

Planning Committee Meeting 09 March 2017

Agenda Item 7

Revised policies for the Pre-Submission South Downs Local Plan

Lucy Howard, Planning Policy Manager



Draft Sites & Settlements Policies

Key changes since the Preferred Options Local Plan:

- Deletion of Preferred Option housing allocation sites at Midhurst (2), West Meon, Lancing & Seaford
- New proposed housing allocations at Alfriston (x2), Corhampton & Meonstoke, Droxford, East Dean (E. Sussex), Findon (x2), Midhurst (x4), Selborne, Stedham, Steep, Stroud, West Ashling
- This includes two large strategic brownfield housing sites within Midhurst
- Officers are still working together to finalise potential allocations at Buriton, Steep and Cheriton
- Those settlements with proposed allocations all accord with the medium growth, dispersed Local Plan development strategy previously agreed





Ecosystem Services



Water quality/water
purification



Pollination



Climate change regulation



Carbon storage



Air quality/air purification



Accessible Natural Greenspace



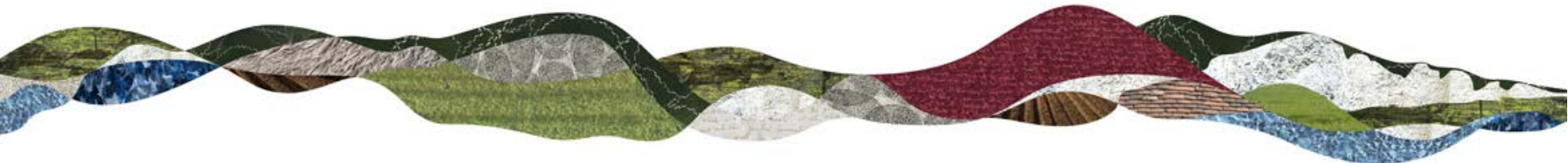
Green Travel



Education



Noise Regulation



Draft Strategic Sites Policies

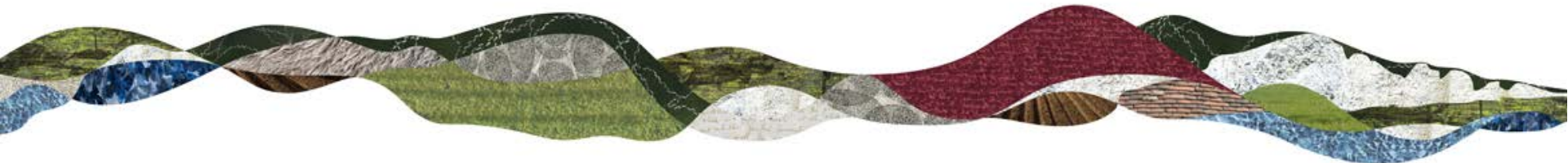
Key changes since the Preferred Options Local Plan:

Policy SD56: Shoreham Cement Works

- Changes reflect the new approach to produce Area Action Plan, highlights the significant opportunity that the redevelopment of site presents and to ensure consistency with other policies in the Local Plan.
- Post LPMWG a further criterion has been added to policy SD32 at 2c to state that other types of developments would be supported provided it enabled the environmentally-led restoration of the site.

Policy SD57: North Street Quarter and adjacent Eastgate Area, Lewes

- No significant change. The main changes reflect the planning permission granted in May 2016 and post LPMWG the wording has been altered to refer to any development providing an appropriate level of public car parking.



Draft Affordable Housing Policies

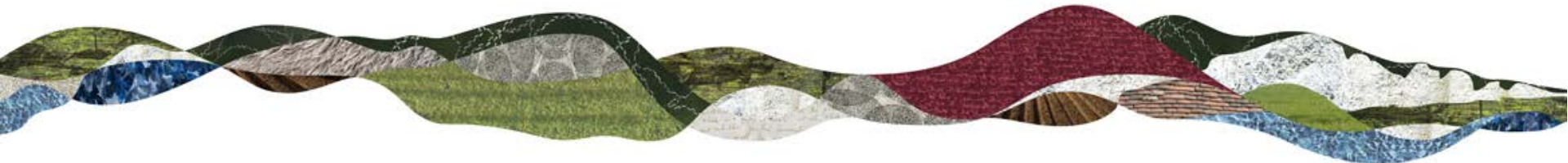
Key changes since the Preferred Options Local Plan:

