

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 planningnewsletter@southdowns.gov.uk

SOUTH DOWNS LOCAL PLAN GOES TO PUBLIC EXAMINATION

The first Local Plan to cover the entire South Downs National Park will be examined in public this November and December following its submission to the Government in April 2018.

Government-appointed Planning Inspector, Mr Brian Sims, is leading the examination which takes in the Local Plan, all of the evidence used in its preparation and more than 2,500 comments received in the Pre-Submission Consultation in 2017. A series of public hearings will take place from 13–15 November and 4–6 December in Midhurst and from 11–13 December in East Sussex.

The first week of hearings will focus on legal and strategic matters. The matters and issues for the second and third weeks will be confirmed by the Inspector at the end of October and will focus on non-strategic issues, development management, specific settlements and individual sites.

The Local Plan sets out the high standards that all proposed development must meet to protect and value nature – both for its own sake and also for the



vital 'eco-system' services it gives us such as clean water, food and space to breath. During the examination the National Park Authority will make the case for the Local Plan, which puts our nationally important landscapes first – they are the reason the South Downs became a National Park and they must sit at the heart of every planning decision we make.

The right to appear and be heard at these sessions is at the Inspector's discretion and limited to people or organisations who responded to the Pre-Submission Consultation in 2017. Everyone who submitted a comment should now have been contacted by the programme officer with more information.

We are expecting that there will be a further round of public consultation on Main Modifications to the Local Plan. This will be followed by the final Inspector's report and the National Park Authority are looking to adopt the finalised plan late spring next year. When

adopted, its 96 policies will replace the over one thousand different policies from 12 different local authorities currently in place.

Keep an eye on the Local Plan Examination page on our website for all the news and updates about the examination www.southdowns.gov.uk/local-plan-examination/



ARUNDEL LIDO

In June 2018 the SDNPA granted planning permission for a new community building at the Lido, including a multi-functional hall for events and use by local groups, a gym, a café and heated changing rooms.

The Lido is a long-standing community facility within Arundel dating back to the 1960s. After closing in 1999, it re-opened in 2004 and has become a popular destination for many people.

The Lido occupies a sensitive and unique site on the edge of the town centre, next to the River Arun, where there are notable views of Arundel Castle. The contemporary design of the new building was heavily influenced by the site's context and town's cultural heritage, with the ambition of creating a design which resembles its civic use whilst creating a sense of place and positive addition to Arundel.

Working collaboratively with SDNPA officers and our independent Design Review Panel, made up of experienced professionals in fields such as architecture, urban design and landscape architecture, the Arundel & Downland Community Leisure Trust and their consultants have achieved a high-quality development which was supported by our Planning Committee Members.

Many local organisations expressed support for enhancing the Lido including schools, a local GP surgery, local councillors, The Arundel Castle Trustees and the Norfolk Estate. The Duke and Duchess of Norfolk are now patrons of the project.

The scheme is an example of how successful planning in the South Downs National Park can conserve and enhance landscapes and cultural heritage, at the same time as fostering communities' well-being. The Arundel

SOUTH DOWNS NATIONAL PARK AUTHORITY & Downland Community Leisure Trust are now at the beginning of a campaign to raise the funds for the new building. Once the funds are in place and they have discharged the necessary planning conditions included with permission, work can begin on this great new community asset.

Donate to the project at wonderful.org/charity/arundelanddownlandcommunityleisuretrust

Find out more about the project at www.arundel-lido.com/project-leap/



PETWORTH NEIGHBOURHOOD PLAN

The Petworth Neighbourhood Plan was Made (adopted) by the South Downs National Park Authority at its Planning Committee on 12 July 2018. This means that it now becomes part of the Development Plan for the South Downs National Park and will be used to determine planning applications in Petworth.

Petworth lies at the heart of the National Park and is one of its outstanding historic market towns. Petworth House, owned by the National Trust, with its nationally important art collection, adjoins the centre of the town. Not only is it an historic town, Petworth is also a modern town with a thriving community and an extensive rural area.

The Neighbourhood Plan tackles local issues head on. It provides for over 150 new dwellings to help meet local housing needs and delivers on essential requirements of the local community, including the provision of new access to the primary school.

