

Report to	<b>Planning Committee</b>
Date	<b>9 August 2018</b>
By	<b>Director of Planning</b>
Title of Report	<b>Slindon Conservation Area Character Appraisal and Management Plan (CAAMP)</b>
Purpose of Report	<b>To present the draft Slindon CAAMP for adoption by the National Park Authority.</b>

**Recommendation: The Committee is recommended to:**

- 1) Approve the proposed extensions to the boundary of Slindon Conservation Area, as shown in pink on Figure 32 (pages 70 – 71 of the CAAMP) and set out in paragraph 1.4 of this report.**
- 2) Adopt the Slindon Conservation Area Character Appraisal and Management Plan for the purposes of Development Management and to inform the other activities of the South Downs National Park Authority and its partners.**

**I. Summary**

- I.1 Slindon is an attractive village set on the dip slope of the Downs, to the west of Arundel and east of Chichester, within Arun District. The Conservation Area covers most of the historic settlement.
- I.2 The CAAMP for the Conservation Area has been prepared by Officers of the Authority working in very close co-operation with the community through the Parish Council. This has proved a positive process and has produced a document that is better than it might otherwise have been.
- I.3 A draft version of the CAAMP was the subject of a six week public consultation from 30 October 2017 to 11 December 2017. The draft text was available through the South Downs National Park Authority website and paper copies were available at three places within the village. Letters notifying the residents of the consultation were sent to all the households within the Conservation Area and separate consultations were sent to the Parish, District and County Councils.
- I.4 Three extensions to the existing Conservation Area boundary are proposed, as set out in paragraph 6.4 i-iii of the CAAMP. These are:
  - i. An extension to the north west of the village to take in the Estate Yard associated with Slindon House (now Slindon College);
  - ii. A linear extension to the north of the Conservation Area, to take in the village pound and the very rural entry point to this part of the Conservation Area, and
  - iii. An extension to incorporate the three fields north of Meadsway.

## 2. Background

- 2.1 As the document is the product of co-operation with the Parish, many potential comments from the Parish Council as a corporate body and its individual members were addressed before the formal consultation.
- 2.2 One response was received from a local resident but it did not actually make any comment on the CAAMP. The main source of comments received was the National Trust and these are tabulated below.

Comment	Response
3.2 Could comment more on Roman era - proximity to Stane Street etc, especially with Belloc's book on the subject.	Noted, but not considered necessary to amend text.
3.7 Victoria County History makes it clear that there is medieval fabric in the building so should lose 'probably' - references the journal articles which talk about the late 19th Century finds. Also dates the base of the gatehouse to house as pre-1500. (Compare with 4.31). "Small areas" would be better than "scraps" and reflects the fact that more to be done archaeologically on the building.	Text amended.
4.13 Omit "to the National Trust" people aren't generally visiting the National Trust. Replace with Estate?	Text amended.
4.16 The Estate isn't a visitor attraction - the Estate is well visited by people for walking, dog walking, riding, mountain biking and for events like the Apple Day, Lambing at Gaston Farm and the Pumpkin Festival run by local people.	Text amended.
4.17 Slindon House is still owned by the National Trust but let on a long lease to a school specialising in children with a range of special educational needs. The school opens its pool to the village in the summer, hosts summer schools and the village fair. Whilst there could be more community involvement the needs of the children may require some detachment – this comment as it stands is rather subjective and negative.	Text amended.
4.18 What evidence is there for this?	Text amended.
4.19 The formal green space is the other side of the A29. The "large field within the square of roads to the south of the pottery" is part of the original layout of the village – it helps to retain the agricultural nature of the village. Its inclusion here makes it sounds as though it has public access – which it doesn't.	Text amended.
4.22 The text reads '...the village is encompassed to the west and south by large areas of woodland...'. In fact it is predominantly bordered by woodland to the east and south and the village is also bounded to the north by an important woodland strip which effectively hides the village from view.	Text amended.

