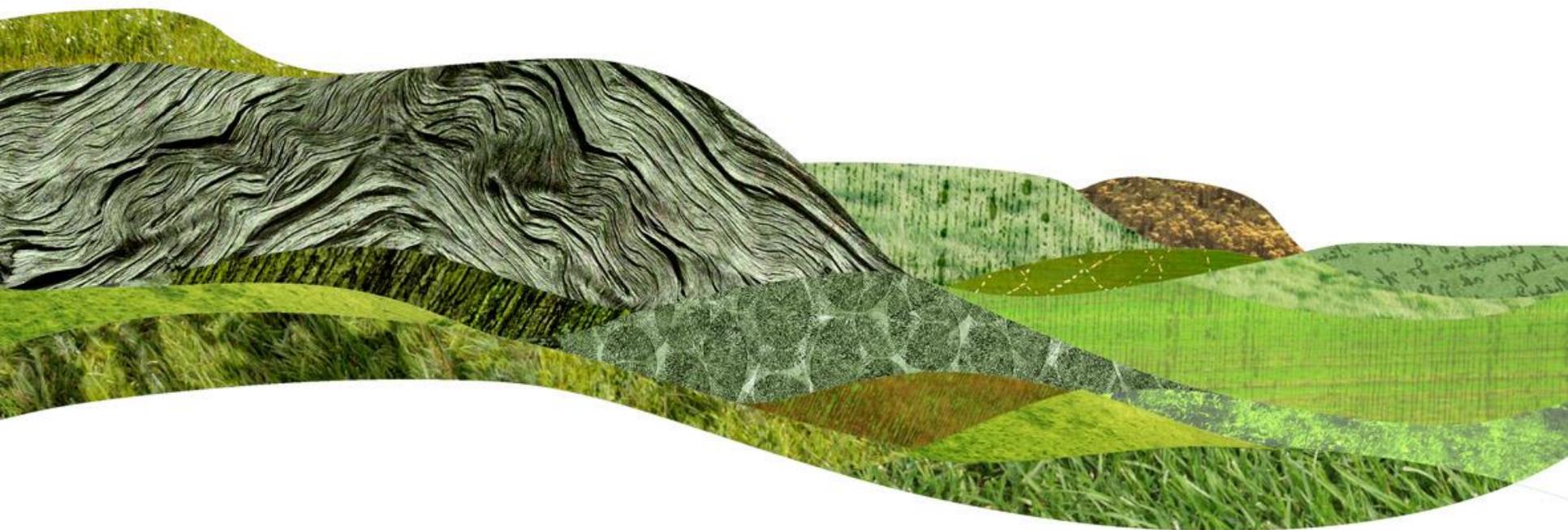
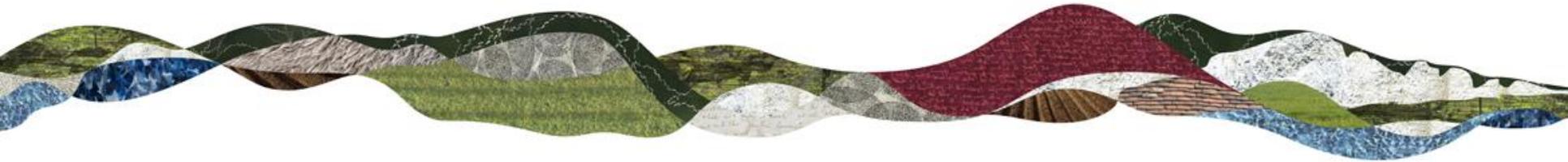
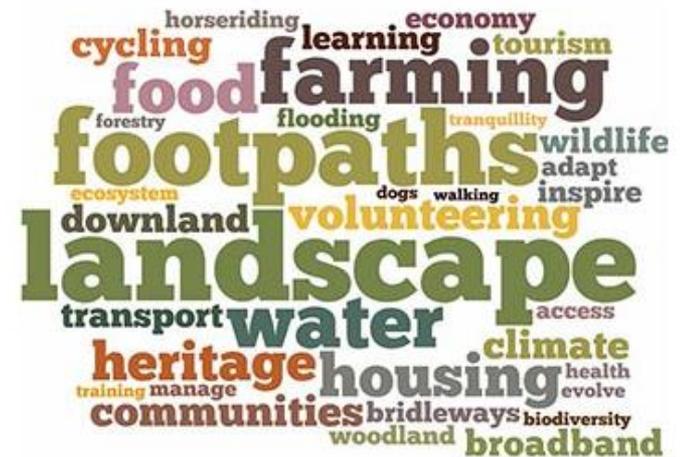


