

# 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](mailto:planningnewsletter@southdowns.gov.uk)

## Award winners are announced for first Design Awards

**The winners have been announced for the South Downs National Park's first Design Awards, recognising outstanding design projects in the first decade of the National Park.**

Architects, local community representatives, designers, and planners gathered at the South Downs Centre for a special awards ceremony, which was also attended by Ian Tant, President of the Royal Town Planning Institute.



More than 60 nominations from across the National Park were received following the launch of the awards earlier this year. The awards celebrate innovative

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

The winner of the Non-Residential Category went to Ditchling Museum, in Ditchling, East Sussex. Judges



*People's Choice Winner Easebourne Community Space*

said the scheme "showcases really thoughtful architectural design, respecting and connecting with its history and setting".

In the Conservation Category, the winner went to King Edward VII Sanatorium, in Easebourne, West Sussex. Judges noted that there was "no finer example of conservation architecture" and " marvelled at the consistency and attention to detail".

The winner of the Residential Category was The Riverside House, in South Street, Lewes, East Sussex.

Judges were impressed by the way the design team had "exploited this space to its full value, with a robust yet graceful building of high architectural merit".

A special award for Innovation was given to Nithurst Farm, in Upperton, West Sussex. Judges remarked that the scheme “challenged perceptions” to the extent that it required its own award category. Judges said the scheme was “groundbreaking” and noted that it was a “bold and intellectual” building.



Meanwhile, more than 1,200 votes were cast for the People’s Choice Award, which included an online poll for the public’s favourite among 16 shortlisted schemes. The winning trophy went to Easebourne Community Space, in Easebourne, West Sussex. It was noted that the scheme was an “impressive mix of play area and habitat creation” and a fine example of the “power of using the National Park for health and well-being purposes”.

A number of schemes were also highly-commended or commended by the judges, which included members of the National Park’s Design Review Panel.

Commenting on the awards, Ian Tant said: “Design is a key theme for the Royal Town Planning Institute and our work this year.

“Put that alongside the fact that 2019 is also the 70th anniversary of the National Parks Act and the combination of National Parks and design are absolutely what the Royal Town Planning Institute is interested in.”

Tim Slaney, Director of Planning at the South Downs National Park Authority, said: “I would like to say a huge thank you to everyone who has been part of these inaugural awards, including the many people who took the time to vote in the People’s Choice. We’re privileged to be able to accommodate these exemplary schemes into the landscape we all treasure.”

Margaret Paren, Chair of the South Downs National Park Authority, said: “We believe that it is a privilege to build in a National Park. High-quality design matters to the National Park and to the local communities within it.

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“These schemes demonstrate incredible innovation and creativity, using the diverse landscape as a compass for great design.

“With our Local Plan adopted earlier this year and setting the bar high for design excellence, it certainly bodes well for the future of the South Downs National Park.”



*The Riverside House in Lewes, winner of Residential category*

### **The full list of winners and those highly-commended:**

#### **Non-residential category**

- Ditchling Museum, Ditchling – Award Winner*
- Depot, Lewes – Highly Commended*
- Brook House Studios, East Chiltington – Highly Commended*
- Weald and Downland Museum, Singleton – Highly Commended*

#### **Conservation category**

- King Edward VII Sanatorium, Easebourne – Award Winner*
- Gilbert White Museum, Selborne – Highly Commended*
- Buckmore Studios, Petersfield – Highly Commended*
- Hound Lodge, Goodwood – Highly Commended*

#### **Residential category**

- South Street (The Riverside House), Lewes - Winner*
- Timberyard Lane, Lewes – Highly Commended*
- Black Cat Barn, Cocking – Commended*

#### **Innovation category**

- Nithurst Farm, Upperton – Winner*

#### **People’s choice award**

- Easebourne Community Space, Easebourne – Winner*
- The Flint Barns, Rathfinny - Commended*
- Follers Manor Gardens, Alfriston – Commended*

See pictures from the awards ceremony [here](#).

## Pathway extension further improves access for walkers and cyclists



**A 5km stretch of new path has been given the green light, opening up year-round access for walkers and cyclists into the heart of the South Downs National Park.**

The Centurion Way will be extended from West Dean to Cocking Hill Car Park, building on the success of the previous upgrade of the path in 2015. The trail follows the line of the old Chichester to Midhurst railway line, the last section of which closed in 1991.

The route of the former railway is now a popular 11km route for walkers and cyclists between Chichester and West Dean.