<p>4.23 It would be good to summarise the most important views here. One of the most significant views is of the sea and another important part of the setting is the approach from the north where the village is hidden from view behind the woodland strip.</p>	<p>Noted. The view to the sea is one of those shown in Figure 7.</p>
<p>4.31 This is a better summary of the survival of earlier fabric within Slindon House than in 3.7.</p>	<p>Noted.</p>
<p>4.35 A little clunky, the point is better explained in the next few points (4.36-4.38), and these could be better summarised here.</p>	<p>Text amended.</p>
<p>4.46 This rather contradicts the assumptions over the use of date stones on other houses in point 4.37. The VBS for the building makes it clear that this building is actually a pre-1700 core, and that the date could reflect either a re-design, or the date of a marriage. It simply reflects that many of Slindon's buildings have been modernised several times in their existence, and that we are likely to find that many, especially those in the older part of the village (Dyers Lane, Church Hill, Top Lane) have earlier origins. The better NT VBS's could be very useful here. Is the date 1707 or 1702?</p>	<p>Noted.</p>
<p>4.53 Include the Pound?</p>	<p>Text amended.</p>
<p>5.1 Issues and opportunities – this probably does sit better in a neighbourhood plan. There are some detractors – close boarded fencing around the substation and at Meadsway. Parking is an issue within the village and so is affordable housing and the loss of services but these are issues that affect many villages and are social issues which are probably beyond the scope of the CAAMP.</p>	<p>The whole section entitled “Issues and Opportunities” has been redrafted to address some of the National Trust’s comments and to improve clarity, whilst maintaining the essence of the Parish Council’s text. The latter has approved the version of this section now incorporated into the CAAMP.</p>
<p>5.13 This statement isn’t quite accurate, whilst the ownership of the Trust has an impact this doesn’t really describe it accurately. The Trust has explored the issue of affordable housing over many years with the Parish Council and the local community. Until recently the village has not wanted to plan for any affordable housing but times have changed and the Trust has supported a local group who are looking at setting up a CLT. The recent trend is for properties within the village to be demolished and replaced with much larger, grander properties. Two have been given planning permission and a third is being considered. These are all “self build” projects and therefore exempt from CIL and so the projects make no financial contribution to the infrastructure of the village. Again, this is all probably expressed better in a neighbourhood plan although the trend for demolishing and rebuilding should be noted as these large modern buildings will have an impact on the look of the village and if the trend continues then this could overshadow the existing older buildings which are more hidden eg the Dower House, Bailiffs House.</p>	

<p>5.4 Question whether this would be desirable across the area - considerable possibility of disturbing/damaging archaeology, and even historic buildings?</p>	<p>The renewal of overhead wires would be beneficial in a general sense. Clearly any specific proposals would have to be planned and executed with due regard to other heritage assets, including sub-surface archaeology.</p>
<p>Figure 12 The third picture in the series is of the remains of the summer house, which is neither in the estate yard or the proposed extension of the Conservation Area. We would be happy to provide a picture of a different view of the yard in its place.</p>	<p>Replacement photograph supplied by the National Trust and incorporated into the document.</p>
<p>Figure 13 The Jack rafters (and hidden timber framing) are on No. 2 Church Hill, not No.1 as the caption states.</p>	<p>Text amended.</p>
<p>Figure 21 “The last working farm in the village”. This isn’t entirely true and there are other references to the last working farm which need to be checked. There are four working farms within and surrounding the village – Gaston, Courthill, Woodlands and Gumber. This gives the impression that agriculture is somehow failing and all the other farms are abandoned. Either the statement needs to be better qualified historically – or it should be simply stated that Slindon retains its agricultural heritage with a working farm yard within the conservation area</p>	<p>Text amended.</p>
<p>Action 1 - Agreed</p>	<p>Noted.</p>
<p>Action 2 – OK</p>	<p>Noted.</p>
<p>Action 3 – Perhaps there should be a partnership approach since the National Trust owns the majority of the housing stock?</p>	<p>Action 3 is retained in its original wording.</p>
<p>Action 5 – Does the community include the National Trust?</p>	<p>Yes.</p>
<p>6.11 The National Trust makes lists of its archaeological records, plus information from VBS reports available online: <a href="https://heritagerecords.nationaltrust.org.uk/">https://heritagerecords.nationaltrust.org.uk/</a> which includes many Slindon buildings/sites.</p>	<p>Noted. A link to the records has been inserted into the CAAMP.</p>
<p>6.12 The National Trust also hold covenants within the area.</p>	<p>Noted.</p>
<p>6.16 Doesn't the NT have a role to play in this?</p>	<p>In this context, the National Trust would be included in the wider reference to the community and there is no reason to specifically mention it.</p>
<p>6.19 Again, undergrounding all overhead wires may not be appropriate everywhere. Perhaps highlight that it's where appropriate. There is also close boarded fencing at Meadsway.</p>	<p>See earlier response to 5.4.</p>

