

SOUTH DOWNS PLANNING

NEWS FROM YOUR NATIONAL PARK AUTHORITY



Welcome to the planning newsletter for the South Downs National Park Authority
Send your comments to us at planning@southdowns.gov.uk

LOCAL PLAN FINAL CONSULTATION

The Pre-Submission version of the South Downs Local Plan opens for public consultation from 26 September to 21 November 2017. This will be the last opportunity for the public to comment before we submit it to the Planning Inspectorate in spring 2018.

The South Downs Local Plan will, on adoption, replace more than a thousand existing local plan policies currently operating in different parts of the National Park with one set of 96 consistent policies.

We are asking people to give their final comments this autumn and while we are mainly looking at the soundness of the plan we will also listen to comments on all other aspects of the plan. Every comment will be passed to the Planning Inspectorate who will respond to them as part of their examination into the Local Plan.

This is a landscape-led plan, based on the statutory purposes and duty for National Parks as specified in the Environment Act 1995. These nationally important



landscapes are the reason the South Downs were designated a National Park and must sit at the heart of every planning decision we make. For this reason the first fifteen strategic and development management policies focus on landscapes and will have to be borne in mind when considering all other policies.

The plan sets out to protect and enhance ecosystem services – the benefits and services provided to us by the natural environment. It also sets out the National Park Authority's duty to local communities in allocating sites for housing and commercial development. Because our Local Plan is landscape-led these allocations are based on the landscape's capacity rather than driven by targets.

The production of the South Downs Local Plan has drawn heavily on the South Downs Partnership Management Plan. It also draws on:

- Joint Core Strategies already adopted for Winchester, East Hampshire, Lewes and Wealden;
- responses to previous public consultations – considering Options in 2014 and Preferred Options in 2015;
- wide-ranging research;
- consultation with partner organisations;
- national policy and guidance.

Alongside high-level strategic policies the South Downs Local Plan also includes more detailed policies for development management and the allocation of sites for development outside neighbourhood planning areas. Minerals and Waste plans and Neighbourhood Development Plans will form part of the development plan for the National Park alongside the South Downs Local Plan.

Once the Pre-Submission consultation is over, the plan, together with all responses received to the consultation, will be submitted to the Planning Inspectorate. It is likely that public hearing will be held in June/July and we hope to adopt the plan in September 2018.

You will be able to read the local plan online at www.southdowns.gov.uk/localplan

Electronic copies will be sent to all town and parish councils in the National Park.

Paper copies of the plan, supporting documents and maps will be available at the following locations. Please check our website for opening times.

- Winchester Discovery Centre, Jewry Street, Winchester, SO23 8SB
- Lewes District Council offices, Southover House, Southover Road, Lewes BN7 1AB
- Petersfield Town Council offices, Heath Rd, Petersfield GU31 4EA
- Storrington library Ryecroft Lane, Storrington, RH20 4PA
- Chichester library, Tower Street, Chichester, PO19 1QJ
- Jubilee library (Brighton), Jubilee St, Brighton BN1 1GE
- South Downs Centre, North Street, Midhurst GU29 9DH



NEWLY PUBLISHED EVIDENCE STUDIES

An important part of preparing a Local Plan is making sure there is a strong evidence base to support the strategy and policies. The following studies have recently been published, or are about to be published, providing important technical information supporting local plan policies.

Housing and Economic Development Needs Assessment (HEDNA)

The HEDNA updates the Strategic Housing Market Assessment (SHMA) and Employment Land Review (ELR). It updates the National Park's objectively assessed housing need (sometimes referred to as the 'OAN' or just 'housing need') for the National Park, using the most recent household and population projections. It also updates the amount of affordable housing needed, and the types of homes needed, in terms of size (number of bedrooms) and tenure (e.g. whether rented or shared ownership). Finally, it updates the need for employment land to support appropriate economic growth.

Local Plan and Affordable Housing Viability Assessment

The Viability Assessment looked mainly at whether the affordable housing policies in the Local Plan will be deliverable. It also considered the impact of other local plan requirements, such as higher design standards and ecosystem services. The study is important to ensure that the costs of development that complies with local plan policy does not prevent development coming forward over the lifetime of the local plan. The study confirmed that the policies in the Pre-

Submission Local Plan will not prevent future development from being viable.

