

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

First Local Plan for the South Downs National Park is adopted

Landscape and the needs of local communities are central to the South Downs National Park's Local Plan which was adopted by Members this month.

The Plan covers the entire National Park for the next 14 years and rather than being "target driven", the policies in the Plan are based on the nationally-designated landscape. The Plan sets out measures to mitigate climate change including that any major new developments should seek to be carbon neutral, have better drainage schemes to reduce flood risk and limit water consumption for new developments.

Margaret Paren, Chair of South Downs National Park Authority, said: "This is a significant moment for the South Downs National Park and our local communities.



"Our adopted Local Plan puts our nationally important landscapes first and ensures that they sit at the heart of every planning decision we make. But, while our first priority is to conserve and enhance the landscape, this Local



Plan goes one step further by clearly outlining how we will nurture a living, thriving landscape that benefits local people and looks to increase resilience to climate change.

"The Local Plan includes over 50 Neighbourhood Plans developed by South Downs' communities which provide local development management policies and allocate land for development. We are grateful to all those who spent so much time assisting us in developing the Local Plan.

"The exciting plan also sets out the high standards that all proposed development must meet to protect nature and the vital 'ecosystem' services it gives us such as clean water, food and clean air to breathe."

The Plan replaces more than 1000 overlapping policies that were in existence across the area of the National Park with 92 clear policies covering all aspects of planning.

“Making sure we get the right growth in the right places”

Lucy Howard, Planning Policy Manager for the South Downs National Park, reflects on the adoption of the National Park's first Local Plan.



It was a historic moment. The South Downs Local Plan was adopted at a Full Authority meeting of the National Park Authority on July 2, 2019, replacing more than 1,000 Local Plan policies previously covering the National Park.

In a nutshell, the Local Plan puts our nationally important landscapes first and will ensure they sit at the heart of every planning decision we make. Putting the landscape first means making sure we get the right growth in the right places.

This will both protect our landscapes and support our communities to flourish, providing better places to live and work for the 116,000 people who call the South Downs National Park home.

Rigorous scrutiny has been at the very heart of creating this strategy. It's gone through a number of drafts, each being tested along the way by research, evidence and public consultation.

More than 10,000 comments have been received as the draft Plan has developed and evolved since 2014.

The National Park Authority would like to thank everyone who contributed to the formulation of the Plan either by writing in or coming along to one of our consultation events.

Community involvement has been key. The Plan includes over 50 Neighbourhood Plans developed by South Downs communities – each one providing local development management policies and allocating land for development.

The Plan will deliver multiple ecosystem services, which are the goods and services we get from nature such as clean water, food and air. All planning applications now submitted in the National Park will need to demonstrate how they will have an overall positive impact on the ability of the natural environment to provide goods and services.

It follows extensive public consultation with local communities and detailed scrutiny and examination by the Government's Planning Inspectorate, which found the policies to be sound subject to a number of modifications.

The Local Plan has been informed by a range of factors, including the geography and geology, biodiversity and heritage sites of the National Park, Neighbourhood Plans, local economic needs and the impact of climate change.

Key highlights of the Local Plan include:

- **All development proposals to contribute positively to ecosystem services, which are the goods and services we get from nature such as clean air and water.**
- **Growth is dispersed across the towns and villages of the National Park, rather than just concentrated around the largest settlements such as Lewes and Petersfield.**
- **Provision of 250 dwellings per year across the National Park.**
- **High goals for affordable housing – half of new homes on sites of 11 or more will have to be affordable.**
- **Conservation of internationally-important landscapes such as the Sussex Heritage Coast and nature conservation sites such as Woolmer Forest**
- **Provision of 10.3ha of employment land to create jobs and support the local economy.**
- **Conservation and enhancement of “green corridors” to link up habitats and support wildlife, as well as promoting the planting of new trees and hedges.**
- **Strategic sites that represent one-off opportunities for developments of exceptional quality – Shoreham Cement Works and North Street Quarter, Lewes.**

To see the full Local Plan, visit

www.southdowns.gov.uk/SDLocalPlan

Copies of the Local Plan will be available to view at the South Downs Centre in Midhurst. It will also be available to view at Winchester Discovery Centre, Petersfield Town Hall, Chichester Library, Jubilee Library in Brighton, Storrington Library and Lewes District Council offices. Please check on the opening times of the venues.

