

18 November 2021

Lymister & Crossbush Parish Council
Parish Clerk
c/o clerk@lyminsterandcrossbush-pc.gov.uk

Dear Clerk

Subject: Lymister & Crossbush Neighbourhood Plan, Reg 14 Pre-submission consultation

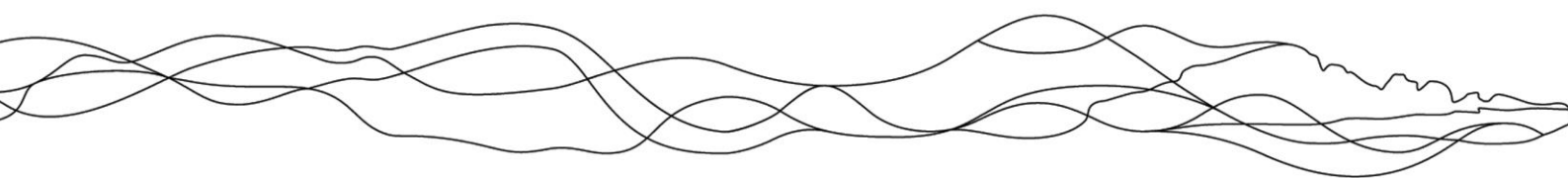
Thank you for consulting the South Downs National Park Authority (SDNPA) on the consultation draft of the Lymister and Crossbush Neighbourhood Plan (LCNP). The National Park Authority welcomes the publication of this plan, which is a result of a considerable amount of hard work by the parish council and the local community.

We note the objectives of the LCNP and welcome in particular Objective 3 to promote greater connectivity between the settlements of Lymister and Crossbush and to the National Park and the coast.

The LCNP allocates one site to meet the housing requirement of the Arun Local Plan. With regards to the South Downs Local Plan, there is no housing requirement for the part of the Parish within the South Downs National Park (SDNP). Whilst the proposed allocated site is outside the SDNP, we would like to draw your attention to paragraph 176 of the NPPF 2021 which states (our emphasis added):

175. Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks. The scale and extent of development within these designated areas should be limited, while any development within their settings should be sensitively located and designed to avoid or minimise adverse impacts on the designated landscapes.

This paragraph is relevant to development proposals within the setting of the SDNP. Furthermore, we note and support the inclusion of LCNP Policy EH9: *South Downs National Park* but would add that the setting of the National Park is also important and can extend beyond land, which is immediately adjacent to the SDNP.



We note the inclusion of Policy EH2: *Development on Agricultural Land* and would make the comment that the farming sector as a whole is going through a period of considerable change as we transition from the European Union's Common Agricultural Policy (CAP) to a new agricultural support system. We welcome the provision within this policy to support agricultural diversification where this supports the long term viability of the farming business. We'd also add that although a map of Agricultural Land Classification is included in the LCNP, Grade 3a is not distinguished and this can require site specific surveys to establish the classification.

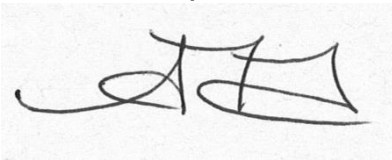
We suggest that the buildings listed in Policy EH6: *Conserving and enhancing local heritage assets* are shown on the Proposals Map.

We are supportive of the LCNP emphasis on protecting dark night skies in Policy EH8: *Dark Night Skies*. It should be noted that South Downs Local Plan Policy SD8 *Dark Night Skies* and the [Technical Advice Note](#) apply to those areas of the parish within the National Park.

Given the timeline for ending sales of new petrol and diesel vehicles, Policy GA3: *Parking and new development*, could also helpfully make reference to requirements for electric vehicle charging infrastructure.

Please do get back to me if you have any queries on these comments or if you need any further information as you prepare to submit the LCNP.

Yours Sincerely



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