Action 6 - See comment for 6.19.	
6.22 Perhaps the National Trust should be a partner as well?	Text amended.
Action 7 - Rather than just creating a car park perhaps a series of interventions might be better. Some of the problem is temporary eg. demolition and construction of new properties can lead to more than 10 contractors vans and cars parked within the village. These projects can last from 1 -2 years. Again perhaps there are a number of organisations that need to be involved in this not just the SDNPA and the PC – Slindon College, Gaston Farm, the National Trust?	Text amended.

2.3 A second resident of the village did submit a series of comments after the closing date of the consultation but, nevertheless, they are tabulated below.

Comment	Response
<p>Picks up the suggestion in the CAAMP that the village has not seen much intrusive modern development nor is surrounded by modern housing estate.</p> <p>Links this to the previous absence of a village boundary, meaning that the whole village is within 'open countryside' for planning purposes.</p> <p>Implies concern that this might be undermined by the proposed village boundary.</p>	<p>This is a legitimate concern. However, the CAAMP is not the place to re-consider the creation of a village boundary for Slindon, as proposed in the emerging Local Plan.</p>
<p>Para 4.18 Points out that there are now home-workers based in the village and that people do come into the village to work, notably teachers at Slindon College</p>	<p>Text amended.</p>
<p>5.5 &amp; 5.6 Parking is undoubtedly a significant issue, but the idea of solving it with a car park may not be the right solution to the problem</p>	<p>This point was also made by the National Trust and the text has been amended.</p>
<p>5.16 The list of employers does not mention Slindon College, which is almost certainly the largest employer.</p>	<p>Para 5.20 of the revised document has been amended to make reference to Slindon College.</p>
<p>Whilst there is undoubtedly a demand of smaller houses in the village (indeed the last Housing Needs Survey highlighted this), the demand was principally from those wishing to 'downsize' from larger village properties - ie older and affluent villagers - and as such is likely to reinforce/exacerbate the current social mix of the village, rather than widen it.</p>	<p>The substantial revision of the "Issues and Opportunities" section did allow this issue to be explored in paragraphs 5.22 – 5.25.</p>
<p>There is no mention of affordable housing.</p>	<p>The revised version of the CAAMP does mention affordable housing.</p>

2.4 The CAAMP has, therefore been amended as far as possible to address the comments received and it is considered now fit for adoption as set out in the recommendation.

### 3. Other Implications

Implication	Yes/No
Will further decisions be required by another committee/full authority?	No
Does the proposal raise any Resource implications?	Once the document has been adopted it will be made available as a downloadable PDF document from the Authority's website so will not incur any printing costs.  By providing advice to the public and the Development Management team, the CAAMP should improve the quality of planning applications and reduce the time taken to determine them.  The Management Plan contains a number of recommendations but none directly requires a financial input from the Authority.
Has due regard been taken of the South Downs National Park Authority's equality duty as contained within the Equality Act 2010?	Due regard, where relevant, has been taken to the South Downs National Park Authority's duty as contained within the Equalities 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?	It is considered that the proposal does not raise any Health and Safety implications.
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	Principle 1 - Living within Environmental Limits  Principle 3 - Achieving a Sustainable Economy

### 4. Risks Associated with the Proposed Decision

4.1 Risk – The lack of an up-to-date Appraisal and Management Plan for Slindon will leave both applicants and officers lacking sufficient information to make informed planning decisions.

4.2 Mitigation – adopt the draft document now presented.

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**South Downs National Park Authority**

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Appendices	I. Draft Slindon Conservation Area Appraisal and Management Plan
SDNPA Consultees	Legal Services; Chief Finance Officer; Monitoring Officer; Director of Planning
External Consultees	Parish Council, Arun District Council, West Sussex County Council, National Trust
Background Documents	Correspondence including comments and observations on the draft document received from individuals.

