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Our Ref: SDNP/18/02249/PRE
Contact Officer: Stella New
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20 June 2018

Dear Matthew Utting

PRE-APPLICATION ADVICE

Proposal: Redevelopment of site with a pair of semi-detached 3 bedroom cottages with rear gardens; covered and open car parking, including re-provided car parking for Lea Cottage and The Old Stable; secure cycle parking and bin storage, including for Lea Cottage and The Old Stable; new hard and soft landscaping and boundary treatments; and other works.

Site Address: Former Pub Car Park, Off School Hill, Slindon, West Sussex, BN18 0RS

Thank you for your correspondence received 23 April 2018 seeking pre-application advice.

Executive Summary

New development within settlement policy boundaries is generally acceptable in principle. Currently, given the level of objection to policy SD25, very limited weight can be given to the proposed settlement policy boundary for Slindon, and you are therefore recommended to wait until the South Downs Local Plan has been adopted before submitting an application.

Providing that the settlement policy boundary is retained in the final version of the Plan, and whilst the outcome of any formal application cannot be pre-judged, it is considered that, based on the information provided, the proposal is likely to be acceptable. However you would need to demonstrate that the design and layout is consistent with the landscape character of the area, and reflects the local vernacular of the Conservation Area.

Any proposal should also seek to:

- o Meet the policy requirements for housing mix, including an appropriate provision of affordable units
- o Demonstrate a landscape led approach to the design and layout of the resultant proposal
- o Incorporate the value of the natural environment to mitigate climate change and deliver biodiversity and wellbeing gains

Please note that the advice contained within this letter constitutes an informal Officer's opinion and does not prejudice, nor is binding upon, any future decision taken by the South Downs National Park Authority.

Planning Policy

Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory development plan, currently, in this area is the Chichester District Council Local Plan (1999). The Chichester District Local Plan is now more than 18 years old and since its publication the South Downs National Park has been formed (as of 1 of April 2011) and the National Planning Policy Framework (NPPF) was published on 27 March 2012.

The Pre-Submission version of the South Downs Local Plan (2017) was published under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations (2012) for public consultation from 26 September to 21 November 2017, and the responses considered by the Authority. The Plan was submitted to the Secretary of State for independent examination in April 2018. The Submission version of the Local Plan consists of the Pre-Submission Plan and the Schedule of Proposed Changes. It is a material consideration in the assessment of this planning application in accordance with paragraph 216 of the NPPF, which confirms that weight may be given to policies in emerging plans following publication. Based on the current stage of preparation, and given the relative age of the saved policies within the Arun District Local Plan (2003), the policies within the Submission South Downs Local Plan (2018) are currently afforded considerable weight, depending on the level of objection received on individual policies. Depending on the timing of a formal application, you are advised to give strong consideration to the South Downs Local Plan, which may be adopted by the time you come forward.

The relevant policies within the Pre-Submission Local Plan are:

SD1: Sustainable Development
 SD2: Ecosystems Services
 SD4: Landscape Character
 SD5: Design
 SD8: Dark Night Skies
 SD9: Biodiversity and Geodiversity
 SD11: Trees, Woodland and Hedgerows
 SD12: Historic Environment
 SD13: Listed Buildings
 SD15: Conservation Areas
 SD19: Transport and Accessibility
 SD21: Public Realm, Highway Design and Public Art
 SD22: Parking Provision
 SD25: Development Strategy
 SD26: Supply of Homes
 SD27: Mix of Homes
 SD28: Affordable Homes
 SD45: Green Infrastructure
 SD50: Sustainable Drainage Systems
 SD55: Contaminated Land

The outcomes and associated policies of the SDNP Partnership Management Plan are also a material consideration. Relevant policies are as follows:

1 - Conserve and enhance the natural beauty and special qualities of the landscape and its setting, in ways that allow it to continue to evolve and become more resilient to the impacts of climate change and other pressures.

3 - Protect and enhance tranquillity and dark night skies.

50 - Housing and other development in the National Park should be closely matched to the social and economic needs of local people and should be of high design and energy efficiency standards to support balanced communities so people can live and work in the area.

Planning Assessment

The site relates to the car park and grounds of the former Newburgh Arms public house, to the west of School Hill, Slindon. The site falls within the Conservation Area, and the proposed settlement policy boundary for Slindon as set out in policy SD25 of the Submission South Downs Local Plan (2018). The site is in close proximity to a number of Grade II listed buildings, and the village recreation ground and playground, also within the Conservation Area, is sited immediately adjacent to the new dwellings.

Pre-application advice was sought in 2017 for the provision of 3 affordable units, which was subsequently withdrawn.

