made by City, County, Borough and District Councils on this policy.

### **Individuals**

There were no comments made by individuals on this policy.

## **Policy SD4/SS: The Scarp Slope**

There were a total of 18 comments on this policy. These are summarised below.

### **National Agencies**

There were no comments made by National Agencies on this policy.

### **Borough, City, County and District Councils**

There were no comments made by City, County, Borough and District Councils on this policy.

### **Parish and Town Councils**

Buriton Parish Council would like reference added to local landscape character assessments and village design statements in addition to SDILCA in all broad area policies. They consider that these locally-produced documents which will help differentiate between the five sub-areas.

Bury Parish Council note that para 4.85 highlights the opportunities and challenges of satisfying the need for more good-quality, low-cost accommodation for users of the South Downs Way. However, they see potential conflict here with the special qualities, emphasised in para 4.79 and need to maintain tranquillity and the darkest night skies and the aim of encouraging fewer cars. They comment that any proposals for development on presently undeveloped, delicate environment sites, particularly sites outside existing settlement areas, needs to take account of the seven special qualities and the first duty of the SDNPA.

Iford Parish Meeting welcomes the fact that the plan recognises the problems of narrow roads and a scarcity of parking. The proposal to support walkers and cyclists, but to aim for fewer cars, is keenly supported. They also supports the recognition given to the views out from the scarp slope and the fact that these views are vulnerable to development.

Plumpton Parish Council commented on the statement in para 4.86 regarding views from the scarp slope. They strongly question the right of SDNPA to have jurisdiction over the development of communities outside its borders unless it also confers the same levels of protected status as those enjoyed by villages within its boundaries.

Selborne Parish Council agree with and support the policy.

Steep Parish Council comment that they find it difficult to imagine how this policy can be practically interpreted in either promoting or refusing an application in our area.

Warnford Parish Meeting made the following comments:

- Warnford Parish is on the boundary between the Scarp Slope, Dip Slope and Western Downs areas and the definitions of the boundary of the Scarp Slope area are not consistent with each other or with the map. The map suggests that the bottom of the Meon valley is included in the Scarp Slope; Para 4.77 says that western limit of the Scarp Slope area is Old Winchester Hill, however Para 4.80 says that Beacon Hill NNR (which is west of Old Winchester Hill) is included in the Scarp Slope area.
- Warnford Parish needs to know which area(s) it is in and request clarification on the boundaries of the areas with a more detailed map and amend the text consistent with it.
- Consider that criteria 4 is very vague and needs further clarification. They questions what the practical implications for (as examples) a new farm building, a tourist holiday cottage or an affordable housing scheme on a rural exception site.

### **Other Organisations**

Brighton & Lewes Downs Biosphere suggested that it could be noted that an eastern part of the scarp slope is also covered by the UNESCO Biosphere designation (as it is in para 4.58 under Dip Slope).

CPRE Sussex welcome that the focus of development in this part of Sussex will be in Lewes.

Friends of the Earth Brighton & Hove, Friends of Lewes Society and the South Downs Society support the policy.

Sussex Wildlife Trust & Hampshire & Isle of Wight Wildlife Trust (joint response) express strong support for policy and consider that the core policies ensure a rigorous framework for development in the National Park and are in accordance with the NPPF and Vision and Circular. However, they also note that that para 4.80 incorrectly states that the River Meon supports white-clawed crayfish.

The South Downs Land Managers Group made a number of detailed comments which were also made on Core Policy SD4/CP (see above).

### **Agents and Developers**

There were no comments made by City, County, Borough and District Councils on this policy.

### **Individuals**

One individual commented that many spring line villages would benefit from a little small scale development to increase vitality and deal with the number of second homes and weekend cottages. New development should be limited to sole or principal residences. They also make reference to paragraph 4.85, commenting that cycling should be encouraged but specific rules enforced for large scale events, particularly those organised by commercial enterprises. Timing and ranking by elapsed time should be prohibited. All signage must be removed, and be only of an appropriate size.

## **Policy SD4/WW: The Western Weald**

There were a total of 16 comments on this policy. These are summarised below.

### **National Agencies**

Natural England notes that paragraph 4.90 cites the Mens SAC and Ebernoe Common Special Area of Conservation as nationally important woodlands and advise that these are of international importance. They have both been afforded statutory protection as Special Areas of Conservation under the Conservation of Habitats and Species Regulations 2010, as amended (the 'Habitats Regulations'). The supporting text and policy should reflect this and refer to Policy SD13 (International Sites) which is applicable here.

### **Borough, City, County and District Councils**

There were no comments made by City, County, Borough and District Councils on this policy.

### **Parish and Town Councils**

Bepton Parish Council generally support moderate growth in Midhurst subject to the specifics of proposed sites and necessary infrastructure (i.e. roads, schools, medical provision etc).

Harting Parish Council identify an error in Criteria 4 of the policy which refers to 'Scarp Slope' and should refer to Western Weald.

Liss Parish Council made a number of comments:

- Object to criteria 3 which links Liss to the market towns and suggests that these towns can meet the needs of the surrounding areas. They would prefer that Liss was not singled out, and described simply as a village in the park, or if not then request insertion: 'of Midhurst and Petersfield after the word "towns" in the final sentence to make it clear that Liss is not included in the requirement to meet the needs of surrounding areas.
- They are concerned about the treatment of Liss as a large centre which appears in several policies, such as SD4WW, SD29 and SD53. They comment that Liss is a large village in population but, apart from the railway station the range of services and facilities provided in the village are limited and only serve the village itself and the housing immediately adjoining. They note that para 7.171 of the draft plan recognises that these facilities are in decline and that the village relies on Petersfield and other centres for all significant shopping, employment, health, education and community facilities.

Selborne Parish Council agree with and support the policy.

Woolbeding with Redford Parish Council support the policy and comment that a risk to the Western Weald is "Surreyfication" given the proximity to London commuter stations such as Haslemere. They consider that emphasis should be placed on good design that is sympathetic to the landscape of National Park and particular attention is needed in the local landscaping of gateways and driveways to prevent it becoming suburban. They also suggest that the Western Weald section should emphasise the dark skies and tranquillity away from towns.

### **Other Organisations**

Friends of the Earth Brighton & Hove and the South Downs Society support the policy.

The Petersfield Society endorse CPRE views in respect of the need to emphasise the use of previously developed land Para. 4.31 and the focus of the policy is supported

Sussex Wildlife Trust & Hampshire & Isle of Wight Wildlife Trust (joint response) express strong support for policy and consider that the core policies ensure a rigorous framework for development in the National Park and are in accordance with the NPPF and Vision and Circular.

The South Downs Land Managers Group made a number of detailed comments which were also made on Core Policy SD4/CP (see above).

### **Agents and Developers**

CALA Group Ltd commented that there is no definition, in the policy, supporting text or elsewhere in the Local Plan, of what constitutes 'moderate scale growth' for Liss. Except in terms of housing this is clarified at Policy SD23 of being for 'approximately 150 dwellings'. Suggest a definition of 'moderate scale growth' is included in the Policy.

Tetlow King notes that criteria 2 states that the focus of development in this area will be in the market town of Petersfield...". The use of the word "in" is wrong it should say "at" Petersfield as this gives the impression that there will be no development beyond the boundaries of this existing settlement when the Neighbourhood Plan proposes green field development at the town.

### **Individuals**

One individual suggests that the European Protected Species of bats making use of the hedgerows, ancient woodland and shaws should be noted.

One individual supports the policy, including at the SDNP boundary at Liphook where the beautiful scenic views to and from Weavers Down have been long cherished. They note that the SDNP contributes significantly to the wellbeing of the Liphook Conservation Area and that it is likely that this boundary at Liphook will continue to attract unwanted pressures (applications & appeals) for large housing developments and suggestions that the boundary of SDNP should be redrawn. Both should continue to be resisted.

# Chapter 5: A Thriving Living Landscape

## Policy SD5: Landscape Character

There were a total of 58 comments on this policy. These are summarised below.

### **National Agencies**

Historic England welcomes and supports the policy, particularly clauses 2c), 2d) and 3 and made the following comments:

- Consider "as appropriate" in criteria 2 is unnecessary these words reduce clarity.
- Para 156 of the NPPF (as referenced in para 5.11) actually requires local plans to include strategic policies to deliver the conservation and enhancement of the natural and historic environment, including landscape. They also consider the word "deliver" to be significant and indicating that the Government expect local plans (and local planning authorities) to be proactive in the conservation and enhancement of the natural and historic environment.
- Welcomes and supports the reference to context and character of an area and local distinctiveness in para 5.16 and the references to time depth and historic features in para 5.18.
- Welcomes and supports paras 5.20 and 5.21, although paragraph 5.21 should refer to the historic significance of designed landscapes and Registered Historic Parks and Gardens. Consider these paragraphs, relating as they do to heritage assets, would sit better within the section on the historic environment.

Natural England supports the policy.

Southern Water understands the Authority's intention to protect open space between built-up areas, but cannot support the current wording of the policy. They are concerned that it could create barriers to statutory utility providers, such as Southern Water, delivering essential infrastructure required to serve existing and planned development allocated. They considers that should the need arise, special circumstances exist in relation to the provision of essential water and wastewater infrastructure (e.g. a new pumping station) required to serve new and existing customers. This is because there are limited options available with regard to location, as the infrastructure would need to connect into existing networks.

### **Borough, City, County and District Councils**

Adur and Worthing Council made the following comments:

- The emerging Local Plan for Adur allocates strategic greenfield sites at West Sompting, Shoreham Airport and New Monks Farm, Lancing. These are located adjacent to the southern boundary of the SDNP (and visible from it). While account will be taken of the setting of the National Park, it is important that the delivery of these sites is not jeopardised.
- The same principle applies to Worthing. Work has commenced on a full review of the adopted Worthing Core Strategy and a new Local Plan is being progressed. Given the scale of housing need, and very limited opportunities available all opportunities for development will need to be 'positively tested'. This will include the consideration of a number of greenfield sites around the Borough, some of which abut, or are close to the South Downs
- Officers from the SDNPA have been made aware of the work being progressed to consider these sites and this engagement will continue as further evidence is published and options for development are considered.

Chichester District Council consider this section to be very good.



East Hampshire District Council made the following comments:

- Welcomes the supporting text regarding resisting the spread of undesirable exotic species in the countryside and note that Leyland Cypress hedges are a particular blight in the rural landscape of East Hampshire. They consider this is relevant to urban as well as rural areas.
- Paragraph 7.33 of the Joint Core Strategy states that the precise boundaries for Gaps will be identified in a future Local Plan. The evidence base supporting this policy and the supporting text identifies and proposes a new Gap in the National Park Area. It is unclear how or if this is being addressed in the SDNP Plan.

### **Parish and Town Councils**

Arundel Town Council suggest the delete 'clearly' in criteria 1 and the deletion or shortening of criteria 2a to 4. They consider this to be unnecessary emphasis.

Buriton Parish Council support and welcome the policy. However, they would wish the National Park Authority to be 100% confident that all the Strategic Policies are sufficiently robust and practical to withstand the tests and rigours of Planning Appeals etc. The Parish Council is conscious that all these new policies are replacing some long-standing, tried-and-tested policies in the East Hampshire Local Plan and Joint Core Strategy.

Bramshott and Liphook Parish Council, in particular, agree with criteria 3 and criteria 4 and consider that some developers display disregard to the importance of the overall landscape, resulting in the destruction of landscape features important to local communities such as ancient hedgerows and trees prior to the submission of a planning application. They suggest that restoration of important features should be a condition of any approved development.

A number of parish councils made the following comments on criteria 2e) (relating to gaps between settlements):

- Buriton Parish Council and Rowlands Parish Council both note that the East Hampshire Joint Core Strategy includes a policy on gaps (CP23) which is much more comprehensive and specific for this topic.
- Buriton Parish Council feels that the National Park may need to do more to prevent the coalescence of some settlements (including Petersfield and Buriton)
- Rowlands Parish Council consider that additional gaps should be defined to prevent coalescence of settlements as developments take place.
- Liss Parish Council suggest that these gaps need to be identified, either in the local plan, or encouragement given to identification in neighbourhood plans.

Iford Parish Meeting support the policy.

Itchen Valley Parish Council commented that they would like to see more non-native species plants/tree's removed in favour of native species, particularly in conservation areas and suggest that applicants wanting to remove non-native species should be approved with a requirement to replace with native species, if appropriate to the historic landscape.

Liss Parish Council note that para 5.18 refers to impact of cumulative development, but this is missing in the policy and should be included.

Madehurst Parish Meeting fully support this policy and specifically support the reference in criteria 2e regarding preservation of open landscape and gaps between settlements.

Patching Parish Council support the policy.

Rodmell Parish Council are concerned with the long term problem of soil degradation/erosion caused by the intensity of modern farming practises. The question whether it is possible to build some safeguards into this policy to help with this increasing problem and whether reference could be made to soil quality in criteria 2a and 2b.

Selborne Parish Council express strong support for the policy, particularly for criteria 3. However, request that criteria 4 is reworded and the word "unacceptable adverse impact" should be replaced by the word "harm". They comment that this currently implies that an adverse impact may sometimes be acceptable and any adverse impact could harm the first National Park purpose.

Twyford Parish Council supported the policy but consider there to be three specific omissions:

- How the landscape is to take account of land outside the park; the boundaries of the NP are very long and vulnerable to landscape intrusion.
- Lack of recognition of the River Itchen and its valley (i.e. as a landscape feature/ historic landscape/SAC/SSSI/ water resource and fishing) and as a boundary of the SDNP.
- Gaps between settlements on the boundary of the SDNP and the social role of these gaps distinct from landscape role (reference made to the separation between Twyford and Colden Common and between Twyford and Shawford/Compton).

West Meon Parish Council supports this policy and proposals which conserve and enhance the landscape character of West Meon. The Parish Council are involved in a landscape character assessment of West Meon.

### **Other Organisations**

Angmering Estate and Cowdray Estate consider that para 5.17 should include clarification on when a Landscape and Visual Impact Assessment (LVIA) will be required to provide certainty for applicants. They also request that the scope and extent of a typical LVIA should also be clarified (e.g. should it include photomontages), because LVIA's with photomontages are costly to procure and a proportionate and consistent approach as to when they are required is needed.

CPRE Hampshire expressed strong support for the policy and made the following comments:

- This policy alongside SD6, SD7, SD8 and SD9 are an essential tool to conserving and enhancing the Special Qualities of the SDNP throughout the Plan Period.
- The express reference to the experiential and amenity quality of the landscape in Policy SD5, in addition to landscape character, is an important amplification and clarification.
- The general requirement in criteria 2(e) to conserve and enhance gaps between settlements is welcomed, but there is no policy to protect gaps between named settlements (as per Policy CP23 in the East Hampshire JCS, and CP18 in the Winchester District JCS). These are long established Gaps, much valued by the communities in the settlements concerned, and it would be a serious concern if those gaps within the SDNP were not to be protected by a specific policy.

CPRE Sussex supports the policy and regards regard Policy 2(e) to be of particular importance and supports the weight given to conservation of landscapes and scenic beauty in development considerations.

The City of Winchester Trust commented that the potential impact on views from the SDNP caused by any sites near the boundary of the National Park allocated for development in local plans of adjoining local planning authorities needs to be identified. The Trust recommends these sites, including Bushfield Camp, are identified and listed in the Local Plan.

The Design Review Panel made a number of comments:

- Language within the Local Plan needs to be clarified and defined and provide more detail, such as:
  - Character
  - Conserve and Enhance
  - Appropriate
  - Landscape – there may be an assumption that this is ‘green’ and the perception is that it does not include built form - needs to be specified.
- Concerns about the term “Character” and consider it a very nebulous concept that could be interpreted in a wide range of ways, leaving developers to work on what they want it to mean, rather than what we intend it to mean.
- Landscape is not defined in the plan, the term “Immediate, adverse effect on the landscape”, needs more definition, similarly to the term ‘Character’.
- Issues in the landscape with regard to highway safety standards and its associated clutter. Highways brief is to maintain a certain level of signage or constructing curbs poses detrimental effects to the character of an area.
- It should be clear that the park area is not all the same quality of landscape.

Friends of the Earth Brighton & Hove request the deletion criteria 4 and do not consider it necessary, as the policy contains a development test in criteria 1 which is a more positive statement.

Friends of Lewes Society welcomes the overall aim of the policy and principle that development proposals that would have an adverse impact on the character of the landscape will be refused. They support criteria 2(b) and note that with climate change and the continuing occurrence of alien diseases and parasites it may well be preferable to plant non-native species in some instances. They suggest that ‘unacceptable’ weakens the policy and should be removed from criteria 4.

Folkington Estate note that the policy and supporting text seeks to address the effects of development outside the Park or along its boundary which could have an effect on its special qualities. They make the following comments:

- The National Park’s special qualities are also expressed outside its boundary and the the Low Weald north of the Park boundary is a prominent part of its setting and makes reference to the how the park is appreciated from outside the boundary and has a close relationship to this area. Para 5.23 should state that development or activities outside the Park may impact on its special qualities.
- There is a threat to the special qualities from any potential enlargement or realignment of the A27 on the boundary or to the north of it.
- Suggest amendments to the policy, specifically that it:
  - should not include the word ‘unacceptable’ as this sets a high bar and can cause argument over its meaning. ‘Harmful’ would be preferable.
  - should include the word ‘opposed’ as well as ‘refused’ because where development lies outside the Park boundary the NPA will not have a power of refusal but can and may wish to oppose it.

Gilbert White Museum note that the reproduction is poor and text hard to read on Figure 5.2.

Lavant Residents for the Relief Road commented that Criteria 2 e) ignores that gaps will vary greatly in character and width. They comment that gaps should be justified beyond protecting attractive landscape and should be retained to avoid physical and/or perceived coalescence and maintain the separate identities of the settlements.

The National Trust made a number of comments

- Supports the specific inclusion of criterion (d) and reference to Historic England's Register of Historic Parks and Gardens. The Trust currently owns and manages two Registered Historic Parks and Gardens (RPG) within the National Park at Uppark House and Petworth Park.
- Considers that it is important that measures are put in place in the Local Plan to ensure that the custodians of these important national landscapes and gardens are able to demonstrate a good understanding of the significance of these heritage assets and how any proposals within them are complementary to the designed landscapes.
- Concerned by the lack of recognition within the policy of the importance of the setting of RPGs. Reference made to NPPF para 128 and 132.
- The Trust is currently producing a document that will enable us to better understand the settings of our landscapes, both designated and non-designated and this will assist in identifying areas where development would harm the setting of properties.

The Petersfield Society support comments made by CPRE regarding 'unacceptable adverse impact' and the need to include a specific policy on settlement gaps.

Sussex Wildlife Trust & Hampshire & Isle of Wight Wildlife Trust (joint response) support the requirement for high quality and effective green infrastructure, along with biodiversity enhancements that runs through the strategic policies (reference examples in Policy SD5 part b) and SD6 part c) and e)). They comment that this approach is particularly supported by paragraphs 99, 109 and 114 of the NPPF.

The South Downs Society support the policy.

The South Downs Land Managers Group support this policy but have concerns regarding criteria 3 and that the scale of landscape restoration should be commensurate with the scale of development (if the development does not itself constitute the restoration). They also request clarification as to whether it would be applied to just the area covered by development proposal or the whole land holding.

The Sompting Estate state their strong support for criteria 5 of SD5. They considers that the statement in para 5.23 needs to be expanded to clarify that this issue, and the need to have regard to the Park's purposes and duty as expressed in the special qualities, applies not merely to adverse impacts on the Park itself, but also to adverse impacts on the setting of the Park were relevant.

West Dean - The Edward James Foundation and the Leconfield Estate supports the need for new development to protect the landscape and scenic quality of the National Park, but make the following comments:

- Important that the Plan recognises that not all development proposals will necessarily be perceived to conserve or enhance the Park (e.g. large utilitarian farm buildings, energy infrastructure, etc.). However, they serve an important functional and operational need which needs to be recognised in the policy.
- Cautious of officers attributing too much weight to community led/local landscape character assessments in planning decisions, because in many cases they have not been publicly consulted on and can therefore be biased towards a particular viewpoint.
- Consider that para 5.17 should include clarification on when a Landscape and Visual Impact Assessment (LVIA) will be required to provide certainty for applicants. They also request that the scope and extent of a typical LVIA should also be clarified (e.g. should it include

photomontages), because LVIA's with photomontages are costly to procure and a proportionate and consistent approach as to when they are required is needed.

Wiggonholt Association support that that Local Plan is to be landscape driven and consider the need to safeguard the experiential and amenity quality of the landscape to be an important point. They suggest it would be helpful to highlight the gaps between named settlements where these are particularly sensitive for the communities concerned.

Upper Itchen Valley Society express strong support for the policy, but made the following comments:

- There is nothing about control of events such as Boomtown at Matterley Bowl near Winchester which is anything but tranquil!
- Reference to the Itchen Valley Management Plan (1995) which concluded that the damage from cumulative impact of small developments could be equivalent to that caused by a major development scheme. They acknowledge that para 4.28 makes reference to cumulative impact but this is not reflected in Policy SD3 or SD5.

### **Agents and Developers**

Callstone Ltd made a number of comments:

- The Local Plan should seek to direct new development to previously developed land / brownfield land in the first instance, such as Shoreham Cement Works. Such opportunities should be maximised so that areas of less disturbed landscape character can be saved from development.
- The Local Plan advises that the Shoreham Cement Works site is considered to currently have a negative impact on the landscape of the National Park and, therefore, an appropriate degree of restoration (through phased but comprehensive redevelopment) would assist in improving the landscape character of this area.
- The policy needs to be amended to take account of the fact that previous and permitted ongoing industrial / commercial activities (quarrying) have failed/fail to positively contribute to the character of the landscape albeit this can be addressed, at Shoreham Cement Works, through appropriate restoration proposals in Association with the site's redevelopment.
- Agree with para 5.19 regarding good design avoiding the need for screening.

Dudman Group of Companies consider that reference to the "conservation and enhancement" of landscape character should be amended to read "conserve and/or enhance" to remove any potential conflict in the wording. They comment that "enhancement" might not involve conservation" and to the contrary in order to "enhance" a particular landscape characteristic may mean temporarily disturbing the existing characteristic.

A comment made on behalf of client promoting land on the edge of Alfriston at Kings Ride Farm for development, which has been submitted through the SHLAA process. They comment that the policy fails to take sufficient account of appropriate mitigation measures which may form part of a development proposal and could overcome any adverse impact arising on the character of the immediate and wider landscape.

Home Builders Federation are concerned that criteria 4 is too open ended and would fail to provide an adequate steer to applicants and decision-takers in terms of whether the principle of development on a particular site is accepted. They suggest that the Local Plan should clarify that all allocated sites in the plan provide acceptable locations for development and the principle of development should not be in doubt.

Smith Gore supports the need for new development to protect the landscape and scenic quality of the National Park. They request that the scope and extent of a typical LVIA should also be clarified (e.g. should it include photomontages), because LVIA's with photomontages are costly to procure and a proportionate and consistent approach as to when they are required is needed.

### **Individuals**

One individual objected to the policy and commented that:

- the best way to preserve landscape character is to clearly define and have the potential for adequate development within the settlement policy boundaries, so that landscape can be preserved and enhanced without pressure from residential or other development over the Plan period.
- Policy SD5(4) should acknowledge that there is need within the Park for development and that any development will have some impact on the character of the landscape. It is therefore important that Settlement Boundaries allow for some development whilst distinguishing between areas within or adjacent to settlements where development may be appropriate and the wider landscape setting.
- The proposed settlement boundary for Selborne will restrict the social and economic growth of the village so limiting its ability to support a thriving and balanced community.

One individual commented that criteria 3 might conflict with the specific policies on the cement works.

One individual agreed with the policy.

## **Policy SD6: Design**

There were a total of 54 comments on this policy. These are summarised below.

### **National Agencies**

Two National Agencies responded to this policy. Both supported the policy and made the following comments:

Historic England – welcomed and supported the section on contribution to the cultural heritage, character and function of settlements (paragraphs 5.35 and 5.36). Would welcome the addition of “historically significant features” to the list of elements of landscape and built environment. As well as Conservation Area Appraisals and Management Plans in the policy list at clause 1.

Sport England – the policy should include reference to Active Design

### **Borough, City, County and District Councils**

Support was given by three district councils. The following comments were made:

The policy needs to address the need to create safe and accessible places, where crime and fear of crime do not undermine the quality of life of residents (paragraphs 58 and 60 of the NPPF).

### **Parish and Town Councils**

11 Parish/Town Councils responded to this policy. 8 Supported the policy. The following comments were made:

- Policies must be robust enough to withstand appeals.
- The design of new buildings should not only reflect the past.
- Whole Estate Plans (masterplans) should extend to all businesses with significant land holdings.
- Materials currently being approved are highly inappropriate.
- The SDLP should require all new buildings and renovations to include bat and bird boxes, as is required in the New Forest National Park.
- Suggestion made that the policy wording is strengthened to ensure impact on the National Park boundary is rigorously scrutinised.
- The Design SPD referred to in the supporting text should be added to the list at clause 1.
- Clarification of the phrase “private realm”
- Recommended deleting clause 2 as this gives unnecessary emphasis.
- The policy should cross-reference policy SD7-views and clarify which views should be protected.

### **Other Organisations**

18 groups or organisations commented on this policy. 11 supported the policy. The following comments were made:

- Overall the Plan should be encouraging the sort of actions/proposals that the SDNPA do want, through a more positive framework. Wordsmithing may be required to make the plan more positive. More needs to be said encouraging better connected habitats, benefits to the SDNP in line with Purposes, and make clear the longterm aim of a fully connected, wildlife rich landscape.
- Further clarification on estate plans required (who/what estates are advised/must draft one)

- Prompt preparation and publication of a Design SPD is required. Consultation on draft Design SPD would be welcomed. It should include illustrations/examples/graphics. It should also be referenced in the list at clause 1.
- Reword clause 2a from “make a positive contribution to the character” with “respect the character”. As a positive contribution is open to wide interpretation and debate.
- The term “where appropriate” is quite weak and should be replaced with “Development proposals should...”
- The policy does not provide enough information for applicants, this needs to be included. The detailed guidance for design should not be devolved to an SPD.
- It is unclear what the Authority means in Clause 2f) “adaptable”. This must be clarified. Other terms also questioned (where relevant, robust, appropriate, private realm, unacceptable)
- The Authority should also encourage modern design. Addition to Clause 1) “...are of a high-quality design, including excellent modern design...”
- The importance of proportionality as well as clarity when implementing the Whole Estate Plans is paramount. It must be clear when they are required, what applications they have to accompany, what “robust” means in terms of an estate plan (clause 1, 4<sup>th</sup> bullet)
- There should be a threshold for largescale development proposals, to ensure that they are earmarked for Design Review Panel at validation stage.
- The policy should include a presumption in favour of locally sourced materials (2a), rather than just locally appropriate.
- Applicants should be required to include an explanation of the purpose of the development, in order to discern whether there’s a genuine attempt to ‘enhance’. Information should consider how the people are going to use the place/space and how the design layout would function -including social, environmental and economic issues. There needs to be more emphasis onto whom the imagined community will be. Development proposals should present clearly defined concepts/aims which explain how development will ultimately enhance the experience of the end user.
- There should be an additional policy on street pattern/grain, footpaths and sunken lanes

### **Agents and Developers**

12 comments were received on this policy. 3 supported and 1 objected to the policy. All made comments, which are summarised below:

- In relation to Whole Estate Plans, in clause 1 (4<sup>th</sup> Bullet) the qualifying phrase “where relevant” must be kept in the policy.
- Local vernacular should not be at the expense of innovative design.
- Querying what the Strategic Stone Study is / availability?
- SD6 2) Neglects to mention jobs.

### **Objection**

- The requirements of SD6 are sufficient to ensure development proposals are well considered, high quality design. The reference to an exceptional scheme in relation to the former Syngenta site is therefore unnecessary and unjustified.
- Not all landscape is of equal quality, some has no ‘iconic’ quality whatsoever. BY unreasonably taking a landscape led approach across the whole of the Park area, the plan lacks balance and fails to give appropriate weight to the statutory Duty of the National Park.
- The Authority has misinterpreted NPPF paragraph 116 and is unjustifiably setting the bar much higher. This will stymie development at this important brownfield site [Syngenta] contrary to Government objectives.



### **Individuals**

6 individuals responded to this policy. 3 supported and 3 objected to the policy. The comments made are summarised below:

#### **Support**

- Guidance for camping / caravan sites would be helpful

#### **Object**

- Not all landscape is of equal quality, some has no 'iconic' quality whatsoever. By unreasonably taking a landscape led approach across the whole of the Park area, the plan lacks balance and fails to give appropriate weight to the statutory Duty of the National Park.

## **Policy SD7: Safeguarding Views**

There were a total of 50 comments on this policy. These are summarised below.

### **National Agencies**

Historic England welcomes and supports the policy and made a number of comments:

- welcome and support paragraph 5.45, but would like to see "Conservation Area Character Appraisals" and "Conservation Area Management Plans" added as documents to which reference should be made in the first sentence.
- Request the addition of a reference to the contribution of the historic environment of the Park to its economy, particularly in terms of visitors.
- In historic environment terms, views can be significant in terms of the appreciation or significance of the viewing place (e.g. the Temple of The Winds) as well as of the heritage assets in the view. They would prefer "heritage assets" to "cultural heritage" in clause 1 d).

Natural England supports the policy.

### **Borough, City, County and District Councils**

Adur and Worthing Council commented that it will be important to understand how views over the sea and coast beyond the National Park boundary could impact development outside of the National Park (reference to para 5.40) and request clarification on the wording of para 5.48.

East Hampshire District Council state that from a landscape perspective the Council supports the policy.

East Sussex County Council have serious concerns about the implementation of the policy, specifically reference in supporting text to proposals visible beyond the boundary of the National Park. They comment that superficially, this policy could appear to be beyond the power of the NPA and should be considered as a strategic matter under the Duty to Cooperate, but to date, they are not aware of any attempt made by the NPA to discuss this matter. They suggest addition and consultation on comprehensive criteria in relation to areas, distances, and types of application.

Winchester District Council made a number of comments:

- Concerned regarding the interpretation of policies as there are various references in the Local Plan to evidence based studies that are yet to be published and references to areas being defined on the policies map which does not appear to have been produced.
- It is not possible to assess the potential implications of this policy as part of the current consultation without seeing the Viewshed Characterisation Study.
- Would not wish this policy to have a negative impact on proposals within the Winchester District or on its ability to determine development proposals on the edge of the Park – for example in and around Winchester Town and within the larger settlements where sites have been allocated for development through Local Plan Part 2.
- The terminology used in the policy and how the judgements will be made as to potential impact when officers are considering planning applications needs to be resolved and clarified.

Horsham District Council welcome the opportunity to work with the NPA in relation to safeguarding key views to the park (such as Chanctonbury Ring) from key locations within Horsham District.

## **Parish and Town Councils**

Arundel Town Council suggestion deletion of criteria 2 and 3, which they consider provides unnecessary emphasis.

Buriton Parish Council welcomes the policy. However, they would wish the National Park Authority to be 100% confident that all the Strategic Policies are sufficiently robust and practical to withstand the tests and rigours of Planning Appeals etc. The Parish Council is conscious that all these new policies are replacing some long-standing, tried-and-tested policies in the East Hampshire Local Plan and Joint Core Strategy.

Bury Parish Council supports the concept of the Core and Strategic Policies. All are important, but the Council particularly noted with broad approval of SD7 (amongst others listed). They suggest a greater degree of cross referencing in a future document between the policies and where they apply in specific regions.

Bramshott and Liphook Parish Council support this policy and in particular item 1(b) which is significant for settlements with cross boundaries or which have a boundary with the Park. They consider that importance should be placed on views which border main routes as these are significant for residents, visitors and especially viewers with disabilities which prevent them from accessing the Park by foot or other sustainable forms of transport. As an example, with an increasing ageing population, the views from Portsmouth Road and Longmoor Road in Liphook are significant both for visitors entering the Park and local residents including those with mobility problems.

Cuckfield Parish Council makes a number of comments:

- Notes that whilst not within the Park itself, the Parish is within the 'zone of influence' and as a High Weald ridge-top settlement has an affinity with the South Downs.
- Note that landscape, and in particular views, are a key theme of the Plan and their 'Made' Neighbourhood Plan highlights that our far reaching strategic views to the South Downs from the village boundary is a distinctive quality, which we aim to preserve through a number of planning policies.
- They note that new development within the Weald can have a significant impact on views from the South Downs ridge, particularly at the eastern end of the Park (with reference made to housing development in Haywards Heath and Burgess Hill).
- They recognise limited jurisdiction of the NPA outside the boundary of the National Park, but recommend that the NPA work closely with adjacent planning authorities and neighbourhood forums to ensure that future development outside the Park can be accommodated within the landscape in the least imposing way, and thereby mitigate impacts on views to and from the Park itself.
- Suggest a plan of key locations of (GIS terrain map driven) 'viewer potential' may be helpful in determining which areas to focus on, where impacts may be greatest.

East Chiltington Parish Council, Liss Parish Council and Rottingdean Parish Council all express strong support for the policy.

East Dean & Friston Parish Council consider this to be a very significant policy for the parish of East Dean and Friston. They referred to the Viewshed Characterisation Study and asked when it will be available for consultation. They express two concerns about the draft policy:

- 'Take into account' is a weak term unless it can be more tightly defined.
- Emphasis is on mitigation of the effects of development. This could greatly weaken the protection of views, and therefore undermine the policy. It is at odds with SD6 clause 2(b) which requires development proposals to take account of their location and context to

'reduce the need' for screening planting, etc. Suggest that these two policies should be interlocked.

Iford Parish Meeting welcomes the policy and note that Iford forms part of an area of inspirational landscapes and breathtaking views, as defined in the Local Plan.

Itchen Valley Parish Council support the notion of protecting view but note that it is also important to restore lost views where possible, views along the Itchen in particular are important to our community.

Patching Parish Council supports the policy.

Plumpton Parish Council made the following comments:

- The terms in criteria 1 are too vague. 'Unacceptable' and 'adverse' are subjective measures
- Para 5.43 - The breadth of this policy is too great. The SDNP is, because of its geography, in a position to over-ride communities' rights to self-determination across a very large swathe of landscape. Question how far would this right to veto developments within its viewscape extend. Consider that SDNPA's powers do not extend outside its borders or that villages bisected by or on the borders of the Park and over whose development plans SDNPA claims jurisdiction enjoy the same protected status with regard to local council housing development quotas as those within the park's boundaries
- Para 5.48 is not clear. Question whether it suggests that SDNPA will be able to block developments outside the boundary if they impede views of the Downs from anywhere within eyeshot of the Downs.

Selborne Parish Council support the policy, in particular paragraph 5.48, but suggest the removal of the word "unacceptable" before "adverse impact" from criteria 3.

Steyping Parish Council welcomes the emphasis placed on the importance of preserving views in para 5.42 and 5.43.

Warnford Parish Meeting support this policy in principle but note that the Viewshed Characterisation Study does not appear to be in the public domain so the specific impact on Warnford cannot be assessed. They request access to this document.

### **Other Organisations**

The Chichester Society suggest that the Local Plan should identify those areas outside the National Park where development would adversely affect key views from the Downs. They consider this to be of particular concern in the vicinity of Chichester and iconic views (i.e. of the spire of Chichester Cathedral with the inlets of Chichester Harbour beyond, viewed from Bow Hill, Stoke Clump, St Roche's Hill/ The Trundle, and Halnaker Hill) are vulnerable to proposed housing development within the adopted Chichester District Local Plan, as well as from a possible A27 northern bypass or from new or reopened mineral sites under consideration within the draft WSCC/SDNPA Minerals Local Plan. They request close liaison between the NPA and Chichester DC is essential in mitigating the visual impact of these major developments.

The City of Winchester Trust note that their comments are made without the benefit of seeing the contents of a 'Viewshed Characterisation Study' which was not available. They comment that as the setting of Winchester to the East is on the boundary of the National Park it is important that the policies in the Local Plans of both the National Park and Winchester City Council complement and support one another in protecting the views from the National Park, particularly St Catherine's Hill, towards Winchester and Bushfield Down and the views in the other direction from Winchester and Bushfield Down towards St Catherine's Hill and any other land within the National Park.

CPRE Hampshire express strong support for the policy and make the following comments:

- Views are the main way that the public experiences landscape and landscape character, and so maintaining views is critical to conserving the Special Qualities of the SDNP.
- There is no reference to the impact of development outside the SDNP on views from the SDNP.
- Express strong support for policies SD5, SD7, SD8 and SD9 as a group and consider them an essential tool to conserving and enhancing the Special Qualities of the SDNP throughout the Plan Period.
- To include specific detailed policies to safeguard views, relative tranquillity and dark night skies is innovative, very welcome and entirely appropriate for a national park located where these critical features are always under threat.

CPRE Sussex strongly support the policy, but would like to see the additional provision within this policy setting out the Authority's approach to development proposals outside the park that affect that landscape or valued views enjoyed from it.

Friends of Lewes Society welcomes and support the policy.

Friends of the Earth Brighton & Hove supports the policy, but suggests that removal of 'unacceptable' before 'adverse impact' in criteria 3.

The National Trust support the policy and consider that the work carried out by the SDNPA and Land Use Consultants in identifying key views within the National Park will support the continued understanding of the landscape character of the park and the impact of development upon on key views. They note that they are happy to support the monitoring of these viewpoints.

The South Downs Society support the policy.

Upper Itchen Valley Society express strongly support for the policy but notes that in this context there is nothing about control of events such as Boomtown at Matterley Bowl near Winchester which is anything but tranquil!

Wiggonholt Association consider the policy to be a valuable innovation which directly serves National Park purposes. They note that the length of the SDNP, which in many places is very narrow, and the need to safeguard views applies not only to views within the NP but also of the NP from outside and from within the NP of the surrounding countryside. They consider that this implies a need for close co-operation with neighbouring LPAs going beyond what is foreseen in criteria 5.

### **Agents and Developers**

D C Heaver and Eurequity Limited object to the policy. They note that the Viewshed Characterisation Study was only made publicly available a few days prior to the close of the consultation and was missing the Figure 2.1 and Figure 2.2. Given this they consider that it is not possible to comment informatively on this policy given these key supporting viewshed maps are not available. Therefore they wish to reserve the right to comment on this policy further once these maps are made available.

Dudman Group of Companies suggest that it should be recognised that some forms of development and land-use are temporary and that visual impact can be transient and vary over the lifetime of the development. They comment that it may be that visual impact during the whole life, or part of the life cycle, of a development may be adverse but that on completion of the development restoration and reinstatement may be beneficial to the wider landscape.

