

## **SOUTH DOWNS NATIONAL PARK AUTHORITY PLANNING COMMITTEE**

A meeting of the Planning Committee will be held at **10.00 am** on **Thursday, 8th October, 2020** at the **Online via Zoom Cloud Meetings**

**Trevor Beattie**

Chief Executive (National Park Officer)

### **AGENDA**

**1. Apologies for absence**

**2. Declaration of interests**

To enable Members to declare to the meeting any disclosable interest they may have in any matter on the agenda for the meeting.

**3. Minutes of previous meeting held on 10 September 2020 (Pages 5 - 10)**

To approve as a correct record the minutes of the Planning Committee meeting held on 10 September 2020.

**4. Matters arising from the previous meeting minutes**

To enable any matters arising from the 10 September 2020 Planning Committee minutes that are not covered elsewhere on this agenda to be raised.

**5. Updates on previous Committee decisions**

To receive any updates on previous Committee decisions.

**6. Urgent matters**

To consider any matters on the agenda which the Chair agrees should be considered as a matter of urgency due to special circumstances.

### **DEVELOPMENT MANAGEMENT**

**7. Application No: SDNP/20/02124/FUL & SDNP/20/02244/LIS - Seven Sisters Country Park Phase I Proposals (Pages 11 - 34)**

**Local Authority:** Wealden District Council

**Proposal:** SDNP/20/02124/FUL: Exceat - Additional toilet facilities, and improvement to existing facilities - Improvements to pedestrian and vehicular access - minor internal alterations within Visitor Centre building (Grade II Listed) and Dairy Barn to provide additional office accommodation; Improvements to the public realm to enhance the farmstead character of Exceat; Foxhole Camping Barn - Extension of facilities block; 1-3 Foxhole Cottages - erection of extensions and subdivision of Cottages to create 4 residential units (consisting of 1 unit of warden accommodation and 3 holiday lets).

**Address:** Seven Sisters Country Park, East Dean Road, Exceat, East Sussex. BN25 4AD.

**Proposal:** SDNP/20/02244/LIS: Internal alterations to existing toilet block, workshop, ranger office, dairy barn and visitor centre to facilitate increased accessibility to visitor centre, additional toilets, confectionery outlet and office space. Replacement of existing glazed door in Visitor Centre and installation of doors in existing toilet block.

**Address:** Exceat Barn, East Dean Road, Exceat, East Sussex. BN25 4AD.

To consider a report by the Director of Planning (Report PC20/21-15).

8. **Application Number: SDNP/20/01855/FUL - Land South of Heather Close** (Pages 35 - 60)  
**Local Authority:** Chichester District Council  
**Proposal:** Former paddock site to be developed with 17 new build houses (mix of 1, 2 and 3 beds) with associated parking and amenity space.  
**Address:** Land South of Heather Close, West Ashling, West Sussex.  
To consider a report by the Director of Planning (Report PC20/21-16).

## **STRATEGY & POLICY**

9. **SDNPA response to the White Paper: Planning for the Future** (Pages 61 - 78)  
To consider a report by the Director of Planning (Report PC20/21-17).
10. **Infrastructure Business Plan 2020** (Pages 79 - 164)  
To consider a report by the Director of Planning (Report PC20/21-18).
11. **Enforcement Update** (Pages 165 - 166)  
To consider a report by the Director of Planning (Report PC20/21-19).
12. **Summary of appeal decisions received from 24 June 2020 - 23 September 2020** (Pages 167 - 183)  
To consider a report by the Director of Planning (Report PC20/21-20).

## **Members of the Planning Committee**

Alun Alesbury, Heather Baker, Janet Duncton, Thérèse Evans, Barbara Holyome, Diana van der Klugt, Gary Marsh, William Meyer, Robert Mocatta, Vanessa Rowlands and Andrew Shaxson

Ex officio Members (may participate on Policy items but not vote): Ian Phillips

## **Members' Interests**

SDNPA Members have a primary responsibility for ensuring that the Authority furthers the National Park Purposes and Duty. Members regard themselves first and foremost as Members of the Authority, and will act in the best interests of the National Park as a whole, rather than as representatives of their appointing body or any interest groups.

Members are required to declare any disclosable pecuniary interest that is not already entered in the Authority's register of interests, and any personal interest and/or public service interest (as defined in Paragraph 18 of the Authority's Code of Conduct) they may consider relevant to an item of business being considered at the meeting (such disclosure to be made at the commencement of the meeting, or when the interest becomes apparent).

## **Access to Information**

If you would like a copy of this agenda in large print or an alternative format/language please contact the Committee Officer at [committee.officer@southdowns.gov.uk](mailto:committee.officer@southdowns.gov.uk) or 01730 814810

## **Recording of Meetings**

The Openness of Local Government Bodies Regulations give a right to members of the public to record (film, photograph and audio-record) and report on proceedings at committee meetings. The Authority has a protocol on 'Filming, Recording and Reporting of South Downs National Park Authority Meetings' which is available [on our website](#).

