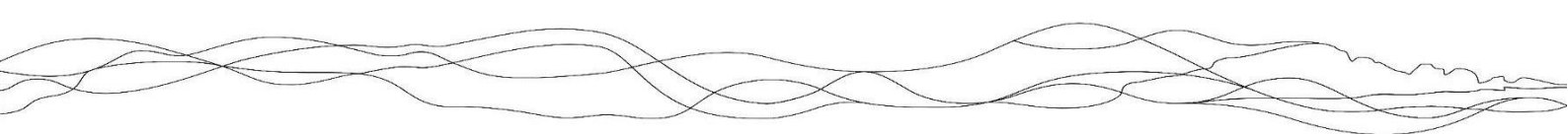


Neighbourhood Development Plans Background Paper South Downs Local Plan

March 2018



I. NEIGHBOURHOOD DEVELOPMENT PLAN UPDATE FOR THE SOUTH DOWNS LOCAL PLAN

- I.1** This paper provides an overview of the status of Neighbourhood Development Plans (NDPs) across the National Park at the point of submission of the South Downs Local Plan. NDPs are being prepared by many communities across the National Park and localism within a protected landscape has presented a range of challenges and opportunities. The National Park Authority is fully supportive of all parish and town councils that have expressed an interest in preparing an NDP for their community.
- I.2** As of 31 March 2018, there were a total of 52 designated neighbourhood areas across the National Park. Many of these straddle the boundary of the National Park. Where the main settlement is within the National Park, the SDNPA is the lead Local Planning Authority for supporting the community in preparing a NDP. Across the National Park, 21 NDPs have been made and are now part of the Development Plan. The details of all 52 neighbourhood areas is set out in Appendix 1, which includes the latest key milestone reached by each plan as of 31 March 2018. All designated Neighbourhood Areas are shown on a map in Appendix 2.
- I.3** It is important that all of the National Park is planned for. The South Downs Local Plan (SDLP) does not generally allocate any development in parishes with an NDP. Exceptions to this are strategic sites / strategic housing allocations, or where a NDP itself does not allocate sites to meet SDLP provisions, for example, Findon. Policy SD26 of the Local Plan sets out the supply of homes over the plan period and distributes these to individual settlements. Table 1 shows the settlements identified in Policy SD26 which are designated as neighbourhood areas along with their housing provision figures and the status of their plan as of 31 March 2018.

TABLE 1: LOCAL PLAN HOUSING PROVISION FIGURES FOR NDP SETTLEMENTS

Settlement	SD26 Housing Provision	NDP status
Amberley	6	Made
Bury	6	Referendum passed
Ditchling	15	Examination passed
East Meon	17	Made
Fernhurst	220	Made
Findon	28	Made
Fittleworth	6	Reg 14 Pre-submission consultation completed
Lavant	20	Made

Lewes	875 ¹	Reg 14 Pre-submission consultation completed
Liss	150	Made
Petersfield	805	Made
Petworth	150	Examination passed
Rogate	11	Reg 14 Pre-submission consultation completed
Sheet	31	NDP not being progressed
Stedham	16	Early draft
Twyford	20	Early draft

I.4 NDPs can allocate sites to provide more homes than set out in SD26 subject to evidence they meet local housing need and are in general conformity with the strategic policies of the development plan. Lavant, Fittleworth and Rogate NDPs have all chosen to do this, as shown in Table 2. The Ditchling, Streat & Westmeston NDP also contains allocations slightly above the SD26 requirement, although the additional allocations reflect existing planning permissions. In addition, Clapham in West Sussex (Arun district), which is not a settlement identified in Policy SD26, has a made NDP, which allocates a site for 30 homes.

TABLE 2: NDPS THAT ARE ALLOCATING LAND FOR MORE HOMES THAN SET OUT IN POLICY SD26

NDP	SD26 housing provision	NDP total allocation
Ditchling, Streat & Westmeston	15	22
Lavant	20	65 (the NDP allocated a further 10 homes in Chichester District)
Fittleworth	6	18
Rogate	11	16
Clapham	0	30

I.5 It is necessary for NDPs to proceed in a timely fashion in order to avoid there being any policy gaps. There is only one NDP that has not reached pre-submission consultation stage as of 31 March 2018, which is seeking to allocate sites for housing and that the Local Plan does not allocate for. This is the Twyford NDP. The draft NDP is understood to be ready for pre-submission consultation, at or very close to the submission of the SDLP. The delay is a result in

¹ The Lewes housing figure is in part, being met, by two strategic allocations in the South Downs Local Plan (SD57 - 415 homes at North Street Quarter and SD79 - 240 homes at Old Malling Farm) leaving a minimum of 220 homes to be allocated in the Lewes NDP.

part due to the detailed work that needed on Habitat Regulation Assessment (HRA), Sustainability Assessment (SA) and flooding. Further work supporting the site allocations has also been needed.