Forest Holidays Ltd welcome the strategic approach taken to safeguarding views. However, they consider it difficult to comment on the content of the policy when certain baseline information used to inform the policy has not yet been finalised / published (i.e. the Viewshed Characterisation Study). They agree that strategic assessments and theoretical considerations are not a substitute for a site based LVIA and that it is this which is the most appropriate method to assess a development's impact on the landscape.

The Home Builders Federation should clarify that this does not apply to sites allocated by the plan and assume that the Authority has already judged that these sites do not adversely affect any safeguarded views.

Tetlow King question what special quality criteria 3 is referring to and considered that the wording could be used to refuse all planning applications. They consider that any development can be perceived to have adverse impacts, the criteria is not concise, it is too subjective on what "unacceptable adverse impact" means and does not allow a balance against the benefits of the proposal.

### **Individuals**

One individual strongly supports the policy.

One individual state that they agree with the policy.

One individual suggested the addition of, and ensure that those areas lying within the setting of the SDNP retain their views onto the SDNP and similarly those from the SDNP out into the adjacent areas are retained.

One individual commented that the views within the SDNP are one of the many, arguably one of the main, attractions of the SDNP and that these views should be conserved at all times for posterity and the enjoyment of future generations. Reference made to the views from the Selborne Hanger, and from Selborne's public rights of way (Nos 13 and 14), looking towards the straggling form of Gracious Street, which must be one of the highlights of any walker or visitor to these areas.

One individual comments that the policy is very important to maintain the character of the National Park.

## **Policy SD8: Relative Tranquillity**

There were a total of 39 comments on this policy. These are summarised below.

### **National Agencies**

There were no comments made the National Agencies on this policy.

### **Borough, City, County and District Councils**

Chichester District Council commented that a pixelated map is not detailed enough and a more accurate map is required.

East Hampshire District Council state that from a landscape perspective the Council supports the policy.

Winchester District Council comment that they understand that an evidence document is being prepared that will establish the baseline for relative tranquillity and until this is published it is difficult to determine the implications of this policy.

### **Parish and Town Councils**

Arundel Parish Council suggest deletion of “clearly” in criteria 1 and deletion of criteria 2 as they provide unnecessary emphasis.

Buriton Parish Council welcomes the policy. However, they would wish the National Park Authority to be 100% confident that all the Strategic Policies are sufficiently robust and practical to withstand the tests and rigours of Planning Appeals etc. The Parish Council is conscious that all these new policies are replacing some long-standing, tried-and-tested policies in the East Hampshire Local Plan and Joint Core Strategy.

Bury Parish Council supports the policy. They suggest a greater degree of cross referencing in a future document between the policies and where they apply in specific regions.

Bramshott and Liphook Parish Council fully support this policy which covers an element which is underestimated as a value to the health and well-being of residents. This shows a welcome holistic approach to development.

Iford Parish Meeting note that Iford Parish has been placed in the highest category of tranquillity scores for the National Park. Iford Parish Meeting supports the designation and the policy. In particular, the reference to increased vehicle movements which may be caused by development remote from the location. Consider that the policy would help to resist development which could result in increased traffic on C7, which already suffers from excessive traffic, and is therefore welcomed by the Parish Meeting.

Itchen Valley Parish Council and Liss Parish Council support the policy.

Madehurst Parish Meeting comment that Madehurst and neighbouring Houghton Forest appear to be in the top level on the tranquillity scale and, therefore, consider policy criteria 1b and 1c; 2 and 3 are very relevant to Madehurst and strongly support these.

Selborne Parish Council support the policy, but suggest replacing “unacceptable adverse impact” with the word ‘harm’ in criteria 3.

Steyning Parish Council welcomes the emphasis on tranquillity.

Warnford Parish Meeting support this policy in principle but note that the South Downs Tranquillity Study does not appear to be in the public domain. Fig 5.3 shows an isolated area with negative

tranquillity score in the Warnford/West Meon area which may be a result of noise from irresponsible and illegal motorcycle use on the A32. If this is the case they do not believe that it is reasonable for future development to be based on these figures. They request access to the Study so that we can properly consider this point and decide whether the evidence base for the policy is sound in terms of its implications for Warnford.

West Meon Parish Council supports the policy in a whole, in particular 1(b), as West Meon is seriously affected by motorbike noise on the A32.

### **Other Organisations**

The Angmering Estate, the Cowdray Estate, Leconfield Estate and the West Dean - The Edward James Foundation note that the policy cross-refers to the South Downs Tranquillity Study, which is not available to view. They are aware of the Campaign to Protect Rural England's (CPRE) work on quantifying tranquillity. However, tranquillity is not a recognised planning concept and without the accompanying Tranquillity Study, it is difficult to comment on this policy. They also comment that the policy could be onerous and act as an unnecessary impediment to development and further clarification on the Tranquillity Study and its implications should be provided.

CPRE Hampshire express strong support for the policy and make the following comments:

- Express strong support for policies SD5, SD7, SD8 and SD9 as a group and consider them an essential tool to conserving and enhancing the Special Qualities of the SDNP throughout the Plan Period.
- To include specific detailed policies to safeguard views, relative tranquillity and dark night skies is innovative, very welcome and entirely appropriate for a national park located where these critical features are always under threat.
- Agree that relative tranquillity is one of the key characteristics that makes the SDNP so valued and consider the inclusion of this policy entirely appropriate in the Plan. Note that CPRE has long campaigned for tranquillity to become a mainstream aspect of planning and so this policy is strongly supported by CPRE Hampshire.
- The policy needs to deal with indirect impacts of development proposals on relative tranquillity, as well as direct impacts and support criteria 1(b).

CPRE Sussex strongly support the policy.

Friends of the Earth Brighton & Hove support the policy, but suggest removing 'unacceptable' before 'adverse impact' in criteria 3.

Gilbert White Museum note that the reproduction is poor and text hard to read on map on page 65.

NFU (South East Region) notes that the study referenced is yet to be published and members of the public currently have no indication as to the criteria that will be used to assess tranquillity. They are concerned that a very strict definition could be used to prevent particular livestock enterprises. For example if an increase in cattle noise is considered as an unacceptable harm to tranquillity enjoyed by residents and visitors. They suggest a further consultation once the tranquillity study has been published.

South Downs Land Managers Group comments that there is a need to recognize that farming involves the use of large and sometimes noisy equipment but is necessary in order to manage the land. There may be other economic activities in rural areas that are appropriate / essential that impact on tranquility and that there may need to be a trade off. They suggest additional wording to para 5.50 to acknowledge this.



The Upper Itchen Valley Society strongly support the policy, but in this context there is nothing about control of events such as Boomtown at Matterley Bowl near Winchester which is anything but tranquil!

Wiggonholt Association and South Downs Society support the policy.

### **Agents and Developers**

D C Heaver and Eurequity Limited note that the policy makes reference to the South Downs Tranquillity Study, but that this is not yet available to review. In light of this, they consider that it is not possible to comment informatively on this policy and wish to reserve the right to comment further once the study becomes available.

Dudman Group of Companies suggests that references to "conserve and enhance" should be amended to read "conserve and/or enhance" to avoid conflict between the two terms. They consider that the policy should recognise that any new development will impact the status quo and in particular the temporary and varying nature of the impact. Whilst noting the reference in the text to the effect that "tranquillity" is to be differentiated from "noise", they feel it should be clarified that there are statutory limits for noise, issued from time to time, and whilst compliance with such limits may not necessarily automatically mean that the "tranquillity objectives" will be met, nevertheless where statutory controls on noise do apply these should not be overridden by this proposed policy.

Forest Holidays Ltd comment that it is hard to comment policy without understanding the core evidence base, in particular, the South Downs Tranquillity Study, which is yet to be finalised and published. They request that the study and its methodology should be published to allow a thorough understanding / examination of this policy as without it, no proper assessment can be made of the appropriateness of the policy. They comment that any assessment of the effects of tranquillity should be undertaken in an objective and recognised manner.

Smiths Gore note that the policy cross-refers to the South Downs Tranquillity Study, which is not available to view. They are aware of the Campaign to Protect Rural England's (CPRE) work on quantifying tranquillity. However, tranquillity is not a recognised planning concept and without the accompanying Tranquillity Study, it is difficult to comment on this policy. They also comment that the policy could be onerous and act as an unnecessary impediment to development and further clarification on the Tranquillity Study and its implications should be provided.

### **Individuals**

One individual supports the policy.

One individual considers this policy to be a hugely important principle in supporting the overall strategy for the SDNP.

One individual suggest inclusion of a reference to Gatwick and proposals there which are having an adverse impact on tranquillity within and the Park and in areas adjacent to the SDNP and considers that by only referring to development proposals this overlooks the way in which the sky is not being defended above people's homes.

## **Policy SD9: Dark Night Skies**

There were a total of 54 comments on this policy. These are summarised below.

### **National Agencies**

Natural England supports the inclusion of this policy. They comment that it supports Policy SD13 (International Sites) with reference to sites designated for the protection of bats and that it also has the potential for wider biodiversity benefits.

### **Borough, City, County and District Councils**

Adur and Worthing Council support this initiative in principle. The comment that it should be noted that this initiative should not hinder the development of strategic and other development (and associated infrastructure) outside the National Park and the urgent need to address safety and congestion issues along the A27 trunk road adjacent to the Park should be recognised. They also note that proposals for the New Monks Farms strategic site which is being progressed through the Adur Local Plan includes a proposal for a new junction on the A27.

East Hampshire District Council state that, from a landscape perspective, the Council supports the policy. However, they comment that there is no advice on who our Development Management Officers should consult to make such an assessment outlined in criteria 3 and a plan showing the environmental zones alongside the policy would be helpful.

Wealden District Council are pleased to note the inclusion of dark night skies policies and are seeking to explore this aspect of policy in relation to Wealden District, not only to help support the objectives of the South Downs National Park Authority, but also to help protect and enhance the landscapes elsewhere in the District. They would welcome further discussion on this matter.

Winchester District Council note that a dark sky core boundary is referred to in policy but not available on the policies map which has yet to be published. Furthermore, there is reference to the measured and observed sky quality in the surrounding area not being reduced, it is unclear as to how this will be assessed.

### **Parish and Town Councils**

Arundel Town Council suggest the deletion of criteria 2 and suggest deletion of “the most rigorous” in para 3, considering this to be unnecessary emphasis.

Buriton Parish Council welcomes the policy. However, they would wish the National Park Authority to be 100% confident that all the Strategic Policies are sufficiently robust and practical to withstand the tests and rigours of Planning Appeals etc. The Parish Council is conscious that all these new policies are replacing some long-standing, tried-and-tested policies in the East Hampshire Local Plan and Joint Core Strategy.

Bury Parish Council supports the policy. They suggest a greater degree of cross referencing in a future document between the policies and where they apply in specific regions.

Bramshott and Liphook Parish Council state that the policy, which is significant for both people and wildlife, is fully supported as it protects both areas of development and adjacent areas from unnecessary light pollution. They suggest inclusion of restrictions to future changes or additions to lighting after a development has been established.

Cheriton Parish Council keen to support the policy and will continue to oppose extra street lighting.

Clapham Parish Council comment that it would be helpful if you would clarify the policy with regard to existing intrusive lighting.

Droxford Parish Council suggest providing a simple key for figure 5.4 to explain mags per arc second to the less technically minded.

East Dean & Friston Parish Council consider this is another policy which is potentially important locally, and which the council will wish to dovetail with the parish's Village Design Statement. However, they comment that without seeing the detail of the Policies Map it is difficult to make more specific comment.

Harting Parish Council commented and suggested changes to:

- criteria 2d (i) - consider it should be more specific about where, and under what circumstances, rooflights, roof lanterns, conservatories with glass roofs, two-storey 'barn style' windows etc will be allowed. They comment that with efficient double glazing and, in many rural situations no need for blinds & curtains for privacy, mitigation measures are unenforceable.
- criteria 2d(ii) - suggest that planning permission should be required for the installation of roof-lights etc in all extant properties throughout the National Park as well as for 'new build'.

Itchen Valley Parish Council, Iford Parish Meeting and Liss Parish Council support the policy.

Madehurst Parish Meeting fully support this policy and the application for International Dark Skies status. Note that Madehurst is in the epicentre of a key part of the National Park in this respect, given its elevated position on the Downs and bordering Bury Hill.

Selborne Parish Council support the policy with enthusiasm.

Steyning Parish Council support the policy and welcomes the emphasis on dark night skies.

West Meon Parish Council supports the policy and comments that any development should respect this policy and have appropriate lighting levels.

Woolbeding with Redford Parish Council request that para 5.55 also include the use of large high tower moveable floodlights to limit their usage to short periods only. Consider that they are currently a loop hole around current planning regulations with a major impact on dark skies.

### **Other Organisations**

The Angmering Estate, the Cowdray Estate, the Leconfield Estate and West Dean - The Edward James Foundation support the policy in principle. However, comment that the requirement for a lighting assessment needs to be proportionate to the quantum and type of development proposed and the policy wording should be amended to reflect this (i.e. it should be recognised that small scale development with no external lighting requirement will not require a lighting assessment).

CPRE Hampshire expressed strong support for policy and consider that to include specific detailed policies to safeguard views, relative tranquillity and dark night skies is innovative, very welcome and entirely appropriate for a national park located where these critical features are always under threat. They also comment that Figure 5.4 is important in supporting the need for Policy SD9 as it underlines the high quality of dark night skies which exist in the SDNP. Question whether it has been updated to take account of the recent improvements in street lighting in the SDNP and neighbouring areas, thereby reinforcing the evidence base supporting Policy SD9.

CPRE Sussex strongly support the policy but comment that mitigation (referenced in criteria 1c) is not appropriate or sustainable as regards protection of bat roosts, where peer reviewed studies show that there are flaws in monitoring success.

Friends of Lewes Society supports the policy.

Friends of the Earth Brighton & Hove supports the policy.

NFU South East Region comment that lighting is essential to enable work to take place in farm yards in a safe and effective manner, particularly as many farm activities take place during antisocial hours. They acknowledge that there are certain mitigations that can be included such as the use of PIR's and appropriate positioning, in most cases strong flood lighting is required in a farmyard, as the alternative would be to operate with heavy machinery or livestock under very dangerous dark conditions. Therefore, they consider that agricultural planning applications are unlikely to be able to comply with this policy in its entirety and suggest that the policy wording is amended to include scope for the installation of lighting where it can be demonstrated there is an essential health and safety requirement.

The National Trust has supported the Dark Skies project since its inception. They comment that they will continue to support this project and will give careful consideration to the light levels within our own land and properties and seek to minimize external lighting in areas of our land which are within the identified darkest areas.

South Downs Society supports the policy.

Sussex Wildlife Trust & Hampshire & Isle of Wight Wildlife Trust (joint response) support the inclusion of a policy on dark night skies. However they suggest that the policy should be strengthened in regard to the protection of biodiversity from the impacts of lighting (SD9 part b) and para 5.61 should be incorporated into the policy wording rather than sitting in the supporting text where it holds far less weight. They suggest that given the high potential for bat roosts across the National Park, there must be specific protection for European Protected Species in this policy and recommend that a more specific term such as 'habitats' or 'habitats sensitive to lighting' is used rather than 'key habitats'.

South Downs Land Managers Group comment that rural crime is an increasing problem there may be a need for security lighting particularly on farms. They request that reference to security lighting in supporting text and acknowledge need in rural areas to deter rural crime.

Wiggonholt Association consider that the policy should also include large wind turbines and cross reference to SD56.

### **Agents and Developers**

Smiths Gore support the policy in principle. However, comment that the requirement for a lighting assessment needs to be proportionate to the quantum and type of development proposed and the policy wording should be amended to reflect this (i.e. it should be recognised that small scale development with no external lighting requirement will not require a lighting assessment)

### **Individuals**

One individual commented that criteria 3 is too vague and woolly and there is no explanation as to whom will take the lead on such assessments. They also suggest that a plan showing the environmental zones alongside the policy would also be helpful.

One individual questions how you reconcile Dark Night Skies with security lighting.

One individual state that they fully support this policy and makes reference to live music event (Boomtown) at Matterley Estate which involved lasers, significant lighting over a large site, scaffold towers around the whole perimeter on which were searchlights and between which were lighting poles. They consider that none of these complied with the Dark Night Skies policy and I hope action will be taken to prevent a future occurrence.

Two individuals stated their support the policy.

One individual expressed support for the SDNP becoming an International Dark Sky Reserve

One individual questions how dark night skies relate to visitor economy and whether they are a threat or opportunity and ask how we turn them to an opportunity.

One individual agrees with the policy. They comment that security lighting and lighting of gardens, stables and manages in rural locations should be very strictly controlled and new developments should be carefully designed as suggested.

One individual fully support the dark skies project and comments that the map illustrates the adverse impact of poor lighting implementation in surrounding settlements, such as Rowlands Castle where light spills into the National Park. Suggest the authority must set standards for surrounding communities to minimise light pollution.

One individual commented that this is excellent and support this policy. However, they consider that it is threatened by increasing numbers of planes flying in and out of Gatwick and that SDNPA needs to challenge Gatwick over its plans and to insist on the importance of unspoilt night skies.

One individual considers the policy to be ludicrous and ridiculous. They comment that people in the workplace (i.e. farmers and workers) need lighting when they are in the fields at night to be able to carry out their work safely and very often they are under pressure from the elements of the weather to complete certain tasks and need to work on late into the night to get the job done.

One individual states that they entirely agree with the policy and domestic floodlighting should be prohibited and that commercial usage should be strictly regulated to only essential requirements.

One individual agreed with the principle of the policy, but commented on the impact of not dark skies adjoining the park and the effect of these lights on the park itself? They question the authority of the NPA to influence light levels from adjoining land.

## **Policy SD10: The Open Coast**

There were a total of 13 comments on this policy/chapter. These are summarised below.

### **National Agencies**

Comments were received from 3 national agencies; Natural England, the Marine Management Organisation (MMO) both of which support the policy, the MMO with some changes; and Sport England that object to the policy as currently drafted due to the exclusion of reference to coastal sports facilities or activities in this policy or text. The MMO wish a dedicated National Policy Context for marine planning to be incorporated in the supporting text that makes specific reference to the Marine Policy Statement, of equal status to the NPPF as a statutory framework for marine planning. They have also proposed that Policy SD10 is amended to include reference to the South Marine Plan and MPS.

### **Borough, City, County and District Councils**

Only Eastbourne Borough Council responded in this category fully supporting SD10 acknowledging the importance of The Heritage Coast (as the eastern gateway to the National Park) to the Economy of Eastbourne.

### **Parish and Town Councils**

East Dean and Friston Parish Council PC supports the policy as drafted.

### **Other Organisations**

Endorsement for the policy as drafted was received from: CPRE Sussex and British Canoeing. Qualified support was received from the following organisations:

- Friends of the Earth Brighton the proviso being to either delete part 2 of SD10, or remove 'unacceptable' before 'adverse impact' in part 2; and
- The Wildlife Trusts that recommend the policy is broadened out to include any MCZ off the National Park Coastline rather than simply Beachy Head West MCZ.

Objections were received from the following organisations:

- Southern Water policy that considers the current wording would create barriers to statutory utility providers, such as Southern Water, delivering essential infrastructure. It has proposed that para SD10 is amended to read:  
*c) are necessary for the operational needs of coastal defence, agriculture, forestry or fishing enterprises or countryside management or utility providers.*
- The National Trust on the basis that the current wording in SD10.1b) fails to permit the replacement of existing visitor facilities of an appropriate scale, siting and design to respect their location within the National Park and within the Heritage Coast designation to ensure that the requirement within the NPPF of not just maintaining but **improving** access is achieved. They have proposed that the wording is amended to read:  
*1.b): "involve change of use or alterations or additions to buildings or the replacement of existing visitor facilities and associated infrastructure, or improvements that similarly conserve and enhance the character of Heritage Coast/ undeveloped coastline;"*

### **Agents and Developers**

No responses were received from agents or developers.

### **Individuals**

One individual commented on the policy stating that the coast also needs to be considered west to east as well as the specific part which intersects the SDNP.

## **Policy SDI I: Historic Environment**

There were a total of 32 comments on this policy. These are summarised below.

### **National Agencies**

Historic England made a number comments:

- Welcomes and supports the policy in principle and consider it would fulfil the requirement of the NPPF for local plans to include a strategic policy to deliver the conservation and enhancement of the historic environment if either it or its supporting text set out proactive commitments from the Authority in addition to the reactive measures set out in the policy as currently drafted.
- Note that the first criteria only relates to development proposals that realise opportunities to re-use redundant or under-used heritage assets - presumably other proposals that do not realise such opportunities (because they do not exist) will be considered against criteria 3 of the policy.
- Criteria 2, 3 and 4 should refer to the significance of the heritage asset; "historic environment" would be better than "cultural heritage", "harm" better than "impact" and "substantial" better than "unacceptable" (terminology more consistent with the NPPF).
- In criteria 2, development which affects listed buildings should also be determined with proper regard to the Authority's duties under the Planning (Listed Building and Conservation Areas) Act 1990;
- Criteria 3 goes beyond the NPPF which considers that substantial harm to (or loss of) designated heritage assets will be wholly exceptional where those assets are higher grade.
- Welcomes and supports paras 5.87 - 5.92, 5.97 – 5.106 but suggests a number of specific amendments to these paragraphs.
- Pleased to see a number of references throughout the Local Plan to various aspects of the historic environment, although there are some places where we would like to see further recognition of the importance of the historic environment to the Park, particularly in respect of the Plan's consideration of ecosystem services, as identified in our other comments.
- Aware that the Authority has been proactive with, for example, it's commissioning of a survey of buildings at risk in the Park. Would like to see a commitment in the Plan to other proactive measures e.g. the maintenance of a rolling programme of Conservation Area reviews and character appraisals and the consideration of Article 4 directions where Conservation Areas are threatened by inappropriate permitted development.
- The Plan does not set any approach specifically to heritage assets at risk. Appreciate that many are at risk from management rather than development issues, which are better addressed through the Partnership Management Plan, but there are still a number of assets with issues that could be addressed through the planning system. Therefore consider that the Plan currently does not adequately set out a positive strategy for the conservation and enjoyment, or a clear strategy for enhancing, the historic environment of the Park. However, consider that this deficiency can be easily rectified by incorporating their suggested amendments and additions.
- It is not clear whether or not the Authority has considered whether any land should be specifically identified as being land where development would be inappropriate.

### **Borough, City, County and District Councils**

Lewes District Council are concerned that the wording of criteria 4 does not provide sufficient clarity about how a decision maker would weigh the public benefits of proposed works to a non-designated heritage asset against any unacceptable adverse impact of those works. They therefore



consider that the policy fails to have proper regard to paragraph 154 of the NPPF. They note that in para 5.102 of the supporting text that, in addition to Adur and Eastbourne, Lewes District also has a list of buildings of local, visual or historic importance, which are identified in Appendix 2 of the adopted Lewes District Local Plan 2003 and are currently protected by 'saved' Policy H3.

Chichester District Council made a number of comments:

- Consider that the Plan appears relatively weak in terms of policy on the historic environment and built heritage. The Plan is landscape-led and emphasises conservation of the natural environment. However the statutory purposes of national parks also require conservation and enhancement of the cultural heritage of the area.
- Policies and references to the historic environment and built heritage appear rather fragmented. They Suggest reference in the strategic policy to a positive strategy for the conservation of the historic environment which could include reference to management of the historic environment, including Conservation Area appraisals, Heritage Risk strategies, Article 4 Directions etc.
- Question the omission of a policy on listed buildings.
- Question how the optimum viable use element of the policy to be tested. In most cases a developer will argue that the optimum viable use is a dwelling. Should residential uses be seen as the exception.
- Suggest a number of specific amendments to supporting text and policy.

East Hampshire District Council welcome and support the policy, but are concerned that the final part is not aligned with the NPPF. The Framework refers to 'substantial public benefits' being required to outweigh 'substantial harm' to a heritage asset not just non-designated heritage assets. They are supportive of the proposed preparation of an SPD and consider the continued preparation of CAA and management plans will be key to ensuring the significance of each area is understood. They recommend that heritage assets at risk should be specifically referred to in the supporting text, and in the policy. They suggest amending the supporting text to refer to the number of heritage assets at risk in the district, both on Historic England's national register, and any listed buildings at risk on the local register.

East Sussex County Council consider the Local Plan is generally strong on the historic environment and archaeology. In relation to the protection of non-designated heritage assets from loss or incremental change, they suggest that this can in part be achieved through support for the relevant Historic Environment Records where information about the historic environment, including non-designated heritage assets (including areas of archaeological interest/potential), is identified for use in the planning process.

Wealden District Council note that throughout the document there is reference to 'exceptional circumstances'; 'very exceptional circumstances' and 'wholly exceptional circumstances' but there is no clarification or guidance as to what these terms mean in the context of the policies they relate to such as Policy SD11 and SD12. Suggest it may be beneficial to include signposts to legislation/guidance that covers these aspects, or to include definitions in the Local Plan document.

Winchester District Council comment that given, the number and range of historic buildings and features within the National Park it is surprising that these policies (SD11, SD38, SD39, SD40 and SD41) are not more comprehensive and provide more guidance as to what is required of development proposals. They note that there is no reference to historic parks and gardens and battlefields, given that cultural heritage values are one of the elements of ecosystem services, it is considered this oversight should be addressed in the next version of the Local Plan.

## **Parish and Town Councils**

Arundel Town Council consider that the word “wholly” in criteria 3 is unnecessary emphasis and suggest deletion.

Buriton Parish Council welcomes the policy. However, they would wish the National Park Authority to be 100% confident that all the Strategic Policies are sufficiently robust and practical to withstand the tests and rigours of Planning Appeals etc. The Parish Council is conscious that all these new policies are replacing some long-standing, tried-and-tested policies in the East Hampshire Local Plan and Joint Core Strategy.

East Dean & Friston Parish Council comment that the policy is good, but concerned that the policy is dealing only with built assets and consider that farming and woodland landscapes should be considered an historical environment in locations shaped by such practices.

Madehurst Parish Meeting consider it to be an important policy which they fully support and consider that it recognises the wider aspect of the historic landscape characteristics and historic assets which all create a special sense of place and really sums up the special qualities.

Plumpton Parish Council question how the Local Plan will ensure the protection of heritage assets if this protection conflicts with the priorities/imperatives of another body, whether public or private. They also question what powers will the Plan have to enforce the protection and maintenance of heritage assets and consider that the words 'Will need to' does not suggest to us that SDNPA will have these powers.

Selborne Parish Council comment that if Jane Austen is mentioned in para 5.88 then it should also mention Gilbert White and Selborne, and Lawrence Oates. Suggest that Criteria 3 and 4 "an unacceptable adverse impact" should be replaced by the words "cause harm".

## **Other Organisations**

CPRE Hampshire are concerned about villages such as Steep, which has significant Arts and Crafts buildings, but has no conservation area and its character is relatively unprotected. They suggest addition text for criteria 2: “The impact of such proposals on the surrounding community and its historic character and environment will be taken fully into account in assessing such developments.”. They also comment that Criteria 1 needs to include ‘conserve and enhance the cultural heritage’ in accordance with the first purpose.

CPRE Sussex support the policy.

Friends of Lewes Society support the policy.

Friends of the Earth Brighton & Hove support the policy, but suggest removal of ‘unacceptable’ before ‘adverse impact’ in criteria 3 and 4.

Lancing College commented that the need to protect and enhance historic assets is noted and is supported, but equally the Local Plan must also acknowledge the direct management and financial implications this places on the custodians of such assets.

Leconfield Estate commented that para 5.95 supports the conversion of listed buildings to a residential use where it would not compromise the significance of a heritage asset. They support this level of flexibility and it is important that this is maintained to allow conversion of heritage assets to residential use in appropriate circumstances.

The National Trust support the positive stance taken in criteria 1 of the Policy towards the re-use of redundant and under-used heritage assets as a means of securing their long-term conservation and

enhancement and considers that this is fully in line with the guidance in the NPPF. They are concerned that criteria 3 of the Policy is not compliant with guidance in the NPPF at paragraphs 132 and 133. The significance of an asset and its setting should be clearly understood as part of development proposals and the impact of a proposal on this significance should be identified. The wording at criterion 3 does not reflect the approach and the Trust considers that the stance taken in this criteria does not reflect the guidance in terms of the impact of development on the significance of a heritage asset and when substantial harm or loss may be acceptable. Suggest bring the wording of criterion 3 in line with NPPF or if the NPA wishes to deviate from the guidance in para 133 that the “wholly exceptional circumstances” are quantified in the supporting text to demonstrate that the policy complies with the requirement in the NPPF for Local Plans to: “...provide a clear indication of how a decision maker should react to a development proposal should be included in the plan.” (para 154). Consider that without this adjustment the plan could not be considered sound.

NFU South East Region has a general concern over definition of "optimum viable use" and how this will be assessed in planning applications. Applications brought forward through economic necessity or opportunity would be by definition 'optimal' to a developer/ landowner. They are concerned that this criteria could be used in an unnecessarily heavy handed manner if a proposal met with local opposition. Further clarification on the definition of optimum viable use would be advisable for the avoidance of doubt during plan implementation.

The Petersfield Society is concerned that this policy does not adequately cover key buildings and open spaces in a village such as Steep which does not have a Conservation Area. Steep, has several listed and unlisted Arts and Crafts Buildings and the historic Bedales Estate. The policy needs to ensure that the character is conserved and enhanced. The developments such as new Bedales Tutor Buildings have already had an impact on the character of the village. Similarly incremental additions to key unlisted arts and crafts buildings can fail to take account of historic design.

West Dean - The Edward James Foundation notes that Paragraph 5.95 supports the conversion of listed buildings to a residential use where it would not compromise the significance of a heritage asset. This level of flexibility is supported and it is important that it is maintained to allow the conversion of heritage assets to residential use in appropriate circumstances.

The Wiggentholt Association consider the policy on the historic environment is integral to the First Purpose of National Parks and to the 'special qualities' of the South Downs National Park and that there are serious problems with the policy and the thinking which underlies it. They made the following comments:

- Consider what was proposed to do in the Options Consultation relating to ‘designated heritage assets’ (identify those (assets) already at risk or vulnerable, exploit opportunities to secure their repair and enhancement, including the use of the Community Infrastructure Levy) marked the beginnings of a solution to the entrenched problem of buildings on the At Risk Register of English Heritage/Historic England where the owner refuses to carry out necessary repairs, often in the expectation of planning permission. This does not appear in the Preferred Options Document, the draft IDP or the CIL Updated and consider this a serious omission.
- Consider that para 5.95 accepts too easily the difficult balance of residential conversion to the potential detriment of the first purpose.
- The definition of ‘non-designated heritage assets’ is confusing. How does the identification of assets work, particular across multiple authorities. Consider criteria 4 to be based on a subjective test. Would like to see the whole area of heritage assets brought into clearer focus by the Local Plan, since cultural heritage is a critical justification for the formation and existence of National Parks.

The South Downs Society support the policy. However, they note that a number of the draft policies make reference and “unacceptable adverse impact” and they see no reason to qualify “adverse impact” in this way. The aim of the plan should be to conserve and enhance the special qualities of the park and to include provisions for a degree of adverse impact is quite inappropriate and likely to engender unnecessary argument about the acceptability of various levels of damage. The same wording is adopted in other policies in the draft plan and should be amended.

The South Downs Land Managers Group are pleased to see a positive approach to the re-use of redundant or under-used heritage assets, in particular support the wording ‘optimal viable use which secure long-term conservation’. They suggest an additional condition to SD11 enabling development proposals which would not otherwise be approved to be considered in the context of a whole estate/ farm plan.

### **Agents and Developers**

There are no comments from agent and developers on the policy.

### **Individuals**

One individual consider that the final part of the policy is out of step with the NPPF, which refers to ‘substantial public benefits’ being required to outweigh ‘substantial harm’ to a heritage asset not just non-designated heritage assets. They also question how the optimum viable use element of the policy will be tested, when in many cases it will be argued that residential use is the optimal viable use. Consider that residential use should be seen as the exception to the policy but should be specifically provided for.

One individual supports the policy.

## **Policy SD12: Biodiversity and Geodiversity**

There were a total of 38 comments on this policy. These are summarised below.

### **National Agencies**

The Environment Agency support this policy and are pleased to see specific reference to the need to have regard for ecological networks. They also support the need for development proposals to seek to both protect and enhance biodiversity.

Natural England welcomes the policy and advises that it encompasses a robust consideration of biodiversity and geodiversity. They strongly support statement that a landscape-scale approach is needed to conserve restore and reconnect habitats across the National Park. They recommend the following amendments:

- Advise that the explanatory text mentions priority species listed under S41 of the NERC ACT 2006. Section 40 of the NERC Act 2006 places a general duty on all public authorities, including local planning authorities, to conserve and enhance biodiversity.
- Protected species are a material consideration when considering planning applications and this should be referenced here. – see Natural England’s Standing advice for protected species
- Advise that this policy has clear links to the benefits of ecosystems services and the mutual benefits of these policies. Furthermore the G.I framework which is currently being developed should also be referenced.

### **Borough, City, County and District Councils**

Brighton & Hove City Council supports the references to the Brighton and Lewes Downs Biosphere and welcomes partnership working to contribute to the delivery of biodiversity improvements within the Biosphere and the South Downs Way Ahead Nature Improvement Area.

Chichester District Council suggests that the supporting text needs to include definition of geodiversity.

East Sussex County Council made the following comments:

- Para 5.115 - Coastal Vegetated Shingle is a better example of an irreplaceable habitat than Maritime Cliff and Slope (although it is recognised that these are just examples).
- Para 5.126 - SNCIs are Local Wildlife Sites, therefore both do not need to be listed.

Wealden District Council note that throughout the document there is reference to ‘exceptional circumstances’; ‘very exceptional circumstances’ and ‘wholly exceptional circumstances’ but there is no clarification or guidance as to what these terms mean in the context of the policies they relate to such as Policy SD11 and SD12. They suggest including signposts to legislation/guidance that covers these aspects, or to include definitions in the Local Plan document.

### **Parish and Town Councils**

Arundel Town Council made the following comments

- Figure 5.6 - “The Arun Valley” per se is not “a designated RAMSAR site”. Just one part of it is such a site.
- Cross refer to para 5.136 and Figure 5.7.
- Whilst criteria 3(i) and 3(ii) are fully acceptable on national and international grounds, criteria 3(iv) is unjustifiably restrictive, even more so than 3(i) and 3(ii). Criteria 3(iv) should be amended to mirror para 3(iii).

- Delete criteria 4 to 7. Unnecessary emphasis.

Bramshott and Liphook Parish Council are concerned about criteria 3 (i) (b) which refers to "over-riding public interest why the proposal should nonetheless proceed". There needs to be robust requirements and evidence shown that members of the public have been clearly informed of the purposes, duty and policies of the National Park, and that public interest applies to public benefit and not to public support.

Buriton Parish Council commented that the policy says little about Geodiversity whereas, in practice, it is the geology which shapes the entire National Park.

Bury Parish Council supports the concept of the Core and Strategic Policies. They consider all to be important, but the Council particularly noted with broad approval those relating to Biodiversity and Geodiversity, among others, those listed above seem well designed to address Bury's needs and challenges. They suggest a greater degree of cross referencing in a future document between the policies and where they apply in specific regions.

Duncton Parish Council support the protection given to the natural habitats within the SDNP, but are concerned over the protection of the sand escarpment in the Heath End Sand Quarry that has become an important breeding ground for Sand Martins.

East Dean & Friston Parish Council comment that the predecessor to this policy has not served the parish council well. They consider that only requiring Ecological Impact Assessments if a development if a development is considered likely to have an adverse impact undermines the first purpose and declared emphasis on landscape and impact assessments should be mandatory, independent and of the highest calibre and should also apply to land impacting, by reason of its proximity or viewshed, on a special type of site listed in the hierarchy of designation.

Elsted and Treyford Parish Council suggest that a policy for all development to incorporate bat habitats is included.

Iford Parish Meeting support the policy.

Lavant Parish Council question whether Biodiversity Opportunity Areas' (BOA) importance overridden by the SD12 or no longer relevant. They suggest reference to BOA's under criteria 3 (iv).

Liss Parish Council comment on need to define how "no alternative" will be assessed (criteria 3a) and 'especially' is not required in criteria 6 and weakens the policy since invasive plants by definition will be damaging. They also note that references to geodiversity appear lost.

Madehurst Parish Meeting support the policy, but comment that it is particularly wide ranging and subsequently longer and more detailed than others. They comment that clear definition and supporting information may be required to avoid speculative development applications. They also note the hierarchy at each stage provides the 'opt out clause' of some type whilst we recognise for major infrastructure projects there may be imperatives for proceeding we note that there is no clear guidance as to what this might be and so subjective analysis is likely. Similarly under local sites there is the potential for subjectivity around the demonstration of 'no adverse impact'. This can be the cause of appeal and ongoing discussion around applications and would respectively suggest some level of guidance is included to avoid subjectivity at an early stage. They support criteria 3(iii) re irreplaceable habitats including Ancient Woodland and loss of aged or veteran trees outside Ancient Woodland.

Rottingdean Parish Council support the extension of Beacon Hill Nature Reserve.

Selborne Parish Council request that mention is made of the network of pre-Roman sunken lanes. There are 70 miles of these throughout the National Park and they support an unusual range of flora and fauna.

### **Other Organisations**

The Alice Holt Community Forum made a number of comments including:

- general comments made about Alice Holt
- consider the policy to be too weak, which they consider surprising given the National Park designation and the sandford principle.
- Criteria 3(i) - require the deletion of the words “or adequately mitigated”. If mitigation is adequate then it follows that there should be no “adverse effect”, so the words are redundant. If despite mitigation there is still an adverse effect, then the international treaties require that the development should be refused unless the three specified matters can be demonstrated.
- Criteria 3 (ii) - words “or adequately mitigated” are redundant. Further paragraph 118 of the NPPF, second bullet point contains no reference to mitigation. If regardless of mitigation, there is an adverse effect, the starting point is that the development should be refused, unless there are exceptional circumstances, as specified in the NPPF.
- Criteria 3(iii) - unnecessarily and inappropriately qualifies the statement providing for the refusal of permission for development resulting in the loss or deterioration of ancient woodland by the words found in the NPPF “unless the need for, and benefits of, the development in that location clearly outweigh the loss”. The qualification in the NPPF seriously detracts from the protection seemingly provided but the NPPF applies across the whole country, including undesignated countryside and built up areas and it may be thought to be appropriate to retain the qualification to those areas; but we are here dealing with a National Park where the Sandford Principle applies. Ancient Woodland in the South Downs National Park needs firmer protection in the Local Plan and the qualification should be removed. We note that criteria 3 (iv) and 7 of the Policy have no such qualification about “need or benefits outweighing loss”.
- Criteria 7 - “mitigated or compensated for” should be deleted. If the mitigation is adequate, there should be no adverse effect. Compensation can never be adequate on its own. Compensation should only be relevant where it has been judged that exceptional circumstances apply which override the recognised harm.