As part of the Authority's drive to increase accessibility to its public meetings, this meeting will be filmed for live and/ or subsequent broadcast via the internet; at the start of the meeting the Chair will confirm if all or part of the meeting is to be filmed. The images and sound recording may be used for training or any other purposes by the Authority. By entering the meeting room and using the public seating area you are consenting to being filmed, recorded or photographed and to the possible use of those images and sound recordings for webcasting and/or training purposes. If you have any queries regarding this, please contact the Governance Officer  
[committee.officer@southdowns.gov.uk](mailto:committee.officer@southdowns.gov.uk)

**Public Participation**

Anyone wishing to speak at the meeting should register their request no later than 12 noon, 3 days before the meeting by e-mailing [public.speaking@southdowns.gov.uk](mailto:public.speaking@southdowns.gov.uk). The public participation protocol is available on our website [www.southdowns.gov.uk/](http://www.southdowns.gov.uk/)

**Feedback**

If you wish to give us feedback on your experience of the meeting please e-mail [committee.officer@southdowns.gov.uk](mailto:committee.officer@southdowns.gov.uk)



## **Unconfirmed Planning Committee Meeting Minutes to be approved at the next meeting**

### **SOUTH DOWNS NATIONAL PARK AUTHORITY**

#### **PLANNING COMMITTEE 10 September 2020**

Held: online via Zoom videoconferencing, at 10am.

Present: Alun Alesbury (Chair), Heather Baker, Janet Duncton, Thérèse Evans, Barbara Holyome, Diana van der Klugt, William Meyer, Robert Mocatta, Vanessa Rowlands and Andrew Shaxson

Officers: Tim Slaney (Director of Planning), Rob Ainslie (Development Manager), Becky Moutrey (Solicitor), Richard Sandiford (Senior Governance Officer) and Sara Osman (Governance Officer).

Also attended by: Heather Lealan (Development Management Lead (Minerals and Waste)) and Richard Ferguson (Development Management Lead (West)).

#### **OPENING REMARKS**

114. The Chair welcomed Members to the meeting and informed those present that:

- Due to the current Coronavirus pandemic full meetings were not able to be held at the Memorial Hall until further notice, hence the meeting of the South Downs National Park Authority was held using the Zoom Cloud Meetings software.
- The meeting was being webcast by the Authority and would be available for subsequent on-line viewing. Anyone entering the meeting was considered to have given consent to be filmed or recorded, and for the possible use of images and sound recordings for webcasting and/or training purpose

115. The Senior Governance Officer confirmed the Members of the Planning Committee who were present, that the meeting was quorate and reminded Members of the protocol that would be followed during the online meeting.

116. The Chair reminded those present that:

- SDNPA Members had a primary responsibility for ensuring that the Authority furthers the National Park Purposes and Duty. Members regarded themselves first and foremost as Members of the Authority, and would act in the best interests of the National Park as a whole, rather than as representatives of their appointing body or any interest groups.

#### **ITEM 1: APOLOGIES FOR ABSENCE**

117. Apologies were received from Gary Marsh.

#### **ITEM 2: DECLARATION OF INTERESTS**

118. Vanessa Rowlands declared a non-prejudicial interest for item 7 as one of the speakers, Vic lent, was known to her.

119. William Meyer declared a non-prejudicial interest for item 7 as both public speakers were known to him. He had been contacted by the applicants offering a personal visit to the site which was turned down.

120. Robert Mocatta declared a non-prejudicial, public service interest for item 9 as he was both the District Councillor and the County Councillor for the area where the application was sited, and two of the speakers were known to him.

#### **ITEM 3: MINUTES OF PREVIOUS MEETING HELD ON 13 AUGUST 2020**

121. The minutes of the previous meeting held on 13 August 2020 were agreed as a correct record and signed by the Chair, subject to the following amendment:

- The wording of the last bullet point of item 76 should read: 'It was proposed to amend the wording of the second recommendation to clarify if the legal agreement relating to the provision of affordable housing should not make sufficient progress within 6 months of the Planning Committee meeting, authority be delegated to the Director of Planning to refuse the application'.

**Unconfirmed Planning Committee Meeting Minutes to be approved at the next meeting**

**ITEM 4: MATTERS ARISING FROM PREVIOUS MINUTES**

122. There were none.

**ITEM 5: UPDATES ON PREVIOUS COMMITTEE DECISIONS**

123. There were none.

**ITEM 6: URGENT ITEMS**

124. There were none.

**ITEM 7: SDNP/20/01237/CND - Swanborough Lodges**

125. The Case Officer presented the application, referred to the update sheet and gave the following verbal update:

- The applicant had emailed the Case Officer agreeing to install the green roofs by the end of October 2020 if the Members went with the Officer's recommendation and refused the application.

126. The following public speakers addressed the Committee:

- The Governance Officer read out the statement against the application on behalf of Vic lent, of the South Downs Society, who was unable to attend due to an urgent matter.
- Ben Taylor spoke in support of the application representing Iford Estate.

127. The Committee considered the report by the Director of Planning (Report PC20/21-12), the update sheet and the public speaker comments, and requested clarification as follows:

- Members noted that the mix of holiday accommodation had changed since the previous application was debated at the 2017 committee and approval issued in 2018, and asked whether the mix had been a deciding factor for granting permission?
- Was there any evidence to show a positive or negative impact to biodiversity as result of not having green roofs on the lodges?

128. In response to questions, Officers clarified:

- The mix had changed, and all 3 bed units had been replaced with 1 bed units. The mix had not been critical to the decision for the previous application.
- There was insufficient information to demonstrate whether there had been any impact to biodiversity on the site.