The Making of the Petworth Neighbourhood Plan is the culmination of many years of work and strong leadership by Petworth Town Council, guided by clear community wishes and with advice and guidance from the South Downs National Park Authority (SDNPA).

www.southdowns.gov.uk/planning/planning-policy/neighbourhood-planning/neighbourhood-development-plans/petworth-neighbourhood-plan/



NEW MONKS FARM

Adur District Council have recently considered applications for the development of two sites, identified for development in their Local Plan on land between Lancing and Shoreham just outside the National Park.

Adur considered two applications. The first is a hybrid application for the provision of 600 homes, relocation of an existing Gypsy and Traveller site, a new Country Park, community hub, school and 32,900 square metres of retail floor space, for which IKEA has been identified as the end user. This proposal also includes the introduction of a new roundabout on the A27, to serve the development, and the closure of the existing Sussex Pad traffic-light junction. The second is an outline application for up to 25,000 square metres of employment floor space along the eastern edge of the Shoreham Airport site. Both proposals would be extremely visible from the National Park.

There have been a number of concerns raised by many local residents regarding the impact on traffic flow and highway safety as a result of these developments. Whilst the National Park has also raised these, we have acknowledged that other statutory bodies are better placed to advise on these matters.

The scale of the combined retail element in the first scheme and employment floor space in the latter is significantly greater than that proposed in the Council's own allocation policies. National Park Officers have been working closely with Adur District Council Officers

SOUTH DOWNS NATIONAL PARK AUTHORITY

to try to mitigate the identified adverse impact on the landscape character and visual setting of the National Park. Several meetings were held with both applicants, to explain the National Park Authority's concerns and to advise on possible mitigation measures.

The National Park Authority has continued to object to the first application (including IKEA). Whilst measures – such as the addition of louvres to part of the retail element's north elevation, an expansion of the area of green roof and changes to the configuration of the car park – are welcomed, we maintain that they don't tackle our fundamental concerns. This development will have a major adverse impact on the visual setting of the National Park.

The applicant for the employment floor space at Shoreham Airport has taken on board many of our recommendations for their Design Code. But, regardless of the mitigation package, we remain concerned that the overall scale of the proposed development will have an adverse impact on the landscape character and visual setting of the National Park

Adur Planning Committee resolved to approve both applications, subject to Section 106 Agreement on 03 October 2018. The National Park's full comments are available to view on Adur District Council's website (www.adur-worthing.gov.uk) under these references: New Monks Farm – AWD/0961/17 and Shoreham Airport AWD/1093/17.



S106 UPDATE

We currently hold in the region of £3.6 million of S106 Funds, much of which is earmarked for specific projects or affordable homes provision

Since 4 July 2018 (Q2) we have funded 14 projects totalling £39,865 with a further ten applications currently being assessed, potentially resulting in a further £109,179 of funds being released.

The 14 funded projects are:

- £7,495 to **Sheet Parish Council to replace the floor in the village hall** and £4,457.84 to Sheet Parish Council **to replace the chair stacking system in the village hall**. £2,562 to **Selborne Parish Council to resurface the community tennis court**.
- £9,070 to **Petersfield Town Council to replace the broken roundabout** in the play area.
- £495.83 to **Steep Parish Council to buy two new picnic benches** for Steep Common.
- £3,745 to **Worldham Parish Council to buy a speed indicator device** to help with traffic calming on the B3004.
- £2,378 to **Coldwaltham Parish Council to completely re-wire the sports pavilion** in the recreation ground and £1,189.63 to Coldwaltham Parish Council **to replace the kitchen in the sports pavilion**.
- £1,375 to **Liss Parish Council for remedial drainage works** to Newman Collard playing fields.
- £1,304 to **Newton Valence Parish Council to refurbish the village hall play area** and £1,155 to Newton Valence Parish Council to improve the village hall car park.

SOUTH DOWNS NATIONAL PARK AUTHORITY

- £1,780 to **West Tisted Parish Meeting to clear an embankment**, opening up a new public space on the Meon Valley Trail; £1,737.12 to West Tisted Parish Meeting **for landscaping and oak posts** to protect the village green; and £1,120.54 to West Tisted Parish Meeting **to install a new parish notice board**.