Brighton & Lewes Downs Biosphere comment that the correct name to use should be 'Brighton & Lewes Downs Biosphere Partnership' and marine chalk habitats should be added as a biodiversity focus for this too.

CPRE Hampshire supports all these aims regarding biodiversity which are creditable and well expressed. However they consider that through the entire section and accompanying policy, geodiversity seems very much like the poor relation, rather as an afterthought. They comment that there seems to be some confusion as to how the two interrelate in terms of habitat, and it is important to note that many of the designated biodiversity sites, such as heathland, could not exist without the fundamentals created by the underlying geology. They suggest that it might be better either to separate Geodiversity as a separate section, or to balance the weight of the arguments to be more even and Policy SD12 (or a separate one) should aim to protect the underlying geology across the Park, not just in designated sites, as well as the ecosystems that sit above it.

CPRE Sussex supports the general thrust of the policy and welcomes the refusal of planning permission for development resulting in the loss or deterioration of irreplaceable habitats. They

make reference to para 109 and feel that there is an opportunity to plan for a net gain in biodiversity through the planning system and that the Local Plan could do more to positively encourage this and identify land that could fulfil this need. They consider that the words "or adequately mitigated" in Criteria 3(i) needs to be deleted as they are not compatible with the Habitats Regulations (paras 61(5) and 102(4)), which require development proposals to be refused unless the SDNPA has "ascertained that it will not adversely affect the integrity of the European site". Mitigation necessarily involves acceptance of some harm to an EU site's integrity and the regulations don't permit that (except where there is an overriding public interest).

Friends of the Earth Brighton & Hove support the policy.

NFU South East Region comment on concerns raised by their members relates to the substantial time delays associated with submitting, processing and delivering projects. Key amongst this is the delay caused by biodiversity considerations. They recognise the statutory underpinning that makes this policy a requirement but request that SDNPA make every effort to enable timely development through providing clear advice and signposting as part of your development management service.

The RSPB strongly supports the policy and its commitment to conserving biodiversity and geodiversity. They particularly support criteria 2 and its encouragement of the creation ecological networks and restoration of habitats.

South Downs Local Access Forum considers that there is a need to define in whose opinion there is 'no alternative' (criteria 3(a)) and the second half of sentence in criteria 6 "especially .. " is not required and weakens the policy. Contradicts "invasive" description. Invasive plants by definition will be damaging.

South Downs Society supports the policy.

The South Downs Society support the tiered approach (avoid, mitigate, compensate) focusing on protected sites and encouraging the positive contribution to the protection, management and enhancement of biodiversity and geodiversity interest outside of protected sites.

Sussex Wildlife Trust & Hampshire & Isle of Wight Wildlife Trust (joint response) strongly support the inclusion of a biodiversity policy and made the following comments:

- Policy could strengthened to ensure clarity to applicants that 'net gains' to biodiversity will be required for all proposals as per NPPF paragraph 109. The ecosystem services and landscape driven approach running through the plan should not detract from this or the need to create a coherent ecological network. They recommend that the term 'net gain' is included in the wording of criteria 3 (v).
- Should be recognition of the importance of Biodiversity Opportunity Areas (BOAs) in the policy wording. For example criteria 4 could be strengthened with a requirement to have regard for BOAs. This would be in line with the policy's requirement to have 'regard to ecological networks' (criteria 2) and help to ensure that development contributes effectively to the creation of net gains to biodiversity.
- Strongly support the level of protection given to local sites in the policy (part 3 (iv)). Local Wildlife Sites are an essential component in the creation of a coherent ecological network and must be conserved and enhanced in order to achieve the aims of the Government's Biodiversity 2020 strategy and to conform to NPPF paragraphs 113 and 117.
- Criteria 4 of the policy could be strengthened with the addition that the requirement to 'ensure appropriate management' is long-term or in perpetuity.

The Woodland Trust would wish to see no loss of ancient woodland and they make general comments about value and conservation of Ancient Woodland. They consider that ancient



woodland must be given absolute protection under the Local Plan and policy amended to say: "Development resulting in the loss of ancient woodland will not be permitted."

### **Agents and Developers**

Callstone Ltd agree with the general approach. However, they consider that this would need to be addressed on a site-by-site basis in order to allow developments to respond to their individual circumstances, and should incorporate appropriate design mitigation measures to ensure that the overall deliverability of development proposals on a site.

### **Individuals**

One individual commented that Bio and Geodiversity should not be sacred totems.

One individual comments that they do not support that aspect of the approach which states that if avoidance and mitigation are "unachievable, then the impact should be compensated for". They consider that, given the first purpose of the National Park and the Sandford Principle, the right approach in many cases should be that the development should not proceed and this approach is not consistent with the provisions in the NPPF.

One individual support the policy and approach.

One individual comments on the need to link up with Integrated Coastal Zone management in adjacent areas such as the Manhood Peninsula (ICZM, CDC).

## **Policy SD13: International Sites**

There were a total of 16 comments on this policy. These are summarised below.

### **National Agencies**

Natural England fully support the approach taken within this policy to provide bespoke consideration for International wildlife sites and make the following comments:

- Strongly support the inclusion of a policy to consider the impacts of new development on the flightlines and foraging habitat of Barbastelle and Bechsteins bats. This is applicable to Ebernoe Common SAC, The Mens SAC and Singleton and Cocking Railway Tunnels SAC.
- This policy provides a strategic approach to protecting key flightlines and foraging habitat for bats along with a suitable buffer to protect key habitat during construction and operation. Natural England fully supports this initiative and consider it demonstrates how the authority has carefully considered the impacts to these sites on a strategic scale. Advise that such an exemplar initiative will have additional benefits to wildlife on a landscape scale via the prevention of habitat fragmentation and climate change benefits for example.
- Clear links should be made to the G.I framework which should also include this key habitat and ecosystems services also should be referenced here.
- Para 5.134 cite specific requirements made for Duncton to Bignor Escarpment SAC. This should be amended to read Singleton and Cocking Railway Tunnels SAC as this policy refers to specific measures designed to protect the internationally protected bats which are utilising this site for hibernation.
- Para 5.135 should remove reference to Duncton to Bignor Escarpment as this policy also pertains to Singleton and Cocking Railways Tunnels SAC.
- Welcome the inclusion of bespoke policy regarding the Arun Valley SPA, Wealden Heaths Phase II SPA and the Solent Coast SPAs.
- Suggest that Figure 5.7 should name all the international sites within the National Park for clarity.

### **Borough, City, County and District Councils**

East Hampshire District Council made the following comments:

- EHDC are undertaking further work to determine the level of cumulative growth in housing that would not have a detrimental impact on the Wealden Heaths Phase II Special Protection Area (SPA) in consultation with Natural England. The initial work was undertaken for the Joint Core Strategy with Waverley Borough Council and the SDNPA.
- Currently there is a limit of 30 net new dwellings (including Gypsy and Traveller pitches and plots) within 400m of the Wealden Heaths Phase II SPA for East Hampshire District (including the area that lies within the National Park) for the plan period to 2028 (see EHDC Local Plan: JCS Pre-Submission HRA Appendix 3). When this figure of 30 is reached no more net new dwellings will be allowed. The figure of 30 is fast approaching and there is a need to review the work that supported the JCS. It is important that the SDNPA monitor windfalls within the 400m SPA buffer in conjunction with EHDC and are a party to the updated work to meet the requirements of the Duty to Cooperate.
- Further to a recent Cross Boundary Habitats Regulations meeting chaired by EHDC which is attended by a representative from SDNPA, the group were informed that due to the nature of the National Park it has been agreed internally that although each application within 400m will undertake a project-specific HRA (as set out in Policy SD13) that no residential development will actually be granted. However, it is the Council's opinion that SDNPA will still need to monitor windfalls and applications within 400m as there may be instances where

applications are granted on appeal against SDNPA advice, this would ensure the 'precautionary principle' is followed and sites are monitored consistently.

- It is noted that the SDNPA's Local Plan HRA relies on the Joint Core Strategy HRA in terms of the housing numbers tested. This approach is questioned for the reasons set out under their comments on Policy SD23

Horsham District Council welcomes the policy and note that the two key international sites (The Mens Woodland and the Arun Valley SPA) addressed in Horsham District Council's HRA have been identified through the HRA work undertaken to support the Preferred Strategy. They note that a key legal requirement of HRA assessments is to ensure that the combination of impacts from a range of plans is considered. In light of the Planning Inspector's decision to increase HDC's housing requirement to 16,000 homes (800dpa) over the plan period to 2031 they suggest that the NPA may wish to review your HRA assessment to ensure that the impact of this additional housing figure and the in-combination impact is addressed if required. They are supportive of the bat foraging zone which is an approach HDC have also adopted although subject to more recent advice or studies from you may have undertaken and/or received from Natural England. They draw attention to a 2008 study on Barbastelle Bats which documents flight paths of over 10km from the Mens Woodland and into the SDNP, and suggest the NPA may wish to consider whether the 7km zone proposed is sufficient. They are unclear how the impact of water abstraction & quality on overwintering birds at the Arun Valley SPA is being addressed. We note there is another policy which addresses these points, but suggest further cross referencing between the two policies would help to make this point more explicit.

### **Parish and Town Councils**

Arundel Town Council comment that the Arun Valley SPA is already a protected area for Bewick swans and no justification has been provided in support of criteria 2 which seeks to protect an even greater area in support of these swans. They consider this to be an unnecessary restriction and if there is a genuine need for a buffer zone, it should be restricted to just 1 km.

Itchen Valley Parish Council request the addition of The River Itchen to Figure 5.7 as it has SAC status.

Selborne Parish Council support the policy.

### **Other Organisations**

The RSPB made a number of comments:

- They are seriously concerned that the Local Plan does not provide appropriate safeguards to protect the integrity of the Wealden Heaths Phase 2 SPA from the effects of increased recreational pressure and other 'urban effects' associated with new housing development. In the absence of a robust policy in respect of new housing, they consider that the Local Plan is unsound and inconsistent with the requirements of the Habitats Regulations. They recognise that this element of Policy SD13 is taken from the East Hampshire Joint Core Strategy, but the RSPB raised these concerns during the development of that Strategy.
- For all other heathland SPAs in the south, it is recognised that it is not possible to mitigate urbanisation effects within 400m, and so all net new housing is excluded in this zone. It is difficult to see why people and pets would behave in a different way around the Wealden Heaths, and hence why a different approach should be taken here.
- They recognise that the South Downs Local Plan does not allocate any housing within the 400m zone. However, windfall developments may be proposed, so the RSPB recommend

amending the policy to make it clear that the effects of any net new housing in this zone could not be mitigated and so would not be supported.

- Their view is that it is not possible to provide meaningful mitigation on a case by case basis within the 5km zone. The accepted approach to mitigation at other heathland SPAs is to put in place both suitable alternative natural greenspace (SANG) to divert residents away from the SPA, and provide wardens on the SPA. Neither of these approaches is viable for the types of relatively small developments likely in the National Park, as there is unlikely to be space to provide a SANG and developer contributions to provide wardens in perpetuity would be prohibitively expensive. Therefore, the RSPB recommends amending the policy to put in place a strategic approach to mitigating recreational disturbance, whereby developers can pay into strategic SANGs and strategic access management.

Friends of the Earth Brighton & Hove supports the policy.

The Leconfield Estate consider that the requirements in criteria 1 regarding surveys are onerous and it is not clear that an appropriate evidence base has been used to inform this policy. They consider that in the majority of planning applications with the potential to impact on ecology would require ecological assessment and it is not clear why a specific policy requirement is required in this instance.

The National Trust owns and manages part of the Singleton and Cocking SAC and a significant area around them north of Singleton. The Trust, in conjunction with the National Park Authority, has been undertaking further research into the bat activities that occurs at this SAC and would welcome discussion with the NPA as to how the conservation of the internationally important bat habitat can be achieved alongside the desire to complete the Centurion Way for pedestrians and cyclists to complete the link between Chichester and Midhurst. The Trust also considers that this further work that has been undertaken may enable the definition of a suitable buffer around the SAC, as has already been identified for The Mens and Ebernoe Common SACs.

Sussex Wildlife Trust & Hampshire & Isle of Wight Wildlife Trust (joint response) support the inclusion of a policy on International Sites, but have a number of concerns:

- SACs supporting barbastelle and Bechstein's bats (Strategic Policy SD13 part 1):  
Supporting text (paragraph 5.139) notes that there is an absence of information on bat flight lines and commuting distances from SACs into the surrounding countryside, which is essential habitat to support the populations. The supporting text correctly promotes the need for development likely to affect the bats populations to be assessed on a case-by-case basis. However Policy SD13 part 1 sets apparently arbitrary distance limits of 5km at Ebernoe SAC and 7km at The Mens SAC. This appears to contradict paragraph 5.139. Unless there is clear evidence to support the above cut-off distances, they suggest that a precautionary approach is taken. It is common practice for ecological assessments to screen for bat activity in the region of 20-30 km of a site designated for bats. They recommend that this is incorporated into Policy SD13 part 1 to be sure that significant populations of these Annex II bat species are properly safeguarded from negative impacts. This approach should also help to capture bat populations that occur on sites that have no statutory protection, but are functionally linked to SAC populations.
- Arun Valley SPA (Strategic Policy SD13 part 2):  
The assessment of a sites for its suitability for a species such as Bewick's swan is very subjective, and if it is only done on one date, or even over the course of one winter, the results could not be considered to be robust. They therefore recommend that this policy should require a minimum of three winters' worth of survey work, as required by the SRMP for surveying sites where Dark-bellied Brent Geese may be present.

- Wealden Heaths Phase II SPA (Strategic Policy SD13 part 3):  
The approach adopted for Wealden Heaths SPA to safeguard ground-nesting birds appears to be inconsistent with the approaches implemented for SPAs elsewhere in southern England to safeguard the same species (Dartford warbler, nightjar and woodlark). Consider that a consistent and strategic approach to mitigating recreational impacts on the Wealden Heaths should be adopted. This should include access management and monitoring measures aimed at addressing the in-combination effects of development on the SPA. The lack of a strategic approach sends out a confusing message to developers; whereas the adoption of a strategic approach in the area would provide a clear method under which new housing could be delivered without impacts occurring on the SPA.
- Solent Coast SPAs (Strategic Policy SD13 part 4):  
Suggest a number of specific amendments to the policy and supporting text. They also comment that the supporting text states that: 'All new residential development within this zone of influence will be required to mitigate the negative impact.' It is not legally compliant with the Habitats Directive to promote strategic measures to 'mitigate the negative impact' on a Natura 2000 site. The measures must be to avoid any impacts which are likely to have a significant adverse effect and thus may have a detrimental effect on the integrity of the site. To permit a negative impact is illegal unless the full extent of the Appropriate Assessment process, including the IROPI test, has been applied to the proposed plan or project which would give rise to the impact. It is important to use the term 'avoid', rather than 'mitigate' negative impacts in order to comply with the Habitats Directive and the UK implementing Regulations.

The South Downs Society supports the policy.

Upper Itchen Valley Society request that The Itchen Valley should be shown with a SAC designation on Figure 5.7.

### **Agents and Developers**

There were no comments made by agents and developers on this policy.

### **Individuals**

One individual suggests that the Medmerry site to the west of Selsey which would be due to become an SPA after 5 years of data has been collated and assessed and question whether Pagham Harbour not included within the zone of influence. They also question why 5km buffer for Ebernoe and 7km for the Mens. Suggest that buffer zone of 7kms across and outside the SDNP are established for international sites. They also comment that agricultural pollution comes off the SDNP affecting the Manhood Peninsula which currently has 3 internationally important wildlife sites and the Manhood Peninsula cannot deal with this without the active input of the SDNPA.

One individual supports the policy and approach.

## **Policy SD14: Green Infrastructure**

There were a total of 31 comments on this policy. These are summarised below.

### **National Agencies**

Detailed responses were received from two National Agencies, Natural England and Sport England and a response was received from the Environment Agency supporting the policy as worded. Natural England welcomed the policy but stressed the need for the GI Framework to be clearly referenced in the policy. This was a point echoed by a number of other respondents, specifically the Wildlife Trusts, Adur-Worthing Councils, ESCC and Horsham DC. Natural England (along with the Wildlife Trusts) emphasised the need to ensure that locations for recreational activities are not sited in areas which are already vulnerable to recreational impacts such as statutorily protected sites. It recommended that policy SD14 makes specific reference to the potential for recreational to impact on protected sites and policies SD12 and 13.

Sport England object to the policy as currently worded as the current draft fails to adequately address provision, protection or enhancement of sports facilities in its current form and a robust and up-to-date assessment of the needs for open space, sports and recreation facilities and opportunities for new provision has not been made (para 73 of NPPF). The Local Plan needs to include policies relating to sport and helps to deliver healthy communities in accordance with NPPF.

### **Borough, City, County and District Councils**

ESCC's response focused on the GI Framework as mentioned above; HCC, was disappointed not to see a specific reference to providing a network of high quality experiences for adults with learning and physical disabilities. Public Rights of Way (PRoW) was a recurring theme in particular picked up by users groups of the network (see Other Organisations, below).

Responses were received from 3 District Councils; Adur-Worthing, Horsham and Arundel. The former two stressed the need for the GI Framework to be more clearly referenced in the supporting text; Arundel DC considered paragraphs 2 and 3 of the policy provided unnecessary emphasis and could be deleted.

### **Parish and Town Councils**

Bury and Selborne Parish Councils both expressed support for the policy as currently worded.

### **Other Organisations**

West Sussex Local Access Forum has suggested that the policy would be improved by specific reference to PRoW as "green corridors". The lack of profile afforded PRoW in the policy and supporting text was a recurring them in the responses with the British Horse Society making the same point about the value of PRoW as green corridors and the South Downs Local Access Forum recommending specific reference to PRoW as a means of linking greenspace. The Wildlife Trusts share NE views on the need to clearly reference the GI Framework and to differentiate between GI that is for recreation and that which is for nature conservation and also recommended an additional policy requirement for the long term sustainable management of green infrastructure. The South Downs Land Managers' Group seeks a reference in the supporting text that the development of new green infrastructure projects needs to be progressed in consultation with the landowners. Friends of the Earth support the policy with a minor change; CPRE Friends of Lewes and the Wiggonholt Association all support the policy as currently worded.

### **Agents and Developers**

Green Village Investments support the policy, specifically using it as a basis for justifying the Bohunt Manor Development proposal.

### **Individuals**

Comments from individuals were all broadly supportive and included individual requests to strengthen references to health and well-being benefits in the policy and supporting plan and maintain single track lanes as a means of joining green areas and PRow.

## **Policy SD15: Aquifers**

There were a total of 19 comments on this policy. Eight of the comments received noted an omission in the policy to safeguard against development unsustainably depleting aquifers. All of the comments are summarised below.

### **National Agencies**

Detailed responses were received from two National Agencies, the Environment Agency (EA) and Natural England (NE). The EA considered the policy very broad and lacking in the direction for developers and decision makers that was perhaps intended. Natural England advised that the policy is inconsistent with Water Framework Directive (WFD) duty to prevent pollution of groundwaters and recommended amendment to state that pollution to groundwater will be prevented.

### **Borough, City, County and District Councils**

Only Brighton & Hove commented, simply stating for support for the policy, as worded.

### **Parish and Town Councils**

Arundel Town Council expressed support for the policy as currently worded. East Dean & Friston Parish Council and Selborne Parish Council both provided responses related to the need to safeguard against development unsustainably depleting aquifers.

### **Other Organisations**

The majority of comments received were from other organisations including: Alice Holt Community Forum; British Canoeing; CPRE; Friends of the Earth Brighton & Hove; South Downs Land Managers Group (SDLMG); all of which provided responses related to the need to safeguard against development unsustainably depleting aquifers with damaging effects on river quality and habitats. The SDLMG also suggested the inclusion of policy wording expressing support for the proposed development of agricultural reservoirs.

Two water companies responded, as follows:

- Southern Water sought an amendment such that development proposals will safeguard ground water aquifers and surface water sources from contamination.
- Portsmouth Water, in order to ensure that all of the risks to the aquifer and public water supply (including turbidity) are fully addressed, sought referral of any new development proposals which is located within a Source Protection Zone for a Portsmouth Water source for comment by staff at the earliest opportunity.

### **Agents and Developers**

No Agents, Landowners or Developers commented.

### **Individuals**

One individual response was received that expressed support for the policy, as worded.



## **Policy SD16: Rivers and Watercourses**

There were a total of 30 comments on this policy. These are summarised below.

### **National Agencies**

The Environment Agency supported the policy. They suggest including reference to the Water Framework Directive and text relating to ground and surface water quality and quantity within the policy.

Historic England support the policy and recognition of the importance of rivers. They suggest minor textural changes.

Marine Management Organisation recommended including reference to the Marine Policy Statement, which is of equal status to the NPPF as a statutory framework for marine planning. They comment that the Marine Policy Statement and the forthcoming Marine Plans are directly relevant up to the tidal extent of estuaries and rivers

Natural England welcome the policy but request that ditch systems and terrestrial wetlands are included. These could be addressed by calling them rivers, streams, winterbournes and water courses. They comment that there are no policies that promote natural processes and restoration of natural geomorphology in the river valleys and they propose additional policy wording to address the point.

Southern Water commented that paragraph 5.160 explains that there are future potential pollution pressures from urban and rural surface water run off and wastewater treatment works. They consider that this misrepresents the position with regard to wastewater treatment works (WTWs) because it assumes that there is no spare capacity to accept additional flows. They also comment that it makes no reference to improvements that could be made to protect water quality objectives whilst at the same time treating greater volumes of flow. They make reference to the Water Cycle Study (evidence supporting the Preferred Options Local Plan), which demonstrated that (a) there is sufficient capacity in the environmental permits of all the WTWs serving anticipated development within the National Park, or (b) additional capacity could be provided. If volumes of incoming wastewater is expected to increase as a result of new development (above those that are currently permitted by environmental permits), Southern Water could apply to the Environment Agency for a new or amended permit and they anticipate that the Environment Agency would agree further permit headroom provided the overall pollution load is not increased. This approach would protect water quality objectives.

### **Borough, City, County and District Councils**

East Sussex County Council comment that there are 9 main rivers identified on the map but the text states there are 7. They also suggest broadening out the policy to include ordinary watercourses as it appears currently to focus on main rivers.

### **Parish and Town Councils**

Bury, Selbourne and East Chiltington Parish Council support the policy.

Selbourne Parish Council suggest including mention of water meadows and introducing wording to cover protection of the quantity of water in the rivers, chalk streams and watercourses.

Liss Parish Council wish to see mention of pollution caused by soil erosion and agricultural activity.

Arundel Town Council identify a small number of minor textural changes to make the policy more positively worded.

Bramshott and Liphook Parish Council support the policy but wish to see it broadened to include other water bodies.

### **Other Organisations**

CPRE Hampshire, CPRE Sussex, Friends of Lewes, Friends of the Earth Brighton & Hove, South Downs Society, Sussex Wildlife Trust and Hampshire & Isle of Wight Wildlife Trust support the policy.

CPRE Hampshire are concerned at a lack of focus on protection of aquifers and CPRE Sussex would like to see reference to increased water recycling. They note that this may require new connections through the National Park.

British Canoeing agree with principle that developments shall not cause a loss of amenity and recreational public access to and along a waterway. They suggest that a slipway or landing stage may be incorporated into appropriate developments. They comment that the re-canalising of the Rivers Arun, Ouse and the Rother should be viewed as restoration and not classified as new works. The NFU South East Region comment that paragraph 5.158 relates to existing navigable reaches where there are no private or disputed navigation rights.

The South Downs Local Access Forum and Ricardo plc (South Downs Partnership Member) also raise the importance of access to and on waterways and the opportunity to restore them. The South Downs Local Access Forum notes that para 5.158 mentions re-canalisation & historical transport, but that this is not carried forward into the policy.

NFU South East region recognise believe that many tidal stretches of watercourses have been heavily modified due to historic navigation and land drainage requirements and they consider greater emphasis should be paid towards retaining the economic value of rivers in providing passenger and goods access. They urge SDNPA not to overlook these economic uses of watercourse assets and they believe there is an economic justification for considering this option as the cost of restoring heavily modified stretches of watercourses to semi-natural conditions will be vast, unaffordable and would have extreme consequences for the value and productivity of farmland.

Southern Water comment that paragraph 5.171 makes reference to storm discharges from the wastewater network but does not recognise that this would normally only occur during periods of wet weather and is part of the normal functioning of a combined sewerage system. The points in the network that release stormwater are consented by the Environment Agency and are permitted to in order to prevent properties becoming flooded. The environmental impact of these releases is limited because of the high level of dilution with surface water.

They agree that new development has the potential to increase pressure on the sewerage system, if necessary infrastructure is not provided in parallel with the development. However, they comment that they look to work with local planning authorities and developers so that necessary infrastructure is provided. They support efficiency measures in new and existing development and agree that this could theoretically reduce pressure on the sewerage system. However, they report that there is limited evidence that demonstrates a substantial effect in practice. They consider that removal of surface water that is currently allowed to discharge to the combined system would be more effective, as this could release capacity for increased foul water flows. This approach would require separate surface water drainage infrastructure and would need to be developed in partnership with other organisations that have responsibilities for surface water drainage. There may be opportunities for new development to contribute to this if it is a cost-effective option for the developer.

In relation to the policy wording Southern Water are generally supportive but consider criterion e) should be amended to recognise that it is not always appropriate to require development proposals to incorporate measures to prevent pollution risks, if those measures would normally be delivered by a third party such as a statutory sewerage undertaker:

The South Downs Land Managers Group raise the need to ensure that water availability is not diminished by development. This is especially important for livestock farmers for whom a plentiful supply of water is essential. They consider there is a need to consider the impact of climate change and comment that they hope that applications for agricultural reservoirs will be considered favourable and suggest the inclusion of further policy wording to that effect. Finally they note that river restoration might be funded through CIL.

The National Trust consider that the inclusion of 'other watercourses' within the policy means that virtually every development proposals will have to comply with the policy. They question the evidence and ask that the term 'watercourse' be clarified.

### **Agents and Developers**

No responses received.

### **Individuals**

A Hampshire County Councillor supports the policy. They comment that the need to improve water quality does not just relate to fishing conditions and they would note that there is an opportunity to encourage leisure activities which do not effect water quality.

A couple of comments are made on the quality of the map.

## **Policy SD17: Flood Risk Management**

There were a total of 24 comments on this policy. These are summarised below.

### **National Agencies**

Detailed responses were received from two National Agencies, Environment Agency (EA) and Natural England (NE). The EA made specific comment in relation to Footnote 19 - requirements for when a site specific Flood Risk Assessment would be necessary; the inference is that the policy and supporting text could provide greater clarity for developers and the decision makers.

NE suggested that solutions that work with natural processes should be promoted.

### **Borough, City, County and District Councils**

East Sussex County Council (ESCC) and Hampshire County Council (HCC) responded; ESCC, consistent with the EA considered that the policy and supporting text needed to be clearer on the requirements for site-specific FRA. They suggested amendment to paragraph 5.176, as follows:

- *For major developments, an FRA is likely to be required where there are known flood risks and critical drainage problems.*
- *EA should be consulted within 20m of a Main River. For Ordinary Watercourses the LLFA should be contacted if any works to culvert or realign are anticipated, as planning permission does not mean that land drainage consent will be forthcoming.*

They also sought consideration of policies which would seek to reduce the surface water runoff for existing (brownfield) sites, including retrofitting Sustainable Drainage Systems (SuDs).

HCC recommends that the policy is amended to reflect that flooding from all sources is a significant issue within the South Downs National Park. For example in Hampshire groundwater flooding can be extensive in the Hampshire chalk groups. It may be helpful to highlight examples of locations significantly affected by the different sources of flooding.

The South Downs National Park Authority was advised to have regard to the Local Flood Risk Management Strategy.

Comments were only received from 2 District Councils, Lewes and Chichester. Lewes District Council expressed support for the policy advising that reducing the district's vulnerability to the flooding is therefore a key priority of the Council. Chichester District Council advised that Sequential testing may not be applicable for all scales of development.

### **Parish and Town Councils**

Comments were restricted to three councils. Selborne Parish Council and Arundel Town Council; both had comments solely in relation to paragraph 2 (which SDNPA officers are recommending is deleted). Cheriton Parish Council stated that flooding is a significant issue within the parish and sought support from SDNP to enhance flood maintenance. They suggested that the wording in paragraph 5.177 excluded development to enhance flood defences.

### **Other Organisations**

Responses were received from CPRE offices in Hampshire and Sussex and from Sussex and Hampshire & Isle of Wight Wildlife Trust. Their comments generally focus on the scope to improve and broaden the policy by making reference to the need to plan specifically for appropriate floodplain and opportunities for improved natural flood management. The Wildlife Trusts also sought the following changes:

- Strengthening of SD17 to address the impacts of climate change on flood risk, including opportunities to mitigate and adapt to impacts (NPPF paragraphs 94 and 100);
- Reference is made in the policy to the need to take account of other relevant plans such as Surface Water Management Plans, River Basin Management Plans and Catchment Flood Management Plans.
- The requirements in paragraph 5.179 should be reflected in policy to ensure the compliance of proposals.
- Wording to encourage flood defences which adopt the principles of ecosystem services and have high regard for potential impacts on biodiversity; specifically an additional criterion to slot in between part 1 b) and part 1 c) as follows: '*opportunities for improved natural flood management are identified and incorporated into development proposals*'.

British Canoeing stated that 1 d i) should be changed to read: safe access and egress from the site; and the scope as an amenity for recreation as a second purpose.

The Goodwood estate stated that landscape should feature alongside technical issues in consideration of flood risk management. *The idea of allowing housing development up to the technical flood limit, for example, results in an inappropriate land use arrangement.*

Friends of the Earth Brighton & Hove commented solely in relation to paragraph 2 (which SDNPA officers are recommending is deleted). The South Downs Land Managers Group supports the policy as currently worded, in particular 1 b) and 1 c).

Adur & Worthing Business Partnership wished to see reference made to EA flood defence schemes and the possibilities of compensatory habitat issues on schemes such as Adur tidal walls.

### **Agents and Developers**

There were no responses received from Agents and Developers.

### **Individuals**

Comments were received from two individuals; one individual queried the need for including EA River Basin Management plans in the references. The other response expressed support for the policy as currently worded.

# Chapter 6: People Connected with Places

## Policy SD18: Transport and Accessibility

There were a total of 81 comments on this policy. These are summarised below.

### **National Agencies**

Historic England welcomed and supported the identification of the historic rural road network as a heritage asset, and proposed that this should include historic roads in market towns.

### **Borough, City, County and District Councils**

Brighton & Hove City Council supported the safeguarding of the Lewes-Uckfield railway route, and asked for more reference to improving bus services and that transport assessments/travel plans should be jointly approved by the SDNPA and LHA.

East Sussex County Council requested several changes of emphasis in the supporting text, and for the inclusion of reference to potential developments at Gatwick Airport.

Hampshire County Council requested that we identify funding sources for improvements; consider the impacts of through traffic on the National Park; make more reference to LHA strategic documents; include policy text to take more account of cumulative impacts; map historic rural roads; and commit to working with HCC on a strategic countryside access network.

West Sussex County Council requested that reference to following the principles of Roads in the South Downs be followed by the words 'where appropriate', and that we clarify the meaning of 'major development' in criterion 4a.

Chichester District Council said that the policy should refer to encouraging zero/low emission transport.

They also supported the identification of historic rural roads as heritage assets; and asked for this to be expanded to roads in market towns.

East Hants District Council asked us to further define the meaning and location of historic rural roads.

Horsham District Council would welcome further discussions on the potential impacts of cross park traffic between points outside the National Park.

They also asked us to consider the impacts that protecting historic rural roads will have on alternative routes outside the Park (including Storrington AQMA).

### **Parish and Town Councils**

Several parish and town councils expressed support for the policy on historic rural roads; others asked for it to be strengthened or expanded:

- To refer specifically to sunken lanes
- To require developers to protect and where possible enhance safety

Twyford Parish Council requested further clarification and precision from this part of the policy; and proposed that the threshold be raised to 10 dwellings.

Arundel Town Council also asked for the threshold to be raised.

We were asked to define the word 'significant' in criterion 1 of the policy.

The improvement of public transport was supported.

Other proposals included the addition of criteria/text on:

- The protection of settlements in the NP from the traffic impacts of developments outside the boundary.
- The protection of views from transport routes, including by hedgerow management and preventing ribbon development.
- More detail and consideration of how to improve gateways to the National Park.
- A proposed new car park and walkway in Midhurst

Other issues raised included:

- Speed limits: a blanket 50mph limit or a 20mph limit where there are no streetlights/pavements.
- A strategy on inconsiderate behaviour by different road users
- Liaison with Sat Nav providers on routing traffic through historic villages

### **Other Organisations**

Many organisations- including those focussed on recreational uses, local amenity groups, and broader countryside groups- stated their support for the policy on historic rural roads, and expressed their views on the threats posed to the landscape and recreational value of such roads by increased traffic volumes. Changes proposed to this criterion included:

- Request for a broad definition of historic rural roads; for the policy to cover all sizes of development; and for similar principles to apply to urban roads.
- Definition of historic rural roads to include non-motorised routes and 'lost ways'
- Requiring developer contributions towards passing places
- Requiring developers to repair damage to historic rural roads caused by construction traffic
- Preventing 'improvements' to historic rural roads to increase their capacity or speed
- Not relying on car sharing or bus services as part of site specific travel plans or transport assessments.
- Two requests to raise the threshold for the Design and Access Statement for agricultural developments, be more flexible about seeking temporary status for planning permissions in such cases, and specify that this does not apply to permitted developments.
- Two requests for more allowance for traffic increases at existing rural tourist attractions, subject to certain proposed criteria.

The references to Roads in the South Downs and to the NPPF requirement on rights of way were supported.

We were asked to give a quantitative definition of the word 'significant' in criterion I of the policy.

Comments were received from estates both supporting and opposing potential additions to the A27.

Other proposals included the addition of criteria/text on:

- A potential Mid Lavant Relief Road
- Hubs and gateways and their capacity; the potential of bus stations close to the boundary
- More reference to cycling for utility purposes
- The exact location of the proposed Lewes-Uckfield railway
- Carriage drivers and their needs
- Construction traffic, including vehicle size
- Sport cycling

- More on focussing development in centres served by public transport
- Reference in policy to the strong presumption against road building
- Requiring transport improvements to incorporate green infrastructure, biodiversity gains and the green retrofitting of existing roads
- Relationships between different settlements
- Changing vehicle ownership models
- Water access for recreation
- The economic importance of sustainable transport; relationship with devolution proposals

### **Agents and Developers**

More detail was requested on the requirement for Design and Access statements.

The damage done to sunken lanes by agricultural equipment, whose numbers are largely outside planning control, was raised.

One developer supported the policy, claiming that their proposed development was in line with it.

Clarity was requested on which branch of the Lewes-Uckfield railway is to be safeguarded.

### **Individuals**

Two individuals expressed support for the criterion on historic rural roads.

Clarification was requested on which branch of the Lewes-Uckfield railway will be safeguarded.

The damage done to sunken lanes by agricultural equipment, buses and commercial vehicles was raised.

One respondent expressed general opposition to encouraging recreational access.

Other proposals included the addition of criteria/text on:

- Encouraging cross park traffic onto the strategic road network / public transport and discouraging it from using smaller roads.
- Local community buses that can serve both residents and businesses.
- Preferential parking and charging points for electric vehicles
- Carriage drivers and their needs
- More emphasis on horse riding and its contribution to the rural economy
- Green bridges for wildlife across roads and other barriers



## **Policy SD19: Walking, Cycling and Equestrian Routes**

There were a total of 56 comments on this policy. These are summarised below.

### **National Agencies**

Network Rail raised the issue of safety at level crossings, the LPA's duty to work with NR on this issue, and their plans to close level crossings. They requested the insertion of text requiring S106 contributions to safety improvements where development affects a level crossing.

Natural England requested a revision to the policy in line with the Habitat Regulations Assessment, to safeguard Singleton and Cocking Tunnels.

### **Borough, City, County and District Councils**

Brighton & Hove City Council requested that criterion 4 be expanded to apply to all types of development, and that the chapter should refer to the Rights of Way Improvement Plans

Hampshire County Council supported the priorities, which align well with their ROWIP, and requested a reference to ROWIPs and the insertion of text from their own.

Adur and Worthing Council suggested that we could use CIL to improve access across the A27, and requested that we identify opportunities for this.

Winchester City Council supported the concept of safeguarding the two former railway lines identified in their district, but questioned the deliverability of the proposals.

Chichester District Council said that the proposals for new routes connecting to the Centurions Way would also link up with their routes in the south of the district.

### **Parish and Town Councils**

West Meon Parish Council support the retention and safeguarding of the Meon Valley Line as a non-motorised transport corridor.

Liss Parish Council proposed that the Longmoor Railway between Liss and Bordon be added to the list of safeguarded routes.

Warnford Parish Council requested that criterion 5 should mention Unclassified Country Roads.

Arundel Parish Council proposed that criterion 4 should not apply to single buildings, and criterion 5 be phrased more positively.

There were two requests to add references to additional promoted routes in the supporting text

Two parish councils offered general support

There was a request to replace the words 'unacceptable adverse impact' in the last criterion with 'harm'.

### **Other Organisations**

There are several statements of support for the policy in general

*Safeguarding land for non-motorised multi-user routes:*

The extension of the Centurion Way was supported by two respondents. One other proposed an off-road path from Hamsey to the Jubilee path from Ditchling.

There was a request for the NPA to identify funding for these routes.

One respondent stated that they should provide for the different surfaces needed by cyclists and equestrians.

*Crossing points on strategic infrastructure:*

General support was expressed, as well as a desire for more emphasis on crossings of north-south routes and across the northern boundary of the National Park.

There was a request for reference to improving existing crossing points

Other responses included requests for:

- Limitation of the erection of height barriers at car parks, and reference to the forthcoming NPA best practice document on this issue
- Prevention of cyclists using footpaths
- Reference to carriage drivers and their needs
- Reference to restricted byways
- More focus on utility cycling, not just cycling for leisure.
- Removal of the words 'wherever possible' and 'unacceptable'
- Ensuring cycle network signage is locally distinctive
- Minor additions to supporting text

### **Agents and Developers**

The agent for the owner of land lying across the former Midhurst-Chichester railway line stated that allocating that site for sixty houses would enable the conversion of that part of the line to a PROW.