# WHOLE ESTATE PLANS

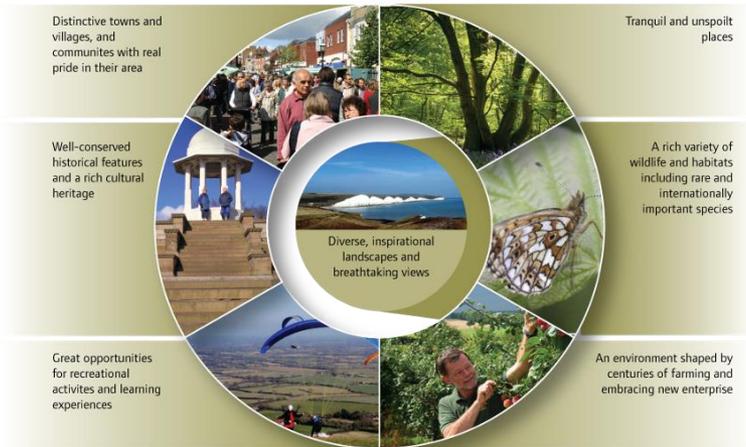


# What they are

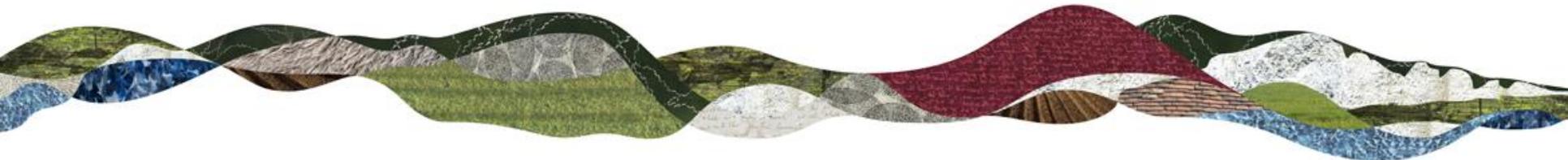
- A non-statutory plan providing aspirations of an organisation
- Flexible format which can be expanded
- Support organisations which are generally large landholdings which include complex commercial, social and environmental activities
- Endorsed WEPs are material consideration in planning assessments



# Purpose of Whole Estate Plans

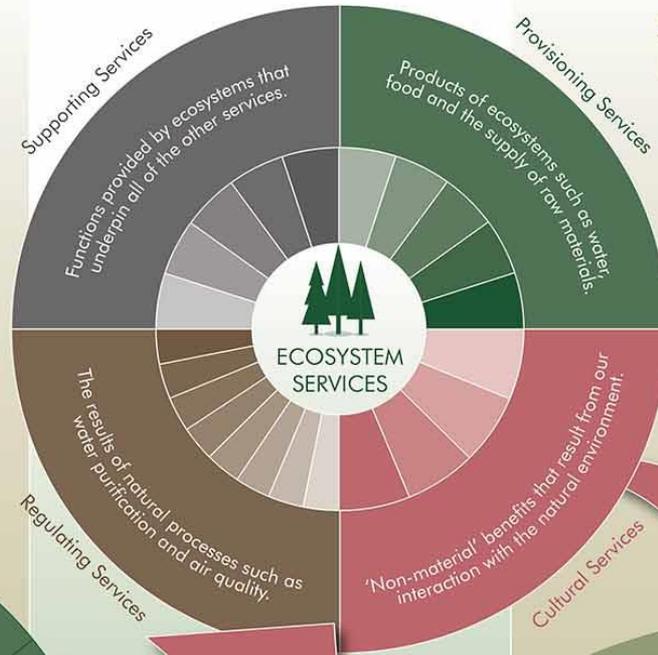


- Enable collaboration and improved dialogue
- Facilitate understanding of Special Qualities
- Facilitate understanding of pressures facing Estates
- Identify opportunities & threats
- Find mutually acceptable and potential proactive solutions



# WHOLE ESTATE PLANS

# SOUTH DOWNS NATIONAL PARK



ASSET AUDIT

ANALYSIS

# Endorsement Criteria

What we're looking for:

- 4 Key Areas should be included
- Flexible presentation – can be adjusted to meet the Estate needs
- Endorsement requires assessment of how each section relates to each other
- Community consultation
- Linked to the National Park

What it shouldn't be:

