

SOUTH DOWNS LOCAL PLAN EXAMINATION

Hearing – Day 4

Tuesday 4 December 2018
South Downs Centre, Midhurst

10.00 am

Matter 7 Landscape, Design and Special Qualities

Matter 8 – Biodiversity

2.00pm

Matter 9 – Affordable Housing

AGENDA

General Notes

- i. This agenda is provisional and flexible.*
- ii. It is not intended to repeat introductory matters covered in the Guidance and Draft Matters and Issues [INSPS3-4] and on Day 1 but to proceed as quickly as possible to the substance of the Agenda.*
- iii. Settlement- and Site-specific issues will only be discussed under Matter 10-11.*
- iv. Where Main Modifications are proposed by the NPA these may be discussed as appropriate.*

1. Matter 7 – Landscape, Design and Special Qualities

Main Relevant Policies and suggested MMs

SD4 - Landscape Character

SD5 – Design

SD6 – Safeguarding Views

SD7 – Relative Tranquillity

SD8 - Dark Night Skies

SD30 – Replacement Dwellings – MM7

SD31- Extensions to Dwellings – MM8, MM9, MM10

Participants

45 - Pro Vision obo The Cowdray Estate [CE]

224 - Southern Planning Practice Ltd obo Newton Valence Farm

229 - Southern Planning Practice Ltd obo David Boorer

230 - Southern Planning Practice Ltd obo Buriton Estates

242 - HMPC Ltd. Obo Stedham Sawmill Landowners

245 - CPRE Sussex

251 - Troy Planning & Design obo Landowners at Pulens Lane

263 - GVA obo Defence Infrastructure Organisation & Whitehill Bordon Regeneration Company

307 - Sussex Wildlife Trust obo Sussex, Hampshire & IOW Trusts

312 – Coldwaltham Meadow Conservation Group

551 - Twyford Parish Council [TPC]

569 - HMPC Ltd. Obo The Goodwood Estate Company Ltd. [GECL]

- a. Are the level and terms of landscape protection provided by Policy SD4 appropriate and clearly expressed with respect to relevant national planning law and policy and
 - i. in terms of 'conserve and enhance' (SD4.1) [GECL]
 - ii. safeguarding experiential and amenity qualities (SD4.2)
 - iii. The designation of green space [TPC]
 - iv. creation of any protection of strategic gaps
 - v. any requirement for landscape appraisal with planning applications
 - vi. *other issues with SD4 and its supporting text?*
- b. Generally, does the Plan strike an appropriate balance between its Landscape-led and Ecosystem approaches with the wider purposes of planning?
- c. Are the provisions of Policy SD5 on design appropriate to the National Park?
- d. Are Policies SD6 and SD7 on Safeguarding Views and Dark Night skies sufficiently detailed and appropriate in their terms?
- e. Are the limiting provisions of Policy SD31 for extensions to existing dwellings appropriate? [CE]
- f. Are the provisions of Policy SD41 for the conversion of redundant agricultural buildings appropriate and consistent with national policy?

2. Matter 8 – Biodiversity

Main Relevant Policies and suggested MMs

SD9 – Biodiversity and Geodiversity – MM2

SD10 – International Sites – MM3, MM65

SD11- Trees Woodland and Hedgerows – MM4

Participants

128 - David Marsh

242 - HMPC Ltd. Obo Stedham Sawmill Landowners

245 - CPRE Sussex

249 - National Farmers Union (NFU)- South East

251 - Troy Planning & Design obo Landowners at Pulens Lane

307 - Sussex Wildlife Trust obo Sussex, Hampshire & IOW Trusts

312 – Coldwaltham Meadow Conservation Group

569 - HMPC Ltd. Obo The Goodwood Estate Company Ltd.

- a. Are the provisions of Policies SD9, SD10 and SD11 and their supporting text with respect to Biodiversity, including International Sites and Woodland, appropriate and clearly expressed with respect to relevant national planning law and policy and in particular

- i. achievement of net gain and enhancement in biodiversity
 - ii. scope of protection of European protected sites, their surrounding areas and the definition of exclusion or buffer zones
- b. any further issues regarding air quality with respect to the effect of road traffic emissions on European protected wildlife sites.

3. Matter 9 – Affordable Homes

Main Relevant Policies and Documents

SD28 - Affordable Homes

SD29 – Rural Exception Sites

Core 13 - Whole Plan Viability Study

Participants

33 - Luken Beck obo old Malling Farm Landowners

79 - Mr and Mrs Payne

126 - Turley obo Cove Homes

154 - Home Builders Federation

245 - CPRE Sussex

251 - Troy Planning & Design obo Landowners at Pulens Lane

252 – Savills obo Comer Homes

551 - Twyford Parish Council

569 - HMPC Ltd. Obo The Goodwood Estate Company Ltd.

- a. Is the overall 50% affordable housing target of SD28 justified by robust evidence with reference to viability and incentive as related to other planning constraints of housing mix and energy efficiency?
- b. Consideration of the consistency of SD28 with national policy thresholds, including with reference to NPPF18.
- c. Is the scale of thresholds for sites below 10 or 11 dwelling units and down to 3 units justified by robust evidence?
- d. Is Policy SD28 in its terms likely to deliver affordable homes of appropriate type and location?
- e. Justification for the clawback clause requirement of Plan paragraph 7.68.
- f. Availability of agencies for practical provision of affordable housing, especially on small sites.
- g. Desirability of rural exception sites under SD29 to include some market housing