### **Individuals**

There was a proposal for an off-road path along the Lewes-Ditchling road, suitable for horseriders and ramblers.

Support was expressed for the safeguarding of disused railway lines for multi-user routes.

One respondent urged the Meon Valley Trail re-surfacing work not to be replicated elsewhere, and soft-surfaced bridleways to be at least partly protected as such, as heritage assets and for their value to horse-riders.

Others urged the NPA to consider the inevitable conflicts between horse, bicycle, and pedestrian; and to consider giving farmers grants to maintain public rights of way.

Three respondents raised the importance of lanes connecting the Downs with villages outside the Park boundary to horse riders: there were proposals that these be designated as Local Green Spaces, maintained with minimal traffic and no new dogleg style crossing points, and that if new development is allowed in exceptional circumstances to disrupt this access, it should provide parking spaces for horse boxes on the side facing the Downs/ Pegasus crossings.

There were requests to:

- Identify new horse box parking sites, between the Downs and the B2116. Sites for horse box parking should not be accessed along steep winding roads.
- Protect existing car parks from height barriers.
- Improve road signage where bridle paths cross; better management of gates
- Encourage the conversion of stiles to kissing gates, potentially by paying landowners where appropriate.

- Refer to carriage drivers and their needs (provides for people with limited mobility): promote circular routes to restricted byway status and ensure they have suitable parking for horse transport.
- Consider the economic importance of horse riding to rural areas.

## **Policy SD20: Sustainable Tourism and the Visitor Economy**

There were a total of 56 comments on this policy. These are summarised below.

### **National Agencies**

Historic England suggests the addition of "historical significance" in criteria I (a) iii) between 'character' and 'appearance'.

Natural England comment that it is not clear how this policy has considered impacts on statutorily protected wildlife sites as no locations for example have been included here. They advise that this is amended.

### **Borough, City, County and District Councils**

Chichester District Council recommend that there is further clarification relating to marketing requirements and demonstration of lack of viability (see Appendix E of the Chichester Local Plan for example). They also suggest that in order to determine when the benefits of tourism outweigh the risks, the Local Plan should set out a monitoring framework with appropriate triggers, including those related to the things that attract tourists. They also consider that the Local Plan should set out links and relationships with tourism in areas outside but close to the National Park, especially related to attractions accommodation and transport.

East Hampshire District Council welcomes the commitment SDNPA have made to work with local authorities to support the visitor economy in and around the National Park. They also welcome the commitment to an enabling and flexible approach to tourism related development that fits with National Park purposes and does not harm the special qualities. They note there is a reference in para 6.34 to a gap in hotel provision in Petersfield and would recommend that suitable sites should be identified for a town centre hotel. They welcomes and supports the retention of visitor accommodation.

East Sussex County Council suggest that the text in criteria I(a) ii) is strengthened by replacing the word 'encourage' to 'enable'.

Hampshire County Council supports the intention of the policy but has concerns regarding the requirement for visitor accommodation and attractions to be in a sustainable location. They comment that farms seeking to diversify are often in remote, rural locations, and do not have connections to public transport; there is therefore a reliance on the car to travel any significant distance. This remote tranquillity is one of the attractions for visitors to the area, and there is an opportunity for farms to meet demand for accommodation and local attractions. They consider that criteria I(a)ii and I(b)iii inherently prevents any farm diversification from taking place in rural and remote areas and this may affect the farm's longevity and could have potential negative repercussions on the local rural economy based around the farm or holding. This is inconsistent with the positive approach to economic growth in rural areas set out in para 28 of the NPPF.

In addition, Hampshire County Council make comments about their responsibility for a range of parks and other sites across the National Park and reference to the Hampshire Countryside Access Plan (CAP) 2015-25. They recommend that reference is made to the CAP as a statement within Chapter 6 as it will confirm the commitment of the NPA to work with the County Council to achieve the aspirations of the Hampshire Countryside Access Plan as a key partner.

Horsham District Council support the aims of the policy. They note that in light of comments from the SDNP, HDC has amended the wording of our tourism policy to ensure that developments are in keeping with their sensitive surroundings in particular in the settlements of Pulborough, Storrington and Steyning which are close to the park. Given the SDNPA's support for this approach and the

reference in para 4.35 to the context of the National Park within a wider network of settlements, it would be helpful to ensure that these two policies are 'joined up'. They suggest additional wording in policy and supporting text to reflect the role that HDC settlements have in providing gateways with supporting services, businesses and workers to support the park.

Lewes District Council support the policy and comment that the approach will help in achieving the Council's own priorities and aspirations, as set out in its Regeneration Strategy: Building a Brighter Future (2012).

### **Parish and Town Councils**

Arundel Town Council note that para 6.34 mentions the shortage of quality accommodation at peak times, and para 6.35 indicates that Gateways outside the Park play an important role. They welcome the proposal that local authorities should work with the SDNPA to "enable opportunities to support the visitor economy". They suggest the deletion "clearly" as this is unnecessary emphasis. They also consider that the policy is far too restrictive, being based on the concept of "the control of visitor accommodation". Instead, the SDNPA should be encouraging additional visitor accommodation without these restrictive measures. In particular, they suggest that the negative criteria 5 should be deleted.

Barlavington Parish Council comments that the policy discusses the lack of accommodation for leisure activity. They support the pursuit of these activities and associated accommodation and recognise that many livelihoods depend on this sector. However, they comment that there needs to be a balance between small businesses and the mass outdoor tourism villages or holiday camps that often live in the landscape but are not part of it and consider theme parks, outdoor logged cabin settlement as industrial developments. They consider that the document needs to consider the compatibility of making the SDNP open for all to enjoy, but not destroy its very essence by considering the implications of such schemes.

Madehurst Parish Meeting in general support the policy, but as a community are sensitive to the implications of this policy if not strictly applied given that there is a potential development proposal for Houghton Forest. In general they believe the policy does provide the level of guidance and support required. They would hope for more precise pointers against developments not already identified within SD22 and comment that given its geographic shape, the park can easily be accessed from accommodation outside its boundaries, enabling visitors to enjoy fully all its character without spoiling its special qualities by damaging tranquil areas.

Rodmell Parish Council supports the proposal that it must be demonstrated that any proposed on-site facilities will not have an unacceptably adverse impact on the vitality of assets of community value.

Selborne Parish Council consider that para 6.30 is written incorrectly and it implies that by contributing to economic growth, there is an opportunity to contribute to the second purpose. They consider this to be a flawed interpretation of the legislation and whilst contributing to economic growth may well contribute towards the National Park's Duty, under s.62 of the 1995 Act but in no way does it contribute to the second NP purpose, under s.61 of the Act. They also comment that there is not enough mention of visitors in the policy. They also comment that the impact on residents of the local area and on their amenity is vitally important and there should be more emphasis in the policy upon activities that contribute to the quiet enjoyment of the National Park. Suggest replace the words "unacceptable adverse impact" with the word "harm" and the word "centre" from "town or village centres" should also be removed, because it is not just the centres that might be affected.

Warnford Parish Meeting note that criteria 1(a)(ii) requires evidence that a proposal for visitor attractions and accommodation "... reduces the need for travel by private car....". They comment that Warnford Parish (like many others in the National Park) has no effective commercial bus service and the only practical way in which this policy could be implemented, therefore, is if the facility was designed specifically for walkers and cyclists and (for example) without car parking. They believe that this should be spelt out more clearly in terms of development which will and will not be allowed in areas with no effective public transport.

### **Other Organisations**

The Alice Holt Community Forum made the following comments:

- Need to reconcile environmental, economic and social objectives in relation to woodlands such as Alice Holt, particularly having regard to the Sandford Principle. For example, Alice Holt is at times at full capacity with visitor numbers, with all car parking spaces being used. Any significant increase in visitor numbers, particularly at weekends, would, in the view of the Forum, be unsustainable. Policies to encourage visitors to Alice Holt, particularly at peak times are not needed and would be inadvisable.
- Strongly opposed to any form of built or tented development within Alice Holt Forest, including static or touring caravans, holiday villages, lodges, cabins, ecopods and other facilities providing overnight accommodation. Believe that such developments and their infrastructure would result in the loss of and damage to the ancient woodland, would be detrimental to the ecology and biodiversity of the woodland, would damage the tranquillity of the Forest, would interfere with access rights and the quiet enjoyment of the woodland by the public, would be inconsistent with the natural environment of woodlands, and would conflict with the first purpose and be contrary to the Sandford Principle.
- Supports statement in para 6.43 regarding impact on quiet enjoyment of the National Park. Policy SD21 rightly acknowledges this. Request that this is also acknowledged within Policy SD20, since visitor accommodation has the potential to have similar impacts.

The Angmering Estate, Cowdray Estate, Leconfield Estate and West Dean - The Edward James Foundation commented that the policy is generally supported subject to the following points being addressed:

- Not clear how the requirement to increase the awareness, understanding and enjoyment of the special qualities of the National Park to this should be evidenced as part of a planning application. Clarity is welcomed.
- Criteria 2 refers to explains that the location of development should reduce the need to travel. However, it should also be recognised that tourist and visitor accommodation sometimes requires a more remote location so that visitors can enjoy the peace and tranquillity of the National Park.
- Important that planning policy is flexible and allows development to respond to changes in economic circumstances. As such, the timeframes prescribed in criteria 2 are onerous and should be more flexible.
- The policy may unnecessarily constraining the tourist accommodation market by resulting in an oversupply of accommodation that does not fulfil the needs of the market. By allowing greater flexibility for certain types of tourist accommodation to change to different uses, new accommodation should come forward in places that will fulfil the market demand. Greater flexibility should also ensure the right type of tourist accommodation comes forward to fulfil market demand.

In addition, West Dean - The Edward James Foundation commented that the policy does not currently recognise the substantial positive contribution that visitor attractions like West Dean College and its Parks and Gardens add to the local economy. They consider that this positive impact should be better recognised through the policy, including the potential for their growth and expansion.

Arundel Chambers of Commerce note that para 6.34 mentions the shortage of quality accommodation at peak times and para 6.35 states that Gateways outside the Park play an important role. They state that Arundel Town Council and Arundel Chamber of Commerce would welcome the chance to work with the SDNPA to "enable opportunities to support the visitor economy."

Bignor Park Estate made a related comment on SD47, which considers that the wording in para 10.114 on tourist accommodation needs to be tightened to prevent dwellings being built as tourist accommodation which are then subject to change of use applications to residential a few years later.

CPRE Hampshire commented that the supporting text suggests that economic growth contributes to the second purpose of the National Park which is not correct in terms of law. They consider that the last sentence in paragraph 6.30 should read ".....an opportunity to contribute to meeting the second National Park purpose and to sustainable economic growth". They agree that high numbers of visitors put pressure on some locations and "hot spots" by impacting on tranquillity and physical erosion and it is particularly important that new visitor attractions do not generate an increased level of activity which would detract from the Special Qualities. They note that this is inferred in Policy SD20 (1)(a)(iii) but it would be better to state this expressly, and to refer outright to cumulative impact with existing attractions.

CPRE Sussex support the policy.

CLA are concerned about the requirement for development to be reliant on public transport and other sustainable means of transport. They quote from the National Policy Statement for National Networks, published by the Department for Transport in January 2015 and NPPF regarding the realistic alternatives to private car journeys, particularly in rural areas. They are pleased that the reuse of existing buildings is encouraged. They note that redundant/ semi-redundant agricultural buildings are a plentiful and underutilised resource and this should be recognised when applications are made. They note that criteria 5 is non-specific and further clarification is needed. They have great concerns that this would be used to refuse permission on an adverse impact despite an overall net positive impact and the overall net impact should be the overall consideration.

The Goodwood Estate commented that the policy is positive and enabling, but there is a danger that uses may be limited to a traditional view of tourist activity and not respond to changing fashion and taste. They consider that flexibility is required to allow providers to respond quickly and effectively to changing markets, whilst balancing this against environmental considerations. They suggest that the supporting text and policy is amended to acknowledge the changeable nature of the industry and that in some instances, with robust evidence, a more flexible approach is appropriate.

Friends of the Earth Brighton & Hove suggest the removal of 'unacceptable' before 'adverse impact' in criteria 1 and 5 and deletion of 'satisfactorily' from criteria 1, because all development should be accessible by non-car modes otherwise this is too subjective and will undermine other policies in the Plan.

Friends of Lewes Society support the policy.

Marwell Wildlife support the policy, subject to suggest amendments to the policy and supporting text. They support the principle and its support for the tourism industry, but consider that the focus is on new tourism development. They suggest that the local plan should also provide clear support for

existing visitor attractions in line with the plan's objectives (Fig 3.2), and to complement the support for small scale rural business (policy SD27). They recommend that the policy if amended, or a separate policy added, to specifically acknowledge the positive contribution that existing large organisations make to the special qualities and vitality of the National Park and note the Winchester Joint Core Strategy policy MTRA5 (Major commercial and education establishments in the countryside).

The National Trust objects to the wording of the policy and consider that as worded it does not comply with guidance contained in the NPPF at para 28 regarding supporting a prosperous rural economy. They made a number of comments:

- The National Park has many important cultural, heritage and landscape assets which visitors wish to come and experience and this has been recognised in Policy SD27. These are often sited in remote locations and whilst the Trust will support efforts to improve sustainable transport across the area, it has got to be recognised that there will be limitations in what can be achieved.
- Concerned that the policy will unduly inhibit the provision or diversification of visitor facilities at established visitor attractions in the park as it is not possible to move the mansion house or iconic landscape to a more sustainable location and it would be highly unlikely that an applicant can guarantee public transport improvements.
- The reference in the policy to complying with Policy SD22 would appear to preclude this opportunity as this policy does not permit new buildings in countryside areas and appears to apply tighter restrictions on development than the NPPF advocates in respect of rural businesses and duplicates some of the criteria that are listed under part (b). They consider that a more relevant policy for SD20 to be linked to is Policy SD27 which specifically relates to the rural economy, of which tourism is a key component.

The South Downs Society support the policy and trust that the wording of criteria 1 (a) iii) will include the capacity to challenge any proposed equestrian activity if it seems likely to result in excessive and unacceptable use of the nearby network of bridleways. They welcome the provisions of criteria 2 in requiring a robust marketing exercise before possible redevelopment of visitor accommodation to residential use.

The South Downs Land Managers Group and the Sompting Estate made the following comments:

- The Policy appears to favour new visitor accommodation in built up areas rather than rural locations and this has potential to exacerbate problems of public access on the rural fringes. Consider that it needs to be recognized that the majority of visitors to the National Park do so because of its rural location and it should be acceptable for visitors to come to the Park by car but then encouraged once there, to walk, cycle or ride.
- As one of the main activities that visitors come to the National Park for is walking; accommodation in rural areas is ideally situated to make best use of public rights of way and is better able to meet purpose 2 and the enjoyment of the special qualities of the park.
- Facilities and services in rural areas are often supported by visitors to the area. Restricting tourism development in rural areas could be detrimental to the survival or rural pubs and village shops.
- Disagree, as it stands, with 1.b)iv). As recognized in para 6.51, it is not always in the interest of the Purposes to create a honeypot hotspot effect. In addition visitor accommodation which will allow users access on non-PROW tracks could be more of an asset to Purpose 2 than accommodation giving access only to existing rights of way,



and this unnecessarily duplicates the reference to satisfactory connections for walking etc in I.b)iii).

In addition, the Sompting Estate support the present wording of 6.40, in particular the final sentence, for the reasons given.

Wiggonholt Association commend the policy.

### **Agents and Developers**

Amberleigh House Limited noted that the Visitor Accommodation Review emphasised some gaps in current tourist accommodation provision, most notably hotel accommodation in Petersfield. They welcome the recognition of the importance of tourism to the future health and prosperity of the National Park. They note the emphasis in the policy for proposals to be located in sustainable or gateway locations is generally accepted. However, they consider that in order to be comprehensive, para 6.44 could acknowledge that a high proportion of visitors currently arrive by private vehicle, and that suitably located accommodation, could help reduce vehicle movements through the Park, providing alternative modes of transport to access the Park were accessible at this point. They suggest that this could also be acknowledge in Criteria I.a) ii).

Callstone Ltd commented that visitor and tourism accommodation is considered appropriate in a number of locations throughout the National Park, including for example the Shoreham Cement Works, as an established and acknowledged previously developed site. They make reference to the 2003 Appeal on this site, where an element of visitor and tourism / leisure accommodation, including a hotel, was supported. In these terms, they consider that the principle of these uses on Shoreham Cement Works should be acceptable, further as it would meet the Second Purpose of the National Park.

Forest Holidays Ltd welcome the acknowledgment that tourism plays a vital role in sustaining the economy of the Park, and that, by enabling the provision of appropriate tourist accommodation, this will provide further economic benefits to the local economy. They support the recognition that for some tourism accommodation, it is necessary to be located outside of settlements, and instead focussed on a geographically fixed resource.

Green Village Investments support the statement in para 6.44 regarding the location of accommodation near to sustainable and gateway locations. However, consider that this is not reflected clearly in the Plan as it fails to acknowledge the unique benefits of Liphook as a sustainable gateway to the National Park. They make specific reference and detailed comments on the proposed development at Bohunt Park. They comment that the policy is not worded positively with respect to developing and enhancing sustainable tourism facilities in accessible and sustainable locations, such as Bohunt Park, making reference to para 157 of the NPPF. They also consider the policy to be defensive and inconsistent with the largely positive support in Policy SD18 and SD19 and suggest that the Policy is rewritten more positively and makes special acknowledgement of the positive importance of gateway locations to the Park, and the key role of sustainable transport links in planning strategically and positively for tourism and the visitor economy in the Park.

Smiths Gore comment that the policy is generally supported subject to the following points being addressed:

- Not clear how the requirement to increase the awareness, understanding and enjoyment of the special qualities of the National Park to this should be evidenced as part of a planning application. Clarity is welcomed.
- Criteria 2 refers to explains that the location of development should reduce the need to travel. However, it should also be recognised that tourist and visitor accommodation

sometimes requires a more remote location so that visitors can enjoy the peace and tranquillity of the National Park.

- Important that planning policy is flexible and allows development to respond to changes in economic circumstances. As such, the timeframes prescribed in criteria 2 are onerous and should be more flexible.
- The policy may unnecessarily constraining the tourist accommodation market by resulting in an oversupply of accommodation that does not fulfil the needs of the market. By allowing greater flexibility for certain types of tourist accommodation to change to different uses, new accommodation should come forward in places that will fulfil the market demand. Greater flexibility should also ensure the right type of tourist accommodation comes forward to fulfil market demand.

### **Individuals**

One individual notes the acknowledgement in para 6.38 that the promotion of sustainable tourism is not a specific duty of national park authorities and, therefore suggests the SDNPA does not get involved.

One individual commented that developments for accommodation should be described as small scale. Farm diversification, encouraging B&B and small scale good quality accommodation as well as supporting tourism in the neighbouring local authorities where there is a need for jobs and sustainable options for staff are key. Reference to examples of incredible small scale farm and derelict building solutions in Northumberland and the New Forest, which enhance the area. They suggest that development should be small and good quality vernacular build or low key and canvas or within major developments in the strategic sites within the park. They also suggest working with others to support pressure periods and promote options in neighbouring authorities as part of SDNP experience by creating a SDNP kite mark for nearby accommodation. Emphasise the importance of maintaining the vision and not allowing policy wording to be weakened over time (reference to examples of this in Lake District).

One individual considers that the plan is weak on economic impact and it does not explain (in many places) where business tourism fits. They comment that Policy SD20 and 21 continues the aspirations regarding less cars but has no practical solutions. They also question how an all year visitor economy will be achieved.

One individual supports the policy and approach and commented on occasion a defensive approach may be required and essential.

One individual comments that the Outcome 8 of the PMP is not reflected in Strategic Policy SD22. All visitor related development should seek to make it easier for people to become involved in caring for the landscape and to encourage changes in behaviour.

One individual commented that it is imperative that the NPA consider the buffer areas around the South Downs which will provide accommodation and refreshments for people enjoying the Downs. They also comment that people will expect to stay in an appropriate property, such as traditional cottages, and will expect to be able to walk, ride and cycle to pubs along quiet country lanes. They make reference to potential development of the West of Hollycroft field in East Chiltington and the positive characteristics of local area which attracts visitors and is promoted as a destination and consider that development of this site will have a detrimental impact on the character of the village and country lanes and would deter tourists and thus would conflict with your policy of encouraging sustainable tourism.

One individual commented that there are many derelict old barns in the park and questioned whether these could these be sympathetically converted in to homes with visitor accommodation.

## **Policy SD21: Recreation**

There were a total of 30 comments on this policy. These are summarised below.

### **National Agencies**

Sport England object to the policy. They comment that the policy is restricted to outdoor recreation and is focussed on provision for visitors. They suggests this is broadened to meet the needs of the resident population for open space sport and recreation and informed by the NPPF Par 73 assessment (or the Local Plan includes a separate policy for formal sport and recreation, informed by the assessment)

### **Borough, City, County and District Councils**

Brighton & Hove City Council commented that the National Park is not an island and its open space including its recreational facilities may meet the needs not only of the communities within the National Park but also those adjacent. They make reference to the example of the loss of the long standing level recreational facilities provided at Braypool and Waterhall, which could undermine the Duty to Co-operate and would result in a significant shortfall in the outdoor sports requirements within the City. Given that these facilities existed prior to the designation of the National Park it is considered they must meet the National Park criteria and should not therefore be considered to be out of keeping with the National Park. They requests that criteria 6 is amended by the replacement of the words: "which serve the Purposes of the National Park" with "without evidence to demonstrate the facilities are surplus to current and future requirements".

Hampshire County Council repeat the comments made on Policy SD20.

### **Parish and Town Councils**

Arundel Town Council considers that the whole of the policy is unnecessarily restrictive and suggests the deletion of criteria 2 to 6.

Bramshott and Liphook Parish Council presume that "recreation" includes sports but in which case clarification should be made of the type of sports to be included (e.g. 'noisy' sports which would impact on tranquility or quiet enjoyment of the Park should not be encouraged). They also comment that proposals for recreational activities should not be dependent on major development to be achieved, and separate applications should therefore be rejected unless assurances of financial viability are given. This is evidenced in Liphook where a local football club is unable to access an approved new pitch without funding a significant roadway across the Park, or unless a major housing development is approved.

East Chilton Parish Council note that the loss of existing recreational facilities must be mitigated by provision of improved or equivalent replacement and comment that any proposals should also be required to have the full support of the community concerned.

Cocking Parish Council comment on para 6.51 and note that cycling events are an important aspect of recreation in the South Downs area, especially along and around the South Downs Way. They comment that large cycle events, as opposed to small local groups of enthusiasts, need to be properly managed to avoid being a nuisance to others. Cycle check points and refreshment stops should be provided with portable lavatories. Cycle events charge an entry fee to participate and this should be used to provide and remove proper facilities as well as the clearing away of residual litter.

Liss Parish Council comments that the plan needs to recognise that in neighbourhood plan areas the Policies Map will not define the extent of countryside.

Madehurst Parish Meeting support this proposal and specifically note criteria 4,5 & 6, which they feel will provide the level of protection required to ensure ongoing enjoyment of the SDNP without detriment to the special qualities. They note that Whiteways Picnic area is a key local spot which provides easy access to the country side in a contained and managed way.

Selborne Parish Council notes that the policy refers to visitors' recreation but it is important that it should refer also to recreation by residents. They agree that the informal quiet enjoyment of the area must not be prejudiced, but the focus of the whole policy should be on the provision of informal quiet enjoyment and not on providing various forms of recreation that may possibly cause disturbance to local residents by reason of noise etc. for example. They suggest replacing "unacceptable adverse impact" with the words "cause harm" or just "harm" and removing the word "centres" from "town or village centres" in criteria 2 because the whole village can be affected.

### **Other Organisations**

British Canoeing commented on para 6.49 and that the Sandford Principle is often misquoted and misinterpreted as "conservation has priority over recreation" and it is better summarised as, "where those two purposes cannot be reconciled by skilful management, conservation should come first"

The British Horse Society support the policy, especially the protection of 'informal quiet enjoyment of the National Park'.

CLA repeat comments made on Policy SD20.

CPRE Sussex supports the policy.

Goodwood Estate commented that the policy is positive, with an emphasis on quiet enjoyment and the principle of protecting the environment as a key objective of the National Park. However, they consider there is a danger that uses may be limited to a traditional view of recreation and not respond to changing fashion and taste. Flexibility is required to allow providers to respond quickly and effectively to changing markets whilst balancing this against environmental considerations. The supporting text and policy should be amended to acknowledge the changeable nature of the recreation industry and that in some instances, with robust evidence, a more flexible approach is appropriate.

Friends of the Earth Brighton & Hove supports the policy, but suggest deletion 'satisfactorily' from criteria 3c as all development should be accessible by non-car modes otherwise this will undermine other policies in the Plan and the term 'satisfactorily' is too subjective. Suggest removing 'unacceptable' before 'adverse impact' in criteria 5.

Friends of Lewes Society support the policy.

Leconfield Estate repeats comments made on Policy SD20.

The South Downs Society support the policy. They question whether it would be more appropriate to require applicants to demonstrate a benefit to the local economy, rather than "not undermining .... town or village centres" in criteria 2d). They assume that the application of criteria 4 will enable the planning authority to take a view on a case by case basis of proposed shooting activity and its potential impact on local residents and businesses and those seeking quiet enjoyment.

South Downs Land Managers Group support criteria 1 and reference to understanding, especially if this were to include understanding of land management and improve behaviour of visitors to the countryside. They refer to comments made on Policy SD20 and suggested amendments also apply to this policy. They consider that the wording of criteria 2.c) 'make use of existing buildings, where possible' is unduly restrictive and is inconsistent with the wording 'make use of existing buildings,

where appropriate' in SD20.1.a)iv), which they support. Possible but inappropriate reuse of existing buildings would not be consistent with Purposes or Duty. Comment that criteria 2d does not recognize the need to consider and protect existing rural businesses.

Sompting Estate make reference to and repeats the comments made on Policy SD20. In addition, they consider that the wording of criteria 2.c) 'make use of existing buildings, where possible' is unduly restrictive and is inconsistent with the wording 'make use of existing buildings, where appropriate' in SD20.1.a)iv), which they support. It may be possible but inappropriate. Suggest extending the protection of criteria 2d to include rural enterprises which might be undermined.

### **Agents and Developers**

Green Village Investments support the policy and consider that the proposals at Bohunt Park fully meet the criteria of the Policy and reflect the statutory duties of the National Park, particularly the duty to promote opportunities for the understanding and enjoyment of the special qualities of the National Parks by the public. They make a number of comments about aspects of the proposed development at Bohunt Manor as an interesting future model for the National Park as it seeks to facilitate public access for recreational purposes and enjoyment, whilst preserving the more sensitive areas of the Park.

### **Individuals**

One individual commented that whilst the National Park plan has many laudable policies it appears that there is no attempt to tackle some of the current 'conflicts' within the countryside. They make reference to potential conflict between game shooting and other users of the countryside such as walkers and cyclist. Game shooting has increased in the South Downs, with rise in commercial shooting and the SDNPA should adopt a policy which attempts to minimise the conflict.

One individual supports the policy and approach.

One individual comments on how Carriage Driving offers recreation and enjoyment of the countryside in a way that may be prohibited to them such as walking, cycling & horse riding. Being on a carriage allows those with health, wellbeing or age issues to still get out and move around the area, enjoying the peace and beauty without the physical exertion that the other activities might require of them. They recommend that the NPA create multi-user routes (restricted byways) hopefully circular with parking for horse transport.

One individual comments on the need to encourage all developments that are 'recreation' based to identify and contribute to the value of people getting involved with caring for the landscape - making improvements and increasing appreciation.

One individual comments a stronger emphasis should be placed on sustainable tourism and the visitor economy as this is the future. They suggest the following proposals: creating village hubs (e.g. Selborne, Chawton, Greatham and Hawkley), promoting walks within this hub which benefits local business, promoting cycling (both mountain biking and road) between the village, promoting e-biking (older generation) and promoting the health benefits of each route and activity.

One individual suggest the 'shared identity' should be referred to in the Local Plan.

# Chapter 7: Towards a Sustainable Future

## Policy SD22: Development Strategy

There were a total of 122 comments on this policy. These are summarised below.

### National Agencies

No Comments received

### Borough, City, County and District Councils

A wide range of comments were received from eight local authorities:

Hampshire County Council – Objected to the policy, questioning why it was restricted to estates and large farms. Consideration should be given to including small and medium farms as well.

Eastbourne Borough Council – Support the approach and in particular the protection of the downland landscape by containing development in East Dean and Friston to within the settlement policy boundary.

Horsham District Council – Recent examinations of Local Plans shows a need to robustly demonstrate the ‘no stone unturned’ approach has been applied to the identification of land for housing, it is assumed that the SDNPA will be able to demonstrate that they have pursued this approach.

Lewes District Council – The terms used to describe the scale of appropriate growth in SD4 Broad areas policies are not clear enough to guide decision makers (NPPF para 154). There is also concern that if the NDPs do not progress in time for the submission of the Local Plan that there will be a policy vacuum for the settlements of Lewes and Ditchling who are responsible for drawing their own settlement policy boundaries. The wording of clause 2 is open to broad interpretation which may lead to an increased number of S78 appeals.

Adur & Worthing Councils – Further explanation and justification requested regarding the selection of sites close to the boundary of the National Park and adjacent to settlements outside the National Park, and whether these sites wouldn’t be better placed to serve the needs of the settlements they adjoined rather than of the SDNP in general. Would welcome recognition of the relationship between National Park residents and the surrounding urban centres and the access to services and facilities this provides. This would come under the Duty to Cooperate. Either way clarification is sought on the operation of the allocation of affordable housing. Expressed surprise that the Halewick Lane, Sompting site (former Waste transfer Site) had not been included and assessed in the SHLAA, as the NDP group were no-longer including the site within their plan area. It was also noted that Lancing College was not referred to in the Local Plan.

Chichester District Council – Consider it important to acknowledge the NPPFs support for exceptional quality and innovative design of new dwellings which is classed as a special circumstance for development as set out in paragraph 55.

Winchester City Council – Commented that the tightly drawn Settlement Policy Boundaries restrict the implementation of the plan which says it allows natural growth within these settlements.

### Parish and Town Councils

Comments were received from 22 Parish/Town Councils. There was strong support from 10 councils for the list of and changed Settlement Policy Boundaries (SPBs).

Support was also received for:

- Reduction of Settlement Policy Boundaries creates more opportunities for affordable housing development.

The following comments were made:

- It is unclear why some settlements have had their Settlement Policy Boundaries removed and others haven't.
- Further clarity needed on how SPBs can be changed, in particular as NDPs for the Settlements listed are responsible for drawing their own SPBs and this needs to be acknowledged within the Local Plan.
- Criterion 6 does not specifically mention a positive approach in favour of using brownfield land for more locally appropriate/less invasive uses such as housing or light industrial.
- Further advice needed for NDPs who are not allocating housing in their NDP and where and how this will be addressed within the development plan.
- The requirement for farm plans must be practical and proportionate to the scale of the farming operation.
- The plan is missing maps for other settlements.
- Concern over what may be considered "exceptional circumstances" and seek further clarity, specifically in regard to tourism and recreational facilities.
- It should be specified that affordable housing has to be provided on site.
- Strengthen criterion 3 by requiring robust evidence and that re-use of buildings should be "appropriate and beneficial".
- Remove unnecessary emphasis from criterion 4 ("exceptionally" and "clearly")
- Clarification sought on what would be considered a "small site" in criterion 5.
- An additional policy is needed which governs the production and review of Whole Estate Plans.

Objections were raised to the following:

- The removal of the East Worldham Settlement Policy Boundary, stating that this must be reassessed and proximity to nearby centres must be taken into account.
- Due to the timing of the adoption of the SD Local Plan, it would override policies in Neighbourhood Plans which are more detailed and locally specific. The policy should acknowledge this.
- Should clearly state that in NDP areas, the NDP will define the settlement boundary
- There is no need to say that development may happen outside SPBs, there are always exceptions. If this remains, then greater clarity on what exceptions will be permitted.

### **Other Organisations**

15 groups or organisations made comments on this policy:

- Given that the Plan supports sustainable development, why does it not mention/promote higher density development which is a characteristic of sustainable development and in making efficient use of brownfield land.
- Several comments that the plan and this policy specifically need to strongly support and prioritise the re-use of previously developed land/brownfield land, in preference to greenfield land. This included one objection due to the weak position of the policy in relation to re-use of brownfield land.



- The South Downs Society, South Downs Land Managers Group and National Farmers Union (South East Region) gave support for the principle of Whole Estate Plans although further clarity and guidance is required. The introduction of WEPs should not prejudice against those who are already providing ecosystem service benefits (i.e. support maintaining those benefits, not just seeking new/further benefits)
- Support for the need to robustly evidence need for development in the open countryside, but this should be expressly written in to the policy (SD22 (3))
- Further explanation of what the appropriate re-use for an existing building is. (SD22 (3d))
- To be in accordance with the NPPF, reference should be made to the “exceptional quality and innovation” circumstances from NPPF paragraph 55.
- Reconsider establishing SPBs for other settlements.
- Safeguarding of iconic views of the Seven Sisters coastline, Seaford Head and the Cuckmere Estuary need protection from development outside the National Park.
- Seek greater clarity of wording to prevent the loss of agricultural land, including reference to food security and reducing food miles.

### **Agents and Developers**

31 comments were received. There were two key areas of focus: Whole Estate Plans and Settlement Policy Boundaries. The comments are summarised below:

- Whole Estate Plans are not always necessary and need to be appropriate to individual circumstances. They must not be overly complex and burdensome.
- The introduction of WEPs should not prejudice against those who are already providing ecosystem service benefits (i.e. support maintaining those benefits, not just seeking new/further benefits)
- Clauses 4a and b were considered to be repetitive
- Questioned the exclusion of institutions and educational establishments, both often large land owners, from the Whole Estate Plans definition.
- Disagreement with the tightening of the SPB surrounding the settlements of Cocking and Midhurst.
- The tightening of SPBs puts the whole plan at risk of not being able to deliver much needed housing.
- There should be a change to the wording of clause 4 from “exceptionally considered suitable” to “generally considered suitable”.
- The Local Plan should set SPBs for all settlements, particularly where NDPs are not progressing quickly enough
- There should be greater support given to the re-use of previously developed land / brownfield land. It is not enough to allocate strategic brownfield sites.
- Additional wording should also be added to clause 3: “Development proposals will not normally be permitted outside of settlement policy boundaries or outside of Strategic Sites...”
- Support that East Dean and Friston has an SPB.
- The SPB around East Dean and Friston should be redrawn to include other sites which would form a natural extension to the existing settlement.
- Tourism and recreation should be listed as suitable exceptions to the policy.
- The previous tiered approach to settlement classification gave much greater indication of suitability for future growth within settlements.
- Concern that there is over reliance on small sites in unsustainable locations rather than on large sites in more sustainable locations.

Objections to policy SD22 are summarised below:

- The removal of an SPB from the settlement of Blackmoor appears unjustified when lower scoring settlements have retained their boundaries. The scoring for Blackmoor was also considered inaccurate. The text also referred to a wide number of studies that have been taken into consideration when determining the SPBs but it does not state what they are and they have not been made available for review.
- Object to Swanmore not being included, as it is considered a sustainable settlement within the Joint Core Strategy.
- Several comments were made, which noted the inclusion of the two sites on the boundary of the National Park, adjacent to settlements outside the National Park and questioning their inclusion when other sites on the boundary had not been allocated.
- The requirement for an Estate Plan should not prevent or delay development which otherwise conforms with the development plan policies.
- There are no allocations shown to meet Selbourne's housing requirement. The SPB should be redrawn to include the site which was found suitable in the 2015 SHLAA.
- The allocation of just a few hectares of employment land within such a large area is too restrictive and should be reconsidered.

It should be noted that several specific sites were identified and promoted for inclusion. However no specific sites are named within Policy SD22 so these comments will be considered under either the relevant policy/allocation or the SHLAA update process.

### **Individuals**

22 comments were received. Many focussed on the issue of Settlement Policy Boundaries (SPBs)

Support was received for:

- Whole Estate Plans
- Commended for making Landscape a priority in the Local Plan
- Compton's SPB and score in the Settlement Facilities study.
- Selbournes revised SPB
- The identification of Corhampton and Meonstoke as a sustainable location for growth

The following comments were made:

- The policy does not support sustainable development and therefore conflicts with policy SD1.
- The policy is not compatible with encouraging sustainable farming or changes due to changes in farming practices.
- It is not possible to know what will happen in the future regarding farming, therefore the requirement for Whole Estate or farm plans must be dropped.
- Many comments were received stating that SPBs should not be drawn so tightly as to restrict all infill or windfall. Greater flexibility should be considered
- By drawing the SPBs so tightly, it leads to conflict between SD22 (the boundaries) and SD23 which states that these settlements can accommodate growth.
- Maintain existing SPB around Selbourne.
- The Local Plan needs to acknowledge and give appropriate weight to the SPBs and allocations of NDPs
- The differences in scores for the same settlements in the Settlement Facilities Study and the Settlement Hierarchy were questioned, as no explanation is given.

## Objection

- Several individuals criticised the SPB review methodology as flawed as it does not consider implications on windfall; higher order settlements also serve lower order settlements; a broader range of facilities need to be included; transport times are not correct.
- Under the Local Plan proposals, smaller villages will stagnate and local people will have to move away. Spread development more widely, fairly and equally.
- Group settlements under the broad areas
- There is no provision for “truly outstanding or innovative design” in accordance with the NPPF.
- Policy SD22 does not clearly define “exceptional circumstances”
- Several individuals criticised the Settlement Facilities Study methodology as flawed.
- East Worldham and Exton should have SPBs.
- The SPB around Corhampton and Meonstoke has been drawn too tightly and unnecessarily restricts any growth when there is a need for new housing.

There were also 10 comments regarding a particular site in East Chiltington. These comments did not relate to the wording of Policy SD22 or the supporting text. They will be considered separately.

One individual commented that the distribution of development appears arbitrary, relying on availability of land or previous local plan strategies. Most villages with 100 or more homes could accommodate a small number of homes which would allow for an increase in much needed social housing.

One individual commented that recent examinations of Local Plans shows a need to robustly demonstrate the ‘no stone unturned’ approach has been applied to the identification of land for housing, it is assumed that the SDNPA will be able to demonstrate that they have pursued this approach.

## **Policy SD23: Housing**

There were a total of 135 comments on this policy. These are summarised below.