129. The Committee discussed and debated the application, making the following comments:

- Members agreed that there had been a breach of conditions and were disappointed that the applicants had not complied with the conditions of the planning permission.
- The responsibility of the Planning Committee was to ensure that planning permissions granted in a National Park offered the highest protection of the landscape and biodiversity. Inclusion of green roofs had been critical in approving the previous application, following a lengthy debate at the 2017 Committee meeting, and concern was raised that a precedent would be set if this permission was granted without the green roofs.
- Whilst it could be argued that the lodges had limited visual impact on the wider landscape, it was agreed that the green roofs would improve the visual impact on the site itself, and had potential to benefit biodiversity net gain as well as reduce water run-off from the lodges.
- Members commented that, whilst the lodges were well-constructed in their design, they were unattractive without the green roofs.

130. It was proposed and seconded to vote on the Officer's recommendation, as amended in the Update sheet.

**Unconfirmed Planning Committee Meeting Minutes to be approved at the next meeting**

**131. RESOLVED:**

- 1) That planning permission be refused for the reason outlined in Paragraph 10.1 of this report.
  - 2) That authority be delegated to the Director of Planning, in consultation with the Chair of the Planning Committee, to serve a Breach of Condition notice with regard to the failure of the applicant to install the green roofs as required by condition 2 of SDNP/16/06072/FUL.
132. The meeting adjourned for a 5-minute comfort break. On resumption of the meeting the Senior Governance Officer confirmed the Members of the Planning Committee who were present and that the meeting was quorate.

**ITEM 8: SDNP/20/02065/HOUS - The Gate House, Poynings**

133. The Case Officer presented the application and referred to the update sheet.
134. The following public speakers addressed the Committee:
- Mark Tonkin spoke against the application representing himself
  - Cllr Colin Trumble spoke against the application as Ward Councillor for Hurstpierpoint and Downs
  - Nigel Evans spoke against the application representing Poynings Parish Council
  - Simon Bareham spoke in support of the application as the Agent representing the applicant
  - Fariba Taheri-Westwood spoke in support of the application as the applicant
135. The Committee considered the report by the Director of Planning (Report PC20/21-13), the update sheet and the public speaker comments, and requested clarification as follows:
- Could the outbuilding be used for overnight accommodation?
  - Did the verge between the wall and public footpath belong to the applicants and could it be used for planting to screen the wall?
  - Was the height of the south west boundary wall, which ran alongside the public footpath, acceptable and was it in keeping with the landscape character of the rest of the village?
  - Did the front dwarf wall, to the north of the house, require planning permission or would this be allowed as permitted development, where a wall could be built up to 1m in height, if it faced a highway? Would the height of 1m create an obstruction to pedestrians crossing the road?
136. In response to questions, Officers clarified:
- Condition 6 specifically required that the use of the outbuilding be incidental to the occupation and enjoyment of the Gate House. Therefore, it could be used for hobbies but could not be rented out.
  - The land between the south west boundary wall and the public footpath was not within the applicant's ownership and conditions could not require planting on that land in order to screen the wall.
  - A fence of around 2m height previously ran alongside the public footpath where the south west boundary wall was now situated. The new structural wall was higher due to a difference in levels created by structural terracing in the garden of the property, but this was not considered excessive by Officers. They also did not believe the wall, when finished, would be out of keeping with what you would expect to see along a boundary of a footpath. The property was set at the edge of the main village, and was mostly surrounded by countryside with buildings being sparser than in the main part of the village. The finish of the wall had not yet been agreed but the conditions would ensure that the Conservation Officer would be consulted to define the finish to this wall, ensuring suitable materials would be used, and the applicant had not raised any objection to this.

## Unconfirmed Planning Committee Meeting Minutes to be approved at the next meeting

- Regarding the front dwarf wall, to the north of the house, permitted development allowed for a wall up to 1m to be built where it faced a road, however the previously approved application had envisioned a height of 0.75m. The Officer had since considered the increase of height acceptable in design terms and did not consider it to be overbearing. The Highways Authority had not raised any concerns regarding the wall.
137. The Committee discussed and debated the application, making the following comments:
- Whilst Members acknowledged the frustration of local Parish Councillors that this application sought part retrospective permission, it was agreed that Members must take an application on its planning merits, and that there were no material planning considerations on which to refuse this application.
  - Members recognised that the increased height of the walls might have some minor visual impact, however, the development as now proposed was likely to be a visual improvement in the long term.
138. It was proposed and seconded to vote on the officer's recommendations and the additional conditions from the Local Highways Authority as set out in the Update Sheet.
139. **RESOLVED:** That planning permission be granted subject to the conditions set out in paragraph 10.1 of the report and the additional conditions from the Local Highways Authority, as set out in the Update Sheet, the final form of words to be delegated to the Director of Planning.
140. The meeting adjourned for a 5-minute comfort break. On resumption of the meeting the Senior Governance Officer confirmed the Members of the Planning Committee who were present and that the meeting was quorate.