1.6 Stedham with Iping neighbourhood area was designated shortly before the SDLP was published for pre-submission consultation in September 2017. A draft Stedham with Iping NDP is being prepared by the community, however, there has been no formal pre-submission consultation as yet and the proposed SDLP allocation for Stedham (Policy SD92) is retained in the submission SDLP.

1.7 Three other NDPs are yet to be submitted to the SDNPA namely Lewes, Rogate and Fittleworth and details on their progress are set out below. Given the progress made on these NDPs, sites have not been allocated in the Local Plan for these settlements.

a) Lewes

Lewes is the largest market town in the National Park and is identified in Policy SD26 to provide 875 new homes over the plan period. This number includes two strategic housing allocations (SD57 North Street Quarter and adjacent Eastgate area and SD79 Land at Old Malling Farm), leaving 220 new homes to be planned for. Lewes Town Council carried out a pre-submission consultation on their draft NDP in May – June 2017. The pre-submission NDP included allocations to provide a total of 284 new homes. Further supporting work has been undertaken since the Reg 14 consultation and a revised draft NDP prepared for submission. The NDP will be submitted to the SDNPA following agreement from Lewes Town Council at the end of March.

b) Rogate

The draft Rogate and Rake NDP was made available for pre-submission consultation in June – August 2017. A revised draft has been agreed by the Parish Council for submission to the SDNPA and is due to be formally submitted in April.

c) Fittleworth

Fittleworth Parish Council recently completed a pre-submission consultation on their draft NDP. The draft plan includes allocations for new homes totalling three times the target set in the Local Plan. The Parish Council are now preparing a submission version of the NDP.

1.8 In order to provide some flexibility should unexpected delays occur to NDPs, further Development Plan Documents (DPD) may be programmed. These will allocate sites as necessary to accommodate the levels of growth set out in this plan. Additional DPDs may be taken forward if NDPs have not progressed in a timely fashion. This will be monitored and reported in the yearly Authority Monitoring Report.

1.9 Further updates on NDP progress across the National Park can be provided as necessary.

APPENDIX I: NEIGHBOURHOOD DEVELOPMENT PLAN STAGE AS OF 31ST MARCH 2018

NDP	Stage
Albourne*	Made
Aldingbourne*	Made
Amberley	Made
Angmering*	Made
Arundel*	Made
Boxgrove	Reg 14 Pre-submission
Bramber	Early draft
Bramshott & Liphook	Early draft
Bury	Referendum
Clapham	Made
Ditchling, Westmeston & Streat	Decision statement
East Meon	Made
Fernhurst	Made
Ferring*	Made
Findon	Made
Fittleworth	Reg 14 Pre-submission
Hamsey*	Made
Hassocks*	Reg 16 Submission
Henfield*	Early draft
Hurstpierpoint and Sayers Common*	Made
Kirdford*	Made
Lavant	Made
Lewes	Reg 14 Pre-submission
Liss	Made
Lynchmere*	Early draft

Milland	Made
Newhaven*	Reg 14 Pre-submission
Patching	Referendum
Peacehaven and Telscombe	Early draft
Petersfield	Made
Petworth	Examination
Plaistow and Ifold	Reg 14 Pre-submission
Plumpton*	Referendum
Pulborough	Reg 16 Submission
Ringmer*	Made
Rowlands Castle*	Early draft
Rogate	Reg 14 Pre-submission
Rottingdean*	Early draft
Seaford*	Reg 14 Pre-submission
Sheet	Early draft
Singleton	Early draft
Sompting*	Reg 16 Submission
Stedham with Iping	Early draft
Steyning	Early draft
Storrington, Sullington and Washington*	Reg 16 Submission
Twyford	Early draft
Upper Beeding*	Early draft
Walberton*	Made
Westbourne*	Examination
West Chiltington*	Reg 14 Pre submission
Wisborough Green*	Made
Woodmancote*	Made

* NDPs which are partially within the SDNP but the main settlement is outside the SDNP.

APPENDIX 2: MAP OF ALL DESIGNATED NEIGHBOURHOOD AREAS