### **National Agencies**

Two National Agencies responded to this policy, Natural England who made comments and Historic England who expressed a strong objection. Their comments are summarised below:

Natural England – Although landscape and ecosystem services are considered determining factors, concern was expressed that wildlife and wider biodiversity issues are not mentioned. The plan needs to clearly set out how these factors have been used in determining the location of housing. This includes, but is not limited to statutorily protected sites. This also applies to windfall development which must be required to consider impacts on wildlife and biodiversity. Specific reference must be made to the strict housing quotas around the Wealden Heaths Phase II SPA.

Historic England – An objection was raised due to the uncertainty of a great number of allocations still to be determined. What evidence does the authority have that these settlements can accommodate the identified levels of growth without unacceptable harm to the historic or landscape character of each settlement. This is particularly significant in Midhurst, with a larger proportion yet to be identified, but applicable to all settlements where capacity has yet to be identified.

### **Borough, City, County and District Councils**

Nine Local Authorities commented on this policy. Two expressed support for the Policy, one made an objection. All made comments, which are summarised below:

- Support was received for the overall principle of dispersed growth to support local communities and for setting out clear levels of growth for specific settlements.
- The recognition of surrounding settlements and districts and that the National Park does not function in isolation was welcomed

The following comments were made:

- Issues of capacity at Kingston and Rodmell, where sites have not been identified, which would lead to questioning whether there is capacity for growth at these settlements.
- Capacity for windfall is further restricted due to the reduced Settlement Policy Boundaries (SPBs)
- Concern over impact of NDPs not progressing in a timely fashion which would mean the SDLP was left with unmet housing requirements. What contingency is in place if this should happen?
- There seems to be little flexibility to respond to changing circumstances which risks that SD23 is unachievable/undeliverable.
- The SDLP does not appear to address the unmet housing need generated within the SDNP
- There must be clear, robust justification of why the SDNP cannot meet its own Objectively Assessed Need (OAN).
- The SDLP must clearly state both the OAN figure and the total affordable housing need
- That the SDLP states that affordable housing is the primary focus for housing delivery, but the level of affordable housing to be delivered in the Plan does is lower than the affordable housing need figure in the SHMA.
- Adur, Worthing, Winchester and Waverley stated that they would not be able to meet any additional housing need generated within the National Park. Adur, Worthing and Waverley noted that they were unable to meet their own districts OAN so did not have any further capacity to accommodate further growth.

- Unclear as to how the affordable housing need figure has been generated.
- Note that the total housing figure is not disaggregated, but taking the requirements and allocation figures the proportion of housing to be delivered within Chichester area accords with the CDC Local Plan figures.
- Highlighted the conflict between the requirement for 40% of housing to be affordable, but that SD24 would only apply this to developments of 6 dwellings or more.
- Sought clarity on whether housing delivered on exception sites would count towards meeting a settlements requirement figure (as shown in SD23).
- The housing data used to support the SHMA will soon be out of date and more up to date information is now available.
- Concern over lack of explanation in the Plan of how the requirement for each settlement had been reached
- Surprise expressed that the SDNPA have left identifying specific sites until the Publication stage, which risks causing delays to progression of the Plan.
- There is a need to underpin the allocations with specific transport modelling, including for key junctions.
- As sufficient capacity has yet to be identified in many settlements, the SDNPA cannot demonstrate that they are in compliance with delivery 100 in other villages as required by the East Hampshire JCS.
- Noted that there is an error in the affordable housing tenure split (66% and 33%, leaving 1% unaccounted for in paragraph 7.39)
- Issues regarding under delivery of agreed housing figures within the East Hampshire part of the National Park, over the lifetime of the JCS.

An objection was raised due to the lack of planning for an ageing population and specifically no allocations for older persons accommodation.

### **Parish and Town Councils**

25 Town and Parish Councils/Meetings commented on this policy. 12 supported the policy, whilst 5 objected. All made comments which are summarised below:

Support was received from Bury, Corhampton & Meonstoke, Cheriton, Woolbeding with Radford, Twyford, Bepton, Patching, Harting, Selbourne, Lavant Parish Councils and Iford and Warnford Parish Meetings

Comments received are summarised below:

- A request that the SDLP still recognises Areas of Special Housing Character (saved policy H9 in the East Hampshire JCS)
- Current planning permissions (or applications if approved) should be counted towards meeting the requirements as shown in SD23)
- The policy must include specific accommodation which is needed for the elderly, and retirement accommodation.
- More is needed to ensure a supply of smaller market and affordable homes, as in policy CPI I of the East Hampshire JCS, which will be lost once the SDLP is adopted.
- It is unclear why some settlements have SPBs but no housing requirement.
- There should be more development in the settlements of Cheriton (6 is not enough) to sustain the local community and attract/keep young families/economically active population.
- Suggest more cross referencing between policies to guide users of the Plan.

- Whilst settlements accept that they are suitable locations for growth, it must be acknowledged that the housing requirements in SD23 are not the only development pressures that they face. Many already have approved planning permissions for housing as well as non-residential development and the impacts of development in surrounding areas (particularly felt in areas close to major settlements outside the National Park)
- Concern over the large number of settlements where capacity has yet to be identified.
- The Local Plan should look at sites of less than five to meet the identified growth levels.
- There needs to be the associated infrastructure provided alongside housing to support the growth of Midhurst (150 new units)
- The requirement for Sheet should be stated as a maximum, rather than a minimum.
- The requirement should be reduced from 8 to 6 dwellings in South Harting, which could be more sustainably accommodated on the allocated site.
- Supported the focus on housing to meet local needs, with the focus on affordable housing.
- Support was given for the landscape and ecosystem services approaches throughout the Local Plan.
- Whilst supporting the text and policy, questions why the level of affordable housing expected is not higher (suggest 60%), given the National Parks stated focus on delivering affordable housing.
- The National Park should be encouraging rather than restricting growth in the smaller villages.
- The list should also include the 12 dwellings to be delivered in the area of Arundel within the National Park (allocation in the Arundel NDP).
- Querying whether the requirement for 11 dwellings in East Dean & Friston includes the planning permission for 10 new dwellings at The Fridays, or is in addition to this.
- Additional text needs to be added to clause 6, to include Parish Meetings.

#### Objection

- As no capacity was found in Kingston in the recently examined Lewes JCS, the requirement for Kingston should be removed. Reliance on windfall will also prove difficult given the contraction of the SPB.
- Findon Parish Council object to the level of growth allocated to Findon (20 units). This is still felt to be unattainable and should be reduced further.
- Itchen Valley Parish Council objected to the allocation of housing to only one settlement within their area. More growth is required and should be distributed more evenly across the parish's settlements.
- Stedham with Iping Parish Council objected to the allocation of affordable homes in Stedham. As neither the Parish Council nor the SDNPA can identify a suitable site, the requirement for 6 additional dwellings should be removed.
- Rodmell Parish Council objected to the proposed allocation for 11 new homes in Rodmell.. Since 1997 the housing stock has increased by 17% which is higher than national average and seems inappropriate. They also questioned whether by contracting the SPBs, the SDNPA were trying to direct development outside the boundary, to be delivered as 100% affordable housing sites. If this is the intention then this should be clearly stated.
- Clarification was sought as to what constitutes an estate or large farm, and what would be considered 'appropriate diversification'.

#### **Other Organisations**

10 organisations, groups or societies responded to this policy. One gave support for and one objected to the policy. All made comments which are summarised below:

Lavant Residents for the Relief Road - Comment made that Lavant could accommodate considerably more growth than currently proposed in SD23, around 100. Support was also given for a relief road around Lavant.

CPRE Hampshire – Fully support the provision of housing to meet local needs and that the starting point must be affordable housing. Acknowledged that setting local targets for settlements seemed reasonable. Agreed with the support in the SDLP for Neighbourhood Development Plans allocating sites for housing in their own settlements. Strong support for the allowance for windfall within housing delivery.

CPRE Sussex – The SDLP should state that where no sites have been identified for housing within the Plan, that either NDPs or local communities should determine where the housing in their settlement should be built. Will there be an opportunity to consider other settlements which have not got a settlement policy boundary or housing requirement in the draft plan. Sustainable settlements such as Glynde or Falmer?

Fittleworth & District Association – Support was given to the principle of delivering affordable homes, but that the 20 dwelling requirement in SD23 was not high enough to secure sufficient affordable housing for the village, if indeed any at all if sites are very small.

Sussex and Hampshire & Isle of Wight Wildlife Trusts (joint response) – Commented that the proposed modest levels of growth may be acceptable as long as they do not compromise the natural capital of the National Park. Highlighted the national issue of reducing household size, leading to an increase in demand from the same size population. As the population continues to grow the demand for housing escalates. Need to address levels of occupancy and models of home ownership, to reduce the need to build more homes. The Plan makes clear that the SHLAA does not include residential gardens, however there is no further mention of protection for residential gardens from future development, which given the landscape led approach adopted in the Plan, would be consistent with Paragraph 53 of the NPPF.

Wiggonholt Association – Accepts the overall figure and distribution for development across the National Park, but it is not clear how additional (unmet) need is to be met outside the National Park.

Portsmouth Water – requested that they be consulted on development proposals within their water catchment areas.

South Downs Society – Support for the overall principles and approach to development across the National Park. Understand the SDNPAs position that they cannot accommodate their full OAN, but urge caution given the Inspectors decision at the recent hearings for the Lewes JCS, who added an additional 1000 dwellings to the overall housing requirement. Objection to the allocation of Old Mall Farm as this goes against National Park Purposes. And concern expressed over requirements for settlements where sites/capacity has not been identified, which could lead to speculative applications from developers, which could jeopardise the National Parks Purposes.

Friends of Lewes Society – Whilst there is support for the provision of affordable housing and accept that there will be some market housing required. Strongly object to the requirement for 835 new dwellings in Lewes as this relies on the allocation of Old Mall Farm, an important greenfield site. Brownfield land should be exhausted before any greenfield sites are considered for development. An extensive search for sites should be conducted to find suitable alternatives to Old Mall Farm.

Friends of the Earth (Brighton & Hove) – Support the strategic policies with the exception of the requirement of 835 and Lewes as this relies on development at Old Malling Farm, which is an unsuitable greenfield site which should not be developed.

### **Agents and Developers**

33 comments were received from developers, landowners and agents. 11 gave support for and 10 objected to the policy. All made comments, which are summarised below:

#### **Support**

- Confirmation was given for several allocations, confirming that they were still available.
- Many gave support for the overall approach of dispersed growth to support smaller rural settlements.

#### **Comments**

- Should be acknowledged that small scale infill development can make a valuable contribution to housing supply without compromising the landscape character of the National Park.
- The Policy needs to make reference to the NPPF paragraph 55, which promotes sustainable development in rural areas to support the vitality of rural communities.
- The SHMA is not properly referenced in the supporting text and it is not clear how it underpins the figures quoted in the SDLP.
- Acknowledgement that the National Park is heavily constrained, which is broadly in line with the NPPF.
- The plan underestimates capacity for sustainable growth within the National Park.
- Housing requirements seem to be SHLAA led, rather than based on landscape capacity, and the targets then retrofitted.
- The generic reasons of “adverse impact on landscape character / historic setting” as explanation for excluding or rejecting a SHLAA site is not robust justification. The Sustainability Appraisal does not provide any further robust justification either.
- The policy should acknowledge that institutions, estates and educational facilities may be exceptions where development outside a settlement policy boundary may be acceptable (clause 5).
- Many expressed concern over the reliance of the Local Plan on NDPs identifying allocations.
- Support was given for the statement that the National Park Authority will allocate land if NDPs have not sufficiently progressed (paragraph 9.4).
- The deliverability of allocations is questioned.
- The SDNPA should adopt a more positive approach to encouraging housing on Previously Developed Land (brownfield land).
- The housing requirements should be re-worded so that they are the minimum of growth expected.
- The NPPF still requires all Local Planning Authorities to establish their OAN and then says that the full OAN should only be achieved “as far as it is consistent with the policies set out in this Framework”.
- The “other” SHMAs that the SDNPA SHMA is based on, are inconsistent in approach and in the dates that they cover.
- The rejection of sustainable sites on the edge of the National Park fails on the grounds of Duty to Cooperate.



- Other allocated sites are less sustainable than specific sites on the boundary of the National Park, adjacent to existing sustainable settlements just outside the National Park boundary.
- There is no contingency for non delivery of sites within the Plan
- The SHMA does not make it clear how the OAN/affordable housing figures have been reached. Should be clear and easily understandable. What is meant by the phrase “augmented the previous studies” in relation to the bespoke model used by GL Hearn in the SHMA?
- There are issues of double counting between overlapping authorities.
- What is the authority doing to proactively address the significant undersupply generated within the National Park?
- There should be specific recognition of the need for student housing within the National Park.
- The assumptions behind the OAN figures are too conservative, resulting in an underestimate of need.
- The plan places too great a reliance on windfall, especially given the tightening/removal of Settlement Policy Boundaries.
- Specific numbers should not be applied to individual settlements, but rather a focus on high quality design and enhancing/maintaining the National Park.

#### Objection

- The overall housing figure is too low.
- Whilst DEFRA Circular 2010 says that the Government doesn’t provide general housing targets for National Parks it is still necessary to establish what the OAN is for the National Park area and then to decide what level or proportion of OAN the NPA proposes to meet and where the unmet balance will go.
- From recent statements to the Chichester and Lewes Local Plan Examinations it is clear that other authorities are unable to plan to meet their own OAN and others consider that they have no spare capacity exists to deliver unmet housing need generated within the National Park.
- The reference to “low cost market housing” should be removed and replaced with “intermediate housing” to align with The Community Infrastructure (Amendment) Regulations 2014 Reg 7 49a (2a).
- Part of the housing delivery figure is made up of 765 dwellings resulting from windfall planning permissions. This figure is based on historical analysis of similar permissions granted in the period 2004 - 2014. The figure takes no account of the proposed changes in settlement boundaries which will reduce the potential for windfall development. For this reason the figure of 765 is flawed.
- The SHMA figure for affordable homes need has not been calculated using up to date local authority affordable housing lists. It is an exercise that is not robust and yet it has become the basis of the Plan’s housing requirement. This flawed approach gives no confidence that the conclusion of the SHMA is accurate, nor truly reflective of fostering the social well-being of communities.
- The Coastal West Sussex SHMA of 2012. That document is or soon will be out of date and should not be relied upon as sound evidence. Likewise the Chichester District “Housing Requirements Study 2011” by DTZ was based on the 2001 census and the 2009 ONS mid-year census population estimates, which do not reflect the current circumstances.
- The SHMA 2015 briefly touches on housing register figures but uses data from various years and is inconsistent. The SHMA is thus not reflective of the current needs.
- The tenure split of 66% rent to 33% intermediate leaves 1% of affordable housing unaccounted for. In any event Registered Social Landlords and developers are now working on the basis of a 60/40 split of rent/intermediate tenures.

- The SHMA does not sit comfortably with the SHMAs that have been prepared for adjacent districts or the OAN housing numbers they have adopted.
- The Plan is providing for 4,596 net new dwellings over 18 years equating to only 255 homes per annum. It is not clear from the information available how the figure of 255 dwellings per annum was derived or whether it is supported by robust evidence and justified.
- The period of the Local Plan is to run takes little account of existing adopted plans. In East Hampshire the adopted Joint Core Strategy runs to 2028 and the Preferred Options Plan runs to 2032. But the latter borrows the housing requirement in the former. The Petersfield NDP but makes no provision to cover the missing years. The Preferred Options should explain exactly how it embraces and extends objectively assessed need in pre-existing plans to the end year of 2032.
- The housing requirements for settlements in the Local Plan do not match the levels of housing in the recent East Hampshire JCS. Sheet has a figure for a minimum of 100, in the Local Plan it is 20. It is unclear what this change is based on.
- Without that explanation the Plan is unsound due to uncertainty.
- The Plan has not been positively prepared in the spirit of the NPPF.
- The NPPF says that economic, social and environmental gains should be sought jointly, not that one “strand” should be given primacy over the others (environmental in this case).
- The Plan is also deficient in not having any means of identifying the shortfall in the National Park's OAN and housing requirement and how that is being taken up by adjacent authorities.
- Policy SD23 sets a target to deliver approximately 1,840 affordable homes across the National Park over the period 2014-2032, whilst Policy SD24 sets a target of at least 40% of all net dwellings on schemes of 6 or more units will be provided as affordable homes in perpetuity. The proposed target of 1,840 affordable homes assumes that 40% of all planned housing (4,596 dwellings) will be affordable, whereas Policy SD24 only seeks an affordable contribution on schemes of 6 or more dwellings. There is therefore a mismatch between the two policies.
- The settlement housing numbers in policy SD23 have no substance in the inadequate SHMA and appear in many cases to be guess work – for example Amberley, Corhampton, Selborne and others and the striking common use of numbers 6 and 11. There appears to have been no analysis of housing needs in settlements or parishes and how those needs will be met. At the very least, if the Plan is to be considered sound, an analysis of the housing need and potential capacity per settlement is needed.
- Leaving unidentified capacity (requirements and allocations) and large reliance on windfall is not a proactive approach to housing delivery.
- The suggested housing number for Selborne or any other settlement is not based on any data or analysis and has no sound planning base. In common with all other parish/ settlement numbers no attempt has been made to understand or establish local affordable housing need and relate that to the parish/ settlement and the development potential thereof. The parish/ settlement housing numbers are arbitrary and make little sense in the context of the inadequate Settlement Analysis. The parish/ settlement figures should be based on the size, services and functions of settlements and their capacity to serve lower order/ less sustainable parishes and settlements as provided for in paragraph 55 of the NPPF. Above all the Local Plan should understand what the affordable housing need for each community is and be seeking to maximise the delivery of such homes in conjunction with realistic analysis of the degrees of landscape impact.
- Redrawing settlement policy boundaries will leave settlements with very little, if any, opportunity for windfall development.
- The changes to settlement policy boundaries and the reliance on windfall development to make up 16.6% of the Park housing requirement is unsound. This is especially so given that the NPA are not discounting existing permissions in its housing supply calculations. It is assuming that 100% of new dwelling planning permissions will be implemented when it has no evidence to demonstrate that that is the case now or will be the case in the future.

- The Whilst understanding that housing growth in the National Park will be modest, sustainable settlements that can accommodate more growth should be given higher requirements (e.g. Lavant)
- There needs to be sufficient housing supply of the right tenure/size, for young people and to retain/attract enough economically active people.
- The Plan does not respond positively to an ageing population.
- Proposed allocations in smaller, unsustainable locations should be removed and the 240 (approx.) dwellings, redistributed to the larger settlements of Petersfield, Lewes, Liss, Midhurst and Petworth.
- The requirement for Itchen Abbas is inconsistent with other similar or smaller settlements requirements. Settlements which scored lower in the Settlement Facilities Assessment have been given higher requirements.
- Specific objection to Swanmore not being included as a sustainable settlement for growth. There is capacity for further housing.
- The policy should express the 700 figure for Petersfield as a minimum.
- The plan must address housing provision for the elderly.
- Housing growth should be focussed on the larger settlements. At the least, the figures for the larger settlements should be expressed as a minimum.

### **Individuals**

32 comments were received from individuals. 9 supported the policy, 18 objections were received, all made comments which are summarised below:

#### **Support**

- Support for the level of affordable housing growth.
- Support for growth in Midhurst, although feel SPB should be widened.
- Support for the identification of several settlements as suitable locations for housing growth.
- Support for the policy and approach, providing local need can be demonstrated.
- As higher density development may not be appropriate within the existing context of settlements, this provides a good opportunity to encourage single storey dwellings, for older persons in particular.
- A quantity of affordable housing should also be located in the countryside to accommodate workers at or close to retirement, who are leaving tied housing.

#### **Comments**

- Steyning/Bramber/Beeding should be included within the list of settlements, even though it is acknowledged that they are outside the National Park.
- The document needs to be amended in light of the West Berkshire High Court Decision (affordable housing)
- Housing should not be within the remit of a National Park.
- Insufficient justification of the total housing requirement.
- Insufficient justification and explanation of why the National Park is not planning to meet its OAN.
- No justification of why SDNPA should seek to meet their OAN through the Duty to Cooperate.
- Concern over the SHLAA assessments for sites in/around Petworth. Do not agree with the reasons/assessments given.
- The policy must address housing for the elderly
- Support for a maximum of 6 dwellings in Cheriton

- Although support for several settlements being identified as suitable locations for growth. They can accommodate further growth than currently planned for (Compton, Selbourne, Itchen Abbas, Twyford, Droxford)
- The figures for Fernhurst, need to relate to the figures in the NDP.
- Non-viability of development should not be a consideration/exception within the National Park. Land costs are not fixed and allowing for this only allows land costs to rise.
- The selling of socially rented homes within the National Park should be resisted to ensure ongoing availability of affordable homes.

## Objections

- There is a mismatch between the requirement for 40% affordable housing and the application of this policy to developments of 6 dwellings or more.
- The settlement requirements appear random and not based on local housing need. Question whether local need and settlement capacity have been analysed.
- Whilst DEFRA Circular 2010 says that the Government doesn't provide general housing targets for National Parks it is still necessary to establish what the OAN is for the NP area and then to decide what level or proportion of OAN the NP proposes to meet and where the unmet balance will go.
- From recent statements to the Chichester and Lewes Local Plan Examinations it is clear that other authorities are unable to plan to meet their own OAN and others consider that they have no spare capacity exists to deliver unmet housing need generated within the National Park.
- The reference to "low cost market housing" should be removed and replaced with "intermediate housing" to align with The Community Infrastructure (Amendment) Regulations 2014 Reg 7 49a (2a).
- Part of the housing delivery figure is made up of 765 dwellings resulting from windfall planning permissions. This figure is based on historical analysis of similar permissions granted in the period 2004 - 2014. The figure takes no account of the proposed changes in settlement boundaries which will reduce the potential for windfall development. For this reason the figure of 765 is flawed.
- The SHMA figure for affordable homes need has not been calculated using up to date local authority affordable housing lists. It is an exercise that is not robust and yet it has become the basis of the Plan's housing requirement. This flawed approach gives no confidence that the conclusion of the SHMA is accurate, nor truly reflective of fostering the social well-being of communities.
- The Coastal West Sussex SHMA of 2012. That document is or soon will be out of date and should not be relied upon as sound evidence. Likewise the Chichester District "Housing Requirements Study 2011" by DTZ was based on the 2001 census and the 2009 ONS mid-year census population estimates, which do not reflect the current circumstances.
- The SHMA 2015 briefly touches on housing register figures but uses data from various years and is inconsistent. The SHMA is thus not reflective of the current needs.
- The tenure split of 66% rent to 33% intermediate leaves 1% of affordable housing unaccounted for. In any event Registered Social Landlords and developers are now working on the basis of a 60/40 split of rent/intermediate tenures.
- The SHMA does not sit comfortably with the SHMAs that have been prepared for adjacent districts or the OAN housing numbers they have adopted.
- The Plan is providing for 4,596 net new dwellings over 18 years equating to only 255 homes per annum. It is not clear from the information available how the figure of 255 dwellings per annum was derived or whether it is supported by robust evidence and justified.
- The period of the Local Plan is to run takes little account of existing adopted plans. In East Hampshire the adopted Joint Core Strategy runs to 2028 and the Preferred Options Plan runs to 2032. But the latter borrows the housing requirement in the former. The Petersfield

NDP makes no provision to cover the missing years. The Preferred Options should explain exactly how it embraces and extends objectively assessed need in pre-existing plans to the end year of 2032.

- Without that explanation the Plan is unsound due to uncertainty.
- The Plan is also deficient in not having any means of identifying the shortfall in the National Park's OAN and housing requirement and how that is being taken up by adjacent authorities.
- Policy SD23 sets a target to deliver approximately 1,840 affordable homes across the National Park over the period 2014-2032, whilst Policy SD24 sets a target of at least 40% of all net dwellings on schemes of 6 or more units will be provided as affordable homes in perpetuity. The proposed target of 1,840 affordable homes assumes that 40% of all planned housing (4,596 dwellings) will be affordable, whereas Policy SD24 only seeks an affordable contribution on schemes of 6 or more dwellings. There is therefore a mismatch between the two policies.
- The settlement housing numbers in policy SD23 have no substance in the inadequate SHMA and appear in many cases to be guess work – for example Amberley, Corhampton, Selborne and others and the striking common use of numbers 6 and 11. There appears to have been no analysis of housing needs in settlements or parishes and how those needs will be met. At the very least, if the Plan is to be considered sound, an analysis of the housing need and potential capacity per settlement is needed.
- Leaving unidentified capacity (requirements and allocations) and large reliance on windfall is not a proactive approach to housing delivery.
- The suggested housing number for Selborne or any other settlement is not based on any data or analysis and has no sound planning base. In common with all other parish/ settlement numbers no attempt has been made to understand or establish local affordable housing need and relate that to the parish/ settlement and the development potential thereof. The parish/ settlement housing numbers are arbitrary and make little sense in the context of the inadequate Settlement Analysis. The parish/ settlement figures should be based on the size, services and functions of settlements and their capacity to serve lower order/ less sustainable parishes and settlements as provided for in paragraph 55 of the NPPF. Above all the Local Plan should understand what the affordable housing need for each community is and be seeking to maximise the delivery of such homes in conjunction with realistic analysis of the degrees of landscape impact.
- Redrawing settlement policy boundaries will leave settlements with very little, if any, opportunity for windfall development.
- The changes to settlement policy boundaries and the reliance on windfall development to make up 16.6% of the Park housing requirement is unsound. This is especially so given that the NPA are not discounting existing permissions in its housing supply calculations. It is assuming that 100% of new dwelling planning permissions will be implemented when it has no evidence to demonstrate that that is the case now or will be the case in the future.
- The Whilst understanding that housing growth in the National Park will be modest,
- There needs to be sufficient housing supply of the right tenure/size, for young people and to retain/attract enough economically active people.
- The reliance on windfalls without identifying allocations/requirements puts the plan at risk.
- There is no flexibility within the plan for local communities to bring forward housing to meet local needs / community led developments.
- Querying why sites which respondent consider suitable, have not been allocated to meet the requirement for Corhampton and Meonstoke.
- The policy lacks clarity on the type, size and tenure mix of dwellings in individual settlements.
- The policy doesn't reference viability considerations
- The policy is not compliant with paragraphs 173 and 174 of the NPPF.
- The consultation is invalid due to non-publication of the SHMA.
- Both Petersfield and Liss can accommodate more growth than proposed in draft plan.

## **Policy SD24: Affordable Housing**

There were a total of 58 comments on this policy. These are summarised below.

### **National Agencies**

None

### **Borough, City, County and District Councils**

Various District Councils felt that the policy should be reviewed following national threshold rules changing.

Various District Councils felt that the policy should apply to “gross” increase in housing rather than “net” (various District Councils).

Winchester City Council asked what is meaning of “at least 40%”.

Chichester District Council suggested various edits relating to national policy changes .

Wealden and East Hants District Councils queried the implementation mechanism and ability of SDNPA to manage allocations.

### **Parish and Town Councils**

General with some queries about the implementation. Strong support for the principle of ensuring local connection but some confusion about the criteria.

Various Parish Councils raised concerns that pooling commuted sums (to be spent in other locations) will lose benefit to original parish.

Threshold issues identified by various councils and requests for clarification of some of the policy criteria which has been incorporated.

Various Parish Councils raised concerns about the risks of the Right to Buy initiative to affordable housing in perpetuity.

### **Other Organisations**

CPRE Hants expressed a need to ensure viability appraisals are robust and support for CLT are delivery vehicle ().

Various organisations supported for measures that enhance affordable housing provision and further threshold policy change advice.

Various organisations rasied concerns about the risks of the Right to Buy initiative to affordable housing in perpetuity.

### **Agents and Developers**

General criticism of “at least 40%” requirement because of viability and its interpretation, especially on smaller sites.

Goodwood Estate feel that flexibility is needed for estate housing.

Thakeham Homes commented that the Local Plan is unsound as it does not meet NPPF Objectively Assessed Need.

### **Individuals**

Requirements should be 50% affordable housing and have higher sustainability requirements.

Confirmation that low cost market housing, starter homes and self-build are not currently in the NPPF definition of affordable housing.

Suggestion that Para 7.65 dependence on Registered Providers will give developers an excuse not to provide housing when there are alternative delivery vehicles.

## **Policy SD25: Rural Exception Sites**

There were a total of 40 comments on this policy. These are summarised below.

### **National Agencies**

The National Trust commented that open market housing should be allowed on Rural Exception Sites to support viability, as allowed by NPPF paragraph 54 .

### **Borough, City, County and District Councils**

(Hampshire County Council ask for clarification on “site specific sustainability appraisal process”.

(East Hants District Council and Winchester) comment that open market housing should be allowed on Rural Exception Sites to support viability, as allowed by NPPF paragraph 54.

Chichester District Council state that open market housing should not be allowed on Rural Exception Sites, and S106 commuted sums should be used to top-up viability .

### **Parish and Town Councils**

General support for this policy by overwhelming majority of Parish Councils including endorsement from existing successful schemes.

One objection from East Dean & Friston Parish Council, stating it does not give the local community enough discretion over housing types.

Several requests for clarification of terms and concern about risks from Right to Buy.

### **Other Organisations**

General support for this policy.

Open market housing should be allowed on Rural Exception Sites for local people (CPRE Hants).

### **Agents and Developers**

Starter Homes should be allowed on Rural Exception Sites as allowed in Government’s Rural Productivity Plan (Leconfield Estate)

### **Individuals**

Open market housing should be allowed on Rural Exception Sites to support viability, as allowed by NPPF paragraph 54 (multiple individuals).

Suggestion that rural exception sites should only be allowed on employment grounds if the employer doesn’t own market housing in the settlement.

Clarification requested for some terms and criteria.

Concerns about protecting affordable housing “in perpetuity”.

Suggestion that the rent levels of affordable housing should be based on local income and not market prices.



## **Policy SD26: Gypsies and Travellers and Travelling Showpeople**

There were a total of 18 comments on this policy. These are summarised below.

### **National Agencies**

The Environment Agency supported the recognition within the policy of foul water drainage infrastructure and Historic England supported the refusal of permission for proposals that would have an unacceptable adverse impact on the National Park.

### **Borough, City, County and District Councils**

- Lewes District Council are concerned that no sites have been allocated for Gypsy and Traveller use within the National Park and stress the need for the SDNPA to make every effort to identify and allocate sites.
- Brighton & Hove City Council support the need to identify sites to meet the needs of Gypsies and Travellers and look forward to progressing with the joint site assessment work with the SDNPA.
- Winchester District Council seek some clarification in terms of the policies map (yet to be published) and the tables of figures listed in the supporting text. They also refer (as do others) to the need to update the policy in line with the new Planning Policy for Travellers Sites (2015).
- East Hampshire District Council considers that the policy is not sufficiently proactive in identifying sites for allocation.

### **Parish and Town Councils**

- Bury Parish Council support the policy in principle but comment that many claims of traveller status do not stand up to scrutiny and local evidence should be sought. They wish to be alerted to impending controversial applications and consulted closely during the processing of an application. They also ask that the results of the “call for sites” be published so that they are able to provide further evidence. Finally they wish to see the proposed criteria in the policy strongly enforced.
- Itchen Parish Council do not support both the provision of sites within the National Park for Gypsies and Travellers nor the number of sites proposed. They consider that the current legal framework does not support local communities or landowners who suffer the consequences of poorly managed sites and illegal encampments and they believe that the housing needs of this group must be accommodated outside the park area.
- Selbourne Parish Council suggest replacing "unacceptable adverse impact" with "cause harm". They report that the Government has recently said that national parks are now exempt from having to have a 5 year land supply for Gypsies and Travellers and consider the policy needs updating accordingly.
- Bramshott and Liphook Parish Council suggest the policy should make reference to the potential impact of development proposals on designated sites.

### **Other Organisations**

CPRE Hampshire note the need to update the policy and supporting text in line with the new Planning Policy for Travellers Sites 2015. The Gilbert White Museum highlights a lack of key to the map and Friends of the Earth Brighton & Hove make a number of small suggestions to the detailed text of the policy.

Southern Water welcomes recognition that sites should be capable of providing essential services, such as water supply and wastewater disposal. They also welcome recognition within the supporting

text that neighbouring land uses should be appropriate and not have a significant impact on the amenity of future occupants of sites. They suggest additional criteria to the policy to reflect this position.

Ricardo plc consider this an issue to be addressed at a sub-regional level.

### **Agents and Developers**

No comments received.

### **Individuals**

Two individuals responded. One noted that there has been some abuse of the system by some parts of this community and that the current legal framework does not support local communities or landowners who suffer the consequences. They believe that provision of space for Gypsies and Travellers will lead to legal expenses for the National Park Authority and that the housing needs of this group must be carefully considered and accommodated by the local authority outside the park area.

One noted the need to take into account the revised Planning Policy for Traveller Sites 2015.

## **Policy SD27: Sustaining the Rural Economy**

There were a total of 45 comments on this policy. These are summarised below.

### **National Agencies**

Historic England supports policy SD27(2).

### **Borough, City, County and District Councils**

Lewes District Council supported SD27 and SD28 as they will help to achieve the district council's priorities and aspirations.

Winchester District Council questioned that there was no reference to change of use applications for large commercial or institutional buildings.

East Hampshire sought clarification on what 'other relevant policies' were, was supportive of green businesses but not at the expense of other business types and sought clarification on what constitutes a n unacceptable adverse impact.'

Brighton & Hove City Council supported the approach to meet the objectively assessed needs for employment.

### **Parish and Town Councils**

Buriton, Bury, Patching Parish Councils supported SD27.

Woolbeding and Reford Parish Council support SD27 with a change to remove the policy caveat on home working.

Twyford Parish Council objected to SD27 on the grounds that Criteria I (b) to (f) do not apply in national parks. They also requested a narrow definition of 'smart economic growth' and a definition of what is a rural business.

Bepton Parish Council supported SD27 with the comment that more needs to be done to improve broadband coverage in rural areas.

Harting Parish Council, Rowlands Castle Parish Council and Iford Parish Meeting commented on the importance of superfast broadband and connectivity.

Madehurst Parish Meeting supported SD27 and welcome efforts to improve rural broadband.

Selborne Parish Council supported SD27 with changes that the socio economic duty is in pursuit of the purposes (para 7.104) and that farming should be referenced as a key sector in SD271a.

Arundel Town Council thought that the second criterion of policy SD27 was unnecessary and should be deleted.

### **Other Organisations**

Farm Operation objected to SD27 on the grounds that it should protect all businesses and not just those that are small and green.

CPRE Hampshire sought clarification that the National Park's duty is in pursuit of the purposes and thought that SD271(a) should include farming.

CPRE Sussex supported reference to superfast broadband and sought clarity required on whether all criteria apply to an application.

Friends of the Earth Brighton & Hove supported SD27 but commented that the word 'unacceptable' should be deleted in SD27(2).

The South Downs Society supported SD27 particularly the commitment to small businesses, home working and superfast broadband. However, they thought that SD27 fails the statutory duty of national parks by not recognising the importance of other economic enterprises particularly in the market towns such as car repairs and joiner. This was originally raised as an objection to Lewes being included in the National Park.

The South Downs Land Managers Group supported SD27 with the following changes. Agriculture should be referenced under SD27(1)a. Support for rural supply chains welcomed but it should be referenced that they extend beyond the National Park. Positive encouragement for development on brownfield land and former agricultural units which are defined as greenfield. Welcome support for superfast broadband. Additional clause on protecting rural businesses and building resilience required.

NFU South East commented that SD27 overlooks the need to provide support for existing established farm businesses, particularly where these provide existing employment and deliver existing appropriate land management activity. Existing farm and food production businesses must have the ability to expand and adapt to be able to increase productive output over longer periods of the year. In many cases it is only through a continuous programme of expansion and modernisation that farms are able to retain their position in the marketplace. The viability of many rural enterprises, and the continuity of the jobs they provide, depends on this. They suggested detailed policy wording.

Ricardo plc commented that the plan was weak on economic impact and should include details on the size and type of businesses in the National Park.

The National Trust supported policy SD27.

EM Horn & Sons supported SD27 with the following changes. The policy should be expanded to support all existing enterprises to secure future resilience and protect existing rural jobs. Support the need for superfast broadband.

### **Agents and Developers**

Goodwood Estate commented that this plan should not perpetuate past policies that created problems of rural housing and jobs and suggested that the role of estates in the long term stewardship of land should be acknowledged.

Folkington Estate commented that farming should be referenced as a small business (para 7.119).

West Dean - The Edward James Foundation commented that SD27 should reference estates that make a substantial contribution to the rural economy.

The Sompting Estate supported SD27 with the following changes that farming should be referenced as a key sector in SD271a. Support for rural supply chains welcomed but it should be referenced that they extend beyond the National Park.

CLA supported SD27 with the following changes. SD271(a) should include farming. There should be positive encouragement for development on brownfield land and former agricultural units which

are defined as greenfield. They stressed the importance of superfast broadband to farming and the need for the NPA to permit related infrastructure.

The Leconfield Estate commented that SD27 should reference estates that make a substantial contribution to the rural economy.

### **Individuals**

#### **The following comments were made by individuals**

- Support policy SD27 and the general approach
- Farming should be referenced as a key sector in SD27 Ia
- Supportive pf policy SD27 and ask for an additional section on micro businesses that employ fewer than 5 people.
- SD27 should protect all businesses and not just those that are small and green.

## **Policy SD28: Employment Land**

There were a total of 34 comments on this policy. These are summarised below.

### **National Agencies**

Portsmouth Water commented that there did not appear to be any employment allocations in Source Protection Zones to any of our public water supply boreholes. Portsmouth Water should be consulted immediately if this should change.

### **Borough, City, County and District Councils**

Chichester District Council supported the safeguarding of existing employment sites. It advised that further guidance is required in SD28 on evidence to be provided by applicants to demonstrate that there is no market demand for business premises. It also suggested that consideration should also be given to extending the required marketing period from 12 months to at least 2 years and that consideration should be given to requiring evidence that alternative employment uses for the site/premises have been fully explored and marketing requirements.

East Sussex County Council queried what the minimum marketing period was.

Hampshire County Council thought that key employment sites to be safeguarded should be shown on the Policies Map. They objected to SD28 on the grounds that greater flexibility required on the rationalisation of existing sites and proposed alternative wording.

Winchester City Council thought that there was no need to set a requirement that can be met from existing permissions and that the emphasis should be more on safeguarding existing employment than developing more.

West Sussex County Council advised that a selectively targeted transport study is required to support the proposed employment allocation and requested further information on allocated sites.

East Hampshire District Council considered that the employment land requirements should be more specific and not approximate. They also provided detailed comments on safeguarding employment land with suggested new wording.