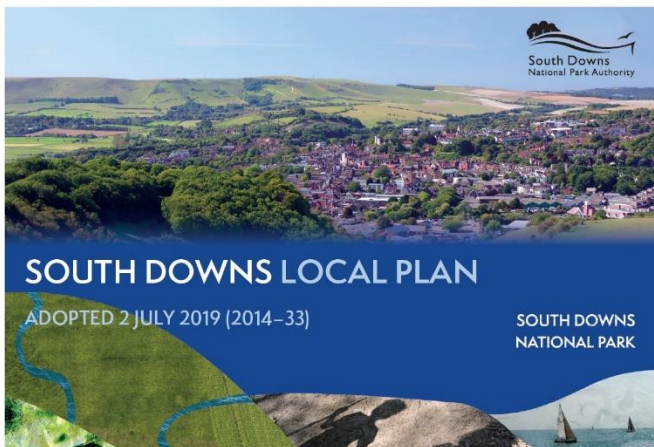
Authority launches Agents' Forum

There are strategic policies that will protect our landscapes including dark night skies and tranquillity. There are also strategic policies that conserve and enhance the biodiversity and cultural heritage of the National Park. Disused railway lines across the National Park are protected for non-motorised travel routes, for example, between Midhurst and Petersfield and Bordon to Bentley.

The Local Plan provides land for new homes and jobs without harming the landscape. Sites were identified in line with our spatial strategy for a medium level of development dispersed across the town and villages of the National Park.

It also allocates two strategic sites for mixed use re-development: Shoreham Cement Works next to the River Adur in West Sussex and North Street Quarter in the heart of Lewes Town.

The South Downs Local Plan covers the period 2014 to 2033.



A new Agents' Forum is being set up by the National Park Authority.

The forum, which will meet at both Lewes and Midhurst, is for agents who regularly submit planning applications to the National Park. This includes those applications handled directly by the National Park Authority or one of the five host authorities – Winchester, East Hampshire, Chichester, Horsham and Lewes/Eastbourne.

Lucy Howard, Planning Policy Manager for the South Downs National Park Authority, explained: "The forum will be an opportunity for agents to discuss and feedback on any aspect of the Authority's planning service.

"It's also an opportunity for us to let agents know about any changes and updates that may affect them.

"The whole point of this initiative is to further improve communication between agents and the Authority and we're keen for as many local agents to get involved as possible.

"Our first meeting will focus on our new Local Plan and topics of joint interest suggested by the agents.

"There will be plenty of time for questions and answers."

If you are an agent who regularly submits planning applications in the National Park and would like to attend our next Agents' Forum please do contact us on agentsforum@southdowns.gov.uk and we will add you to our mailing list.

We will then get back to you later on in the year about the time and place of our first meetings.

First Design Awards for National Park are off to a flying start

More than 50 entries ranging from a cinema to a visitor centre have been put forward for the first Design Awards for the South Downs National Park.

Shortlisting has now begun following the nomination period, which closed at the end of June.

The awards will celebrate projects that have made a standout contribution to the landscape, heritage, built environment and local communities of the National Park.



A diverse mix of submissions have been received, including a visitor centre, cinema and restaurant, residential schemes, garden designs and extensions to listed buildings.

Four trophies are being produced by a leading designer, using materials sourced in the National Park. There will be a trophy for best Residential scheme (individual building/housing development small/large), Non-residential (commercial/industrial/infrastructure) and Conservation (landscape/buildings/gardens/craftsmanship).

There will also be a People's Choice award – voted for by the general public as their favourite across these three categories.

Tim Slaney, Director of Planning, said: "We launched these inaugural awards to raise awareness of the contribution that good design can make to the quality of our local environments and communities.

