

Revised policies for the Pre-Submission South Downs Local Plan

SDNPA Planning Committee
9 February 2017

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Draft Development Strategy

- Comprehensive rewording of introductory text sections and policy supporting text
- Spatial Portrait map overlaid with boundary settlements added
- Expanded text on NDPs as part of local plan / development strategy, with simple diagram added
- Policy SD22 now refers to efficient use of land
- Policy SD22 re-formatted to list settlements according to Broad Area
- 2 settlements added: Owslebury and Slindon
- New exception criteria added to allow flexibility for community infrastructure
- Unnecessary cross-references to other Local Plan policies removed from SD22



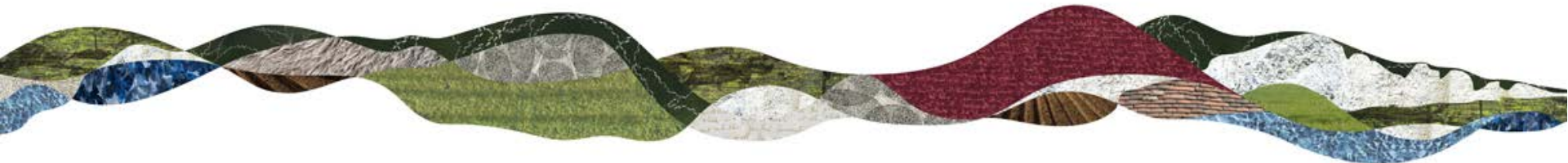
Draft Homes (strategic) policies

- Revised Plan target for total net increase in homes – now 4,750 over Plan period, which is 250 per year over a 19 year Plan period
- Revised supporting text – main change is expanded explanation of how figures were arrived at
- New policy: Mix of Homes, which requires a specific mix of dwelling sizes on all housing sites, using evidence from the SHMA
- Specific policy requirement in new policy, Mix of Homes, to seek provision of housing to meet the needs of older people



Draft Gypsies, Travellers & Travelling Showpeople policies

- Policy safeguards permanent sites.
- Allocates new sites. Currently all bar 2 sites have existing authorised Gypsy, Traveller or Travelling Showperson use on them.
- Work with Brighton & Hove City Council on site allocations is still ongoing, due to be complete in next couple of months.
- Policy includes criteria against which applications will be judged.



Draft Employment policies

Policy SD27: Sustaining the Local Economy

- Title of policy changed from 'rural' economy to 'local' economy

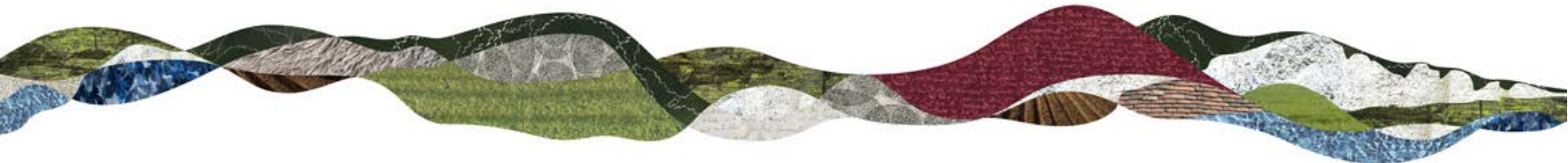
SD28: Employment Land

- Local and Principal employment sites now identified on Policies Map following comprehensive ELR site visits
- New marketing requirements set for principal, local and all employment sites



Draft Town Centres & Retail policies

- Policy aims to be as flexible as possible.
- Doesn't allocate any sites for new retail development but extends town centre boundary to enable it to happen if the current market conditions change.
- Responses to these policies through the consultation were limited.



Draft Infrastructure policies

Policy SD42: Infrastructure

- Combines Preferred Options policies SD30 (Strategic Infrastructure) and SD54 (Supporting Infrastructure for new Development) to provide a broader policy which encompasses all infrastructure

Policy SD44: Telecommunications and Utilities Infrastructure

- New criterion added (2) which requires all new residential dwellings to be served by a superfast broadband connection or equivalent. For reference a similar requirement was included in the adopted Yapton (nr Bognor Regis) Neighbourhood Development Plan



Draft Implementation & Monitoring Chapter

- **Revised structure**, based on Local Plan policies rather than objectives.
- **More indicators**- but simplified and easier to monitor.
- **Targets** more closely related to the relevant policies.



Recommendation

The Committee is recommended to:

- **Endorse the direction of the policies as detailed in Appendices 1 to 7 of this report for inclusion in the Pre-Submission Local Plan document, subject to any comments made by the Planning Committee being addressed.**
- **Note that the Pre-Submission Local Plan will be reported to Planning Committee for consideration prior to publication for public consultation, and**
- **Note that the Pre-Submission Local Plan document will be subject to final approval by the National Park Authority.**