### ITEM 9: SDNP/19/05026/FUL - Westbury House

141. The Case Officer presented the application, referred to the update sheet and gave the following verbal update:
- Further comments had been received from West Meon Parish Council, who did not raise any objection to the proposals. Should planning permission be granted, they would like to see a traffic management plan covering movement of construction vehicles put in place. In response, the Officer proposed an update to the recommendation, to include additional criteria to condition 8 requiring further details to be submitted as part of the Management Plan regarding routing of construction and delivery vehicles to the site.
142. The following public speakers addressed the Committee:
- Jonathan Michael Moritz spoke against the application representing himself
  - Sally Miller spoke against the application representing The Hampshire Gardens Trust
  - Andrew Barr spoke against the application representing himself
  - Scot Masker spoke in support of the application as the Agent representing the applicant
143. The Committee considered the report by the Director of Planning (Report PC20/21-14), the update sheet and the public speaker comments, and requested clarification as follows:
- How would the phasing of funds, used to carry out works to the heritage assets, be set out in the S106 legal agreement?
  - Had Officers received a financial viability analysis for the project, and had the option of a commuted sum for affordable housing been considered or was that not an option at this stage?
  - Who held responsibility for the bridge used to access the site, which was in disrepair?
  - Considering the number of issues that needed to be addressed, could the 3-year requirement be reviewed and extended in light of covid-19 pandemic?
  - Would electric vehicle charging points be included in the carpark?



# **Unconfirmed Planning Committee Meeting Minutes to be approved at the next meeting**

144. In response to questions, Officers clarified:

- The phasing of works to the heritage assets would be negotiated when the S106 legal agreement was drawn up. The S106 would contain various trigger points indicating where works would be required to be undertaken, and the developer could plan their revenue to those points to ensure funding was available for the scheme as a whole.
- Officers had been given some information on viability in regard to the principle of a residential use being the optimal viable use, and some costs of what was needed to repair the heritage assets through discussions with the developers, but not through a fully detailed report. 12 units were considered the most sensitive number of dwellings in regard to the subdivision of the House, in order to achieve a certain number of units from which to secure preservation of the heritage assets. Officers had discussed options with the EHDC Housing Officer and concluded that it was a positive outcome to secure the provision of affordable units of an intermediate tenure on site.
- The bridge was the responsibility of the owner of the premises, but this was outside of the planning remit in the considerations of the application.
- The 3-year requirement was standard practice but if Members' were minded to alter this they could. However, it would be preferable to implement a scheme sooner given the state of the property and declining assets. The applicant could ask for extension of time at a later date should that be necessary.
- Electric vehicle charging points were covered by condition 13.

145. The Committee discussed and debated the application, making the following comments:

- Members commended the Officer and the applicants for their work on this application.
- Members agreed with the principle of housing on the site and welcomed the restoration of the main building and external heritage assets on the site. This application was considered a reasonable use of the building, which had previously been used as a care home and a preparatory school and would have had a considerable amount of traffic coming and going from the site.
- Concerns were initially raised about the financial sustainability of the development, considering the amount of work needed to restore the heritage assets, and given that only 6 of the 12 proposed dwellings would be sold on the open market. However, Members acknowledged that the developers viewed the proposal as viable, including the affordable housing units, and that sustainability of the project would be covered by a robust S106 legal agreement and enforcement of the conditions by Officers. Members therefore welcomed the proposal which would both restore heritage assets and deliver the Local Plan policy of 50% affordable housing units.
- There was currently no sustainable access to the site, however, it was noted that the site was only 1 mile from the village and there was a proposed link from the site to the hub of the village.
- A Member queried how much the service charge for maintenance of grounds would be and whether that might affect those living in the affordable housing units.
- Members would like to have seen a community use for some of the grounds, such as allotments or an inclusive community growing project.
- Members debated whether to defer the determination of the application to allow time to secure the S106 legal agreement however it concluded that the property was at a tipping point and it was imperative not to delay the work needed to restore it and the heritage assets.
- As the required S106 legal agreement was considered to be complex, if officers considered it to be necessary, an appropriate third party should be engaged to advise on the preparation of the S106 legal agreement to ensure it was thorough and robust. It was

**Unconfirmed Planning Committee Meeting Minutes to be approved at the next meeting**

proposed and agreed to consider the use of services of a third party to assess the S106 legal agreement, as necessary, and ensure it was robust.

146. It was proposed and seconded to vote on the officer's recommendation, as amended in the Update Sheet, with the additional amendment to condition 8 requiring further details to be submitted as part of the Management Plan regarding routing of construction and delivery vehicles to the site, the final form of words to be delegated to the Director of Planning, in consultation with the Chair of the Planning Committee, as proposed by the case officer.

147. **RESOLVED:**

- 1) That planning permission be granted subject to:
  - A. the completion of a S106 legal agreement, the final form of which is delegated to the Director of Planning, to secure the following:
    - a) 6 dwellings of an affordable housing (intermediate) tenure with an appropriate mix of properties;
    - b) A phased programme of works to restore the heritage assets on site; and
    - c) Secure the permissive path through the site, the exact routing to be agreed with the applicant; and
  - B. The completion of a further bat survey and provision of a suitable policy compliant mitigation and enhancement strategy, to the satisfaction of the SDNPA, the consideration of which is delegated to the Director of Planning; and
  - C. The submission of a revised car parking layout, to the satisfaction of the SDNPA, the consideration of which is delegated to the Director of Planning; and
  - D. The conditions, substantially in the form set out in paragraph 10.2 of this report with the amendment of condition 8, the form of wording of which is delegated to the Director of Planning, in consultation with the Chair of the Planning Committee, requiring further details to be submitted as part of the Management Plan regarding routing of construction and delivery vehicles to the site, along with any additional conditions, the form of which is delegated to the Director of Planning to address those mitigation matters that arise from the completion of a bat survey and strategy and revised car parking layout.
- 2) That authority be delegated to the Director of Planning to refuse the application with appropriate reasons if:
  - a) The S106 Agreement is not completed or sufficient progress has not been made within 6 months of the 10<sup>th</sup> September 2020 Planning Committee meeting.
  - b) A further bat survey and provision of a suitable policy compliant mitigation and enhancement strategy is not completed or sufficiently progressed within 6 months of the 10 September 2020 Planning Committee meeting.