The name Centurion Way pays homage to the area's heritage as the path crosses the course of a Roman road.



Tim Slaney, Director of Planning at the South Downs National Park Authority, said: "This new section of path is another significant step in our long-term ambition to create a safe, primarily off-road route for walkers and cyclists stretching all the way through the National Park from Chichester to Midhurst.

"Special attention has been paid to preserving or enhancing the various heritage assets – both designated and non-designated – along the route and the character and appearance of the West Dean Conservation Area.

"This extension also allows people to understand and enjoy the special qualities of the National Park – a key element of the Authority's statutory remit."

## Hotel renovation plans receive the green light



**Planning approval has been granted for a refurbishment of Goodwood Hotel as part of a scheme that will bring a number of other benefits to local habitats and cultural heritage.**

In the first phase of the major renovation, 16 additional new bedrooms will be created and the wider hotel will also undergo an extensive transformation, referencing the former historic walled garden that once existed on the site.

A new reception area will be created along with extensive landscaping.

The refurbishment also includes upgrading the existing energy strategy with the implementation of renewable energy sources and improved sustainability measures, including installing a biomass boiler to provide the hotel's heating.

Vicki Colwell, Major Projects Planning Officer, said: "We welcome the landscape masterplan which has been produced to better guide guests and integrate the complex into the Parkland setting.

"The development has also demonstrated an overall enhancement of the character of the site, in terms of natural beauty, wildlife and cultural heritage. It also provides additional examples of how further knowledge and understanding of the National Park can be achieved through interpretation of the Scheduled Monument.

"The scheme delivers a number of ecosystem service benefits, including creating better and more joined up natural habitats and improved surface water drainage."

Andrew Coggings, Goodwood's Entertaining and Hospitality Managing Director, added: "This significant investment will result in more inbound tourism into West Sussex, which will benefit the local economy and create more jobs."

## Innovative footbridge design is approved



**A new footbridge of “exceptional design” that will improve public safety and provide new opportunities for people to learn about the National Park has been approved.**

Planning permission was granted for the new pedestrian bridge, with ramped access, to replace the existing level crossing at Tide Mills in East Sussex.

As part of Network Rail’s national public safety programme to replace level crossings, the footbridge will bring greatly improved public safety to a high-risk location and provide a vital link for the community in allowing safe access to Seaford Beach and the surrounding landscape.

The innovative scheme represents the culmination of detailed and collaborative pre-application discussions, where the comments of the Design Review Panel were taken on board.

The flat and open surroundings meant any structure would be very visible, demanding a design that would respond positively and characteristically to the unique landscape. In the planning report that went before the SDNPA’s Planning Committee, the Authority’s Landscape and Design Officer wrote: “It is a crafted structure; an enhancement of the landscape in a very sensitive location ...an experience in which history, culture and landscape can unfold before you.”

Following the decision by the Planning Committee to grant permission, Tim Slaney, Director of Planning the Authority, said: “The project is sensitively-designed and adds a new dimension to the landscape and cultural heritage of the area.

“The bridge provides an opportunity to enhance biodiversity through the introduction of appropriate planting on the embankments and improved habitat management. The bridge also enables all to appreciate new views and interpretation of the lost village of Tide Mills, which is an area of significant archaeological interest.”

## Celebrating award win from national institute



**The South Downs National Park Authority received an award from the South East branch of the Royal Town Planning Institute (RTPI) for Excellence in Planning for the Natural Environment.**

The awards ceremony was held on the top floor of the Spinnaker Tower in Portsmouth. The prize was awarded by Ian Tant, President of the RTPI. Ian then visited the National Park the following day.

Lucy Howard, Planning Policy Manager, said: “It’s a huge honour to receive this award. It underlines the hard work, collaboration and emphasis on excellence that went into the creation of the National Park’s first Local Plan. Our adopted Local Plan puts our nationally important landscapes first and ensures that they sit at the heart of every planning decision we make.

“We are now in the process of putting our Local Plan forward for a national RTPI award.”

## Calling all agents

**The next Agents Forum for the National Park will take place in the spring following a successful launch event.**

The inaugural South Downs Agents’ Forum was held at the Memorial Hall in Midhurst in October and was attended by more than 20 agents.



Lucy Howard, Planning Policy Manager and organiser of the Forum, said: “It was a great kick-off event with presentations on the newly-adopted Local Plan, Local List requirements, nutrient

neutrality and the Affordable Housing Supplementary Planning Document. It rounded off with a lively question and answer session.”