The main issues for consideration with regard to the proposal are listed below:

- o Principle of development
- o Housing provision
- o Design and layout
- o Dark night skies
- o Highways
- o Trees
- o Amenity
- o Contamination and drainage

Principle of Development

The site falls within the proposed settlement policy boundary for Slindon, as set out in policy SD25 of the Submission South Downs Local Plan 2018.

Policy SD25 'Development Strategy' supports development within settlement boundaries providing that this is of a scale and nature appropriate to the character and function of the settlement in its landscape context, and makes efficient and appropriate use of land. However, it must be emphasised that this policy has received a significant level of objection to the methodology used to assess settlement policy boundaries, including for Slindon, such that means very limited weight may currently be given to it. You are therefore recommended to await the adoption of the South Downs Local Plan before submitting a formal application in order to have a level of certainty in regard to the acceptability of the proposal in principle. As there is currently no formal settlement boundary for Slindon, rural development policies would need to be applied to any application, which are considerably more restrictive.

The provision of two semi-detached market dwellings is likely to be acceptable in principle, providing that the settlement policy boundary for Slindon is not amended through the adoption process. Any formal proposal would also need to demonstrate consideration of local housing needs, and accord with other policy considerations, including design, heritage, highways, and residential amenity. These are dealt with in more detail below.

Housing Provision

It would be important for any scheme to reflect the identified local housing need. Slindon has not prepared a Neighbourhood Development Plan, and there is limited information in regard to any locally identified housing need. However, as part of the evidence base for the South Downs Local Plan, the SDNPA carried out a Housing and Economic Development Needs Assessment in 2017, which identified the need for the following broad mix of market housing:

1 bedroom dwellings: at least 10%
 2 bedroom dwellings: at least 40%
 3 bedroom dwellings: at least 40%
 4+ bedroom dwellings: up to 10%

The provision of 2x 3 bedroom dwellings is considered preferable to a single, large dwelling and would contribute towards the element of windfall housing.

Policy SD28 'Affordable Homes' currently requires a contribution towards affordable housing from new developments of 3 units and over. As only 2 units would be provided, there would be no requirement for the development to provide any affordable housing contribution.

Design, Layout and Heritage Impact

The site itself has a number of constraints that need to be considered. The site falls within the Slindon Conservation Area, including a number of adjacent Grade II listed building. Given these constraints, we would recommend first carrying out a landscape appraisal before considering the design and layout of the development

In terms of relevant policy, the NPPF (2012) attaches great importance to the design of the built environment as a key part of sustainable development. Although planning policies and decisions should not attempt to impose architectural styles or particular tastes, they should seek to promote or reinforce local distinctiveness. Saved Policy GEN7 of the Arun District Local Plan (2003) states that new development should improve the visual amenities of the local area and make a positive contribution to the quality of the environment, especially in sensitive areas.

Policy SD4 Landscape Character of the Submission South Downs Local Plan (2018) supports development that conserves and enhances landscape character reflecting the context and type of landscape in which the development is located and the individual identity of settlements. Policy SD5 Design supports a landscape-led approach, where proposals respect the local character, through sensitive and high quality design that makes a positive contribution to the overall character and appearance of the area. Proposals should also:

- o Contribute to local distinctiveness and sense of place
- o Utilise architectural design which is appropriate and sympathetic to its setting in terms of height, massing, density, roof form, materials, night and day visibility, elevational and, where relevant, vernacular detailing
- o Provide high quality, secure, accessible, and where possible, integrated storage for general and recycling waste, heating fuel, and transport related equipment;
- o Provide high quality outdoor amenity space appropriate to the needs of its occupiers and
- o Provide sufficient internal space to meet the needs of a range of users.

Policy SD15 'Conservation Areas' of the Submission South Downs Local Plan (2018) states that Development proposals within a conservation area, or within its setting, will only be permitted where they preserve or enhance the special architectural or historic interest, character or appearance of the conservation area. The Slindon Conservation Area Appraisal is likely to be adopted in August 2018, and it will be important for you to reference this in any application.

Finally, Policy SD2 Ecosystem Services of the Submission South Downs Local Plan (2018) supports development that seeks to have an overall positive impact on the ability of the natural environment to contribute goods and services, through the use of high quality design to provide more, better and joined up natural habitats, conserve water resources, improve the National Park's resilience to, and mitigation of, climate change, increase the ability to store carbon through new planting or other, reduce levels of pollution and improve opportunities for peoples' health and wellbeing. Please refer to the online technical advice note for more information <https://www.southdowns.gov.uk/wp-content/uploads/2018/04/Core-07-Ecosystem-Services-Technical-Advice-Note-non-householder.pdf>