We have also allocated £765,176 towards the following projects that are currently being worked up with the help of the National Park Authority:

- £23,481.37 towards the creation of a **new Lewes section of the Egrets way from the Linklater Pavilion to Ham Lane**. External funding has been secured and works are due to commence in spring 2019.
- £30,800 towards the creation of a **new 'non motorised user' path in Midhurst**. Partners including Chichester District Council, West Sussex County Council, Midhurst Town Council, Midhurst Area Cycling and South Pond Group have already supported a feasibility.
- £75,000 to help Petersfield Town Council replace the **play area at Borough Road, Petersfield** with new equipment.
- £5,000 to build a **new roof over the play area at Bramble Road, Petersfield**.
- £630,895 to HCC Highways from the land south east of The Causeway and site south of Larcombe Road developments.

UPDATING THE NATIONAL PARK VALIDATION LIST (1APP)

We're updating our validation list (also known as 1APP) for planning applications, so that it is consistent with our submitted Local Plan. The updated validation list will go out to consultation for eight weeks from 19 October to 14 December 2018.

We expect the final changes to be considered at the SDNPA Planning Committee in January 2019.

Look out for more information about the consultation at www.southdowns.gov.uk/consultation-on-local-validation-list/

they prepare the first landscape-led VDSs in the National Park.

If you are interested in preparing a community led plan, please contact us so we can discuss the process, what the SDNPA expect and what support we may be able to offer. You can email us on communityplanning@southdowns.gov.uk



COMMUNITY-LED PLANNING

With 176 Town and Parish Councils and more than 112,000 people living in the National Park, Community Led Plans are a vital way for us to understand the concerns and aspiration of our local communities.

In 2013 the SDNPA agreed a process to adopt or endorse Community Led Plans in the National Park. This formally recognises the plans and makes sure that they are given the maximum level of weight and influence when determining planning applications.

Whilst Community Led Plans such as Parish Plans, Village Design Statements and Local Landscape Character Assessments cannot carry the same level of influence as a Neighbourhood Plan they are a material consideration once adopted or endorsed by the Authority.

Over the last five years the SDNPA has adopted five Village Design Statements (VDS). These describe the distinctive character of a village or town and its surrounding countryside. The community can draw up design guidelines based on that distinctive local character to help planners, developers and householders better understand local issues, and community aspirations for design. The SDNPA have adopted VDS in Buriton, East Dean and Friston, Liss, Lodsworth and Worldham. We are working with Hambledon, West Meon and Selborne on the final stages of their VDS preparation before they are considered for adoption.

The South Downs Local Plan proposes a landscape-led approach to design and we are now updating our Community Planning toolkit to ensure that this approach is adopted in Community Led Plans.

We are working closely with Easebourne Parish Council and Jevington Parish who are testing the new toolkit as



HOW ARE WE DOING?

All local Planning Authorities are charged with issuing planning decisions in a timely manner. The South Downs National Park Authority continues to exceed the targets set by Central Government and is also in line with the national averages in terms of performance.

Authorities have to exceed the target of issuing at least 70% decisions on householder and other minor applications within 8 weeks. In addition, we also have to issue at least 60% of decisions on major applications within 13 weeks. The performance of Local Planning Authorities in meeting these targets is monitored by central government.

There are occasions when applications may exceed the timescale and officers can negotiate an extension of time in order to achieve a mutually acceptable resolution to the application. We use this option sparingly but occasionally there are obvious benefits – for example, an application might be acceptable in principle and a short extension will enable the decision to be issued. This helps to prevent further expense the applicants might otherwise incur in the case of either a fresh application or an appeal.

At the forefront of meeting these targets, the Authority is committed to dealing applications in a professional manner and ensuring that development approved is of a high standard and meets the purposes of the National Park. In the 2017-18 financial year and this year, to date, 88% of planning applications in the South Downs National Park have been approved.