Employment Land Review Update 2017

This supplementary update to the 2015 Employment Land Review provides updated, detailed information on existing and potential employment sites within the National Park, and reviews the supply and demand balance for employment land, to inform the Pre-Submission Local Plan.

Site Allocations Highways Assessment 2017

This assessment of sites proposed for allocation in the Local Plan reviewed potential access points to each site, to ascertain the suitability of the sites for housing development based on the likely vehicle and pedestrian traffic generated by each site. The assessment fed into the selection and detail of sites allocations in the Pre-Submission Local Plan.

Transport Assessment Supplement 2017

This study reviewed the conclusions of the 2016 Highways Assessment, on the basis of changed dwelling numbers in the Pre-Submission draft of the Local Plan.

Settlement Context Study

Achieving sustainable development in the National Park requires a detailed knowledge and understanding of settlements, their history, local character and features in order to successfully design and integrate new development within the existing fabric of our towns and villages. The settlement context study maps will assist with research and baseline information from which more detailed site based investigations can be developed.

Find these reports on our website at www.southdowns.gov.uk/planning/national-park-local-plan/evidence-and-supporting-documents/



DEPOT CINEMA PUT FORWARD FOR AWARD

The newly opened Depot Cinema in Lewes has been submitted for a heritage award. The Royal Town Planning Institute's awards for planning excellence consider best practice buildings and developments across the South East.

The Depot is a new community cinema that opened on the old Harvey's Brewery depot site in May 2017. The work that has been carried out retains the original building on site (a familiar landmark adjacent to Lewes railway station) whilst sensitively extending it to provide modern facilities. As well as providing three cinema screens the building accommodates theatre space, temporary exhibitions, educational facilities, a restaurant and a bar.

The Depot is a valuable addition to the cultural offer in Lewes and has received a highly favourable public response since opening. The Depot has already won two awards from the Sussex Heritage Trust.

Depot Cinema is a credit to the developers and architects but also to the unseen work of the National Park Authority planning team
www.southdowns.gov.uk/lewes-gets-a-cinema/



WISTON ESTATE SETS OUT COMMITMENT TO FUTURE AS PART OF SOUTH DOWNS NATIONAL PARK

Plans to create ‘tranquility’ zones; regenerate a quarry into a sustainable base for tourism; do more to raise people’s awareness of their impact on each other and wildlife; create a monastic retreat and travellers’ rest; and provide services and space for local businesses are just some of the ambitions set out by the Wiston Estate in their new Whole Estate Plan.

The Wiston Estate covers an area of 2,522ha of which 70% is farmland and 20% woodland and is home to 106 households, 11 farms and 22 businesses. Well over half of the estate lies within the South Downs National Park. This is the first time that a large estate in the South Downs National Park has set out a Whole Estate Plan – not just looking at planning but also at farming, woodland management conservation and access.

The plan, now endorsed by the South Downs National Park Authority, doesn’t guarantee planning permission but will be a material consideration in determining planning applications.

“We’ve been impressed by how the Wiston Estate and their consultants Rural Solutions have seized the opportunity to work with us on this progressive approach; their aspirations across the Estate and how they connect; and their commitment to the future of the South Downs National Park,” says Tim Slaney, Director of Planning for the South Downs National Park Authority. “Wiston’s Whole Estate Plan sets a high bar

SOUTH DOWNS NATIONAL PARK AUTHORITY

which we will encourage other estates, farms and landowners across the National Park to meet.”

The Wiston Estate is home to the world’s longest-running project to monitor how arable farming practices impact flora and fauna – which began on the estate in 1968. More recently they have hosted a successful community project to bring the Duke of Burgundy butterfly back to their hills and the award-winning winery at North Farm provided the wine used by Her Majesty the Queen to launch the ship Britannia.

Wiston Estate managers have been working with Rural Solutions, who provide planning and development support and advice to landowners to help them adapt and develop their estates, on the Whole Estate Plan.