### **Parish and Town Councils**

Twyford Parish Council supported with changes SD28 as follows: All commercial sites should be safeguarded and not just those in B usage. There is no policy on the redevelopment of existing premises or their expansion. Businesses should only be allowed to redevelop and/or expand if they are in accordance with National Park objectives. Expansion and redevelopment should look at alternative opportunities outside the National Park. Neighbourhood plans should not be overridden by Local Plan policies.

Harting Parish Council commented that the use of agricultural buildings for business should be prioritised above housing.

Selborne Parish Council suggested detailed policy wording for change of use applications.

Liss Parish Council objected to SD28 as it is unduly restrictive on employment.

Arundel Town Council queried whether the allocation of Mill House Farm in the Arundel Neighbourhood Plan was supported in SD28.

Rowlands Castle Parish Council Policy said that a policy was required on training and skills, that this section of the Local Plan should be renamed 'employment' rather than 'sustainable economic development' and Further details required on what sites are being allocated.

### **Other Organisations**

Callstone Ltd supported SD28 with the following changes. Shoreham Cement Works can make a substantial contribution to employment (para 7.128). Employment land requirement should be increased to compensate for loss of offices to residential and other losses of commercial land.

CPRE Hampshire suggested detailed policy wording on SD28(2).

CPRE Sussex commented that the employment land requirement is not sufficient to support the socio-economic duty of the National Park. They are concerned by proposed increase in warehousing and noted that new enterprise is needed particularly in the larger settlements.

Friends of Lewes Society and Friends of the Earth Brighton & Hove supported SD28.

NFU South East Region commented that the employment requirement is too low and would prevent economic growth. Numerous opportunities for employment in redundant farm buildings and yards. Recommended that policy SD28 should be amended to recognise that new employment sites can be created in rural areas over and above the limited site allocations proposed, especially where these are commensurate with a farm or estate plan.

Ricardo plc commented that table 7.3 should include jobs as well as floorspace.

### **Agents and Developers**

Gentian Developments Ltd commented that they are supportive of concept that 'employment' refers to more than traditional B uses. They noted that Para 6.4 of ELR includes the caveat that detailed site appraisals and assessments have not been carried out. Further work is required on deliverability of sites particularly Buckmore Farm.

Stedham Sawmill objected to SD28, provided detailed comments on the sawmill and said that further work is required on deliverability of sites such as this.

The Leconfield Estate provided detailed comments on the extension to Hampers Common Industrial Estate, Petworth to be allocated in the Petworth NDP. The allocation should not be restricted to B8 usage but should be tested at application stage.

### **Individuals**

There were no individual comments on SD28.

## **Policy SD29: Town and Village Centres**

There were a total of 24 comments on this policy. These are summarised below.

### **National Agencies**

Heritage England welcomed the recognition of the National Park's historic town centres but queried the accuracy of some of the descriptions / historic origin information.

### **Borough, City, County and District Councils**

Lewes District Council supported the policy approach, stating that it would help the Council to achieve its own priorities and aspirations.

Chichester District Council considered that the policy would benefit from additional guidance on requirements and what evidence should be provided by applicants to demonstrate that there is no market demand for business premises. They feel that consideration should be given to extending the required marketing period from 12 months to at least 2 years and requiring evidence that alternative retail uses for the site/ premises have been fully explored. They feel that a requirement to demonstrate a lack of viability would enhance policy and that further guidance should be provided on marketing requirements related to loss of existing retail units in smaller village centres.

Finally Chichester District Council query the accuracy of some of the descriptions / historic origin information relating to Midhurst. They also noted some inaccuracies on the inset maps.

### **Parish and Town Councils**

- West Meon Parish Council supports the policy in particular the smaller village centres section 3b. The village has a local community shop and post office, pub, butchers and cafe which the Parish Council would like to be safeguarded from non-retail uses and development.
- Rowlands Castle Parish Council consider it is unrealistic to expect farmers market stallholders exclusively to only sell products that they have grown or made themselves. There needs to be greater flexibility and greater diversification adds to the chances of business success.
- Twyford Parish Council suggest that Twyford Village Centre should be recognised within the policy. It is currently drafting policies to support the centre as part of the preparation of a Neighbourhood Plan for the Parish. The Parish Council consider that wording should be added to the policy to make it clear that neighbourhood development plans can define village centres and make policies for them in addition to those identified here. They put forward a number of detailed wording changes to reflect this view.
- Bepton Parish Council express disappointment that Waitrose have withdrawn from the Grange in Midhurst and suggest that the SDNPA should be proactive in promoting viable retail alternatives.
- Selbourne Parish Council suggest the wording 'unacceptable adverse impact on' should be replaced by "cause harm to".
- Steyning Parish and Arundel Town Councils wish to see mention of the importance of their town centres to communities within the National Park.
- Liss Parish Council make a number of comments relating to the range of good available within their shops and the use or otherwise by people within and outside of the immediate community. They consider that it is unlikely that within such a community the scale of development likely to occur will lead to the regeneration of the retail and service centre. They also comment on the need for the Neighbourhood Development Plan to consider the village centre boundary.



- Midhurst Town Council confirms that land next to the Grange has potential for a medium sized supermarket and is keen to see this proceed.

### **Other Organisations**

- CPRE Sussex consider that some elements of the policy are overly restrictive.
- Friends of Lewes Society consider that the scope of uses reflected in the policy should include commercial facilities to reflect the role of Lewes. The South Downs Society consider that wholesalers, banks, building societies, surgeries and community facilities should also be identified as important.
- Friends of the Earth (Brighton & Hove) suggest removing the word unacceptable from before 'adverse impact' within the policy.
- The South Downs Land Managers Group supports the retention of markets.
- The South Downs Local Access Forum suggest that reference to the existence of a small supermarket in Liss should be rephrased as 'convenience store'.
- Arundel Chamber of Commerce wish to see mention of the importance of their town centre to communities within the National Park.

The Cowdray and Leaconfield Estates comment that there may be circumstances where it is appropriate to allow change of use from ground floor shopping (Class A) to a residential use (where this is not in a primary shopping frontage). There may also be instances where upper floors would benefit from a change of use to residential as recognised by Part 3 Class O of the GPDO. The policy should be amended to recognise this and introduce flexibility in appropriate locations.

The Leaconfield Estate suggest that the supporting text in relation to Petworth should not overly focus on the antique trade and should refer to the diverse and specialist retail offer available. They also question how many people shop elsewhere as they consider the current convenience store to be well supported and successful. Finally they comment that if the town is to remain in a high position in the retail hierarchy then it is important that residential development comes forwards in order to support it. This relationship should be recognised in the plan.

### **Agents and Developers**

None

### **Individuals**

There were few comments from individuals but those that were received generally supported the policy. One person commented that a lack of jobs in the Midhurst area, combined with and exacerbated by increasing rents, makes it more important to achieve cheaper public transport that runs later into the evening to locations outside the area (especially Haslemere). One person commented that the historical information was correct.

## **Policy SD30: Strategic Infrastructure Provision**

There were a total of 13 comments on this policy. These are summarised below.

### **National Agencies**

Portsmouth Water promoted their Havant Thicket Reservoir proposals for identification within this policy.

### **Borough, City, County and District Councils**

West Sussex County Council supported with recommendation to remove “only” from “strategic infrastructure proposals will be accepted only in exceptional circumstances.

East Sussex County Council requested external pressures, such as housing growth and A27 improvements, be acknowledged by the policy and judged favourably.

### **Parish and Town Councils**

Rowlands Castle Parish Council questioned that renewable energy generation schemes could be restricted by the policy.

General support with a few minor edit suggestions for the policy text (several parish and town councils).

### **Other Organisations**

Friends of the Earth Brighton & Hove raise concerns that insensitive highway schemes would be permissible under this policy.

The Sussex Wildlife Trust & Hampshire & Isle of Wight Wildlife Trust ask that the policy should consider cumulative impacts.

Ricardo plc ask that A27 improvement and Gatwick airport expansion should be identified as strategic infrastructure pressures.

General support from other organisations.

### **Agents and Developers**

None

### **Individuals**

Support from 1 respondent.

## **Policy SD3 I: Climate Change and Sustainable Construction**

There were a total of 32 comments on this policy. These are summarised below.

### **National Agencies**

Support was given by Historic England.

The Environment Agency emphasised that the South Downs National Park is within a recognised water stressed area and it is considered that there is enough evidence supporting this classification to justify higher water efficiency standards.

### **Borough, City, County and District Councils**

The following comments were received from five local authorities:

Lewes District Council commented that The South Downs National Park is classified as a water stressed area. There is justification for the SDNPA to seek higher water efficiency standards.

Brighton & Hove City Council acknowledge the significant impact transport has on carbon emissions and climate change. Cross reference to policies SD18 and 19 as well as recognition of the importance in switching to sustainable transport modes to reduce carbon dioxide emissions and effects on climate change.

Hampshire County Council objected to the policy on the grounds that the cost of achieving BREEAM excellent can be prohibitive and there should be greater flexibility. The supporting text still refers to the Zero Carbon Buildings Policy which is no longer being implemented.

East Sussex County Council make reference to the contribution that can be made by the provision of multi-functional green infrastructure.

Chichester District Council point out that orientation of dwellings can also be beneficial (solar gain). This should be added to the supporting text.

### **Parish and Town Councils**

Support was received from Bepton and Selbourne Parish Councils

### **Other Organisations**

Support was received from Friends of the Earth (Brighton & Hove) and Sussex and Hampshire & Isle of Wight Wildlife Trusts.

Southern Water - emphasised that the South Downs National Park is within a recognised water stressed area (as defined by the Environment Agency) and it is considered that there is enough evidence supporting this classification to justify higher water efficiency standards.

CPRE Sussex – Much of the weight of the supporting text has been left out of the Policy wording itself, which is therefore weaker. If there is justification then Local Authorities are allowed to go above the standards set out in Building Regulations. Support the inclusion of the BREEAM standard for major non-residential development, but would recommend that they policy should set a standard for small non-residential developments. There should also be standards set for refurbishment proposals. Cross reference with SD56: Renewable Energy would strengthen this policy. Would also suggest replacing 'environmentally friendly' with 'development which meets the highest environmental design standards', as a more objectively justifiable phrase.

South Downs Society – disappointed that the strength of the supporting text is not carried through to the requirements within the policy itself, but rather that the policy only encourages high standards. The desire for high BREEAM standards is understandable but it should allow for exceptions where they can be justified. There should also be greater encouragement for the incorporation of renewable energy measures in new developments.

South Downs Land Managers Group – Questioned the lack of design/sustainability standards for “other” types of development.

### **Agents and Developers**

The following comments were made:

- The cost implications of BREEAM excellent can be prohibitive, impacting on viability. Therefore more leniency is required
- Some low carbon technology can be detrimental to scenic beauty, this could hinder achievement of top sustainability standards.
- Policies pushing to exceed national standards will act as a disincentive to development within the National Park.

An objection was received on the grounds that the requirement to achieve BREEAM excellent affects the viability of a scheme and can be prohibitive. It should require that development proposals meet the highest standard that is technically and financially feasible.

### **Individuals**

Support for the policy was received from five individuals

The following comments were also made:

- Policy is ambiguous and hard to understand. Do not over generalise
- It is important to encourage good sustainability qualities and future proofing against climate changes, but be cautious when as trying to specify technical solutions.
- National Building Regulations are prepared in conjunction with technical specialist and it is not necessary or straight forward for local authorities to make additional requirements, which may often be misinformed.
- The policy should include encouragement for developments that are wholly or in part water/energy independent
- Any reduction in the need for overhead power lines should be a priority
- The SDNPA should seek to be an exemplar for energy and water efficiency and link this to education and increasing awareness of the challenges faced, types of solutions and mitigations available.
- Suggest that all (not just major) developments should have to meet BREEAM standard
- Support/encourage current owners to make their property more energy/water efficient
- Sponsor new technology options for business development
- Specifically support (including financial support) owners of listed properties to improve the efficiency of their homes without the bureaucracy of the planning system.

One individual objected to the policy on the grounds that BREEAM excellent costs are prohibitive

## Chapter 8: Strategic Sites

There were a total of 81 comments on this chapter. 12 were general comments relating the introduction and need section of the chapter. These are summarised below.

### **National Agencies**

Natural England are seeking clarification about how harm to strategic wildlife sites from strategic sites will be avoided and additional information about mitigation measures.

### **Borough, City, County and District Councils**

West Sussex County Council advised that site specific principles will need to be tested through the development management process.

### **Parish and Town Councils**

Steyping Parish Council support the re-development of Shoreham Cement Works.

### **Other Organisations**

The Design Review Panel were unclear about the rationale for the guidance for the strategic sites and whether the SDNPA were being reactive or proactive.

Sussex Wildlife Trust and Hampshire and Isle of Wight Wildlife Trust (joint comments) support the inclusion of strategic sites.

Ricardo plc/ South Downs Partnership member raised concerns business tourism and making more of rivers.

### **Agents and Developers**

Callstone raised concerns about: viability being more important than innovative development; shift from adopted policy; lack of realistic approach to sites financial dynamics and affordable housing should be case by case and take into account exceptional costs.

### **Individuals**

1 individual supported the paragraph relating to restoration.

1 individual expressed concerns about 'hidden' housing need from tied housing.

## **Policy SD32: Shoreham Cement Works**

There were a total of 34 comments on this policy. These are summarised below.

### **National Agencies**

Environment Agency are seeking clarification on the potential for contaminated land in relation to Shoreham Cement Works and how it would be addressed by any redevelopment. They support the references to conservation and enhancement of biodiversity and recommend that redevelopment takes into account the protection of water quality of the River Adur.

Historic England welcome interpretation of the historic origins and significance of the site in any development that comes forward, the need to conserve the pre-historic cross-ridge dyke scheduled monument and criterion 3 (b). They suggested some detailed wording changes to improve the policy.

### **Borough, City, County and District Councils**

West Sussex County Council advised that selectively targeted transport study is needed to provide evidence to support the proposed allocations, as well as further information on the proposed park and ride facilities.

Brighton & Hove City Council and Adur and Worthing Council consider that the site should support uses that serve the local economies of Adur and Worthing and the coastal conurbations. Adur and Worthing commented on the significant housing shortfalls in Adur and Worthing and considered the policy too restrictive in relation to employment types.

Horsham District Council support the restoration and development of the site but consider it should be an employment site and an assessment should be undertaken to ensure that the proposals do not conflict with nearby settlements.

### **Parish and Town Councils**

Steyning Parish Council, Upper Beeding Parish Council and Madehurst Parish Meeting support the Shoreham Cement Works policy.

### **Other Organisations**

South Downs Society and Wiggonholt Association support the policy.

Sussex Wildlife Trust and Hampshire and Isle of Wight Wildlife Trust (joint comments) support the policy with some minor changes to strengthen the policy to include 'net gains' for biodiversity.

Ricardo plc/ South Downs Partnership member, raised concerns about housing pressure, economic viability, implementation timescales, deliverability and conflict with environmental growth hub for Shoreham.

### **Agents and Developers**

South Downs Project Ltd raised concerns about: lack of support from local stakeholders or potential landowner, deliverability; lack of ambition; viability; compromise. Group have proposed alternative scheme.

Callstone Ltd raised the following issues: they consider site is sustainable location for housing; restoration of area D would address SDNPA's purpose 1; sub-areas could accommodate different development solutions; lack of evidence to support the policy; policy and supporting text too

onerous. Callstone object to the reference to a specific scheme without any viability assessment to back it up.

Callstone also commented on the identified constraints, retention of buildings, access and mix of uses, suggested additional wording on history of the site and planning status and alternative wording for the policy. They would support an alternative mixed use scheme similar to the 2003 Appeal scheme.

### **Individuals**

1 individual supported the potential for creating visitor attractions and tourist centre.

1 individual (Sompting Estate) raised concerns about the impact on dark night skies

## **Policy SD33: Syngenta**

There were a total of 17 comments on this policy. These are summarised below.

### **National Agencies**

Support for culverted watercourse (Environment Agency).

Southern Water note the need to sewerage infrastructure upgrades and an easement needed around existing infrastructure.

Natural England commented that loss or deterioration of irreplaceable habitats, including ancient woodland must be resisted.

The National Trust has a covenant on the eastern area of the site, on which it will not accept built-development.

### **Borough, City, County and District Councils**

West Sussex County Council comment that transport evidence is required and a ½ FE extension to Fernhurst Primary School.

Chichester District Council raised several queries about the land uses and requirements of the policy but agreed that Syngenta and King Edward VII site should complement each other.

### **Parish and Town Councils**

Bepton Parish Council supports the policy.

### **Other Organisations**

Black Down & Hindhead Supporters of the National Trust criticised the number of dwellings, viability of 50% affordable housing, impact on infrastructure and focus on new-build.

Sussex Wildlife Trust & Hampshire & Isle of Wight Wildlife Trust feel that Cooksbridge Meadow Nature Reserve should be mitigated through new policy wording.

The South Downs Society queried the need for a hotel in this location.

The Leconfield Estate feel that the location is unsustainable, away from necessary infrastructure required to support future residents and create a sustainable community.

The Alliance for Rural Marley request that Haslemere Town Council and Waverley Borough Council should be consulted on further plans for the site.

### **Agents and Developers**

The landowner raised extensive objections to the policy and concerns about the requirements of the Local Plan. These focused on the requirement for exceptional standards of design and sustainability as well as the mix of uses, 50% affordable housing and quantity of market housing development.

### **Individuals**

One individual wrote in support of the policy.



## **Policy SD34: North Street Quarter**

There were a total of 17 comments on this policy. These are summarised below.

### **National Agencies**

The Environment Agency support wording which matches the Joint Core Strategy to be acceptable.

Historic England support in particular the criteria related to historic environment

Southern Water support in particular the need for additional sewerage infrastructure, noting the site is within groundwater Source Protection Zone (Zone 3) and requires EA approval.

### **Borough, City, County and District Councils**

Lewes District Council state that it is crucial allocation is made to help meet some of the identified needs in Lewes and reflects the Joint Core Strategy Spatial Policy 3.

East Sussex County Council comment that the policy should be more explicit about the need to protect, mitigate and enhance biodiversity interest and incorporate reference to Green Infrastructure in the policy. Include provision of sustainable urban drainage schemes (SUDS) as criteria within point 2.

### **Parish and Town Councils**

Lewes Town Council want to ensure that meeting local needs is central to the affordable housing element.

### **Other Organisations**

CPRE Sussex comment that the housing allocation for whole site already provided for by recent planning application for northern part only. Eastgate area (south of Phoenix Causeway) should be considered for 50 homes.

The Friends of Lewes Society believe that the policy should be more ambitious and allocate higher densities.

The South Downs Society raised concerns about the loss of low-cost industrial floorspace for start-up and creative businesses.

Several respondents raised concerns about the genuine affordability or nationally defined 'affordable homes' which are still very expensive when set as a percentage of local housing market prices.

Sussex and Hants Wildlife Trusts state that it should be more explicit about the need to protect, mitigate and enhance biodiversity interest and incorporate reference to Green Infrastructure in the policy.

Lewes Phoenix Rising suggest that the Eastgate area (south of Phoenix Causeway) should be in a separate policy and North Street Quarter allocation should protect the existing uses.

### **Agents and Developers**

Santon North St Ltd commented that the policy mirrors the Lewes Joint Core Strategy Spatial Policy 3 which has considerable weight having been examined.

### **Individuals**

General support. Development should enhance the character of the town.

Zero-carbon references in the supporting text are not reflected in the policy wording.

The Planning & Energy Act 2008 should be referred to.

## Chapter 9: Site Allocations

There were a total of 264 comments on this chapter. These are summarised below.

### Comments on Introduction

There were a total of 33 comments received on the Introductory section of this chapter.

#### National Agencies

Historic England supported and welcomed the references to and acknowledgement of the historic origins, development and character of the settlements within the National Park.

Recognising that there are still a significant number of sites to be allocated, Sport England put forward strong objection to the future allocation of any sites which would result in the loss of sports facilities (unless compliance with NPPF paragraph 74 was demonstrated).

#### Borough, City, County and District Councils

One district and two County councils responded on the Introduction. It was noted that further information would be required regarding transport infrastructure requirements in support of the allocations proposed in the draft plan. It would also be helpful to clarify that the Infrastructure Delivery Plan is a 'living' document which would regularly change and be updated (paragraphs 9.16 – 9.17). A specific site in Midhurst was also suggested (Bepton Depot). It should be noted that this site has been submitted and will be assessed through the Strategic Housing Land Availability Assessment).

#### Parish and Town Councils

Five Parish/Town Councils commented on the Introductory section. The majority of comments concerned the Neighbourhood Planning process:

- Recognition that in Neighbourhood Development Plan (NDP) areas, it is the responsibility of the NDP to allocate sites, and explanation of the relationship with the NDPs and the Local Plan is needed.
- The site allocation process is overly complex
- Continued active engagement with the SDNPA is required
- Cross-boundary issues for NDP areas which are partly within the National Park, noting that exhaustive searches outside the SDNP have not resulted in suitable sites, and that proposed sites within the National Park are a last resort.
- Changes to the Settlement Policy Boundary for Midhurst, support for the proposed allocations within the town and pre-emptive support for an allocation for mixed use development, including a nature reserve at the Bepton Depot.

#### Other Organisations

Eight organisations made comments:

- Friends of the Earth (Brighton & Hove) – Encouragement for higher density development, to make better use of land. A greater level of affordable housing
- SOS Bohunt Manor Community Action Group – Support for the exclusion of Bohunt Manor estate as an allocation within the draft plan, highlighting the proximity of the estate to the Wealden Heaths SPA.

- Sussex Wildlife Trust & Hampshire and Isle of Wight Wildlife Trust (joint response) – The specific development requirements for each site allocation are too limited. Further detail required.
- The Gilbert White Museum – Considered it a well produced document, although the maps could be improved / made clearer.
- Two estates commented that they are in the process of preparing Whole Estate Plans in accordance with policy SD22. One noted that this had unfairly led to their sites being rejected from the 2014 SHLAA as they were not being actively promoted. These sites have been resubmitted with confirmation that they are being actively promoted, which should lead to proper assessment through the SHLAA update.
- It was noted that several key evidence base documents had not been made available when the Consultation was launched including the Tranquillity Study and Strategic Housing Market Assessment.
- Specific objection was received to the Syngenta Strategic Site allocation and to the SHLAA methodology which, they considered, excluded suitable, sustainable sites.

### **Developers and Agents**

Four comments were received from developers. The comments were as follows:

- Several specific sites were proposed to meet levels of development sited in Policy SD23:Housing. These have also been submitted through the call for sites and will be assessed through the SHLAA process.
- Support for growth in Selbourne
- Questioning why sites that were found suitable in the 2014 SHLAA have not been allocated.
- One response recommended an increase in the housing requirement to at least 5447, with this increase being accommodated in Lewes, Petersfield, Midhurst and Liss. Promoting a specific site in Liss for allocation in the Local Plan, whilst acknowledging the role of Neighbourhood Plans.

### **Individuals**

Seven individuals commented on the Introduction:

- Confusion over relationship between Findon and Fernhurst NDPs and the Local Plan allocations. Lack of allocations identified in either the Findon NDP or the local plan (for Findon) means the Findon NDP is not in conformity with the Local Plan.
- Concern that the threshold of six units or greater within the SHLAA excludes small sites which could assist with windfall.
- Due to the historic nature of settlements such as Midhurst and Petersfield, it would seem inappropriate to burden them with excessive development when settlements like Liss can accommodate more without detriment to the environment.
- Support for the clear definition of sites in the Plan

## **Policy SD-SS03: Land at Old Malling Farm, Lewes**

There were a total of 117 comments on this policy/chapter. These are summarised below.

### **National Agencies**

Three national agencies commented on the site allocation:

Environment Agency noted that parts of the western and northern boundary of the site are directly adjacent to flood zone 3 areas. A site specific flood risk assessment would be needed to establish the exact developable area.

Natural England made several comments on the location of the allocation, being adjacent to Offham Marshes SSSI, within the floodplain and on a greenfield site raising concern that these constraints had not been fully explored.

Historic England – support was given for criteria 7 and 15, but no comment was given on the principle of development of the site.

### **Borough, City, County and District Councils**

Lewes District Council wrote in support of the allocation as it, along with other sites in the town were crucial in meeting identified housing needs.

East Sussex County Council would need to be consulted on sustainable drainage schemes within the site and that green roofs should be considered to reduce the visual impact of development.

### **Parish and Town Councils**

Lewes Town Council objected to the site allocation stating that there needed to be a breakdown of affordable housing across the National Park to enable people to live in their towns and parishes.

### **Other Organisations**

Eight organisations/ groups commented on this. There was one representation supporting the allocation and six objected, raising several common concerns:

- The site is of high landscape value outside the current development boundary and very visible from the Ouse Valley.
- The allocation is contrary to the strategic policies of the draft local plan (Policies SD7 and 9 were specifically mentioned) due to the negative impact on landscape, views, tranquillity.
- The potential for archaeology is high given its location within the setting of the Conservation area.
- The site is on the edge of Lewes and quite some distance from the services and facilities in the town centre.
- The loss of high quality agricultural land which acts as a green wedge/finger into the town
- It was noted that the site was found unsuitable within the National Park's own SHLAA and the findings of the Sustainability Appraisal which said development of the site would have significant negative effects were endorsed
- There should be a requirement for net gains to biodiversity and enhancement of the adjacent SNCI.
- The recommendation to state that additional local sewerage and water infrastructure would be required.

## **Agents and Developers**

No comments received

## **Individuals**

94 individuals objected to this allocation. The majority gave reasons for their objection as follows:

- National Parks are not suitable locations for development and should be preserved for future generations. Development should happen outside a National Park. Given the designation, there should be stronger protection against development within the SDNP
- There are no exceptional circumstances which would be required to meet the test for major development within the National Park
- Development on this site would adversely impact the Special Qualities, the rural tranquil character of the Ouse corridor and the views of the site from surrounding higher ground to the west, north and east.
- Negative impact on the setting of the conservation area of Malling Deanery and concern over the potential archaeological significance of the site
- Would cause permanent harm to wildlife and the environment, the adjacent SSSI and SNCI
- Brownfield land should be used for housing before any greenfield land, particularly high quality agricultural land which is scarce within East Sussex.
- Unsuitable development into the floodplain
- Would lead to an increase in an already very congested and hazardous road network particularly during the construction phase with an increase in large vehicles, noise and pollution
- Increase in pressure on schools and health facilities as well as waste water infrastructure.
- Would have negative impacts on existing residents.
- The Ouse Valley was specifically included within the National Park at the Inquiry to provide a high quality setting for the town of Lewes.
- Disjointed planning with this site, South Downs Road, Tesco development and expansion of Police HQ and would result in over-development
- Concern that SDNPA are being pressured into allocating this site, querying what has happened since the previous rejection of the site
- The Sustainability Appraisal supports the exclusion of this site
- Need to protect against amalgamation of towns and cities
- The requirement for 50% affordable housing is not financially viable, whilst others questioned why the level of affordable was not higher.
- The Phoenix Quarter should be developed rather than Old Malling Farm

There were a small number of positive comments and one in support of the development:

- There was acknowledgement of housing need and in particular for low cost housing for young people
- Given the high value of this development there should be a higher level of affordable housing required.

### **Policy SD-WW03: Land at New Road, Midhurst**

There were a total of 4 comments on this policy/chapter. These are summarised below.

#### **National Agencies**

Historic England support the reference to archaeological investigation, but seek more specific requirement on this. They also note the site is close to Midhurst Conservation Area.

#### **Borough, City, County and District Councils**

West Sussex County Council commented that the allocation will displace existing parking which will need to be considered at the application stage.

Chichester District Council note the constraints on this site – the nearby conservation area and trees on and to the north of the site.

#### **Parish and Town Councils**

No comments received

#### **Other Organisations**

South Downs Society support the allocation but consider it to be overdevelopment, they suggest development should be restricted to 3 new homes.

#### **Agents and Developers**

No comments received

#### **Individuals**

No comments received

## **Policy SD- WW04: Land at Petersfield Road, Midhurst**

There were a total of 2 comments on this policy/chapter. These are summarised below.

### **National Agencies**

No comments received

### **Borough, City, County and District Councils**

No comments received

### **Parish and Town Councils**

No comments received

### **Other Organisations**

Southern Water support the allocation with changes to recognise additional sewerage infrastructure would be required to accommodate development. They also note there is existing underground wastewater and water infrastructure which will require a 6m easement allowance in the layout and design of the development.

South Downs Society support the allocation with changes to recognise the existing mature landscaping of the site.

### **Agents and Developers**

No comments received

### **Individuals**

No comments received



## **Policy SD- WW05: Land at Lamberts Lane, Midhurst**

There were a total of 4 comments on this policy/chapter. These are summarised below.

### **National Agencies**

Historic England welcome the references to the Conservation Area, Grade II listed building and requirement for a Heritage Statement. No changes sought.

### **Borough, City, County and District Councils**

West Sussex County Council state a Road Safety Audit would be required.

### **Parish and Town Councils**

No comments received

### **Other Organisations**

South Downs Society support the allocation with changes to provide a more direct footpath to the town centre and criteria to ensure that design and layout reflect vernacular character.

### **Agents and Developers**

No comments received

### **Individuals**

No comments received

## **Policy SD- WW09: Land at Clements Close, Binsted**

There were a total of 4 comments on this policy/chapter. These are summarised below.

### **National Agencies**

Historic England welcome the requirement for a pre-application archaeological assessment. No changes sought.

### **Borough, City, County and District Councils**

Hampshire County Council confirm that Binstead footpath no.28 must be protected.

### **Parish and Town Councils**

No comments received

### **Other Organisations**

The RSPB state this site is within the zone of influence to the Wealden Heaths Phase 2 SPA. Policy reference should be made for the need to mitigate recreational distance impacts.

Allocation should be shown on a inset map at clearer scale.

### **Agents and Developers**

No comments received

### **Individuals**

No comments received

## **Policy SD- SS02: Land at Kiln Lane, Buriton**

There were a total of 3 comments on this policy/chapter. These are summarised below.

### **National Agencies**

Historic England support the requirement for pre-application archaeological assessment. No changes sought.

### **Borough, City, County and District Councils**

No comments received

### **Parish and Town Councils**

Buriton Parish Council made two representations highlighting a number of issues with development at this site including serious flooding, long distance views, traffic and disturbance to wildlife. Policy requirements suggested include preference for smaller market homes, high quality design, retention of hedgerows and traffic calming measures.

### **Other Organisations**

No comments received

### **Agents and Developers**

No comments received

### **Individuals**

No comments received

## **Policy SD- WWI I: Land at Brookland Way, Coldwaltham**

There were a total of 12 comments on this policy/chapter. These are summarised below.

### **National Agencies**

Environment Agency state the site is within SPZ3.

### **Borough, City, County and District Councils**

West Sussex County Council state a Road Safety Audit will be required.

### **Parish and Town Councils**

No comments received

### **Other Organisations**

CPRE Sussex & South Downs Society object to the inclusion to this site due to significant impact on Waltham Brooks SSSI and the impact on the setting of the SPA and Arun Valley Ramsar. Sussex Wildlife Trust & Hampshire Wildlife Trust also comment that proximity to the SPA will trigger a Habitat Regulations Assessment (HRA). The Trust would not support an increase on the site.

Wiggonholt Association commented on existing significant flooding at the site and impact on the historic road network. They also question whether alternative sites outside the floodplain have been considered.

Southern Water support the allocation with changes to ensure adequate mitigation measures to protect groundwater and nearby wastewater infrastructure.

Smiths Gore on behalf of the Barlavington Estate support the allocation with changes to clarify only small part of larger site would accommodate more housing and note nearby ecological designations.

### **Agents and Developers**

No comments received

### **Individuals**

Two individuals objected to this allocation due to harm to flooding issues, wildlife, impact on views and limited local amenities.

## **Policy SD- WW01: Land East of Cowdray Road, Easebourne**

There were a total of 4 comments on this policy/chapter. These are summarised below.

### **National Agencies**

Historic England support the requirements for a Heritage Statement and reference to the Conservation Area and nearby Grade II listed buildings.

### **Borough, City, County and District Councils**

Chichester District Council question whether this allocation will be predominantly affordable housing subject to viability?

West Sussex County Council state a Road Safety Audit will be required.

### **Parish and Town Councils**

No comments received

### **Other Organisations**

The South Downs Society support this allocation.

### **Agents and Developers**

No comments received

### **Individuals**

No comments received

## **Policy SD- WWI0: Land at Petersfield Road, Greatham**

There were a total of 9 comments on this policy/chapter. These are summarised below.

### **National Agencies**

The Environment Agency state the site in in SPZ3.

Historic England support the requirement for a Heritage Statement and pre-application archaeological assessment.

### **Borough, City, County and District Councils**

Hampshire County Council confirm that Greatham footpath no 10 must be protected.

### **Parish and Town Councils**

Greatham Parish Council object to this allocation due to poor vehicular access; poor public transport and lack of community facilities including primary school and nursery spaces. The Settlement Policy Boundary should not be changed.

### **Other Organisations**

The RSPB & Sussex Wildlife Trust note this site is within the zone of influence for recreational disturbance to the Wealden Heaths Phase 2 SPA. Both organisations support a strategic approach to mitigation through a revised policy SD13 rather than site by site mitigation.

Southern Water support this allocation with changes to ensure additional local sewerage infrastructure. An easement of 6m would be required which will affect the site layout and design.

### **Agents and Developers**

The landowner supports this allocation and confirms it is available.

### **Individuals**

No comments received

## **Policy SD- WD01: Land at Itchen Abbas House, Itchen Abbas**

There were a total of 8 comments on this policy/chapter. These are summarised below.

### **National Agencies**

The Environment Agency comment that the policy should recognise the proximity to the River Itchen (50m away) to ensure protection of the river and seek enhancements where possible.

### **Borough, City, County and District Councils**

Hampshire County Council support reference to completion of an off-road walking and cycling route along the Itchen Valley although there are no identified resources at HCC to support delivery of this.

### **Parish and Town Councils**

Itchen Valley Parish Council object to the allocation and request that SDNPA work with the Parish Council to identify alternative sites. The Parish Council question the ownership of the site (there are two landowners)

### **Other Organisations**

Upper Itchen Valley Society object to the allocation, as there is no footpath to the village and development would adversely impact the rural setting of a PRow and the green gap between Itchen Abbas settlement boundary.

### **Agents and Developers**

One landowner supported the allocation but sought a larger allocation to include land north of the B3047.

### **Individuals**

A HCC Councillor commented on the allocation stating that any development should be subject to pedestrian routes to the village being improved. An extension to the village to the west of the village would seem more appropriate.

## **Policy SD- DS01: Land between Church Lane and the A273, Pyecombe**

There were a total of 3 comments on this policy/chapter. These are summarised below.

### **National Agencies**

The Environment Agency state the site is in SPZ2

### **Borough, City, County and District Councils**

No comments received

### **Parish and Town Councils**

No comments received

### **Other Organisations**

Friends of the Earth (Brighton & Hove) support this allocation with changes. The site should be developed more densely, 8 units seems a low figure compared to other allocations. Reference should also be made to the Brighton & Lewes Downs Biosphere Reserve which the site lies within.

### **Agents and Developers**

DMH Stallard LLP commented that the allocation should be increased to 12 new dwellings.

### **Individuals**

No comments received



## **Policy SD- WW02: Land at Farnham Road, Sheet**

There were a total of 2 comments on this policy/chapter. These are summarised below.

### **National Agencies**

The Environment Agency recommend that the site area is reconsidered to remove the area within the flood zone. The site is also in SPZ2.

### **Borough, City, County and District Councils**

Hampshire County Council state that nearby Ashford Hangers (SSSI / SINIC) should be added as a constraint.

### **Parish and Town Councils**

No comments received

### **Other Organisations**

No comments received

### **Agents and Developers**

No comments received

### **Individuals**

No comments received

## **Policy SD- SS01: Land South of Loppers Ash, South Harting**

There were a total of 34 comments on this policy/chapter. These are summarised below.

### **National Agencies**

Historic England support the requirement for a pre-application archaeological assessment and reference to the archaeological constraints on the site.

### **Borough, City, County and District Councils**

#### **Parish and Town Councils**

Harting Parish Council support the allocation with changes. The number of dwellings should be reduced to 6 and reference should be made to addressing conflict with other users on New Lane and impact on views.

#### **Other Organisations**

No comments received

#### **Agents and Developers**

No comments received

#### **Individuals**

24 individuals objected to this allocation. The majority gave reasons for their objection as follows:

- Adverse impact on landscape character, ecology and ecosystem services (including Dark Night Skies)
- Loss of views, prominent site – development would be imposing on existing views
- Impact of additional traffic - narrow lane is not suitable, conflict with other users, difficult junction with Midhurst Road, parking issues at South Acre, allocation not in line with SD18 *Transport and accessibility*
- Will not provide low cost or affordable housing for local people
- Does not relate well to existing settlement pattern, currently outside the Settlement Policy Boundary
- Adverse impact on wildlife
- Noise / light pollution from construction and long term impacts
- Parish Council does not represent the views of the community
- Flooding and drainage issues – particularly due to the height difference of the site
- Overdevelopment of the site
- Alternative more suitable sites in the parish should be considered before this site. Development should be other villages
- Currently agricultural land

## **Policy SD- SS01: Land at Meadow House, West Meon**

There were a total of 5 comments on this policy/chapter. These are summarised below.

### **National Agencies**

The Environment Agency state the site is in SPZ2 and there is no existing mains drainage available.

Historic England support the requirement for a Heritage Statement

### **Borough, City, County and District Councils**

Hampshire County Council comment that site will require a site specific flood assessment.

Opportunity to formalise footpath link between West Meon footpath 13 and the Meon Valley Trail should also be added.

### **Parish and Town Councils**

West Meon Parish Council comment that the site has access issues, access should be through Meadow House to make deliverable. Site is within West Meon Conservation Area and will require sensitive design.

### **Other Organisations**

No comments received

### **Agents and Developers**

No comments received

### **Individuals**

No comments received

## **Policy SD- SS06: Land at long Priors, West Meon**

There were a total of 6 comments on this policy/chapter. These are summarised below.

### **National Agencies**

The Environment Agency state there is no mains drainage available at the site.

### **Borough, City, County and District Councils**

Hampshire County Council confirm that the amenity of nearby West Meon footpath no.8 must be protected. They also recommend a site specific flood assessment is required.

### **Parish and Town Councils**

West Meon Parish Council object to this allocation due to the increase in traffic along a narrow road.