"The response has been wonderful and we've been very impressed with the standard of entries which show real innovation and sensitivity in their design.

"We'll shortly be announcing the shortlist and launching the People's Choice award on our website, so stay tuned for updates."

A special awards ceremony will be held on November 12.

The People's Choice Awards will be launched early August so please visit <http://www.southdowns.gov.uk> for further details and to cast your vote.

Authority takes direct action to remove residential caravans



Enforcement action has been carried out to remove two residential caravans that were unlawfully sited on an agricultural field in the South Downs National Park at Soberton, Hampshire.

In a joint exercise between the South Downs National Park Authority and Winchester City Council, a specialist contractor was appointed to carry out direct action to remove the caravans and other domestic paraphernalia such as scrap vehicles, gas bottles and rubble.

The plot, off Long Road, near Winchester, contained one static and one touring caravan, contrary to the land's lawful planning use for agricultural purposes. Fencing had also been illegally erected – in breach of a restriction agreed by the Secretary of State in 2004 which prevents erection of fencing around plots.

It comes after an enforcement notice was served in November last year by the South Downs National Park Authority. The notice required the owners to:

1. Cease use of the land as a residential caravan site.
2. Remove from the land all caravans/mobile homes, vehicles not required for the purposes of agriculture on the land and all other residential and domestic paraphernalia including gas bottles.
3. Remove fencing and the resulting materials from the land.
4. Return the land to its previous condition and appearance as agricultural land and seeded to grass after compliance with steps 1 to 3.

After none of these steps were taken, a letter was hand delivered to the occupiers on 18 April 2019 giving

Lewes supports Neighbourhood Plan



Amy Tyler-Jones, Senior Planning Policy Officer, gives an update on Neighbourhood Plans, including the referendum held in Lewes.

Fifty five communities across the National Park have taken up the opportunity to prepare Neighbourhood Development Plans (NDP) for their local area.

NDPs offers an opportunity for communities to develop a shared vision for their community and create detailed planning policies to be used in assessing planning applications in their area. East Dean and Friston and Greatham parishes are the latest communities to begin neighbourhood planning and have had their areas designated as Neighbourhood Areas for the purposes of preparing a NDP.

Other communities have been working on their NDPs for several years and, to date, 27 have successfully been through the process and now have made (adopted) NDPs.

The most recent NDP to be made is the Lewes NDP. Having successfully passed independent examination, the Lewes NDP was put to the people of Lewes on 7 March for community referendum. There was resounding support for the plan, with 92% of voters voting in favour of the plan.

The Lewes NDP is distinctively "Lewesian", addressing issues that are a priority for Lewes and have been identified from consultation with the community, including low-cost housing, making Lewes more sustainable and preserving the working character of the town.

The Lewes NDP is also innovative in its approach as it uses an ecosystem approach – identifying the benefits gained from nature, valuing these benefits and building them into planning and decision making. The ecosystem approach is woven through the Lewes NDP, by integrating into its vision and objectives and with a

notice that direct action was being considered and inviting the occupiers to comply with the notice.

The enforcement notice set out the planning harm, including its prominent and conspicuous location in the National Park, breach of the Secretary of State-endorsed restriction, breach of the Winchester District Local Plan Joint Core Strategy and the emerging SDNPA Local Plan. The development also contravened the statutory purposes of the National Park to conserve and enhance the natural beauty, wildlife and cultural heritage of the area.

Due to non-compliance with any of the steps, enforcement action took place over 4 and 5 June.

Tim Slaney, Director of Planning at the South Downs National Park Authority, said: "Direct action is rarely used and is often a last resort.



"The decision was however reached having exhausted all other options.

"The division of the land means that, if action is not taken on this particular set of events, it is possible that further unauthorised harmful development will occur.

"This would undermine the first purpose of the National Park to conserve and enhance the natural beauty of the area, and frustrate local communities and others who abide by the planning system that we all benefit from long-term."