148. The Chair closed the meeting at 1.45pm.

**CHAIR**

Signed: \_\_\_\_\_

**Agenda Item 07**  
**Report PC20/21-15**

Report to	<b>Planning Committee</b>
Date	<b>08 October 2020</b>
By	<b>Director of Planning</b>
Local Authority	<b>Wealden District Council</b>
Application Number	<b>SDNP/20/02124/FUL &amp; SDNP/20/02244/LIS</b>
Applicant	<b>South Downs National Park Authority</b>
Application	<b>SDNP/20/02124/FUL: Exceat - Additional toilet facilities, and improvement to existing facilities - Improvements to pedestrian and vehicular access - minor internal alterations within Visitor Centre building (Grade II Listed) and Dairy Barn to provide additional office accommodation; Improvements to the public realm to enhance the farmstead character of Exceat; Foxhole Camping Barn - Extension of facilities block; 1-3 Foxhole Cottages - erection of extensions and subdivision of Cottages to create 4 residential units (consisting of 1 unit of warden accommodation and 3 holiday lets).</b>
Address	<b>Seven Sisters Country Park, East Dean Road, Exceat, East Sussex, BN25 4AD</b>
Application	<b>SDNP/20/02244/LIS: Internal alterations to existing toilet block, workshop, ranger office, dairy barn and visitor centre to facilitate increased accessibility to visitor centre, additional toilets, confectionery outlet and office space. Replacement of existing glazed door in Visitor Centre and installation of doors in existing toilet block.</b>
Address	<b>Exceat Barn, East Dean Road, Exceat, East Sussex, BN25 4AD</b>

**Recommendation for SDNP/20/02124/FUL: That planning permission be granted subject to conditions as set out in Paragraph 10.1 of the report.**

**Recommendation for SDNP/20/02244/LIS: That listed building consent be granted subject to the conditions as set out in Paragraph 10.2 of the report.**

### **Executive Summary**

The report concerns two applications concerning the Seven Sisters Country Park. The application for planning permission concerns three sites Exceat, Foxhole Cottages and Foxhole Camping Barn. The application proposes enhancements of the existing facilities at Exceat and improvements of the existing camping barn and provision of holiday lets at Foxhole Cottages.

Objections have been received from East Sussex County Council (ESCC) Highways and ESCC Drainage as well as an objection having been raised by Cuckmere Valley Parish Council. It is considered that the issues raised through these consultation responses do not result in sufficient harm as to justify refusal of the application and can be adequately addressed through the use of appropriately worded conditions.

The Development Plan contains a number of directly relevant policies, key of which in relation to the principle of the proposed development is SD23. Together with all relevant development plan policies the proposal is found to be acceptable subject to the imposition of appropriately worded conditions.

The alterations to Exceat require listed building consent and an application for this has been submitted under reference SDNP/20/02244/LIS. The alterations to Exceat are deemed to either result in no harm or at the very worst 'less than substantial harm'. Where less than substantial harm has been identified this has been weighed against the public benefits of the development and found to be acceptable in accordance with the NPPF. The impact of the development upon the non-designated heritage assets of Foxhole Cottages and camping barn have also been considered and are deemed acceptable.

Therefore, it is recommended that planning permission is granted for the proposed development subject to the conditions proposed. The application is placed before Committee for consideration by virtue of the developments nature and because the South Downs National Park Authority is the applicant.

## **1. Site Description**

- 1.1 The application concerns Seven Sisters Country Park which is situated within the Cuckmere Valley and is a Site of Special Scientific Interest (SSSI) and also a Local Nature Reserve (LNR). The application relates to three specific areas which are the converted agricultural buildings (formerly Exceat Farm) located to the north of the A259. As well as Foxhole Cottages and Foxhole Camping Barn which are located to the south of the A259 within the Seven Sisters Country Park.
- 1.2 Exceat is a traditional farmstead located on the east side of the valley of Cuckmere River and is located approximately 0.5km west of the village of Westdean. The farmstead is currently in use as a visitor's centre, offices and stores for the rangers of the Seven Sisters Country Park. The farmhouse and the linked barns are Grade II listed buildings.
- 1.3 Foxhole Cottages consist of a pair of semi-detached two storey dwellings and a detached two storey dwelling. Foxhole 1 is constructed from flint with brick dressings to the windows and brick quoins and features a gabled clay tile roof with end stacks. Foxhole 2 and 3 are constructed from flint with brick dressings and a plain clay hipped roof with a central stack. The Cottages are located approximately 1.2km south of the village of West Dean on the eastern side of the valley of Cuckmere River and are well screened by existing tree planting. To the north-east of the cottages are a number of modern pre-fabricated farm buildings. The cottages have a restricted presence within views by virtue of their position at the foot of the valley and the significant tree screening they benefit from.
- 1.4 Foxhole Camping Barn is situated approximately 150m to the south-east of Foxhole Cottages and is a six-bay barn constructed from flint with brick dressings to the openings of the threshing bay and ventilation slits; unusually, at the corners where there are usually brick quoins the flint walling is curved so that bricks were not required. The roof is half-hipped and features clay tiles. The yard to the south of the barn is enclosed by a high flint wall to the east and south with a modern single-storey brick and tile mono-pitched building located to the west which provides services in association with the existing camping use.
- 1.5 The barn has strong presence within views from the north by virtue of the topography of the site but benefits from mature tree screening to the south which, in conjunction with its location in a sheltered fold in the hillside, results in only limited views from the south.