### **Other Organisations**

No comments received

### **Agents and Developers**

One agent supported this allocation but states the site should be extended to include additional land submitted to the SHLAA. This would provide a further 5 dwellings including additional affordable housing.

### **Individuals**

No comments received

## **Policy SD- DS03: Land at How Court, Lancing**

There were a total of 10 comments on this policy/chapter. These are summarised below.

### **National Agencies**

The Environment Agency comment that the site is immediately adjacent to FZ3.

### **Borough, City, County and District Councils**

Adur & Worthing Council make several comments on this site including:

- Is there landscape assessment evidence to suggest development at this site would not have an adverse impact (wider SHLAA site rejected for this reason)?
- There should be affordable housing provision for residents of Adur District Council
- Drainage and groundwater issues will need to be considered.

West Sussex County Council state a Road Safety Audit would be required.

### **Parish and Town Councils**

No comments received

### **Other Organisations**

CPRE Sussex comment that the site is unsuitable for development due to flood risk and surface water flooding issues. The site may also be contaminated (adjacent Old Petrol Filling Station). They also question whether there is further evidence to be considered in the SA process and request to see this evidence.

The South Downs Society object to this allocation due to development on agricultural land and encroachment into the open countryside. They note the site was discounted in the SHLAA due to visual impact.

Lancing Manor SE Residents / Adur Floodwatch Group object to the allocation due to a number of reasons:

- Conflicts with other policies in the Local Plan
- Potential contamination
- Adverse impact on wildlife
- Flooding / attenuation issues
- Conflict with previous SDNPA response to development at Old Petrol Filling station i.e. preserving the character of the SDNP

### **Agents and Developers**

Lancing College support this allocation but seek the inclusion of a larger site area which forms a critical part of the Estate Plan.

### **Individuals**

No comments received

## **Policy SD- DS02: Land at Normansal Park Avenue, Seaford**

There were a total of 4 comments on this policy/chapter. These are summarised below.

### **National Agencies**

The Environment Agency state the site is in SPZ3

### **Borough, City, County and District Councils**

East Sussex County Council comment that the development should ensure permeability for pedestrians to access local public transport links.

### **Parish and Town Councils**

Seaford Town Council support the allocation with changes to ensure provision for a children's play area and green space. The development must be accessible to neighbouring streets. They also recommend land south of the allocation could also be allocated for housing (land outside the SDNP). The Town Council would support an additional allocation at Alfriston Road (SHLAA site LE094) if land for future cemetery extension is secured as part of the allocation.

### **Other Organisations**

No comments received

### **Agents and Developers**

No comments received

### **Individuals**

No comments received

## Chapter 10: Development Management Policies

There were a total of 6 comments on the introduction (paragraph 10.1 and 10.2) to this chapter. These are summarised below.

### **National Agencies**

There were no comments on this section made by national agencies.

### **Borough, City, County and District Councils**

Chichester District Council made the following comments:

- The Historic Environment section appears fragmented some included with policies relating to Woodland and Hedgerows and a separate section for archaeology. They suggest a Historic Environment Section structured in a similar way to other sections with an Introduction, Supporting text, policy and evidence. This may allow for some rationalisation of the text/supporting text. The “Partnership Management Plan Outcomes” identified under Archaeology apply to the whole historic environment. Reference should be made to NPPF, NPPG and Historic England Good Practice Advice Notes in Planning (GPANs).
- There should be a separate policy on Listed Buildings to include impact of development on the setting of listed buildings and curtilage buildings and structures.

East Sussex County Council suggest a reference to minerals and waste development management policies would be appropriate in this section.

### **Parish and Town Councils**

Rowlands Castle Parish Council note that there does not seem to be a Development Management policy relating to Water Quality as referred to in 'Water Resources' in paragraph 2.26. The plan makes only one reference to 'Groundwater Source Protection Zones' and that is for a single site (policy SD-SS06). Therefore, they comment that the Local Plan would appear to not attempt to generally influence proposed developments in such zones and note that EHDC/SDNP JCS Policy CP26 ('Water Resources/Water Quality') covers this topic, but it will be replaced in the SDNP when this Local Plan is adopted.

### **Other Organisations**

The South Downs Society made the following comments:

- The Society believes that the policies are generally comprehensive, well written and researched, and are backed by appropriate evidence, in line with NPPF and other relevant guidance. They consider that they should provide a good basis for the day to day assessment of planning applications and give applicants/ neighbours/stakeholders a clear idea of what will, and will not, be permitted.
- Welcome the wording at para 10.2 on the importance of appropriate enforcement. While we recognise that the way in which this is carried out is not directly a matter of planning policy, it nevertheless constitutes one of the key tools in the planning toolbox and, without robust and visible enforcement, those – like this Society – with the best interests of the National Park at heart will have difficulty believing in the deliverability of the plan.
- Suggest a further “catch all” development management policy covering the “design, form and setting of new development”, bringing together all the essential elements that need to be considered to ensure that new development of all types is successfully integrated into its

surroundings. We understand that such a policy is found helpful elsewhere, being used in respect of minor and householder applications, as well as strategic proposals.

### **Agents and Developers**

Exigo Project Solutions made a number of comments about a site put forward to the Local Plan and SHLAA comprises of land to the east of Gilberts Drive, to the south of The Old Parsonage within East Dean and comments about SD22 and the SHLAA which have been considered against the relevant policies.

### **Individuals**

There were no comments on this section made by individuals.



## **Policy SD35 Provision and Protection of Open Space**

There were a total of 23 comments on this policy. These are summarised below.

### **National Agencies**

Only one National Agency, Sport England, responded and objects to the policy as currently worded. In the absence of a robust and up-to-date assessment of the needs for open space, sports and recreation facilities and opportunities for new provision under NPPF Par 73, how will the LA assess if a sports facility is 'valued by the local community' or actually needed for sport in the absence of this study? Part 2 of the policy should be informed by the NPPF Par 73 study and not dealt with isolated piecemeal responses to individual planning applications. The criteria in the policy must reflect those in Par 74 of NPPF but as currently worded it is less demanding (like for like is not the same as equal or better and there is no requirement on an applicant to demonstrate a surplus).

### **Borough, City, County and District Councils**

Responses were received from Brighton & Hove City Council (B&HCC), Hampshire County Council (HCC) and East Sussex County Council (ESCC). BHCC represented that the National Park is not an island and relates to adjacent settlements. Its open space may meet the needs not only of the communities within the National Park but also those adjacent to the National Park. They requested that criterion 2 b) be amended by the replacement of the words:

"which the SDNPA has identified a deficit"

with:

"which there is an identified deficit".

HCC is concerned that the wording of the policy does not allow sufficient flexibility to secure future improvements to education facilities during the plan period. HCC has proposed an additional clause: 2c) *the development will result in local provision of alternative education, sports, recreation or open space facilities, the need for which clearly outweighs the loss of the open space.* The justification provided is that "Where central government funding is not available, the only way that education improvements can be funded is through developer contributions and through the disposal of surplus land within school sites." The County Council is only able to promote the disposal of surplus school facilities for alternative development where it can be demonstrated under Section 77 of the School Standards and Framework Act (1998) that the land is surplus to the requirements of both the subject school and other Local Education Authority (LEA) schools within the local area, and that the proceeds from the sale of the surplus land is re-invested by the LEA into education, sport and/or recreational facilities. They have similarly proposed wording referring to Section 77 of the School Standards and Framework Act (1998) in the supporting text.

ESCC has recommended a change to the wording of paragraph 10.5 that states: "open space provision may not be practicable in many instances". In these instances, it must be stressed that open space provision on-site is required for SuDS schemes.

Responses were received from two District Councils: Lewes and Chichester. The former queried the lack of a policy mechanism to deliver open space in the absence of a policy to require appropriate on-site provision or seek developer contributions. It therefore urges the SDNPA to adopt replacement open space standards in its Local Plan to ensure that open space provision effectively keeps pace with the needs arising from the residents of new housing developments. Chichester similarly stated: "The amount of open space for new development should be quantified."

### **Parish and Town Councils**

Five parish councils responded, all in favour of the policy. Liss Parish Council recommended that paragraph 1a) be reworded as it is difficult to follow. Bury Parish Council did register a concern about the omission of reference to green infrastructure and the importance of green spaces, playgrounds, open access areas, habitat areas etc. in the CIL. East Dean & Friston Parish Council especially support the idea of encouraging non-motorised access to any new development, and improving connectivity with the wider rights of way network.

### **Other Organisations**

Seven other organisations responded, all broadly supportive. Five Villages Cycling Forum made comments regarding insufficient differentiation between the needs of cyclists, walkers and equestrians primarily applicable to policies, SD19 and SD43. However, his comments do merit consideration in relation to the wording in paragraph 1d) which infers a focus on recreational traffic to the exclusion of commuting cyclists.

Southern Water cannot support the current wording of policy SD35 as it could create a barrier to statutory utility providers from delivering their essential infrastructure required to serve existing and planned development. They have therefore proposed revised wording for paragraph 2:

*Planning permission will not be granted for development proposals that would result in the loss of open space unless:*

- (i) like-for- like provision of a similar quantity, quality and accessibility is made in close proximity to the existing open space; or*
- (ii) it meets a specific necessary utility infrastructure need and no alternative site is available.*

The South Downs Society considers that the supporting text needs to clarify whether the planning policy to protect “open space” embraces not only publicly accessible land such as parks and gardens, but also private facilities such as school playing fields and sports clubs. The latter are equally important to National Park purposes in terms of shaping the form, character, and appearance of settlements and their place in the wider landscape.

NFU South East Region has requested rural workers dwellings are made specifically exempt from SD35 to prevent unnecessary and costly delays.

Responses were also received from: South Downs Local Access Forum, CPRE Sussex and Friends of the Earth Brighton & Hove which all supported the policy as currently worded.

### **Agents and Developers**

There were no responses received from this category.

### **Individuals**

Responses were received from two individual, both of whom support the policy as currently worded.

## **Policy SD36: Local Green Spaces**

There were a total of 20 comments on this policy. These are summarised below.

### **National Agencies**

No national agencies commented on this policy.

### **Borough, City, County and District Councils**

Only HCC responded in this category, echoing the comments made with respect to policy SD35 (see above).

No Districts or Boroughs commented on this policy.

### **Parish and Town Councils**

Nine Parishes / Town Councils responded, all supportive of the policy. A number of these referred to specific Local Green Space (LGS) nominations that parishes either had made separately through the LGS call or wished to make. Selborne Parish Council wish to see the word 'unacceptable' removed before 'adverse impact' in clause 2 of the policy and Arundel Town Council suggested removal of clause 2; [revised proposed policy wording removes clause 2 in its entirety]. East Dean & Friston Parish Council has queried the wording of paragraph 1, suggesting that it may be better to say that development proposals may be permitted if they 'include the designation of a new local green space'?

### **Other Organisations**

Southern Water echoing its comments made with respect to SD35 (see above) has proposed amended wording for clause 2 of SD36 as follows:

*2. Development proposals that would have an unacceptable adverse impact on these Local Green Spaces will not be permitted other than in very special circumstances, for example, it is essential to meet specific necessary utility infrastructure needs and no alternative feasible site is available.*

CPRE Sussex and the South Downs Society both support the policy.

The only objection to the policy has been submitted by the Chair of Governors, Selborne CE Primary School but this is solely in respect of its application to the proposed designation of the School Field so not an objection to SD36 *per se*.

### **Agents and Developers**

There were no responses received from this category.

### **Individuals**

There were three comments from individuals supporting the policy but making specific reference to LGS nominations that either had made separately through the LGS call or which they wished to make.

## **Policy SD37: Trees, Woodland and Hedgerows**

There were a total of 17 comments on this policy. These are summarised below.

### **National Agencies**

Natural England make the following comments:

- Hedgerows are a priority habitat, listed under Habitats and Species of Principal Importance' within the England Biodiversity List, this should be cited here.
- The NERC Act 2006 places a general duty on all public authorities, including local planning authorities, to conserve and enhance biodiversity.
- Hedgerows provide a vital function as wildlife corridors. They have an important role in genetic dispersal and climate change adaptation. They should be protected from severance.
- Concerned that ancient woodland has been included with other woodland and habitats. Ancient woodland merits specific consideration.
- Criteria 5 needs to be amended. Ancient woodland is an irreplaceable habitat which requires specific consideration in the planning process. Mitigation (avoidance and reduction of impact) must be considered before compensation.
- Planning applications which deleteriously impact ancient woodland must demonstrate how harm can be avoided or reduced (mitigation) before compensation is considered. The role of the local planning authority is to make a judgement as to whether the needs and benefits of the development in that location (as opposed to elsewhere) clearly outweigh the loss.
- Ancient woodland is irreplaceable so questions of compensation are highly complex. The policy does not reflect this key point and needs to be reviewed.

Historic England ask that reference is made to the historic importance of hedgerows in the supporting text.

### **Borough, City, County and District Councils**

East Sussex County Council – minor change to supporting text.

### **Parish and Town Councils**

- Bepton and Liss Parish Councils support the policy.
- Selbourne Parish Council suggest that ancient hedgerows be given specific protection.
- Arundel Town Council considers the policy overlaps with SD12 and there is a need for consistency. They recommend that criteria 2 be deleted as it is too restrictive and unnecessary.
- Bramshott and Liphook Parish Council support the policy but suggest that consideration be given to that appropriateness of planting proposals along key routes which could impact on views within, to and from settlements.
- Itchen Valley Parish Council would like to see more non-native species plants/tree's removed in favour of native species, particularly in conservation areas. Applicants wanting to remove non-native species should be approved with a requirement to replace with native species if appropriate to the historic landscape.

### **Other Organisations**

Friends of the Earth Brighton & Hove and the South Downs Society support the policy.

The Woodland Trust objects to the policy. They comment on the value of ancient woodland and its irreplaceability. They believe it must be given absolute protection. The Woodland Trust would also

like to see an increase in tree cover especially in view of the threats faced by trees and woodland, such as tree disease and its ability to deliver a wide range of benefits.

CPRE Sussex give broad support for the policy but make the following comments:

- Protection for ancient woodland and important hedgerows should be included within the Policy.
- Concern that loss of trees through planning applications dealt with by delegated authorities will not recognise the cumulative loss.
- Should plan for positive planting and land use for carbon sequestration/flooding/air pollution. Would like to see a broader plan for tree planting within the Park (not only linked to individual development proposals) with an preference for the use of native tree and hedge species;
- Where their purpose is for screening, these should be of suitable size to achieve that purpose within a short period.
- Mitigation is not appropriate where ancient woodland exists. These ecosystems take many years to establish and should not be included in any mitigation strategy.
- Mitigation for woodland tends to ignore non-carbon values.

The South Downs Land Managers Group comment that:

- In some instances it may be more appropriate to require existing trees, hedgerows and woodland to be managed, as part of the development work and/or subsequently, rather than seeking to protect them or plant new ones.
- It should be recognised that not all trees are equal in their value to wildlife or landscape.
- Planting should not be required prior to commencement of works, where those works would thereby be delayed adding cost and damage the newly planted trees. The timing of planting should be proposed by the applicant in their application/management plan so as to take account of detailed operational knowledge.
- Suggest an additional requirement that a management plan, where appropriate, be drawn up and implemented.
- Needs to be qualified by a condition not to impede appropriate tree management by imposing additional cost, complexity or delay.

### **Agents and Developers**

No responses received.

### **Individuals**

- Policy does not go far enough to protect ancient woodland and veteran trees. There should be no further loss of ancient woodland in the National Park.
- The Local Plan should specify clear criteria to ensure the protection and protective buffering of ancient / veteran trees and ancient woodland, particularly outside SSSIs.
- Two individuals support the policy and approach.
- There should be much stronger support and requirements for new planting as part of any development.
- The density of development should be planned to allow for native broad leaved trees to be planted in positions that will allow them to prosper, and with enough space around them for there to be no possibility of their roots damaging the new houses. This might mean lower densities, but fully grown mature native trees amongst dwellings is a feature of the existing landscape and all too often absent from modern development.

## **Policy SD38: Energy Performance and Historic Buildings**

There were a total of 12 comments on this policy. These are summarised below.

### **National Agencies**

Historic England welcome and supports the policy in principle but suggest that criteria a) is amended to "The conservation and enhancement of the heritage asset's character and appearance" and criteria b) is amended to "The conservation and enhancement of the heritage asset's special architectural or historic significance".

### **Borough, City, County and District Councils**

Chichester District Council made a number of comments:

- Policy needs to be supported by more guidance and technical information on evidence/detail requirements needed to support planning applications to ensure that potential harmful impacts have been considered, particularly in relation to heritage assets.
- Use of the term 'significance' should be used to be consistent with Historic England guidance and the NPPF.
- There should be a policy on listed buildings
- Energy performance covers a wide range of application, including renewables, retrofitting insulation and how the buildings are used. Suggest caution about an overly general policy given the wide range of issues.
- Suggest some technical information – either in the policy or supporting text that addresses problems associated with installing wall insulation and the effects on the breathability of traditional construction.
- Suggest the policy should require adequate evidence/detail be provided in support of applications so that we can be sure that the potential harmful impacts have been considered, particularly in relation to heritage assets.
- Reference could be made to recent BRE research (Solid wall heat losses and the potential for energy saving – BRE May 2014) that confirms the complexity of traditional buildings and gaps in understanding how they perform. There are particular uncertainties about the medium and long-term consequences of applying insulation to solid walls made of traditional materials—the change in the performance of the envelope could lead to changes in the whole building performance (balance of moisture, hydrothermal performance), in the indoor environment conditions and in the overall building condition (decay and damage). Would be cautious about suggesting such proposals will be encouraged.

East Hampshire District Council welcomes the policy and supporting text. They are concerned that there are no development management policies relating to listed buildings, the setting of listed buildings and buildings local historic interest. They consider these policies are vital components when deciding applications relating to heritage assets along with guidance contained in the NPPF.

Winchester City Council comment that given, the number and range of historic buildings and features within the National Park it is surprising that these policies (SD11, SD38, SD39, SD40 and SD41) are not more comprehensive and provide more guidance as to what is required of development proposals.

### **Parish and Town Councils**

Bepton Parish Council and Selborne Parish Council supports the policy.

Liss Parish Council express strong support for the policy.

### **Other Organisations**

Friends of the Earth Brighton & Hove support the policy.

The South Downs Society supports the policy, but they suggest the addition of the word “historic” before “fabric” in criteria c. Development proposals may be a chance to remove or replace unsympathetic more recent additions/alterations to historic buildings.

The South Downs Land Managers Group welcomes the positive approach to improving the energy performance of historic buildings. They consider it disappointing that no mention is made of the preparation of guidance for improving the energy efficiency of historic buildings.

The Sompting Estate are generally supportive. They would welcome a proposal in the Local Plan that SDNPA will provide design standards for approaches to double glazing of historic buildings acceptable in the light of the problems of energy conservation and climate change.

### **Agents and Developers**

There were no comments made by agents and developers on this policy.

### **Individuals**

One individual states they fully support this statement and if the SDNPA can do anything to reduce the bureaucracy for these buildings, it would be extremely welcome.

## **Policy SD39: Conservation Areas**

There were a total of 17 comments on this policy. These are summarised below.

### **National Agencies**

Historic England made the following comments:

- Para 10.36 - the New Forest National Park Authority has designated some extensive tracts of open countryside as Conservation Areas.
- Welcomes and supports the policy in principle.
- Criteria I should to say: "...that conserve or enhance the special architectural or historic interest, character or appearance to reflect the rationale for designating conservation areas
- Criterion j) should include reference to views out of a conservation area.
- Request additional criteria resisting the demolition of buildings or structures that contribute positively to the special architectural or historic interest and the demolition of buildings that contribute to the character and appearance of the conservation area unless the replacement would make an equal or greater contribution to that character and appearance.
- Request a requirement for applicants to provide sufficient information to allow an informed assessment of the impact of the proposed development on the special architectural or historic interest of the conservation area (as required for archaeology).

### **Borough, City, County and District Councils**

Chichester District Council suggest there should be reference to 'preserve or enhance' being a statutory test. They request commitment to resist demolition of buildings or structures that contribute positively to the character and appearance of the conservation area and suggest these are defined as part of the character appraisal process and/or identified through the planning process. They suggest the policy could include a reference to a requirement for heritage statements to support applications as mentioned for archaeology.

East Hampshire District Council support the policy and supporting text. They are concerned that there are no development management policies relating to listed buildings, the setting of listed buildings and buildings local historic interest. They supports the general principle to tighten up the settlement policy boundaries and link them closer to the boundaries of the conservation areas.

Winchester District Council comment that given, the number and range of historic buildings and features within the National Park it is surprising that these policies (SD11, SD38, SD39, SD40 and SD41) are not more comprehensive and provide more guidance as to what is required of development proposals.

### **Parish and Town Councils**

Arundel Town Council suggest the removal of 'only' in criteria I and consider it unnecessary.

Bepton Parish Council and Selborne Parish Council support the policy.

East Dean & Friston Parish Council support the policy. They are pleased to see that it is recognised that development can impact on a Conservation Area if it is visible from within, looking out, as well as looking in, and that it can impact upon the whole character of the settlement.

Liss Parish Council strongly support, but suggest that it should include a section on listed buildings and those of local historic interest, particularly as a hook for neighbourhood plans



### **Other Organisations**

CPRE Hampshire supports the policy and its application. They note that Petersfield's conservation appraisal and area management plan is recognised and is 'up-to-date'. However it still needs to be approved as soon as possible so that it can be used with the Neighbourhood Plan and this Plan.

Friends of Lewes Society and Friends of the Earth Brighton & Hove support the policy.

The South Downs Society support the policy, but suggest the addition of 'skylines' to (j) as the impact of development on them can be a key factor in settlements on hills and ridges, such as Lewes.

The Petersfield Society support the policy, but are concerned that the conservation area appraisal and management plan for Petersfield has still not been approved by SDNPA and this is now been outstanding for 18 months.

### **Agents and Developers**

There were no comments made by agents and developers on this policy.

### **Individuals**

One individual supports the policy and questions whether the Conservation Area in Selbourne should be extended to include more open spaces.

## **Policy SD40: Enabling Development**

There were a total of 14 comments on this policy. These are summarised below.

### **National Agencies**

Historic England support the policy. They would welcome a reference to the use of legal agreements to secure the restoration of the asset prior to completion of the enabling development. They point out that Criteria 2 and para 10.41 should now refer to Historic England rather than English Heritage.

### **Borough, City, County and District Councils**

Chichester District Council commented that the first sentence of para 10.43 is incomplete and that the policy should include a reference to the use of legal agreements to secure the restoration of the asset prior to completion of the enabling development.

East Hampshire District Council support the policy and supporting text.

Winchester District Council commented that given, the number and range of historic buildings and features within the National Park it is surprising that these policies (SD11, SD38, SD39, SD40 and SD41) are not more comprehensive and provide more guidance as to what is required of development proposals.

### **Parish and Town Councils**

Arundel Town Council commented that if this Policy is really necessary, then there seems to be duplication between criteria 1 and 2.

Bepton Parish Council support the policy.

Rowlands Castle Parish Council question why is it necessary to include the phrase '.....presented as enabling development' This policy appears to contradict, or put severe restrictions on, Policies SD23 (Housing) and SD24 (Affordable Housing).

Selborne Parish Council strongly support the policy.

### **Other Organisations**

Friends of the Earth Brighton & Hove support the policy.

Lancing College commented that the SDNPA is actively encouraging and in fact in some instances requires development to be set out within an Estate plan. As stressed within other representations an Estate Plan that is endorsed by the SDNPA will by definition have been agreed to in principle as being required and appropriate in accordance with the Authority's priorities and duties and the Local Plan, or may be agreed to on an exceptional enabling basis. They consider that policy SD40 must also reflect this and recommend suggest amendments to the wording.

The South Downs Society support the policy. They suggest adding “demonstrably” before “represent” to emphasise that the onus is on the applicant to show that all other options have been exhausted and that a measure of enabling development is the only realistic option to secure the future of a heritage asset.

The South Downs Land Managers Group support and welcome the policy.

### **Agents and Developers**

Wates Development Ltd commented that the policy does not accord with NPPF Para 140 and should be reworded to reflect this guidance.

**Individuals**

There were no comments from individuals on this policy.

## **Policy SD41: Archaeology**

There were a total of 12 comments on this policy. These are summarised below.

### **National Agencies**

Historic England supports and welcomes the policy, but make the following comments:

- Would like to see the penultimate paragraph of the Policy to require the deposition of the record in a publicly accessible archive.
- Do not understand why the Local Plan contains specific development management policies for conservation areas and archaeology, but not for listed buildings, registered historic parks and gardens (we appreciate that these are covered in Strategic Policy SD5, although there is an argument for including that section of that Policy in a separate Development Management policy) and possibly registered battlefields. Advise that development management policies may be required where are necessary to amplify a general, overarching, Strategic Policy for the historic environment within a Core Strategy – for instance, to deal with particularly distinctive or important historic environment features or significance.
- Consider that a lack of listed building policy is a significant omission from the Plan. They also request a specific DM policy on Registered Historic Parks and Gardens.
- Suggest it would be helpful, in para 10.44, to point out that non-designated archaeological remains of demonstrably equivalent significance to scheduled monuments should be considered against the policies in the NPPF for scheduled monuments.
- They suggest it could be noted, in para 10.48, that preservation by record is the least preferred option but where it takes place, the record should be placed in a publicly accessible archive.

### **Borough, City, County and District Councils**

Chichester District Council made a number of comments on the supporting text:

- Para 10.48 - Walls are not generally regarded as 'finds'.
- Para 10.49 - The wording may lead to confusion over the definition and status of non-designated heritage assets. Recommend deletion of the words 'may be referred to as non-designated heritage assets and' from the fourth sentence.
- Para 10.50 – Suggest reiterating the wider significance of the archaeological resource, perhaps by the insertion of e.g. 'and its contribution to the wider historic environment' to the penultimate sentence.
- Para 10.51 - Usually 'desk-based' rather than 'desktop-based'.
- Para 10.52 - Avoid the phrase 'archaeologically sensitive areas' which was previously used by WSCC for non-designated areas of significance. Perhaps remove the word 'archaeologically'.
- Para 10.54 - This section seems confused: the significance of relevant archaeological remains should be established in a desk-based assessment whereas the proposed methodology for their preservation should be outlined in the written scheme of investigation.
- Para 10.56 - This seems to contain two completely separate issues that should be in their own sections.

East Sussex County Council made a number of comments:

- Suggested that the following changes to these sections are made to clarify that the Written Scheme of Investigation (WSI) is the document setting out the scope of a programme of archaeological work. All heritage professionals and archaeologists are bound by professional

requirements to produce a WSI (or project design) for any piece of work that they propose to undertake.

- Suggested that reference is made to the local authority standards as this is a Local Plan and it will sit better with the reference to the national standards of the Chartered Institute.
- Para 10.49 - Those projects that affect significant archaeological remains such as major infrastructure projects, projects within historic urban centres, particularly those which are the subject of an extensive urban survey and any other projects where significant archaeological interest has been established may require a programme of archaeological work, the details of which will be set out in a written scheme of investigation. This will include a programme which promotes a wider understanding and appreciation of the site's archaeological heritage in a local and regional context.
- Para 10.50 - The programme of archaeological work that the Authority may wish to secure could take the form of evaluation survey and mitigation recording such as an archaeological excavation, historic building record or a watching brief, along with the appropriate level of post-excavation assessment, analysis, reporting and archiving. The scope of the programme of archaeological work will be set out in the written scheme of investigation and this shall meet the requirements of the relevant standards of the Chartered Institute for Archaeologists (CIfA) as well as locally relevant standards produced by the local planning authority archaeological advisors and be agreed by the Authority.

Winchester District Council commented that given, the number and range of historic buildings and features within the National Park it is surprising that these policies (SD11, SD38, SD39, SD40 and SD41) are not more comprehensive and provide more guidance as to what is required of development proposals.

### **Parish and Town Councils**

Arundel Town Council suggest deletion of "only" in criteria 1 and consider this to be unnecessary emphasis.

Bepton Parish Council supports the policy.

Cheriton Parish Council make reference to the 29th March 1644 battle of Cheriton and consider that any development in Cheriton must have a full archaeological survey to collect artefacts still in situ.

Selborne Parish Council supports the policy in principle, but request deletion of the word "unacceptable" in criteria 1, because it is not acceptable to allow harm to heritage assets. They are also dismayed to see that the Authority might permit an unavoidable harm. If it is known that harm would be caused, it cannot be unavoidable and request deletion of the word "unavoidable"

### **Other Organisations**

Friends of Lewes Society, Friends of the Earth Brighton & Hove and South Downs Society support the policy.

### **Agents and Developers**

There were no comments made by agents and developers on this policy.

### **Individuals**

There were no comments made by individuals on this policy.

## **Policy SD42: Sustainable Drainage**

There were a total of 17 comments on this policy. Overall comments were supportive with suggested improvements. Only one response advocated withdrawal of the policy and inclusion in a broader 'water or flood management' policy. Comments received are summarised below.

### **National Agencies**

The Environment Agency (EA) was the only National Agency to respond; the EA supported the inclusion of the policy but recommended that the use of SuDS are advocated for **all** new development, not just in areas at risk of flooding.

### **County Councils**

East Sussex County Council (ESCC) was the only County Council and Lead Local Flood Authority (LLFA) to respond. They proposed some minor improvements to the supporting text and also an additional paragraph pertaining to land drainage consents as planning permission does not necessarily mean that consent will be given to the culverting or diversion of an ordinary watercourse.

ESCC commented extensively on the wording of the policy, specifically:

- Expressed concern that the criteria outlined in policy SD42 selectively quotes the national non-statutory technical guidance and therefore does not provide guidance for the ESCC local flood risk situation;
- In the light of the above recommended that national guidance is not repeated in the Local Plan; and
- Recommended that a section regarding brownfield sites is included in this policy.

They have provided alternative wording for the preamble and para 1 of the policy.

### **Borough, City, County and District Councils**

Comments were only received from 2 District Councils, Lewes and East Hampshire District Council (EHDC). Lewes District Council expressed support for the policy advising that promoting the use of SuDS to reduce the district's vulnerability to the flooding is a key priority of the Council. EHDC Neighbourhood Plan and CIL coordinator considered that the section contained a lot of technical detail on SUDs and recommended withdrawal of the policy and inclusion in a broader 'water or flood management' policy.

### **Parish and Town Councils**

Comments were received from 7 parish councils: Bepton; East Dean and Friston; Cheriton; Liss; South Harting; and Selborne. 6 were supportive of the policy (1 neutral response) but Selborne was extremely alarmed to see in paragraph 1 that the NPA may intend to permit development in areas that are known to be at risk of flooding and recommended deletion of this phrase.

### **Other Organisations**

Responses were received from 6 other organisations: CPRE offices in Hampshire and Sussex; Sussex and Hampshire & Isle of Wight Wildlife Trust; Friends of the Earth, Brighton & Hove; the Gilbert White Museum; South Downs Society; and Portsmouth Water. All with the exception of CPRE supported the policy; CPRE consider the evidence for the success of SuDs is not proven and that trees and hedgerows play a larger part in slowing water flow and allowing it to permeate more slowly into the ground. CPRE also consider that SuDs is an urban solution and its appropriateness across the South Downs may be questionable.

The Wildlife Trusts stated that the policy would align better with the environmental ambitions of the plan if it included a requirement for SuDS to enhance biodiversity where possible.

Portsmouth Water recommend the addition of text in this section recognising that infiltration drainage is unlikely to be appropriate in Source Protection Zone 1 and 2.

### **Agents and Developers**

There were no responses received from Agents and Developers.

### **Individuals**

There were no responses received from individuals.

## **Policy SD43: Public Realm and Highway Design**

There were a total of 21 comments on this policy. These are summarised below.

### **National Agencies**

Historic England welcomed the policy, especially criterion 3, and proposed referring to their publication 'Streets for All' in the supporting text.

### **Borough, City, County and District Councils**

Brighton & Hove City Council asked for Criterion 1 to be amended to read 'maintain *and where possible enhance* highway safety'

West Sussex County Council suggested that Criterion 1 could be amended to read 'follow the principles set out in Roads in the South Downs *where appropriate*'.

Chichester District Council proposed referring to Buildings for Life in terms of road hierarchy, mix of parking provision and avoiding long rows of end-on parking.

### **Parish and Town Councils**

General support was expressed by four parishes along with interest in and support for Roads in the South Downs.

Rowlands Castle Parish Council requested that signage should respect distinctive environments, and that more consultation on signage should be required.

Twyford Parish Council expressed concern that the policy is too general to protect against increasing traffic volumes, and needs to be more precise, for example by identifying which roads fall into which category in 'Roads in the South Downs'

### **Other Organisations**

General support from five groups

Support for 'Roads in the South Downs'

Concern over the different surfaces required by cyclists and horse-riders

Two requests to add in text requiring the needs of large agricultural vehicles to be taken into account in highway design.

One request for road signs to be more locally distinctive.

### **Agents and Developers**

No respondents in this category commented on this policy.

### **Individuals**

One respondent stated that there is public support for the retention of traditional wooden signposts and asked for the NPA to publish a design guide on this topic.



## **Policy SD44: Vehicle and Cycle Parking Provision**

There were a total of 21 comments on this policy. These are summarised below.

### **Borough, City, County and District Councils**

Brighton & Hove City Council and East Hampshire District Council both expressed an interest in any SDNPA parking standards and a desire for further discussion on the topic.

Brighton & Hove City Council suggested retitling the policy 'Parking Provision', adding reference to parking for disabled people under bullet point 2, and providing more information on the findings of the Transport Study.

Chichester District Council would like to see a proportion of electric car bays, or cabling to enable their future provision, on new public car parks. They raised concerns about underprovision of car parking on new developments in the market towns, and a wish for a policy supporting coach parking and more definition of 'obtrusive' car parking.

### **Parish and Town Councils**

There were four expressions of general support

Two parish councils noted a need for additional parking within their village, with one saying the policy accommodated this need and the other that it should be more encouraging.

Liss Parish Council requested that the plan place more emphasis on parking for railway stations

### **Other Organisations**

There were three expressions of general support

More clarity on appropriate levels of parking provision was requested

Requests were made for:

A criterion to resist inappropriate conversion of gardens to parking space, as per the NPPF.

A criterion requiring new car parks to be linked to attractive walking routes to other parts of the settlement they are in.

More emphasis on disability, including mobility scooters

More emphasis on the potential for cycle commuting and therefore cycle parking.

A criterion dealing with rural parking at visitor hot spots

Reference to horse transport vehicles, and a policy to protect visitor infrastructure e.g. car parks without height barriers.

The National Trust objected to the policy, requesting an allowance for new, extended or re-located car parks to serve rural visitor attractions, subject to certain criteria.

### **Agents and Developers**

Callstone Ltd requested that the policy be worded flexibly.

### **Individuals**

There were two requests for discussion of horse box parking.

## **Policy SD45: Replacement Dwellings and Extensions**

There were a total of 36 comments on this policy. These are summarised below.

### **National Agencies**

Only one comment was received from a National Agency – Historic England. They gave support to the overall principle of the policy, in particular support for criterion 2b) which aims to protect the established character and pattern of the surroundings. It was noted that criterion 1a may be too restrictive to require environmental benefits and questioned whether a proposal causing no additional environmental harm would be acceptable.

### **Borough, City, County and District Councils**

Two district councils made representations on this policy, Chichester District Council (CDC) and East Hampshire District Council (EHDC).

- Again clause 1a) was highlighted and the question asked “What if there is no material harm” in the resiting of a replacement dwelling, would this be acceptable.
- Questioning the ability of Clause 2d) to protect the stock of existing small dwellings (as defined in para. 10.87 ii) given that Permitted Development Rights would already allow some small dwellings to extend floorspace over the 100m<sup>2</sup> threshold, resulting in the loss of a small dwelling.
- It was recommended to differentiate between heritage assets and non-heritage assets, as in Policy SD49 Conversion of Redundant Agricultural Workers Dwellings.
- Both questioned the definition of “materially larger” requesting clarification.
- Suggested cross referencing SD6 Design and stating SDNPA support for low carbon development.

### **Parish and Town Councils**

Ten Parish/Town Councils commented on this policy. Many gave broad support to the policy, some seeking clarification on the overall purpose and definitions of clauses or phrases used, including:

- Why only allowing a 30% increase?
- What is the justification for a 1982 base date?
- Definition of “materially larger”

Others considered the policy inconsistent and unfairly restrictive to all villages outside the named market towns.

- Same allowance of percentage increase for extensions should be given for replacement dwellings
- Does not refer to or limit cumulative extensions

### **Other Organisations**

Seven groups or organisations responded to this policy. They were generally supportive.

- CPRE Hampshire stated that the policy is too restrictive due to not allowing extension to floor area of a replacement dwelling. It was also noted that the policy did not mention garages and other outbuildings (2f).
- CPRE Sussex was broadly supportive of the policy but commented that clause 2e) was too restrictive, particularly within other settlements with a Settlement Policy Boundary.

- South Downs Land Managers Group thought that Clause 2e) again felt to be too restrictive. Either apply the same increase to all dwellings or at least all smaller dwellings, regardless of location in market towns.
- The South Downs Society questioned why a 30% threshold has been applied and concern over challenge at appeal which would weaken the policy over time.
- The South Downs Local Access Forum said that the policy currently doesn't address the effect of cumulative extensions
- Friends of the Earth (Brighton & Hove) support the policy
- Friends of Lewes raised concerns over annexes becoming independent dwellings. They suggest including ancillary and remain in the same ownership to clause 2f)

### **Agents and Developers**

Agents and landowners responded on behalf of six estates. All had very similar comments:

- The purpose of clause 1c) was said to be unclear, questioning whether it was to retain small dwelling stock and seeking clarification and justification.
- The policy should recognise that some buildings occupy very large plots where increases in number of buildings would not harm the landscape character or amenities of nearby residents.
- Extensions should not be arbitrarily limited in size given the lack of housing, cost of moving and affordability issues in the region. The appropriateness of a proposed extension should be based on its landscape impact, not standard size threshold.

### **Individuals**

Several individuals commented on this policy, with many commenting on the same clauses:

- 1a & 2e) – questioning the fairness of having different standards for the four named market towns and all other areas of the National Park. It should differentiate between development within and outside Settlement Policy Boundaries
- Noting the contradiction within the two clauses of the policy which allows for increased floorspace through extensions but not when replacing a dwelling. This could encourage piecemeal extensions rather than encouraging comprehensive and coherent redevelopment.
- Visual subservience does not automatically lead to good or sympathetic design and should be judge in each development proposal rather than applied as a blanket requirement.
- Why does clause 1 only apply to dwellings that don't make a positive contribution? There is potential for a replacement dwelling to be of equal quality/value or make a greater contribution than the existing dwelling.
- Clause 1a) was considered too restrictive and the suggestion made that a proposal with no net harm or "environmental disbenefit" should be permitted.
- One comment was made on the impractical nature of clause 1a) when many people live in their current home during the construction of a replacement dwelling
- Several representors questioned definitions within the policy (materially larger, positive contribution) as well as the justification for trying to preserve the stock of smaller homes.