Policy SD24: Affordable Housing Provision

- Affordable housing sought on sites of 3 or more dwellings
- Sliding scale for sites of 3 to 10 dwellings
- Target of 50% affordable housing on sites of 11 or more
- Minimum 75% of affordable dwellings as rented affordable tenure, unless strong local evidence for a different mix

Policy SD25: Rural Exception Sites

- Site selection to consider all reasonable options
- Strengthened requirement for robust local evidence of need to determine housing mix



Draft Green Infrastructure Policies

Key changes since the Preferred Options Local Plan:

Policy SD14: Green Infrastructure

- New criteria 2 setting out requirements for GI proposals
- Reference to the emerging GI Framework

Policy SD35: Open space, sports and recreation facilities and burial grounds

- Standards and requirements added to the supporting text

Policy SD36: Local Green Spaces

- The new Local Green Space designations are added to the policy



Draft Water Policies

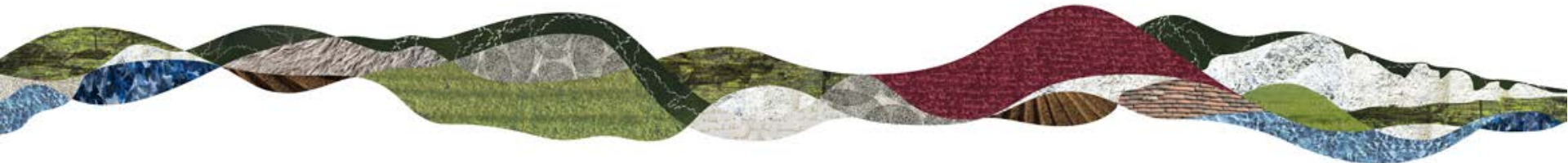
Key changes since the Preferred Options Local Plan:

Policy SD16: Protection of the Water Environment

- A new policy which combines the requirements of policies on aquifers and rivers and other watercourses.
Recommended by the Environment Agency.

Policy SD10: The Open Coast

- Minor restructuring for clarity, to avoid repetition and to provide updates.



Draft Climate Change Policies



- **Policy SD46 – Climate Change and Sustainable Use of Resources**
- **Policy SD47 – Flood Risk Management**
- **Policy SD48 – Sustainable Drainage Systems**
- **Policy SD49 – Renewable Energy**

All four policies have been retained, but reviewed and amended reflecting the responses received at the Preferred Options.

The renewable energy policy has been comprehensively changed since February LPMWG and is now a more detailed criteria based policy which has taken account of Member comments and the detailed guidance in the national Planning Practice Guidance.

Draft Climate Change Policies

Key changes since the Preferred Options Local Plan:

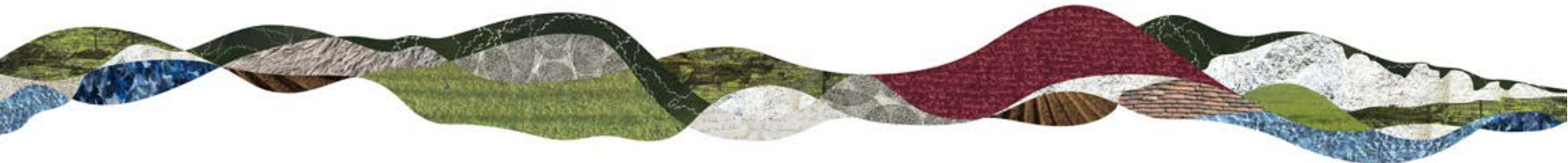
Policy SD16: Protection of the Water Environment

- A new policy which combines the requirements of policies on aquifers and rivers and other watercourses.
Recommended by the Environment Agency.

Policy SD10: The Open Coast

- Minor restructuring for clarity, to avoid repetition and to provide updates.

**Strategic Policy SD46: Climate Change
and Sustainable Use of Resources**



Draft Design Policy

Key changes since the Preferred Options Local Plan:

Policy SD6: Design

- Policy restructured to show a landscape-led approach to design should be taken.



Recommendation

The Committee is recommended to:

- 1. 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.**
- 2. Note that the Pre-Submission Local Plan will be reported to Planning Committee for consideration prior to publication for public consultation, and**
- 3. Note that the Pre-Submission Local Plan document will be subject to final approval by the National Park Authority.**