Strategic Director at Winchester City Council, Richard Botham said: "Winchester City Council and South Downs National Park Authority have worked together on this case and we are pleased that this joint operation has been successful.

"Where necessary the City Council will act robustly to ensure that planning policies are upheld."

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Learn about the history of King Edward VII Estate



Opened as a Tuberculosis Sanatorium by King Edward VII in 1906, the historic buildings and gardens of the King Edward VII Hospital were considered a masterpiece in Arts and Crafts design.

Until recently, the last 100 years had left their mark on this magnificent building, with various modern buildings being added, eroding the symmetry and elegance of the original architecture.

Following planning consent granted by the South Downs National Park Authority, Developer City & Country has removed these modern additions and restored the Sanatorium to its former glory while creating a collection of beautiful apartments and communal areas.

Work continues on the housing development, with construction and conversion work on the north west wing set to be completed in the autumn.

City & Country will be opening the doors of the Estate this September 19th as part of Heritage Open Days. Those lucky enough to secure a ticket will enjoy a tour around the historic buildings and gardens of King Edward VII Estate and learn about the fascinating history of the building and landscapes.

For more details and to book on to the guided tour visit

<https://www.heritageopendays.org.uk/visiting/event/learn-about-the-history-of-king-edward-vii-estate>

Did you know?

- King Edward VII Estate was one of the first residential developments to achieve planning

chapter on the environment which includes policies on natural capital and biodiversity – seeking a net gain in both from any development.

There are also policies on resilience against flood risk, sustainable urban drainage, local green space, sustainable tourism, active travel (e.g. cycling and walking) and public transport. In addition, each potential housing development site includes a short ecosystem design response to clarify, for planners and developers, how environmental policies apply to the site and how natural capital and biodiversity may be enhanced on site.

The ecosystem approach taken by the Lewes NDP is very much in line with the new South Downs Local Plan which is also embedded with an ecosystems approach.

With many NDPs reaching the final stages of preparation and more and more plans being made, focus is increasingly on the implementation of NDPs. The SDNPA will be holding workshops later in the year, for parishes with made NDPs, on how their plans will be used and implemented.

Funding boost for parish councils

Across the National Park, Parish Clerks have been receiving the good news that Section 106 and Community Infrastructure Levy funds are available for the community to spend on projects.

The National Park is working closely with these Parishes to consider new projects that the S106 contributions can support.

Officers at the SDNPA have been working hard to help assist delivery of projects across the National Park. Some of the projects may be small but they can have a positive impact on local communities. Sheet Parish recently combined some of their S106 and CIL funds to refurbish their children's play area. The completed project is likely to be the first recipient of a Funding Plaque which should start appearing around the National Park identifying where S106 and CIL funding has supported community projects.



If a Parish is unsure whether they have S106 Contributions available to them, the Parish Clerk should e-mail CIL@southdowns.gov.uk

permission after the South Downs was given National Park Status

- King Edward VII commissioned the Sanatorium following a visit to a similar Sanatorium in Falkenstein, Germany, which promoted light and fresh air as beneficial in the treatment of Tuberculosis.
- A number of measured walks were designed in to the landscape, each walk longer than the next. Patients' recovery was measured in terms of the length of the walk they were able to do.
- The design of the hospital and its grounds was undertaken by an important triumvirate of the day; Charles Holden, Percy Adams and Gertrude Jekyll – a partnership which was a pivotal cornerstone of the Arts and Crafts movement.
- The Chapel itself was designed in a 'V' shape with two naves, one for each gender. This was so sermons could be given simultaneously to men and women without them having to mix. The south facing sides were left open to allow as much light and air as possible.
- It is said that King Edward VII spent much of his time in the lodge building at the entrance to the Sanatorium. This is due to the fact that this is where his Mistress Alice Keppel would often reside. Alice was the great-grandmother of Camilla, Duchess of Cornwall.

SDNPA Planning Committee meetings



Our forthcoming Planning Committee meetings will take place on 8 August, 12 September, 10 October, and 14 November.

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/