## **Policy SD46: Agriculture and Forestry**

There were a total of 43 comments on this policy. These are summarised below.

### **Parish and Town Councils**

General support was offered.

One parish council requested that emphasis remain on the two Purposes of the National Park when considering agricultural applications

There was a request to discourage the replacement of traditional wooden gates with steel ones

On paragraph 10.107: there was a request to loosen, as three years is too short; or remove entirely.

On paragraph 1f) there was a request to tighten, as three years is too short; another request to loosen, as three years is too long; and one suggestion that this needs to refer to the property, not the owner, to prevent change of ownership circumventing the condition.

On the final criterion, we were requested to replace 'unacceptable adverse impact' with 'harm'; or delete.

One parish council requested that we require designs, materials and colours that blend into the countryside, especially green or dark colours for barns.

### **Other Organisations**

*Comments from estates, farm businesses and organisations representing them:*

There was a comment that Purpose 1 must take priority over all others.

Four respondents supported recognition of permitted development (PD) rights in supporting text

*Criterion 1(b):* there were two requests to replace 'adverse' with 'unacceptable' to allow for a measure of adverse impact on the locality, or to add 'significant adverse'

*Criterion 1(c):* Two respondents wrote that we should clarify horticulture as part of agriculture

*Criterion 1(e):* Two respondents requested that this refer to the contribution of existing landscaping

*Criterion 1(f) re. new buildings to replace ones recently disposed of:*

Comments received on this criterion included:

One respondent thought that the aim is understandable.

Five respondents suggested removal of this criterion, to allow for buildings going out of use during downturns.

One respondent thought that the criterion should require conditions when the use of a building is changed, to remove PD rights for new buildings on the site.

Two respondents suggested the addition of 'if that need was reasonably foreseeable at the time of disposal.'

One respondent asked that it should state 'the avoidable disposal of a building'

Four respondents wrote that the policy should recognise that sometimes old buildings are not fit for purpose and need replacing.

*Supporting text para. 10.107 on dismantling disused buildings:*

This paragraph received multiple objections on the grounds that it is too restrictive, would discourage investment, would prevent cyclical changes in farming, and that some agricultural buildings are heritage assets; Eight respondents asked for it to be removed; two that the time limit should be increased to ten years or more; two that we should either insert a clause that this will only be applied to exceptionally unattractive buildings, or substantially increase the number of years; and one that it should only apply to modern buildings. One respondent agreed with the principle but was concerned there was not enough provision for its enforcement.

*Criterion 2(b) on considering other opportunities before applying for new forestry tracks-* One respondent commented that this should not say 'all' other possible opportunities, this could be read as including ceasing forestry operations.

Concern was expressed over the subdivision of farms into small plots which develop various buildings with a weak agricultural justification eventually becoming in essence luxury residential plots. This respondent suggested that we need to tighten definitions with regard to agricultural need and the erection of buildings with the potential for conversion to residential, and only grant permission for agricultural development to genuine farming businesses on viably sized plots with long-term plans. State that permission will not be granted for change of use of recent buildings.

Support was expressed for criterion 3

#### Other organisations:

General support was expressed.

Strong support was expressed for the removal of redundant buildings after three years; this should be included in the policy wording.

One respondent requested that we include here the requirement for farm diversification to support the core agricultural use.

On criterion 1(f): there was a comment that this should refer to the property, not the owner, to prevent change of ownership circumventing the condition.

One respondent requested that we insert a criterion requiring the development to meet a financial test that it contributes to the viability of the business overall.

There was a request that the Local Plan should refer to food security, the Special Quality of agriculture, and food miles, and to conserving and enhancing land in agricultural use.

Support was received requiring buildings to be close to existing ones wherever possible.

One respondent stated that colour and materials are critical and need to be agreed before construction.

There was a comment that Criterion 2 should include agricultural tracks.

#### **Individuals**

Cllr lent of Lewes District Council requested the policy include measures to ameliorate the visual impact of new barns, with reference to materials, roof treatment and also traffic routing.

The same respondent stated that the NPA should discourage farm structures on the Downs e.g. pig arcs at Redgate Pig Farm, Bramber, and strongly encourage landscaping of roofs where they do exist.

There was a comment that paragraph 10.107 was too restrictive, demolition could be costly and would restrict changes in farming practice; and that the paragraph should be removed

## **Policy SD47: Farm Diversification**

There were a total of 36 comments on this policy. These are summarised below.

### **Borough, City, County and District Councils**

Hampshire County Council give general support to the policy.

### **Parish and Town Councils**

General support from two parish councils.

Support for criterion 1 that there should be no harm to the Special Qualities.

One parish meeting expressed concern about the procedure for considering farm and estate plans, requesting a criterion to say that, to be applicable, farm and estate plans must incorporate the results of community consultation and must be provided to the Planning Authority for review not less than three months prior to the submission of connected planning applications.

One parish council requested that the policy contain clear criteria, be applied with practicality and without undue costs.

One request for the policy to require designs, materials and colours that blend into the countryside

### **Other Organisations**

#### *Estates, farm businesses and those representing them*

#### *Criterion 1:*

One respondent stated that 'no harm to the special qualities' is unachievable, instead harm should be minimised and balanced by the benefits of the proposal; another proposed the phrase 'No unacceptable adverse impact'.

#### *Criterion 2 (what kind of buildings should be used for farm diversification)*

General support was offered.

Five respondents supported the policy preference for characterful buildings, but objected to the age criterion.

Two respondents proposed that the policy should allow for the conversion of modern buildings that make no positive contribution to the landscape where they can be screened or weatherboarded to reduce landscape impact, and one proposed allowing for isolated new buildings where they are well screened.

#### *Criterion 3 (demonstrating long-term benefit to the farming business):*

Seven respondents requested that the requirement for comprehensive plans be proportional to the scale of development proposed. One questioned the need for this requirement in principle.

#### *Criterion 4 (diversified activities remaining ancillary to the farming operation):*

Multiple general objections were received to this criterion. Specifically:

One respondent questioned the need the policy;

One proposed that diversification should be allowed to include the rental of space to unconnected businesses;

Two asked for the criterion to be removed entirely;

One, while agreeing with much of the supporting text on the issue, proposed specifying that the policy relates to the scale of diversified activity not being out of proportion to the farm, as opposed to ownership structure;

One objected that farmers should not be forced to maintain an unviable farming enterprise;

Two objected to the fact that the policy could be interpreted as requiring diversified businesses to make less profit than the farm, which could entail making a loss themselves.

#### *Supporting text*

Five respondents requested positive reference to permitted development rights as a baseline.

One respondent supported the section of supporting text on outdoor storage

With regard to the list of possible diversified enterprises in paragraph 10.115:

Three respondents request that the list not be restrictive, and the phrasing changed to reflect this

One requested that the reference to 'processing the outputs of sustainable livestock farming' be changed to 'the outputs of agriculture and forestry'.

One asked for the wording on tourist accommodation to be tightened to prevent it subsequently being converted to housing.

#### Other organisations

General support from three organisations

One respondent proposed adding a requirement to the supporting text that new buildings be compatible in character with the surrounding buildings.

#### **Individuals**

Criterion 2: One proposal that the policy should allow for the conversion of modern buildings that make no positive contribution to the landscape where changes can be made to them so that they do make a positive contribution to the landscape; e.g. through external insulation.

Criterion 4: Five objections to the criterion requiring that diversified businesses be subsidiary to the main farm enterprise. One of these pointed out that it would be quite easy for a successful diversified business to exceed the turnover of the main farm enterprise.

10.115 (list of possible diversified enterprises): One request that the list in 10.115 not be restrictive, and the phrasing changed to reflect this.

## **Policy SD48: Agriculture and Forestry Workers' Dwellings**

There were a total of 31 comments on this policy. These are summarised below.

### **Borough, City, County and District Councils**

Chichester District Council stated that the policy should refer to agricultural or forestry workers throughout.

### **Parish and Town Councils**

One expression of general support was registered.

One parish meeting requested the insertion of a clause to prevent agricultural or forestry workers' dwellings (AFWD) being built supposedly to accompany a proposed farm development, then the farm development not materialising and the AFWD receiving permission for open market housing use.

One parish council expressed concern at the frequent abuse of this type of policy, a concern that the policy as drafted is too weak and a desire to see the functional need test considerably tightened. In addition, a requirement was requested for enterprises seeking such a dwelling to contribute positively to the National Park purposes and be viable over time.

One parish council asked for requirements for designs, materials and colours that blend into the countryside.

### **Other Organisations**

#### *Estates, farm businesses and those representing them*

Four expressions of general support were received.

One respondent commented that the policy and supporting text is too loosely worded.

Four requests were made for dwellings to be permitted to support farm diversification.

One respondent asked for AFWD to be exempted from CIL.

#### *Criterion 1(b) on other available accommodation:*

One respondent requested that the availability of appropriate accommodation be considered in terms of appropriateness and affordability, as well as the other criteria.

#### *Criterion 1(c) preventing AFWD where other dwellings have been sold in the past ten years:*

Requests were received to take account of the justifiable disposal of dwellings due to changes in economic circumstances (3 respondents), to shorten the period to two or three years (3 respondents), and to only apply the test to dwellings which could have met the functional need (2 respondents) or were appropriate.

One general objection to the criterion was received.

#### *Criterion 1(d) limiting the floorspace of AFW dwellings:*

Four respondents stated an in principle objection to a size limit.

Two further general objections were received that it would make farms less viable and discriminate against young farmers.



Requests were received to allow for larger dwellings where there is a demonstrable need e.g. due to family size (2 respondents)

Two respondents requested an allowance for the construction of a second AFWD per unit for retired agriculture or forestry workers to live alongside their children (2 respondents), or specific policy text to make it easier for established farms to build a second AFWD.

A comment was made that specifying a time limit for temporary permissions, and preventing successive temporary permissions, could put new enterprises in jeopardy.

One respondent requested the NPA to close the loophole by which farms are broken into small plots where AFWDs are applied for to support a plausibly high intensity use such as a chicken farm; the agricultural use is subsequently discontinued and the dwelling passes into open market use. It was suggested that this could be prevented by only allowing AFWDs on farms above 20-30ha, where the farm is certified as a genuine business by SDNP accountants, and the farm income provides at least 75% of the income of the dwelling's occupant; by requiring the farm to submit annual accounts to the NPA for a period after permission showing it to be a genuine business; and strengthening enforcement.

A comment was made that recently built agricultural dwellings should not be eligible for conversion.

#### Other organisations

General support expressed by one respondent.

Concern was expressed as to the number of speculative planning applications of this nature that have occurred in the past, along with support for the policy.

An additional criterion 1(c) was requested to state that 'the business on the holding is or will be financially viable in an appropriate period.'

There was a request to substantially reword the policy to reflect the fact that modern technology often means agricultural or forestry workers no longer have to live on site, as opposed to within a short drive of the site; and to require the evidence provided to be 'robust'.

One request was made to limit the provision of AFWDs to farming and forestry businesses which contribute to the Special Qualities of the National Park, as opposed to, for example, an intensive rabbit farm.

The size limit of 120m<sup>2</sup> was questioned.

An additional criterion 2(f) was requested to state that 'At the end of any temporary permission it must be demonstrated that the financial viability is proven'

#### Individuals

*Criterion 1(d) limiting the floorspace of AFW dwellings:*

One general objection was made that the limit is too low, two proposals for higher limits were received, and one request to delete the criterion.

*Criterion 1(f): protection of AFWD by condition:*

One request to delete the criterion was received.

## **Policy SD49: Conversion of Redundant Agricultural Buildings**

There were a total of 32 comments on this policy. These are summarised below.

### **National Agencies**

Support was received from Historic England who made the following comments. Clause 2a) could be considered too restrictive with the additional requirement to enhance the setting, as well as the architectural and historic significance (note: use 'significance' rather than 'interest').

Within the supporting text it should highlight the importance of the relationship of individual buildings to other buildings within a farmstead, and the group of buildings to their setting within the wider landscape. Within the Policy there should be a requirement to retain existing features of architectural or historic significance.

### **Borough, City, County and District Councils**

Both Lewes (LDC) and Chichester District Councils (CDC) commented on the policy. LDC suggested that the policy should address the setting of non-heritage assets, as it does for heritage assets in clause 2a). CDC commented that not all rural buildings are agricultural.

### **Parish and Town Councils**

Of the five Parish Councils who commented on the Policy, 3 supported the policy. The following comments were also made:

- In the supporting text (para 10.126) it refers to post war buildings but lacks clarity in relation to buildings constructed in the earlier part of the twentieth century.
- An addition to clause 1f) The proposed use does not impact upon the amenities and /or the activities of neighbouring properties and uses by reason of noise, odour and traffic generation, nor impact on the special qualities of the National Park"
- That the policy require design, materials and colours which blend into the countryside.

### **Other Organisations**

Support was received from CPRE Sussex, the Country, Land and Business Association (CLA), the South Downs Land Managers Group, the South Downs Society and Friends of the Earth (Brighton & Hove). The following comments were also made:

- The supporting text mentions specific uses, but this is not mentioned in the Policy text.
- The supporting text states that conversion should not result in the need for another agricultural building, this needs to be stated within the policy itself.
- The policy wording needs to acknowledge that many rural buildings may contain protected species (as at para 10.148) and ecological surveys will be required where there is a reasonable likelihood.
- Clarification of the term "optimal viable use"
- Clause 1d) felt to be unnecessarily restrictive.
- There is potential for conflict between clauses 2a and 1b, where, in order to conserve a heritage asset, substantial reconstruction may be required. Suggested additional clause or text, that reconstruction may be supported where they restore lost features or sustain otherwise unviable features.
- It is considered unrealistic to require no impact upon neighbours, either during construction or operational phases. Clause 1f) could therefore prevent otherwise acceptable uses /proposals coming forward.

- In line with other policies within the plan which recognise horse riding as a sustainable transport mode, a positive approach to equestrian development would be expected.

### **Agents and Developers**

Comments were received from seven estates. They all had similar comments as follows:

- The conversion of redundant agricultural buildings to residential use should be positively encouraged within the policy in line with paragraph 55 of the NPPF.
- The requirements should not be unnecessarily burdensome. In particular the marketing assessment and the implications of Building Regulations referenced in paragraph 10.149. It is not clear what the justification or purpose of these is.
- There is potential for conflict between clauses 2a and 1b, where, in order to conserve a heritage asset, substantial reconstruction may be required. Suggested additional clause or text, that reconstruction may be supported where they restore lost features or sustain otherwise unviable features.
- Clarification and a clear definition of heritage assets is required.
- There must be very clear guidance or requirements in relation to agricultural need and existing buildings that may be turned into residential use.

### **Individuals**

Six individuals commented on this policy:

- Where a farm building is effectively both isolated and/or derelict, it might harm the character of the area to convert it or rebuild it.
- Concern that the policy excludes conversion to residential uses by not specifying that this is an acceptable use in principle and in line with paragraph 55 of the NPPF.
- The requirement to convert redundant farm buildings without substantial reconstruction is unrealistic, particularly a conversion to residential use.

## **Policy SD50: Equestrian Uses**

There were a total of 18 comments on this policy. These are summarised below.

### **Borough, City, County and District Councils**

East Sussex County Council raised the potential for manage construction to constitute a waste management operation, and proposed the inclusion of text to deal with such situations.

### **Parish and Town Councils**

General support was offered.

Requests were made for:

- More detail on deterring the subdivision of, and introduction of 'clutter' into, open fields
- Tightening the wording of the final criterion
- Deletion of the second criterion as unnecessary
- A requirement for design, materials and colouring that blend into the countryside.

### **Other Organisations**

Five organisations offered general support.

One organisation requested more specific guidance and tighter definitions

Another requested more emphasis on grazing density and the avoidance of overgrazed, churned fields

Additional indicators were proposed that would show land is being used for keeping, not just grazing, horses.

Other requests were made for criteria on the size of facilities relative to the local settlement, and on cumulative impact; for more recognition of the positive effect of equestrian uses, and of polo; and for indigenous species to be required in planting schemes

Two estates and an agency questioned when equestrian development might not be compatible with other countryside users, as per Criterion I(g).

### **Individuals**

One respondent strongly supported a policy to curb the fragmentation of fields with inappropriate fences and jumps.

## **Policy SD5 I: Shops Outside Centres**

There were a total of 14 comments on this policy. These are summarised below.

### **National Agencies**

No comments received

### **Borough, City, County and District Councils**

No comments received

### **Parish and Town Councils**

Selbourne Parish Council are concerned about the over-development of some garden centres. They consider that proposals for new extensions should be supported by a robust Business Plan to demonstrate long term viability. They comments that there is no vision in the Policy for what happens if and when farm shops and garden centres cease to operate. They also make some more minor wording suggestions.

Arundel Town Council consider that setting restrictions over what can and can't be sold in farm shops is unnecessary, oppressive and not the business of a Planning Authority.

### **Other Organisations**

CPRE Hampshire suggest a small number of minor wording changes. CPRE Sussex and Friends of the Earth Brighton & Hove broadly support but CPRE Sussex consider some aspects too restrictive.

The South Downs Society consider the percentage split of goods to be sold by farm shops is a useful guide but may inflexible and unenforceable.

The South Downs Land Managers Group welcome the policy and the inclusion of FARMA recommendations. They comment that the supporting text should recognise the seasonality of produce, so that the split may vary over the year and that a larger radius from which products can be drawn may be beneficial. The radius will currently disadvantage shops near the coast. They suggest to amendments to the policy to address these issues.

The Petersfield Society query what uses might be considered inappropriate in a garden centre. They also note that the policy assumes that the only retail is convenience, farm shop or garden centre but examples of other types of shop that have proliferated in recent years include fashion retailers etc. The question how this policy will control the expansion of such a centres.

### **Agents and Developers**

- Amberleigh House Ltd suggest the policy be amended to include provision for cycle hire/repair shops, facilities for horse riders or walkers as this would support drive for more sustainable transport.
- Callstone Ltd support the policy but suggest that the proposed threshold (150 sq. m) for impact assessment for a convenience store is very low, the default national threshold is 2,500 sq m. It is considered overly onerous and greater justification is required to support a for lower threshold.
- Notcutts Ltd support the policy in relation to garden centres and note that the primary function of garden centres should be garden related but the introduction of supplementary activities / product lines has grown through a need to even out the seasonal fluctuations within the sector. They consider that garden centres play an important role in the local economy, and are important employers within the National Park. They operate from large

sites as they are 'land hungry uses' and are expensive to operate. Supplementary products and activities are essential to the continued viability of a centre, without these the businesses will often struggle to remain viable with inevitable loss to the local economy. The public expect a good range of product and activities when visiting. They conclude that a too restrictive policy will make it difficult for garden centres to compete with their counterparts outside the Park boundaries and suggest some changes to the policy to reflect their views.

- The Sompting Estate make the same comments as the South Downs Land Managers group.
- The Bignor estate consider that retail units should be marketed for at least 36 months and that enforcement powers should be strengthened.

### **Individuals**

No comments received.

## **Policy SD52: Shop Fronts**

There were a total of 8 comments on this policy. These are summarised below.

### **National Agencies**

Historic England would like to see a requirement for the retention of any existing features of architectural or historic significance in the existing shopfront or facade. They consider that this policy might sit more logically with those for the historic environment.

### **Borough, City, County and District Councils**

Chichester District Council consider that reference should be made to their existing shop front guidance. They consider that the policy may sit better with the historic environment policy and grouped with advertising and signage.

### **Parish and Town Councils**

Selbourne Parish Council support the policy.

### **Other Organisations**

- Friends of Lewes Society support the policy but are concerned that it does not continue the provisions of extant policy ST29 of the Lewes District Council Local Plan with respect to illuminated signage in the Lewes Conservation Area. They propose some limited changes to the wording to reflect this position.
- Friends of the Earth Brighton & Hove support the policy.
- South Downs Society support the policy but consider it could be supported by design guidance. They note that although listed buildings will be protected the policy should express a preference for retention of traditional shopfronts wherever practicable.
- The Petersfield Society comments that the policy should be cross referenced with EHDC Shopfronts Design Guide 2003.

### **Agents and Developers**

No comments received.

### **Individuals**

No comments received.

## **Policy SD53: New and Existing Community Infrastructure**

There were a total of 21 comments on this policy. These are summarised below.

### **Borough, City, County and District Councils**

Brighton & Hove City Council enquire how the expansion of facilities abutting the boundary would be considered, for example Sussex University.

Chichester District Council requested further guidance on the change of use of community infrastructure to other uses. For example, more detailed requirements on marketing, demonstration of lack of viability or need.

Hampshire County Council indicated that they may need to dispose of community buildings or land to fund the improvement of local services. They propose additional text to cover this eventuality, similar to that used by NFDC and WCC. They stated that points under criterion 3 can be mutually exclusive, so the requirement should be to meet 'any' of them rather than 'all' of them.

### **Parish and Town Councils**

One respondent offered general support.

One respondent sought a list of infrastructure.

One respondent stated that the East Hants JCS policy SD28 offers more protection than this policy does.

More reference to schools is sought.

Liss Parish Council request that Liss should be deleted from the list of settlements in Criteria 1, since it has significantly fewer facilities than most of the others.

On Criterion 2, there is a request that larger-scale community infrastructure be required to show community support, as well as community engagement.

On the other hand, there is a comment that it is too restrictive to require a demonstration of need or community engagement for facilities on appropriate sites within settlement boundaries.

A proposal was made that Criterion 4 should be a sub-criterion of Criterion 3.

Concern expressed over the unnecessary loss of community facilities, and a policy to prevent such loss through change of use.

One parish council consider Criterion 3 to be unnecessarily restrictive.

### **Other Organisations**

Five organisations offered general support to the policy.

One prominent educational establishment in the Adur area proposed that the policy should support community facilities that have estates by referring to Estate Plans and the ability of developments on those estates to help meet the operational requirements of such institutions.

It was proposed that the policy should provide, with clear guidance, the flexibility to allow community facilities such as primary schools, village halls and sports facilities to be provided outside settlement boundaries.

The potential of woodland creation as a possible community infrastructure project was highlighted.



## **Policy SD54: Supporting Infrastructure for New Development**

There were a total of 21 comments on this policy. These are summarised below.

### **National Agencies**

Thames Water generally support the policy. They do not envisage any concerns over the sewerage implications of the allocation at Binsted (the only allocation in their area). They propose text requiring developers to demonstrate there is adequate sewerage capacity to serve their developments, and pay for improvements if not.

Southern Water have found that some of the proposed allocations require additional local infrastructure, involving making a connection to the local sewerage or water distribution networks at the nearest points of adequate capacity. This may require the provision of off-site infrastructure if there is no appropriate point nearby. They propose deleting the word 'on-site' from criterion 2.

### **Borough, City, County and District Councils**

East Sussex County Council request that the policy refer to 'education provision' rather than 'school places' and propose to share their Education Commissioning Plan with the NPA.

Hampshire County Council support the consideration of broadband and telecoms through two separate policies, and request a reference to village design statements to be added to Criterion 7 of the policy.

West Sussex County Council Recommend that an assessment of the cumulative transport impact of the SDLP housing allocations on junctions and hotspots be carried out, and provide details. After the first sentence of Criterion 6 they propose adding: 'With particular regard to the wellbeing of current and future residents'

They propose the consideration of the wider facilities (beyond housing) needed by the older population, of whom the SDNP has a higher than average proportion.

Hampshire County Council indicated that they may need to dispose of community buildings or land to fund the improvement of local services. They propose additional text to cover this eventuality, similar to that used by NFDC and WCC. They stated that points under criterion 3 can be mutually exclusive, so the requirement should be to meet 'any' of them rather than 'all' of them.

### **Parish and Town Councils**

Three respondents offered general support.

Reference was sought to extending the provisions of mains gas to settlements that currently do not have it, and to requiring new developments to extend broadband to nearby properties as well as to the development site itself.

One respondent proposed adding a note that, in Neighbourhood Plan areas, the relevant Parish Council should be involved in determining appropriate infrastructure.

A Parish Meeting requested to know whether such organisations benefit from the same CIL prerogatives as Parish Councils.

One respondent requested that on site renewables should not be permitted where there is potential for them to harm the landscape.

### **Other Organisations**

Four organisations offered general support.

One request was made for the allocation of housing land to take the potential to secure significant community benefits into account, whilst another organisation asked for the policy to be redrafted to ensure viability is taken into account in the negotiation of development based contributions.

One respondent stated that, whilst broadband is very important, the provision of at least minimum viable levels of broadband throughout the Park is for many more urgent than the provision of superfast broadband.

One respondent asked how the NPA proposes to deal with the Further Education reviews announced on 8 September.

One respondent supported green infrastructure projects, in particular an off-road path from Hamsey to the Jubilee path from Ditchling.

### **Agents and Developers**

One respondent offered general support but requested that the required infrastructure should be commensurate with the scale and nature of the development proposed, and not make it unviable. They proposed revised, more flexible text, removing reference to legal agreements and phasing.

## **Policy SD55: Advertisements and Signage**

There were a total of 10 comments on this policy. These are summarised below.

### **National Agencies**

Historic England support criterion 1(a), but propose that it should also refer to the historic significance of host buildings.

### **Parish and Town Councils**

General support was expressed, along with concern over proliferation of signage and advertising along main roads

Requests were made to tighten the wording in the second criterion, and to insert a requirement for A-boards to be removed outside opening hours

More detail and definition in the policy were requested, to aid enforcement

### **Other Organisations**

Six organisations expressed general support x6

Concern was expressed by two organisations over the proliferation of signage and advertising

References were requested to enforcement, and more on cumulative impact

There was a request to define and map ASACs, potentially extending them to cover various features of interest

One respondent considered the policy to be weaker than that in the old Lewes District Local Plan, and requested changes to remedy this.

One respondent proposed that all advertising signage in rural areas of the Park should require specific permission from the NPA.

## **Policy SD56: Renewable Energy**

There were a total of 21 comments on this policy. These are summarised below.

### **National Agencies**

Historic England welcomes and supports Development Management Policy SD56, although we would prefer the replacement of "cultural heritage" with "historic environment" in criterion 1a).

### **Borough, City, County and District Councils**

In this category Hampshire County Council (HCC) was the only respondent; HCC fully support this section, and look forward to innovative work with energy providers to develop a forum for improvements and good practice in the National Park.

### **Parish and Town Councils**

There were five responses in this category. Barlavington Parish Council was concerned by the exclusion of any guidelines on the SDNPA's view on renewable energy and whether this is going to be supported or not. It would expect the same clarity to be applied to renewable energy as is applied to analysing / identifying where housing development is to be located. Selborne Parish Council supports the policy in principle but has serious concerns about the proposed encouragement of anaerobic digesters fuelled by crops such as maize / sweetcorn which are not eco-friendly. It proposes amending paragraph 1 c) to read: *"..existing public access is not impeded and the enjoyment of the natural beauty of the landscape is not diminished."* Liss Parish Council considers that the policy should include reference to protecting views. Arundel Parish Council considers the policy to be unnecessarily restrictive in all circumstances. Bepton Parish Council supports the policy as currently worded.

### **Other Organisations**

This category attracted the greatest number of responses; five from Estates / property managers and seven from NGOs. Broadly speaking, the Estates welcome the support provided by the policy for renewable energy schemes in the National Park. They point out that estates and farms benefit from the critical mass of property to make renewable and Low Zero Carbon energy schemes viable (e.g. district heating schemes). They also have the necessary resources (e.g. forests and land) to make provision for such schemes.

CPRE Hampshire supports renewable energy, but not where it would compromise the Special Qualities of the SDNP. Large wind turbines, in particular can have a serious adverse impact on views, relative tranquillity, and dark skies as well as landscape character, which can also be adversely affected by large solar farms. It argues that Policy SD56(a) should be strengthened to read;

*"a) the siting, scale, design and appearance will not have an adverse impact upon the Special Qualities of the National Park, including landscape character, views, relative tranquillity, dark skies, cultural heritage and wildlife"*

CPRE Sussex would like to see greater emphasis on the incorporation of renewable technologies within existing and planned developments, where this does not compromise the special qualities of the SDNP and also greater encouragement of community renewable schemes, a comment also echoed by the South Downs Society which in addition recommended that the wording at point 1a) could be simplified by referring to the special qualities of the National Park.

The South Downs Land Managers Group endorsed the flexible and non-prescriptive approach taken in this policy, adding that in order to sustain a more comprehensive biomass industry that additional infrastructure may be required.

The Woodland Trust provided a detailed response in which the principal points are:

- Support for the development of small-scale, local biomass projects such as wood-fuel heat and power, which minimise the costs and carbon emissions associated with transport;
- Mandatory environmental management of schemes via the UK Woodland Assurance Standard and Forest Stewardship Council certification;
- Developing markets for wood fuel and from which income streams generated would help owners deliver environmental and social benefits from their woods to society.

### **Agents and Developers**

Callstone Ltd. has endorsed the policy approach for individual developments adding that, as well as considering the impact this technology will have on viability, it is also important to consider the visual and other associated impacts on the National Park (e.g. a large number of domestic wind turbines would be considered to be inappropriate).

### **Individuals**

One response was received from an individual who argued that the policy is woefully weak. *A national park should be aiming to enforce renewable energy (particularly non-visually intrusive renewable energy) to promote sustainability and environmentally beneficial living across the National Park.*

He recommended two ways to address this:

1. Use of the statutory powers for Planning Authorities under The Planning and Energy Act 2008 under which improved energy efficiency /renewable energy provision can be required when considering planning applications, notwithstanding the much publicised U-turn on zero carbon homes. *This MUST be included in order to ensure the long-term [environmental] sustainability of development in the South Downs.*
2. The significant scope to promote District Heating Networks within the local plan. Citing the North Street Quarter feasibility study as an example.

## **Policy SD57: Telecommunications, Services and Utilities**

There were a total of 14 comments on this policy. These are summarised below.

### **National Agencies**

Southern Water disagreed with the way the Water Cycle Study had been summarised, and proposed an alternative text.

### **Borough, City, County and District Councils**

Hampshire County Council expressed support for the aims and objectives of the policy, and the presence of separate Local Plan policies for broadband and telecommunications

### **Parish and Town Councils**

One respondent supported encouragement for undergrounding; another said this should be a requirement, not simply encouraged.

Requests were made for criteria requiring infrastructure to be removed when no longer required; and requiring designs, colours and materials that blend into the countryside.

One respondent supported the encouragement for service improvements that do not affect the landscape and amenity of the area.

One wanting the policy to be flexible

### **Agents and Developers**

Three respondents in this category expressed general support.

One respondent suggested that we should note the importance of mobile telecoms to modern farming.

The Mobile Operators' Association consider elements of the policy to be too restrictive; they request removal of the requirement for telecoms infrastructure to comply with other Local Plan policies, and of the requirement for location close to existing buildings.

CPRE Hampshire, while strongly supporting the policy, proposed more specific reference to particular Special Qualities in SD57(a) and to making rural substations less obtrusive e.g. through colouring.

### **Individuals**

One individual commenter supported the policy and urged progress on the removal/undergrounding of prominent telecoms infrastructure.

Another noted the importance of broadband to tourism and requested the NPA to open dialogue with all current and potential broadband providers for the last 5%, and get them to demonstrate good practice.

## **Policy SD58: Air Quality**

There were a total of 10 comments on this policy. These are summarised below.

### **National Agencies**

Southern Water made commented that odour is also a pollution issue and can have a significant impact on neighbouring users. It noted that neighbouring uses need to be appropriate to avoid conflict. The suggestion was made to include a requirement for adequate odour and noise dispersal for proposals adjacent to treatment works, and pumping stations.

### **Borough, City, County and District Councils**

Lewes and Chichester District Councils and West Sussex County Council commented on this policy. The comments were broadly supportive with suggestions to clarify terms used (significant deterioration needs further explanation) and to include reference to the effect of transport to air quality.

### **Parish and Town Councils**

Petworth Neighbourhood Plan Steering Group raised the question of a need for Air Quality Action Plans for other areas experiencing high levels of traffic congestion and (localised) air pollution. The potentially damaging effects of vibration was also noted, particularly the effect on historic buildings.

Support was received from Bepton and Selbourne Parish Council

### **Other Organisations**

Support was received from Friend of the Earth (Brighton & Hove), the South Downs Society who also recommended that this should also apply during construction of new development.

The Woodland Trust objected to the policy saying that the policy should encourage the use of trees and tree planting as a way of improving air quality.

### **Agents and Developers**

No comments received.

### **Individuals**

No comments received.

## **Policy SD59: Contaminated Land**

There were a total of 6 comments on this policy. These are summarised below.

### **National Agencies**

Support was received from the Environment Agency who also noted the potential for improvements through the remediation of contaminated land, which can lead to significant improvements in water quality, in line with the Water Framework Directive.

### **Borough, City, County and District Councils**

Chichester District Council suggested further detail on the process and requirements of contaminated land investigations could be helpful to applicants.

### **Parish and Town Councils**

Support was received from Bepton Parish Council and Selbourne Parish Council, although they did question the phrase ‘unacceptable risks to human health’ in clause I, suggesting the removal of the word unacceptable.

### **Other Organisations**

Support was received from Friends of the Earth (Brighton & Hove) and the South Downs Society.

### **Agents and Developers**

No comments received.

### **Individuals**

One individual supported the policy highlighting particular support for the robust avoidance of unacceptable risk to health and the natural environment.



## Chapter 11: Implementation and Monitoring

There were a total of 6 comments on this chapter. These are summarised below.

### **Borough, City, County and District Councils**

East Sussex County Council asked for an indicator on coastal habitats to be included under Outcome 3.

West Sussex County Council requested the chapter to give more information about the frequency of monitoring, where the AMR can be read, and how the structure of the monitoring framework relates to the PMP.

### **Other Organisations**

The South Downs Land Managers Group would find it useful to see a breakdown of the outcomes of applications for agricultural development.

The National Trust would support the production of a guidance note on farm and estate plans, and would be happy to work with the SDNPA on this issue.

### **Individuals**

One respondent expressed support for the criteria and framework.

Another asked for the requirement for farm and estate plans to be dropped, due to the difficulty of planning for the future.

## Inset Maps

There were a total of 75 comments on this section. These are summarised below.

### **Borough, City, County and District Councils**

East Hampshire District Council noted that part of the settlement boundary of Upper Farringdon lies in their area, and requested discussion on this topic.

### **Parish and Town Councils**

Droxford Parish Council and Midhurst Town Council requested the extension of their settlement boundaries in specific locations.

Itchen Valley Parish Council supported the tightening of the southern boundary of Itchen Abbas and requested discussion on potential amendments to the eastern boundary.

Northchapel Parish Council were pleased that Luffs Meadow is not included as a proposed allocation, while stating that they found it hard to see where a site for six dwellings would come from within the new boundary for their village.

Stroud Parish Council objected to the reduction of their village's boundary, citing concerns about the delivery of affordable housing, market housing and a new village hall. They requested discussion with SDNPA.

### **Other Organisations**

The Upper Itchen Valley Society support the revisions to the boundary of Itchen Abbas.

The National Trust support the revisions to the boundary of Selborne, facing the Hangers, due to the potential for significant detrimental landscape effect from development there.

### **Agents and Developers**

Comments were received that the settlement boundary should include draft housing allocations

Specific extensions to the boundary were requested to accommodate sites submitted to the SHLAA

Extensions were proposed to the existing or proposed boundary based on the statement that a boundary drawn through a garden is not 'natural' or clear and recognisable, and in one case that the land in question is hidden from wider view.

Objections were made to the reduction of the boundary in several specific locations since it would restrict the possibility of future development.

An objection was made to the removal of a private tennis court from the boundary, since if maintained it would have no wildlife value.

Objections were received to the reduction of the boundary at specific buildings and/or land since they are stated to form an integral part of the settlement. Several respondents provided detailed comments or analysis of their site to justify this.

A stock response was sent in by several agents and landowners, stating that the impact of settlement boundary reductions on windfall housing delivery rates should be investigated before they are adopted, and that the exclusion of the ends of long gardens from the boundary is arbitrary since they will still be subject to permitted development rights.

The boundary should include residential development adjacent to the boundary, as well as intervening land.

### **Individuals**

Cllr Jackie Porter of Hampshire County Council supported the allocation of the Watercress Way and proposed expanding the boundary of Itchen Abbas to east and west, to allow for the development of affordable properties.

Several respondents requested the extension of settlement boundaries to bring in specific plots of land.

Support from many individuals- 25 in total- including residents of Selborne and visitors, for the proposed amendments to the boundary of Selborne. In particular this relates to the area between Selborne village and the Hanger and especially to sites where there has been interest in development. Reasons given include the retention of the character of the village and its linear form, protection of views into and out of the village, the heritage value of the land in question and of the village as a whole.

Several requests for the car park and land behind the Queens Pub to be excluded from the boundary of Selborne.

Four respondents objected to the proposed settlement boundary changes for Selborne and wished them to stay as they are. Reasons given include allowing for the village to grow through infill and change of use, and to provide for the needs of local people; the land inside and outside the current boundary having a different character; and in particular an objection to splitting the settlement boundary at Gracious Street.

# Appendices and Glossary

There were a total of 16 comments on this section. These are summarised below.

## **Borough, City, County and District Councils**

Four councils commented on Appendix 1 (current development plan policies operating in the National Park), proposing various factual corrections.

East Hampshire District Council requested a table to show what each existing policy is being replaced by.

East Sussex County Council requested clarification that the list does not cover minerals and waste plans.

## **Parish and Town Councils**

Three parish councils commented on Appendix 5 (Village Design Statements, Parish Plans and Local Landscape Assessments), requesting the addition or amendment of references to their documents.

Rowlands Castle Parish Council requested that our Appendix 1 be aligned with Appendix 1 of the East Hants JCS, and that the word 'settlement' be defined in the glossary.

## **Other Organisations**

The Upper Itchen Valley Society requested the addition of their local parish plan to Appendix 5.

There were requests for various words and for acronyms in general to be added to the glossary.

## **Agents and Developers**

Regret was expressed that the Tranquility Study and SHMA were not available to view when the consultation opened.

## **Individuals**

There was support for the Special Qualities in Appendix 2.

With regard to Appendix 3 (Neighbourhood Development Plans), one individual asked how we are planning to facilitate the extension of the ecosystems approach across the Park boundary, since ecosystems themselves cross the boundary.

A minor correction was requested to Appendix 5.