NEIGHBOURHOOD PLANNING UPDATE

SDNPA-led Neighbourhood Plans

- The **Lewes Neighbourhood Development Plan** Examination has started with the examiner expected to publish his report by the end of October.
- The Submission version of the **Stedham with Iping Neighbourhood Development Plan** has been submitted to the South Downs National Park Authority for compliance checking. It is anticipated that a Regulation 16 consultation will take place in October and November, when we will formally provide comments. This NDP will not go to SDNPA Planning Committee as it is now in line with the emerging South Downs Local Plan.
- Following SDNPA's formal response to the Pre-Submission consultation on the updated **Findon Neighbourhood Development Plan**, Findon Parish Council are deciding how to take the plan forward. This is a unique situation where the NDP has proposed alternative housing sites to those proposed in the South Downs Local Plan. The full SDNPA response can be seen at www.southdowns.gov.uk/planning/planning-policy/neighbourhood-planning/neighbourhood-development-plans/findon-neighbourhood-plan/
- The **Petworth Neighbourhood Development Plan** was made at Planning Committee on 12 July 2018.
- Minor modifications have been agreed and made to the **Ditchling, Westmeston and Streat Neighbourhood Development Plan**. These will now form part of the Policy Map for the South Downs Local Plan.
- SDNPA officers are working closely with **Fittleworth Neighbourhood Development Plan** group to finalise the submission version of their plan – we expect this to happen in late October.

- Officers have met with the qualifying body for **Rogate & Rake Neighbourhood Development Plan** and identified some minor changes which need to be made before the plan is formally submitted. The Regulation 16 NDP Submission version is anticipated towards the end of October.
- **Twyford Neighbourhood Development Plan** is the only SDNPA-led neighbourhood plan where a housing provision figure has been set in the draft South Downs Local Plan but has not yet progressed to Pre-submission stage. A number of meetings have been held with members of the steering group. There are issues with flooding, the Strategic Environmental Assessment & the Habitat Regulations Assessment and it is hoped that consultation on the draft plan will start shortly.

Other Authority-led Neighbourhood Plans

- **Boxgrove Neighbourhood Development Plan** is currently at Examination.
- The call for sites for **Bramber Neighbourhood Development Plan** finished on 13 July 2018.
- **Plaistow and Ifold Neighbourhood Development Plan** Reg 16 version has been submitted to Chichester District Council for an initial fact check, to be followed by Submission consultation, dates to be confirmed.
- At an extraordinary meeting on 25 July 2018, immediately after Examination, Sompting Parish Council formally agreed to withdraw the **Sompting Neighbourhood Development Plan**, as they no longer wished to pursue that version of the plan.
- We attended and gave evidence at the Examination hearing for **Storrington, Sullington and Washington Neighbourhood Development Plan** on Thursday 20 September in relation to the Ravenscroft allotment site. We also provided a Position Statement for the Whole Estate Plan for Wiston Estate in relation to North Farm.
- Upper Beeding Parish Council held their Pre-submission consultation on **Upper Beeding Neighbourhood Development Plan** between 25 June and 13 August 2018. We provided comments on the Valerie Manor site, a care home, that lies within the National Park boundary and is proposed for allocation for extended Care Home Facilities and also on two other sites that are close to the boundary or visible from the National Park.

Check the status of all Neighbourhood Development Plans across the National Park at www.southdowns.gov.uk/planning/community-planning/neighbourhood-development-plans/

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 to inform how future applications are considered.

- The National Park Authority received 19 appeal decisions between July and September 2018 and the success rate over the year is approximately 70%. The larger percentage of appeals continue to be in the East Hampshire and Chichester areas. The Winchester Team and the South Downs Team at Midhurst have currently achieved a 100% success rate in appeals decisions.
- The appeal decisions in this quarter have covered a variety of schemes. Whilst the appeals mainly related to householder developments, there were also decisions concerning equestrian development, new residential development (a scheme for three houses in Kingston), holiday accommodation and also a couple of appeals that related to works to listed buildings.
- It is encouraging to see that some of the more recent appeal decisions have seen Inspectors taking note of the increased weight to be afforded to the South Downs Local Plan in advance of the Examination in November and December. A householder appeal concerning extensions to a property in East Dean was recently dismissed with the Inspector confirming that weight should be given to the emerging policies. Development Management Officers are anticipating similar appeal decisions to be received in the next couple of months concerning applications where policies in the Emerging Plan formed part of the reasons for refusal.



SDNPA Planning Committee meetings

Our forthcoming Planning Committee meeting will take place on 8 November, 13 December, 14 February and 14 March.

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/



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