

## South Downs National Park Local Plan Examination

### Position statement from Pro Vision on behalf of The Cowdray Estate (Representation Number 45)

#### Matter 7- Landscape, Design and Special Qualities (Paragraph 1.19 and Policies SD1, SD30 and SD31)

##### Paragraph 1.19 and Core Policy SD1 (Sustainable Development)- Landscape Led Approach

- 1 The Estate generally supports the landscape led approach, which underpins the Local Plan and permeates through many of the Development Management policies. Cowdray is a holistic business that “cares about the land” - that is a central theme of the Estate’s ethos. At the heart of everything the Estate does is to take good care of the Estate’s land, its heritage and its people. The Estate takes its responsibility of being the custodian of some of the most beautiful countryside and important cultural heritage assets in the National Park very seriously. Nevertheless, the Estate believes that to ensure that the Local Plan is consistent with national policy, the landscape led approach must be applied as part of the balance that needs to be struck in order to deliver Sustainable Development. Whilst the Estate agrees that within the Park this will be a “titled balance” with great weight given to the environmental dimension of Sustainable Development, the social and economic dimensions must always be weighed in that balance.
  
- 2 Point 2) of Policy SD1 should make it clear that the environmental, social and economic dimensions of sustainable development will be weighed in the balance – albeit a tilted balance. Furthermore, “exceptionally” should be deleted from point 4) of Policy SD1.

##### Development Management policies SD30 (Replacement dwellings) and SD31 (Extensions to existing dwellings, and provision of annexes and outbuildings)- Limiting provisions of the policies

- 3 The Estate does not believe that imposing an arbitrary limit on the net increase in internal area of 30% is appropriate. The Estate welcome the modification of SD31 to ‘approximately’ 30% and think this modification should also be applied to Policy SD30. However this modification does not go far enough to overcome the Estates objection. For a Plan that is landscape led, the main consideration in assessing the acceptability of a proposed replacement dwelling or an extension to an existing dwelling, should be the visual and landscape impact of the proposal. The Policy should therefore be concerned to ensure that an extension/replacement dwelling is proportionate in size and scale to the existing dwelling, uses appropriate materials and does not have an adverse impact on:
  - The character and local distinctiveness of the rural area
  - Individual heritage assets and their settings

- Its setting within the wider landscape.

4 Policies SD30 and SD31 should be amended to delete reference to 30% and insert:

*"The extension/replacement dwelling should be proportionate in size and scale to the existing dwelling, uses appropriate materials and should not have an adverse impact on:*

- 1. The character and local distinctiveness of the rural area*
- 2. Individual heritage assets and their settings*
- 3. Its setting within the wider landscape."*

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