## **2. Relevant Planning History**

- 2.1 SDNP/14/05195/LIS: Replace Rangers office roof, including placement of bat boxes attached to the building. Rebuild flint wall and re-cover roof of Canoe Barn. The application was approved on the 19 December 2014.

### Pre-application advice

- 2.2 A pre-application enquiry was submitted under reference SDNP/20/00738/PRE. The pre-application response concluded that the principle of the proposed development was

acceptable and that it would be likely to accord with relevant development plan policies subject to appropriate evidence being submitted in support of any application.

### **3. Proposal**

3.1 The proposal SDNP/20/02124/FUL seeks planning permission for:

#### Exceat

- Visitors Barn – Introduction of flooring-over existing bays to the south-west end of building to bring floor level to the same height as the threshing bay and north-eastern bays and introduction of replacement glazed entrance.
- Toilet Block – Relocation of existing toilet facilities to the existing Workshop building and change of use to provide 'Grab and Go' facility for food and drink. This will include the removal of existing modern internal partitions. New larger opening to be created in the south-western elevation to provide serving window and insertion of folding glazed doors.
- Dairy Barn – Conversion to provide a series of offices and meeting rooms, together with staff toilets and locker room. External alterations to the building consisting of infilling of two existing doors on the south-eastern elevation and a window on the same elevation to be altered to provide a new door opening.
- Rangers Offices – Provision of a new ramped access on the south-west elevation in place of the existing ramp and handrail.
- Workshop – Conversion of existing building to provide larger toilet facility for the site and external cladding of the building with vertical timber boarding.
- Boundary Wall – A new opening in the flint wall to the north of the site will provide vehicle access to the Saltmarsh Café and staff car park.

#### 1 Foxhole Cottage

- Use of No.1 Foxhole Cottage as a holiday let and the construction of a single storey extension connected to the host dwelling by link structure providing an accessible bedroom suite.
- Introduction of storage structure to the western elevation of the dwelling incorporating log store, bin store and air source heat pump. The proposed structure will measure approximately 4.64m in length, 1.45m in width with a maximum height of 2m.
- The proposed extension will measure approximately 3.77m by 8.37m with an eaves height of 2.6m and a maximum ridge height of 4.93m. The proposed link will measure approximately 1.26m in length, 1.45m in width with a maximum height of 2.6m.

#### 2 and 3 Foxhole Cottage

- Conversion of cottages to form one three-bedroom holiday let and two one-bedroom flats within no. 3 Foxhole Cottages.
- Extension to the western elevation of no. 3 Foxhole Cottage which will have a minimal impact upon the existing angle of the roof. The proposed extension will measure approximately 0.71m in width and 6.34m in length with an eaves height of 2.45m and a maximum ridge height of 2.92m.

#### Camping Barn

- Improvement of internal facilities within the camping barn to create sleeping pods for various sized groups.
- Extension of the existing modern service building to provide a larger structure containing toilets, washing and kitchen facilities. The extended structure will be L-shaped with the south-east to north-west element measuring approximately 15.5m in length and 4m in width. The element extending from the south-west to the north-east will measure approximately 6.4m in length and 3.23m in width with the building featuring a maximum eaves height of approximately 2.65m and a ridge height of 3.78m.

### Vehicular Access

- Motorised vehicle access to Foxhole Cottages and the camping barn will be restricted with guests required to park in the existing car parks. An electric vehicle will be available to transport luggage and those guests who require support, some exceptions may be made for blue badge holders. Pedestrian and cyclist access will remain unchanged from the current situation as will the existing arrangements for refuse collection.

3.2 The application SDNP/20/02244/LIS, for listed building consent relates solely to Exceat and seeks planning permission for the following works:

### Exceat

- Visitors Barn – Introduction of flooring-over existing bays to the south-west end of building to bring floor level to the same height as the threshing bay and north-eastern bays and introduction of replacement glazed entrance.
- Toilet Block – Relocation of existing toilet facilities to the existing Workshop building and change of use to provide ‘Grab and Go’ facility for food and drink. This will include the removal of existing modern internal partitions. New larger opening to be created in the south-western elevation to provide serving window and insertion of folding glazed doors.
- Dairy Barn – Conversion to provide a series of offices and meeting rooms, together with staff toilets and locker room. External alterations to the building consisting of infilling of two existing doors on the south-eastern elevation and a window on the same elevation to be altered to provide a new door opening.
- Rangers Offices – Provision of a new ramped access on the south-west elevation in place of the existing ramp and handrail.
- Workshop – Conversion of existing building to provide larger toilet facility for the site and external cladding of the building with vertical timber boarding.
- Boundary Wall – A new opening in the flint wall to the north of the site will provide vehicle access to the Saltmarsh Café and staff car park.

## **4. Consultations**

### **4.1 Natural England: No Objection**

- The proposed development will not have significant adverse impacts on statutorily protected nature conservation sites.