“When the National Park invited landowners to produce a Whole Estate Plan we could see the value that it would bring to the Wiston Estate, particularly given that we are in a period of succession between generations,” says Richard Goring, Manager of Wiston Estate. “It was a daunting prospect to put together a plan which worked for both the family, the estate, the community and the National Park Authority. Rural Solutions helped us form a clear strategy and the process has helped us address other issues across the estate. I’m delighted with plan and excited to start delivering against its vision and objectives.”

The plan considers major challenges that the estate will have to face in the future including: climate change, rural business adaptation, pressure of development, changes to subsidies following Brexit, pressure from visitors and planning for succession. It is designed to help guide and support funding bids, future neighbourhood plan production, agri-environment, forestry and clean-water schemes amongst other things.

“We have worked with many clients over the years to produce estate-scale plans but this is the first time that the process has been promoted by a planning authority,” says Rob Hindle, Director at Rural Solutions. “The plan is grounded in sustainability and stewardship and will play a key part in enabling the estate’s plans for projects to enhance environmental quality, improve access and deliver significant social and economic benefits. It really is a notable example and I hope that other authorities will take notice of this approach.”

Read the full version of the plan at www.southdowns.gov.uk/wp-content/uploads/2017/08/Wiston-Estate-WEP-2017.pdf



S106 SPENDING

Since April 2017 money allocated through S106 has included:

- £162,121.67 to Lewes District Council to part fund Skatepark project to **build a new skatepark at Malling Recreation Ground in Lewes.**
- £362,564.34 to Hampshire CC to **part fund an extension of Herne Junior School.**
- £5,000.00 to East Sussex CC to fund the alterations to the **keep clear and zig zag road markings at Ilford & Kingston Church of England School.**
- £50,000.00 to the Weald and Downland Open Air Museum to part-fund of a **new Gateway for visitors to the museum.**
- £5,046.41 to Upper Beeding Parish to fund the construction of a **new path across Memorial Field to the adjacent Upper Beeding primary School.**
- £3,475.00 to Binsted Parish for the acquisition of **new maintenance equipment essential for the improvement of the increasingly popular recreation ground.**
- £18,284.51 to Liss Parish which fully funded the proposed **new Area A play equipment at Newman Collard Playing Fields.**
- £4,995.00 to East Hants District Council for a replacement of a **grass kickabout area at Bramble Road, Petersfield.**
- £1,350.00 to East Hants District Council for the installation of a **new basketball hoop and associated hardstanding at Selborne Recreation Ground.**
- £122,983.00 to Hampshire County Council towards the **construction of the Petersfield to QECP Cycle Route.**

APPEALS

It's important to understand how Planning Inspectors are interpreting the National Planning Policy Framework as well as the variety of Local Plans which remain in place until the South Downs Local Plan is adopted. By monitoring appeal decisions we are able to identify patterns and trends that can be used inform future how future applications are considered.

- The SDNPA received 31 appeal decisions across the Park between the 1 April and 31 August 2017.
- 61% of those decisions have been found in the Authority's favour.
- The appeals included a variety of developments such as householder proposals, equestrian development, conversion of barns to dwellings, display of signs and new vehicular accesses.
- One particular appeal related to infilling a single span bridge in Harting with stone and foam concrete to provide long term structural support. The appeal was allowed, with the Inspector concluding that changes to the bridge would not cause substantial harm, given other changes that had already taken place in the area.



Work for us

We're recruiting for a Development Management Lead with a salary of up to £44,884. Applications close on 1 October 2017.

Find out more at

www.southdowns.gov.uk/job/development-management-lead/



Find a planning application

Want to find a planning application? All applications made across the National Park since 1 April 2012 can be viewed, in real time, through our **Public Access system**

Search for planning applications

planningpublicaccess.southdowns.gov.uk/online-applications/



SDNPA Planning Committee meetings

Our next Planning Committee meeting will take place on 12 October 2017.

You can watch a live webcast of the meeting, as well as recordings of previous meetings at

southdowns.public-i.tv/core/portal/home

Find agendas to past Planning Committee meetings at

www.southdowns.gov.uk/national-park-authority/committees-meetings/committees/planning-committee/



Sign up to receive the South Downs monthly newsletter.

Want to know more about work happening in your National Park? Sign up to receive our monthly newsletter.

Sign up at southdowns.gov.uk/join-the-newsletter/