

Report to	<b>South Downs National Park Authority</b>
Date	<b>30 March 2017</b>
By	<b>Lucy Howard, Planning Policy Manager</b>
Title of Report	<b>Local Plan update</b>

**Recommendation: The Authority is recommended to note progress on the South Downs Local Plan**

## **1. Summary and Background**

- 1.1 This is a progress report on the South Downs Local Plan. It sets out progress to date and then sets out further work that needs to be done in order to progress it to pre-submission consultation in autumn and examination next year. The report will also reference a number of neighbourhood development plans (NDPs) that will form part of the development plan for the National Park alongside the Local Plan on adoption.

## **2. Progress to date on the South Downs Local Plan**

- 2.1 We are at an advanced stage of working on the pre-submission version of the Local Plan. An email went out to all staff and members from the chair and chief executive of the National Park Authority in February asking everyone to give any assistance that is required to ensure that we are ready to consult on the plan in September.
- 2.2 It is the first local plan to cover the National Park in its entirety. It is a landscape led plan that seeks to deliver multiple ecosystem services whilst complying with the Vision & Circular and meeting the tests of soundness set out in the National Planning Policy Framework (NPPF). It will replace all saved local plan policies and joint core strategies currently operating within the National Park other than those dealing with minerals and waste.
- 2.3 The Preferred Options version of the plan was published for public consultation under Regulation 18 in 2015. A total of 2,637 individual comments were received on the draft plan and a summary of main issues was published in February 2016. The intention is to publish the Pre-Submission plan for consultation on matters of soundness under Regulation 19 in September this year.
- 2.4 All the revised chapters and policies have now been discussed by Members at LPMWG and then endorsed at Planning Committee. Work is now underway on compiling the composite Local Plan.
- 2.5 Considerable progress has been made on Local Plan allocations for settlements that are not preparing NDPs. Comments received back from the Sites & Settlements consultation with town and parish councils have been analysed and followed up as necessary. Work has been done on identifying and analysing constraints. Meetings have been held with all the statutory bodies and the county councils on the allocations and other Local Plan policies. Meetings have also been held with landowners and their agents to discuss the sites. Work has been commissioned on highways to ensure that there are no showstopper issues and to identify any necessary site specific development requirements linked to highway safety. Work has also been done on ecosystem services with maps for the allocations generated using the GIS based tool, EcoServ. Icons have been used for to show which ecosystem services are particularly important for individual sites and site specific development requirements linked

to ecosystem services are being developed. All this work seeks to ensure that all Local Plan allocations are suitable, available and deliverable. It should be noted that work on the draft allocations will continue up until the NPA meeting in July.

- 2.6 The Local Plan includes allocations for the two strategic sites of Shoreham Cement Works and North Street Quarter. It has been decided to prepare an Area Action Plan (AAP) for Shoreham Cement Works, which will form part of the development plan for the National Park. The AAP will facilitate the formulation of a bespoke approach for the environmentally-led restoration of the site, with significant landscape improvements, that can deliver a viable scheme with multiple benefits for the National Park and may attract external funding. The Local Plan will contain a policy for the site, but it will be very high level and will not set out the parameters of development.

### **3. Forthcoming work on the Local Plan**

- 3.1 The composite plan is being compiled by the Planning Policy Team. Work on the plan will then be frozen for three weeks. This provides an opportunity for our consultants to assess the plan through Sustainability Assessment and Habitat Regulations Assessment. It will also be sent to the former chief inspector of the Planning Inspectorate, Keith Holland, who is working as our critical friend on the plan. The draft Local Plan will be considered at LPMWG on 20<sup>th</sup> April to which all members are invited to attend.
- 3.2 South Coast GIS have been commissioned to produce the Policies Map for the Local Plan. The Policies Map, previously known as the Proposals Map, is a spatial interpretation of the development plan. It will be large and complex as it needs to cover the National Park in its entirety and show all draft Local Plan policies, all made neighbourhood plan policies and all adopted minerals and waste policies. There will be three overview maps and 59 inset maps.
- 3.3 Further evidence has been commissioned. The most important study is the whole plan viability assessment and affordable housing update. This will provide robust evidence to support our ambitious affordable housing target of 50% on sites of 3 or more new homes. Viability work will also be commissioned shortly on Shoreham Cement Works.
- 3.4 The draft composite plan is scheduled to be presented to LPMWG and Planning Committee in April and June respectively. It will be considered by an NPA workshop in June and Members will be asked to approve the draft plan at the NPA AGM in July for Regulation 19 consultation in September 2017.

### **4. Neighbourhood Development Plans**

- 4.1 Many of the allocations and designations in the National Park will be made through NDPs rather than the Local Plan. It is very important that they progress in a timely fashion so that there are no substantial holes in the development plan. A total of fifteen NDPs have now been 'made' such as Petersfield, Fernhurst and Clapham. A number NDPs are now at examination such as Liss, East Meon and Lavant. Petworth launched its pre-submission consultation on 27<sup>th</sup> March. The most significant NDP not to have reached their pre-submission consultation by March 2017 is Lewes NDP.

## 5. Other Implications

Implication	Yes*/No
Will further decisions be required by another committee/full authority?	Regular updates will be provided to the Authority on Local Plan progress. The full plan will be presented to the Authority twice in 2017 with the recommendation in July that it is published for pre-submission consultation.
Does the proposal raise any Resource implications?	The cost of preparing the Local Plan will be met from approved budgets and funding allocations have been considered as part of the Medium Term Financial Strategy. Costs will be monitored and any variation to approved budgets will be reported as part of the budget monitoring process.
How does the proposal represent Value for Money?	Best value is always sought in the plan making process.
Are there any Social Value implications arising from the proposal?	There are no Social Value implications arising from the Local Plan
Has due regard been taken of the South Downs National Park Authority's equality duty as contained within the Equality Act 2010?	Due regard has been paid to the South Downs National Park Authority's equality duty as contained within the Equality Act 2010.
Are there any Human Rights implications arising from the proposal?	None
Are there any Crime & Disorder implications arising from the proposal?	None
Are there any Health & Safety implications arising from the proposal?	None
Are there any Sustainability implications based on the 5 principles set out in the SDNPA Sustainability Strategy: 1. Living within environmental limits 2. Ensuring a strong healthy and just society 3. Achieving a sustainable economy 4. Promoting good governance 5. Using sound science responsibly	The South Downs Local Plan is a landscape led plan that seeks to deliver multiple ecosystem services within a nationally protected landscape.

## 6. Risks Associated with the Proposed Decision

- 6.1 There is a full risk register for the South Downs Local Plan. This report is simply an update on progress.

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Appendices	None
SDNPA Consultees	Chief Executive; Director of Countryside Policy and Management; Director of Planning; Chief Finance Officer; Monitoring Officer; Legal Services.
External Consultees	None
Background Documents	<a href="#">South Downs Local Plan: Preferred Options</a> <a href="#">Summary of main issues raised by representations on the Local Plan: Preferred Options</a>