### **4.2 Ecology; Recommend for approval in principle subject to the imposition of conditions**

- Whilst the proposed development is likely to have an impact on biodiversity, those impacts can be mitigated through the application of planning conditions.

### **4.3 Environment Agency: No Objection subject to condition**

### **4.4 Environmental Health: No Objection subject to condition**

### **4.5 Design Officer: No Objection**

- The applicant has provided a landscape-led approach to design with a clear rationale for this phase of works. Furthermore, they have set out a clear narrative and iterative design process, demonstrating how the final design appropriately responds to the site and its setting.
- The proposals are delivered with minimal intervention, causing no significant loss to the special architectural or landscape qualities of the site and its surrounding context. Additionally, the design provides significant net-gains across many important South Downs Local Plan policies.
- The reuse of locally sourced materials, might provide some further inspiration, even reflect how vernacular buildings were traditionally built. The black metal cladding is a material found in agricultural landscapes but the contrast it creates between old and new

is quite stark and more natural materials would weather far more naturally – black zinc cladding would also soften the contrast.

- Most of the practical elements of the scheme are addressed with care and some ingenuity, it is evident that these have been well-considered and successfully integrated whilst retaining the overall character of the development, at both Exceat and Foxhole Cottages

**4.6 Tree Officer: No Objection**

- Sufficient detail has been provided to adequately inform the application. The proposals have limited impact on local tree amenity value and are reasonable for the restoration of the development of the buildings, structures and services onsite. Suitable methodology has been provided to ensure retained trees are protected and sustainably retained post-development.

**4.7 Wealden District Council: No comments**

**4.8 Cuckmere Valley Parish Council: Objection**

- Not enough provision has been put into the car parking capacity and management. Both need to be improved in Phase I.
- A proactive approach is needed to keep the river mouth clear of shingle, to allow unimpeded drainage of the valley into the sea. Without this there will be further prolonged flooding of the valley and the roads, and even the car parks.
- Parking is already a problem here. There needs to be measures in place which prevent parking on the road and its verges. The increase in visitor numbers will result in more damage to the verges and even more cases of dangerous parking which impedes access around Exceat and to the villages.
- The car parks are inadequate and the cost of parking is too expensive for short stays which results in people parking on the roads and verges. Parking should be supervised until the issue can be more permanently addressed as part of the next phase.
- The wisdom of expecting self-catering guests to walk or cycle to the cottages or wait for an electric vehicle is questioned by Councillors.
- There are concerns with the amount of litter and the impacts this will have on the surrounding areas especially from the 'Grab and Go' food outlet. The impact of dog mess on the wider area also needs to be addressed with carefully sited bins needed.
- Cuckmere Valley Parish Council do consider the plans for Exceat and the cottages to be well thought out but the water level management and parking, in particular are serious cause for concern.

**4.9 County Landscape Architect: Recommended for approval subject to condition**

- A Landscape and Visual Appraisal (LVA) has been submitted to support the application. This provides an accurate description of the baseline landscape and visual context for the site(s) and surrounding area. It is recommended that any future proposals for vegetation management in the gardens are informed by detailed surveys and a retention and protection plan for the existing trees and shrubs.
- There are some fine specimens of sycamore to the rear of the camping barn which do actually contribute to local character and setting of the barn and walled courtyard. For both sites it is recommended that the proposed tree retention and protection measures suggested in the arboriculture report are required by condition. It is also recommended that a management plan is required for the removal and replacement of ash where showing signs of ash die back disease.
- The conclusions of the LVA with regard to potential landscape and visual effects of the proposed development are not disputed. It is noted that these would be generally beneficial.

- The landscape led approach to the development proposals is welcomed and would ensure that the proposed development would conserve and enhance the landscape character and visual amenity of the South Downs National Park. The retention of the farmstead character and sensitive choice of materials for the Foxhole site will ensure protection and enhancement of the SDNP landscape.

#### 4.10 **Archaeology:** No Objection

- After consideration of the information supplied, there are no significant below ground archaeological remains that are likely to be affected by these proposals.

#### 4.11 **Highways:** Objection

- Whilst the applicant seems to suggest that there would not be an increase in use the enhancement of facilities at Exceat it will inevitably attract more visitors to the site. Furthermore, the camping barn with additional facilities and the 3 holiday cottages will increase footfall and vehicles to this site using the existing accesses onto the A259 and Litlington Road [C120]. Thus, a Transport Statement needs to be submitted as part of this Application This will need to recommend realistic proposals for providing for and improving non-car modes of travel, through walking, cycling and public transport and assess the residual impact of the development on the surrounding highway network with ameliorative measures as necessary.

#### 4.12 **Drainage:** Objection due to insufficient information

- The applicant proposes to discharge surface water runoff from the proposed development via infiltration at both Exceat and the Foxhole Cottages and camping barn. The site is predominantly underlain by the Seaford Chalk Formation and survey data indicates that groundwater could be less than 3m beneath surface. Given the sites proximity to the River Cuckmere, ESCC have concerns that elevated groundwater levels will preclude the use of soakaways.
- It is recommended that surface water is attenuated on site and discharged to the River Cuckmere at a restricted rate, via a newly established outfall. The proposed drainage strategy should demonstrate that runoff from the proposed development will be restricted as close to greenfield runoff rates as is feasible for all events.
- Little detail is given on the existing drainage that serves the existing impermeable areas and buildings. Should the applicant wish to make use of existing drainage infrastructure then details will be required, along with evidence that any increase in surface water drainage can be accommodated without increasing flood risk.
- A drainage management plan, detailing the schedule of maintenance as well as contact details for those responsible and evidence that this agreement will be in place for the lifetime of the development.