In terms of the details that have been submitted, the general layout is considered positive, in particular the principal elevation facing onto the recreation ground, and treatment of the 'rear' elevation as a secondary, facing elevation to the adjacent listed Lea Cottage and The Stable. The provision of a single storey car port is also welcomed, and will avoid an expanse of parked cars which would detract from the setting of the Conservation Area and adjacent listed buildings. The siting of the two dwellings follows the line of development, and given the compact nature of the site, a semi-detached approach is considered to be acceptable. However, when you do come forward with an application, it will be important to include a thorough contextual analysis of the site, and development pattern of the surrounding area. This would provide your design rationale, and overall vision for the development, and inform the most appropriate layout for the site. The analysis should also consider the local built form of the village, picking out positive design elements and local materials that could be incorporated to achieve a locally distinctive scheme.

The Historic Buildings officer has considered the submitted information, and in addition to the above general advice has advised the analysis would need to provide the following details:

- o Why has a semi-detached form been chosen for this site, and is this typical of Slindon?
- o More specifically, where dwellings are semi-detached, do they have a large central element which breaks forward of the flanking wings? Are they symmetrical? Are porches typical?
- o Is the combination of flint and brick reflected elsewhere in the village, and examples of this
- o Specific material details, including flint (real or blocks?), roofing and fenestration.

Dark Night Skies

Policy SD8 of the emerging South Downs Local Plan states that development proposals must demonstrate that all opportunities to reduce light pollution have been taken, and must ensure that the measured and observed sky quality in the surrounding area is not affected.

The site is located within the Dark Skies Transition Zone (EIb), which lies between dark zones and the urban environment. Whilst the skies are relatively bright given the existing built environment in this area, it is still important to reduce light pollution as these areas have the potential to become dark zones in the future. The current extent of rooflights (4 large rooflights per unit) is considered excessive, and the size and number of these should be reduced. The use of low-transmittance or tinted glass that reduces light pollution, or timed black out blinds could also assist in reducing reduce harmful light spill.

Highways, Parking and Access

The proposal would include 4 parking spaces for Lea Cottage and The Stable, and consideration would need to be given as to how this arrangement could be satisfactorily provided. Consideration would also need to be given to the access and surfacing, which is visible from the adjoining street and presents an opportunity for improvement in terms of both surfacing and boundary treatment.

The access road, which also serves a number of other properties, is privately owned, and shared with public footpath No 386_I, which links with the wider footpath network.

The Highways Authority have reviewed the submitted documentation and have provided standing advice. Visibility on to School Hill is restricted to the south due to the building line and road geometry, however it is considered that an additional two dwellings utilising this access point would not give rise to a 'severe' increase in vehicular trips. The LHA would assess any impact on capacity at the junction and take into account any accident data at full application stage. A parking strategy, including provision of parking for all modes of transport, should be submitted. Detailed highways and transport pre application advice is available via a paid service <http://www.westsussex.gov.uk/default.aspx?page=10056>.

Trees and Ecology

The site falls within a Tree Preservation Order area TPO/SL/2/75. Whilst a TPO is a statutory level of protection, the presence of a TPO is not necessarily a block to development. Saved Policy GEN28 of the Arun District Local Plan (2003) states that development that would damage or destroy a TPO protected tree will only be permitted where it may be demonstrated that the public benefits of the development outweigh the tree's amenity value. Policy SD11 of the emerging South Downs Local Plan states that the felling of protected trees will only be permitted in exceptional circumstances. Where a TPO tree is proposed to be lost due to development, a condition is normally applied securing the planting of a suitable replacement.

In this instance, there is a single tree that would be affected by the development, which is considered to provide a degree of amenity to this part of the Conservation Area. If the tree is not proposed to be retained in the proposal, you would need to demonstrate that the amenity value of the tree could be offset through a carefully considered landscaping scheme that incorporates suitable replacement planting. Full arboricultural information would be required with any formal application. If permission is granted, you would also need to apply for any works to the tree, including removal and replacement, under a separate TPO application.

Although the site is unlikely to provide much in the way of habitat, the tree and other planting could support wildlife, including bats, and you would need to provide a preliminary ecological assessment with any formal application.

Amenity

Given the existing settlement pattern, and relative distance from existing dwellings, it is considered unlikely that the proposal would raise any material concerns in regard to neighbour amenity from noise or overlooking. Any formal application would be subject to public consultation, including neighbouring properties.

Contamination and Drainage

As the site is a former carpark, there may be contamination on site that will require remediation. You may wish to contact Arun Environmental Health for further advice in regard to the level of detail that would be required prior to determination of an application.

