

Planning Committee Meeting

15 June 2017

Agenda Item 7

Draft South Downs Pre-Submission South Downs Local Plan



LANDSCAPES | VIEWS | DARK NIGHT SKIES | LOCAL ECONOMY
RECREATION | AFFORDABLE LOCAL HOUSING | GREEN SPACES

SOUTH DOWNS LOCAL PLAN PRE-SUBMISSION

September 2017



SOUTH DOWNS
NATIONAL PARK



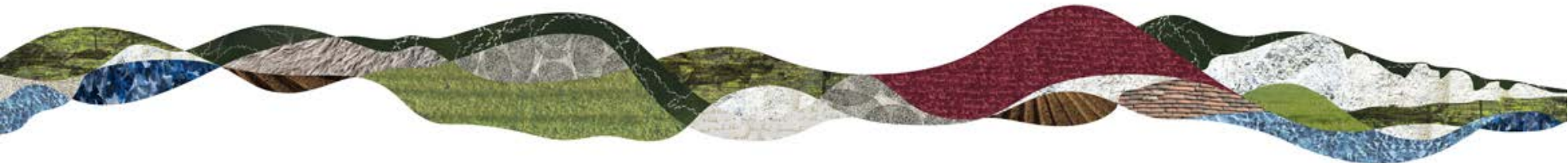
Affordable Homes

- Policy SD28: Affordable Homes
- 50% target on sites of 11 or more homes
- Sliding scale on sites of 3-10 homes
- Robust evidence to prove exceptional circumstances



Sites & Settlements

- Spatial Strategy
- Allocates sites for homes, business and Gypsies & Travellers
- Informal consultation with town and parish councils autumn 2016
- Ongoing discussions with local people, landowners and statutory bodies

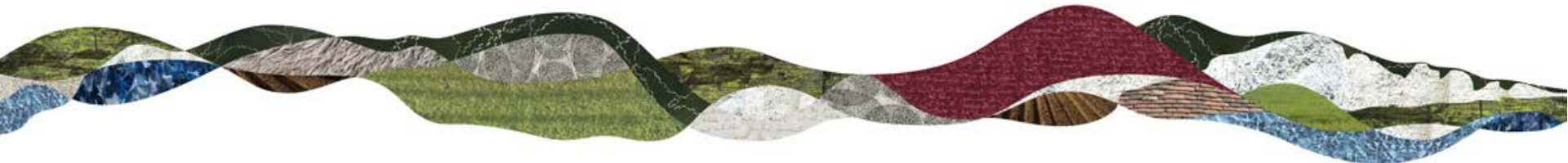


Shoreham Cement Works

An exemplar sustainable mixed use development, which delivers a substantially enhanced landscape and uses that are compatible with the purposes of the National Park.

The National Park Authority would support development proposals for

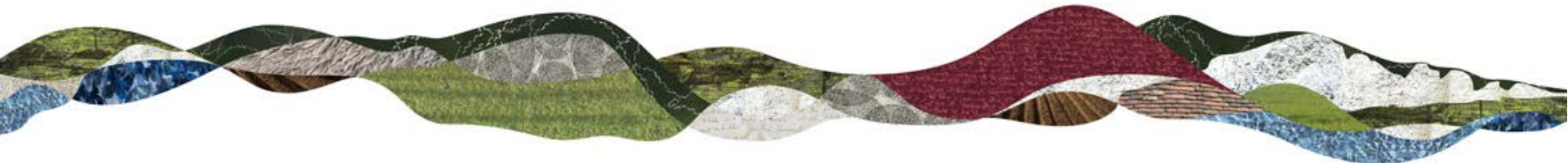
- a) Sustainable tourism / visitor based recreation activities and leisure development directly related to the understanding and enjoyment of the National Park;
- b) B2 and B8 business uses to support the local economy, with a focus on environmentally sustainable activities, supporting local communities and providing opportunities for entrepreneurship; and
- c) Further types of development that would enable the environmentally-led restoration of the site



Duty to Cooperate

Key cross-boundary strategic issues:

1. Conserving and enhancing the **natural beauty** of the area
2. Conserving and enhancing the region's **biodiversity** including green infrastructure issues
3. The delivery of new **homes**, including affordable homes and pitches for Gypsies and Travellers and Travelling Showpeople
4. The promotion of sustainable **tourism**
5. Development of the local **economy**
6. Improving the efficiency of **transport** networks by enhancing the proportion of travel by sustainable modes and promoting policies which reduce the need to travel



Ashdown Forest

- High Court Ruling on Lewes Joint Core Strategy
- In combination traffic assessments now needed as part of the Habitat Regulations Assessment
- New air quality assessment work now commissioned and legal advice sought



Recommendation

1. Endorse the direction of the draft Pre-Submission Local Plan as detailed in Appendix 1, subject to any comments made by the Planning Committee being considered.
2. Note the main issues arising from Sustainability Appraisal (SA) and Habitat Regulation Assessment (HRA) set out in this report.
3. Recommend that the National Park Authority approve the draft Pre-Submission Local Plan on 11 July 2017 for public consultation under Regulation 19 of The Town and Country Planning (Local Planning) (England) Regulations 2012 subject to any minor changes that arise prior to the start of the consultation being agreed by the Director of Planning in consultation with the Chair of the Authority.
4. Recommend that the National Park Authority delegate authority to the Director of Planning in consultation with the Chair of the Authority to make any minor changes arising from the consultation and submit the Pre-Submission Local Plan to the Secretary of State under regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012 for examination.
5. Note that if major changes are required to the Pre-Submission Local Plan that a further public consultation and decision by the Authority will be required.