- All about building
- Fully drawn up plans



# Use in Planning (What)

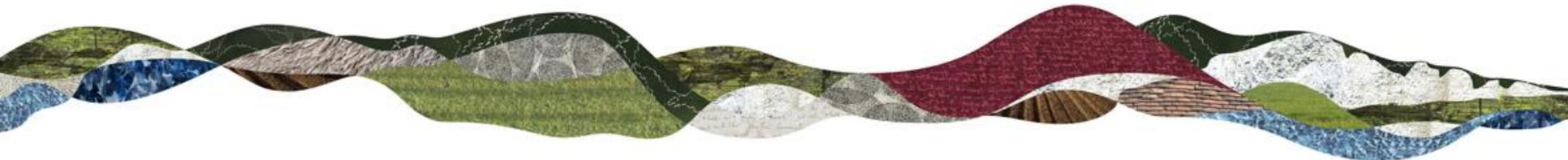
## Contextual Background

### For applications:

- Location
- Use
- How proposal links to the wider estate

### For Neighbourhood Plan production

- As a catalyst
- Supporting evidence for policies and/or allocations



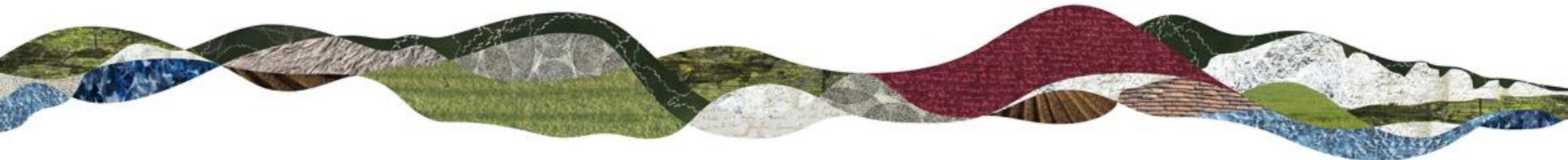
# Use in Planning (How)

## Policy SD25 of South Downs Local Plan: Pre-submission

3. In considering development proposals outside settlement boundaries within rural estates and large farms, positive regard will be had to the following:
  - a) The development proposals are part of a Whole Estate Plan or Large Farm Plan that has been endorsed by the National Park Authority; and
  - b) The development proposals deliver multiple benefits in line with the purposes and the special qualities of the National Park and in regard to ecosystem services.

## S38(6) of Planning and Compulsory Purchase Act 2004

*If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless **material considerations** indicate otherwise.*



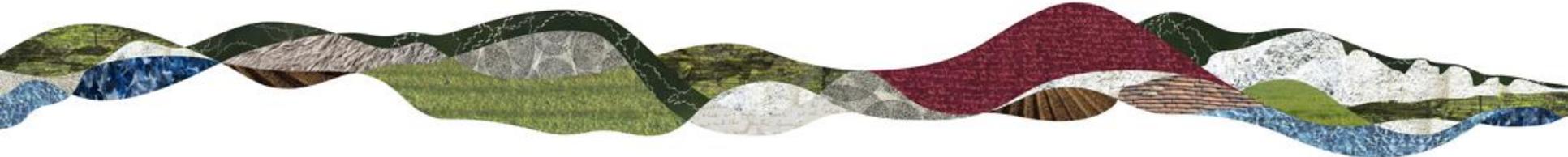
Development Plan

NPPF and NPPG

PMP and SPDs

Village Design Statements

Endorsed Whole Estate Plans and Parish  
Plans



# Whole Estate Plans

## Benefits

- Relationship building
- Material consideration in planning applications
- Contextual background to development proposals
- Guide and support funding bids
- Neighbourhood Plan production
- Future proofing EU Exit etc
- Legacies, succession planning
- Communications
- Investors
- Agri-environment and forestry schemes



# Progress so far

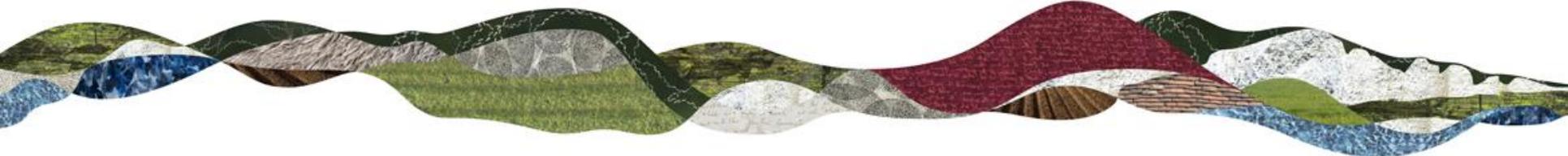
4 WEP's endorsed

- Wiston
- Newton Valence
- Highfield
- Iford



4 likely to be presented in next 12 months

15 actively engaged in process



# Further information

<https://www.southdowns.gov.uk/care-for/supporting-communities-business/whole-estate-plans/>

[weps@southdowns.gov.uk](mailto:weps@southdowns.gov.uk)

Thank you