The site is wholly within flood zone 1 (low risk) and there are no records or knowledge of the site flooding. Policy SD50: Sustainable Drainage Systems supports development proposals that ensure against the increase of surface water run-off, taking account of climate change. Given the topology of the site, which slopes north to south, it would be important to incorporate a sustainable drainage system (SuDS), which might include porous surfaces, rain gardens/balancing ditches and tree planting where feasible. Such features would have the added bonus of providing a degree of public amenity as well as biodiversity benefits.

Financial Contributions

The proposed development would trigger the requirement for a Community Infrastructure Levy contribution to help deliver infrastructure to support development in the area, however given the existing floor space you would be entitled to a level of exemption. The site falls within Zone 2, which is charged at a levy of £200 per sqm. A factsheet for developers is provided via the link below.

<https://www.southdowns.gov.uk/planning/community-infrastructure-levy/cil-householder-developer-factsheet/>

Information to accompany a full application

In the event that a formal application is to be submitted, the following documents would need to be submitted:

- o Landscape informed rationale for the design and layout of the final proposal
- o Ecosystem Services statement (see <https://www.southdowns.gov.uk/wp-content/uploads/2018/04/Core-07-Ecosystem-Services-Technical-Advice-Note-non-householder.pdf>)
- o Detailed arboricultural information, and preliminary ecology survey
- o Details of hard and soft landscaping including fencing, surfacing, and planting plans
- o Colour and finishes of all external building materials
- o External lighting details (if any), to include mitigation measures to minimise light spill.
- o Parking strategy, including provision of parking for all modes of transport

Please also consult the SDNPA's Local Validation List through the link below:
<http://www.southdowns.gov.uk/planning/making-an-application/local-validation-list>

Consultations

The following consultation responses have been provided and should be read alongside this response: Historic Buildings and Highways. The full comments are available online here
<http://planningpublicaccess.southdowns.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=P7SJ05TU0GK00>

If you pursue a formal planning application please note that the requirements of the South Downs National Park Authority Local Validation List will apply with regard to the information required to be submitted. Further information is available at <https://www.southdowns.gov.uk/planning/making-an-application/local-validation-list/>.

It would be advisable to contact the Building Control department at your Local Authority to check if building regulation approval is required.

Please note that the advice contained within this letter constitutes an informal Officer's opinion and does not prejudice, nor is binding upon, any future decision taken by the South Downs National Park Authority.

Yours sincerely,

Stella New
 Senior Development Management Officer
 For and on behalf of South Downs National Park

Appendix 2

Appendix

National Park Purposes

The two statutory purposes of the SDNP designation are:

- To conserve and enhance the natural beauty, wildlife and cultural heritage,
- To promote opportunities for the public understanding and enjoyment of the special qualities of their areas.

If there is a conflict between these two purposes, conservation takes precedence. There is also a duty to foster the economic and social well being of the local community in pursuit of these purposes.

Partnership Management Plan

The South Downs Partnership Management Plan (SDPMP) was adopted on 3 December 2013. It sets out a Vision and long term Outcomes for the National Park, as well as 5 year Policies and a continually updated Delivery Framework. The SDPMP is a material consideration in planning applications and has some weight pending adoption of the SDNP Local Plan.

The following Policies and Outcomes are of particular relevance to this case:

National Planning Policy Framework (NPPF) and Circular 2010

Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF) which was issued and came into effect on 27 March 2012. The Circular and NPPF confirm that National Parks have the highest status of protection and the NPPF states at paragraph 115 that great weight should be given to conserving landscape and scenic beauty in the National Parks and that the conservation of wildlife and cultural heritage are important considerations and should also be given great weight in National Parks.

Development Plan

The development plan policies listed below have been assessed for their compliance with the NPPF and are considered to be compliant with the NPPF.

The following policies of the are relevant to this application:

The following policies of the **Arun District Local Plan (2003)** are relevant to this application:

- GEN7 - The Form of New Development
- AREA2 - Conservation Areas
- GEN12 - Parking in New Development
- GEN9 - Foul and Surface Water Drainage

Other plans considered

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The Draft South Downs National Park Local Plan

The Pre-Submission version of the South Downs Local Plan (2017) was published under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations (2012) for public consultation from 26 September to 21 November 2017, and the responses considered by the Authority. The Plan was submitted to the Secretary of State for independent examination in April 2018. The Submission version of the Local Plan consists of the Pre-Submission Plan and the Schedule of Proposed Changes. It is a material consideration in the assessment of this planning application in accordance with paragraph 216 of the NPPF, which confirms that weight may be given to policies in emerging plans following publication. Based on the current stage of preparation, and given the relative age of the **saved policies within the** , the policies within the **Submission South Downs Local Plan (2018)** are currently afforded **considerable** weight, depending on the level of objection received on individual policies.

The following policies are of particular relevance to this case:

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Appendix 2