Any agent who would like to attend the next meeting can email the team at [agentsforum@southdowns.gov.uk](mailto:agentsforum@southdowns.gov.uk)

## Update on Soft Sand Extraction review

*Kirsten Williamson, Planning Policy Lead at the South Downs National Park Authority, outlines the next steps in the consultation process.*

The SDNPA and West Sussex County Council are working together on a revised policy for soft sand extraction. Following our consultation in early 2019, we will be consulting on our Proposed Submission Soft Sand Review (SSR) from 6 January 2020 to 2 March 2020.

We are proposing a new extraction site at Ham Farm (outside of the SDNP). There are also two proposed extensions to existing quarries within the SDNP at Chantry Lane (near Storrington) and West Heath (near Rogate). The revised soft sand strategy has been prepared using a range of updated technical evidence. The SSR, background evidence and all the consultation documents will be available online at [www.westsussex.gov.uk/mwdf](http://www.westsussex.gov.uk/mwdf) during the consultation.

The main documents will also be available at WSCC, the South Downs Centre and main libraries.

## Important update on Section 106

*Sarah Nelson, Planning Project Lead, shares some important information for all applicants who are entering into a Section 106 agreement with the South Downs National Park Authority.*

As of the 1 October 2019 the South Downs National Park Authority will be charging a fee for the monitoring, reporting and delivery of planning obligations. This fee will be charged at a rate of £440 per eligible covenant.

The total cost will be included within the S106 (indexed linked) and payable upon commencement of your development.

If this affects you, you are advised to discuss it with the officer dealing with your application.

## Acoustic bund application leads to biodiversity boost



**A new bridleway in Hove will open up a missing link in the city's footpath network and provide new habitat for wildlife.**

The new path, which links rights of way on Benfield Hill and the New Barn Farm area with the Dyke Railway trail and beyond, has been created by West Hove Golf course and Brighton and Hove City Council's countryside team and the South Downs National Park Authority.

The opportunity to open the path arose after West Hove Golf Club approached the SDNPA for planning permission for an acoustic bund, buffering the course from the A27. Creating the new bridleway and opening up the surrounding access land was one of the planning conditions.

The work has created an attractive east-west route, north of the A27 for cyclists, horse riders and walkers.

Biodiversity will also be boosted after wildflowers have been planted in the chalk grassland. These flowers are a fantastic source of pollen and nectar for bees, butterflies, hoverflies and other insects. Hibernacula, which are animal refuges, have been created to support several reptile species.

Andrew Lee, Director of Countryside Policy and Management at the South Downs National Park Authority, said: "This project significantly improves the rights of way network in the National Park's Hangleton and Portslade area and creates a wonderful opportunity for the public to enjoy this new species-rich chalk grassland. It also creates an important wildlife corridor to help support biodiversity between existing nature sites.

"The chalk grassland will be managed by cut and collect for a few years and, ultimately, the plan is for the land to be grazed by sheep."

## Referendum endorses Neighbourhood Plan

*Chris Paterson, Communities Lead, gives an update on Neighbourhood Planning in the National Park.*



Congratulations are in order for Fittleworth Parish Council, whose Neighbourhood Plan recently passed referendum. Fittleworth Parish Council were commended by the Independent Examiner for preparing three well-presented submission documents including a clearly-written and focused Neighbourhood Plan. The Examiner went on to congratulate the parish for taking such a proactive approach to the challenge of neighbourhood planning, allocating 18 homes on two sites in the Parish, providing much-needed affordable housing as identified in the parishes own housing needs survey. The Referendum saw a turnout of 195, with 164 votes in favour, 30 against and 1 spoiled ballot paper.

The parish's Plan now forms part of the South Downs Local Plan and will be used when assessing planning applications in Fittleworth.

It comes as localism continues to go from strength to strength in the National Park. There are now 56 designated Neighbourhood Areas in the National Park. A total of 28 of these designated Neighbourhood Areas have complete or 'made' Neighbourhood Plans that are used in the determination of planning applications in the relevant neighbourhood area.

Alongside these 'made' Neighbourhood Plans, we continue to support communities in the preparation of their neighbourhood plans. We supported Stedham and Iping through its recent Examination, with a decision on the Examiner's proposed modifications expected in January 2020.

The Authority has also provided input to Bramber, Henfield and Steyning Neighbourhood Plans, ensuring these plans complement the ambitions of the South Downs Local Plan, and meet local aspirations.

In Twyford, the SDNPA continue to support the Neighbourhood Plan group in progressing their draft plan to Pre Submission consultation.

We have recently designated Neighbourhood Areas in East Dean and Friston (East Sussex) and Greatham (Hampshire), as communities continue to take an active role in planning for the future of their communities.

## Did you know? A round-up of six months of planning work



Appeals submitted to the Planning Inspectorate	<b>71</b>
Appeals started	<b>73</b>
Appeals determined	<b>66</b>
Appeals successfully defended	<b>41</b>
Statutory submissions received	<b>2,451</b>
Statutory submissions determined	<b>2,193</b>
Neighbours notified	<b>10,904</b>
Representations received	<b>2,438</b>
Consultations issued	<b>5,706</b>
Conditions imposed	<b>6,007</b>
Enquiries for planning advice	<b>655</b>
Enforcement complaints received	<b>356</b>
Enforcement cases opened	<b>333</b>
Enforcement related site inspections/meetings	<b>547</b>
Enforcement notices served	<b>20</b>
Enforcement cases closed	<b>331</b>

(stats taken from 1/4/19 to 30/9/19)

## SDNPA Planning Committee meetings

**Our forthcoming Planning Committee meetings will take place on 16 January, 13 February and 12 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](https://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/](http://www.southdowns.gov.uk/national-park-authority/committees-meetings/committees/planning-committee/)

# Discovering the past through development



Development-led archaeology has played a crucial role in expanding our understanding of the past, fostering new discoveries and research. Crucially, it's revealed a past that is far more populated, innovative and international than previously thought, and nurtured a strong sense of connectivity to place through community engagement.

Planning policy took a trailblazing response to the challenges that had arisen in previous decades against a backdrop of post-war urban renewal. There had been considerable public appetite for the protection of archaeological discoveries since the 1950s, and the high profile redesign of an office block at Bankside to preserve the remains of Shakespeare's Rose Theatre in 1989 demonstrated the role of sensitive design in preserving the past. It also demonstrated how archaeologists and developers could work together to balance preservation and change, and culminated in the launch of Planning Policy Guidance 16 (PPG16) in 1990. In 2012, the National Planning Policy Framework took PPG16 and articulated its principles into the fundamentals of sustainable, sensitive development.

So what has development-led archaeology brought us? In 2017/18, 470,000 planning applications were submitted in England. Of these, only 21,700 had archaeological implication, representing 4.6 per cent. Of those applications that resulted in archaeological fieldwork (less than 2 per cent), we have benefitted from a wealth of discoveries.

In this newsletter, we plan to showcase discoveries made through the development-led process, shining a spotlight on the communities who have shaped the South Downs National Park.

**Anoosha Rawden,  
Cultural Heritage Lead for  
the South Downs National  
Park Authority**



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*Tracy Matthews, Archaeological Officer for Winchester City Council, writes about a development site that has uncovered a rare Bronze Age burial monument and a Roman aqueduct.*

A recently-completed small development of two large houses in the village of Itchen Abbas demonstrates the value of early engagement.

Consultation at an early stage in July 2009 revealed that the site lay immediately to the south of an area of burials first located during gas main trenching in a school playing field in 1984. Finds recorded at the time indicated a Late Roman-Early Saxon date for what was clearly a mixed rite (inhumation and cremation) cemetery located on the edge of a steep terrace cut into the hillslope and overlooking a river valley.

The excavation of trial trenches in 2010 and 2011 revealed a Bronze Age pond barrow, a very rare form of burial monument, which likely became the focus of the Late Roman-Early Saxon cemetery.



The pond barrow was located in the centre of the site and was approximately 30m in diameter. This new understanding of the significance

of the buried archaeological remains present within the proposal site led to a reappraisal of the archaeological mitigation approach to be taken, with the site now considered to contain buried remains of national significance.

The site owner worked closely with the archaeological advisor and Historic England (then English Heritage) to develop a scheme that would ensure the preservation of the significant archaeological remains, with new development to be located in areas of lesser significance within the site.

Two inhumation burials were found, their graves having been cut into the natural chalk, with coffin nails indicating that they have been placed into coffins and suggesting a Roman date. Subsequent radio-carbon dating of the skeletons indicates they date to the late 4th century, with evidence of injury and joint disease.

Finally, a large linear feature previously identified as a lynchet (a type of earthwork formed through ploughing) was exposed and recognised as part of the Roman aqueduct supplying the town of Roman Winchester, Venta Belgarum.

The archaeological discoveries at this site are undoubtedly of high importance, but this case study also demonstrates the value of early pre-application consultation and engagement.