#### 4.13 **Seaford Town Council:** Support

- Proposal brings several vacant buildings back into beneficial use and enhances the general character and appearance of the group of buildings.
- Concerns with the additional vehicular and pedestrian traffic which the proposals would generate.
- Consideration needs to be given to the proper level of safe and adequate parking provision without prejudicing the character and appearance of the area.
- Concerns of the Saltmarsh Farmhouse Café noted and hoped that the SDNPA will address these concerns fair and reasonably.
- Materials for the extension of 1 Foxhole Cottages considered to be unattractive and out of keeping with the existing character of the cottage.

#### 4.14 **East Dean and Friston Parish Council**

- Recommended that improved provision of car parking and management, enhanced pedestrian safety and proactive approach to keeping the river mouth clear of shingle



## **5. Representations**

5.1 SDNP/20/02124/FUL: There have been 8 representations objecting, 3 general comments and 2 in support of the application.

5.2 The main concerns raised by objectors include:

- Lack of parking facilities to cope with the visitors, already issues with parking on verges.
- The A259 cannot sustain the increase in traffic movement, causing congestion and pollution.
- Pedestrian safety could be put at risk without appropriate measures
- Lack of waste facilities, in particular dog waste bins. Waste facilities for the holiday lodges will be commercial waste, concerns raised as to where the waste will be stored and how removed from the site;
- River and general site maintenance, if the river is not maintained appropriately there could be issues with flooding upstream. Concerns have been raised over the increase in footpath use, and their maintenance
- Impact of the development on wildlife
- Toilet cleaning, maintenance and general workings. Current toilets are susceptible to flooding when the water table is high
- No overhead cabling should be included due to impact on wildlife, particularly birds.
- Choice of materials on foxhole cottages is out of character and inappropriate for the locality
- Over commercialisation of the area

5.3 SDNP/20/02244/LIS: A public representation has been received from the Saltmarsh Café in relation to both the application for planning permission as well as the application for listed building consent. The representation focuses largely upon the existing legal arrangements between the café operators and the freeholder of the site. Whilst, these comments are noted they are a legal matter which falls outside the scope of the application for planning permission and listed building consent. Concerns have also been raised in regards to surfacing and bin provision which again falls outside the scope of the consideration of this application for listed building consent but has been given due consideration in regards to the application for planning permission.

## **6. Planning Policy Context**

6.1 Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The relevant statutory Development Plan in the determination of this application comprises of the South Downs Local Plan 2014-2033. The relevant policies are set out in section 7 below.

### National Park Purposes

6.2 The two statutory purposes of the SDNP designation are:

- To conserve and enhance the natural beauty, wildlife and cultural heritage of their areas;
- 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 wellbeing of the local community in pursuit of these purposes.

### National Planning Policy Framework and Circular 2010

6.3 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 24 July 2018 and revised in February 2019. The Circular and NPPF confirm that National Parks have the highest status of protection and the NPPF states at paragraph 172 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.

#### National Planning Policy Framework (NPPF) 2019

6.4 The National Planning Policy Framework has been considered as a whole. The following NPPF sections have been considered in the assessment of this application:

- Achieving sustainable development
- Promoting sustainable transport
- Delivering a wide choice of high quality homes
- Requiring good design
- Meeting the challenge of climate change, flooding and coastal change.
- Conserving and enhancing the natural environment

#### Relationship of the Development Plan to the NPPF and Circular 2010

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

#### The South Downs National Park Partnership Management Plan 2014-2019

6.6 Environment Act 1995 requires National Parks to produce a Management Plan setting out strategic management objectives to deliver the National Park Purposes and Duty. National Planning Policy Guidance (NPPG) states that Management Plans “contribute to setting the strategic context for development” and “are material considerations in making decisions on individual planning applications.” The South Downs Partnership Management Plan as amended for 2020-2025 on 19 December 2019, sets out a Vision, Outcomes, Policies and a Delivery Framework for the National Park over the next five years. The relevant Outcomes include: 1, 3, 4, 5 and 7.

6.7 Other relevant guidance and evidence documents

- South Downs Integrated Landscape Character Assessment (2011)

6.8 The Planning (Listed Buildings and Conservation Areas) Act 1990 places a series of duties on planning authorities when determining applications for planning permission that may affect listed buildings, conservation areas or their setting, significance, character or appearance.

6.9 Section 66 (1) states that “in considering whether to grant planning permission for development which affects a listed building or its setting the local authority “shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”.

6.10 Section 16 relates to applications for listed building consent and states that “In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”.

## **7. Planning Policy**

7.1 The following policies of the South Downs Local Plan 2014-2033 are relevant:

- SD1: Sustainable Development
- SD2: Ecosystems Services
- SD4: Landscape Character
- SD5: Design
- SD6: Safeguarding views
- SD7: Relative tranquillity
- SD8: Dark Night Skies
- SD9: Biodiversity and Geodiversity

- SD11: Trees, Woodland and Hedgerows
- SD12: Historic Environment
- SD13: Listed Buildings
- SD16: Archaeology
- SD17: Protection of the Water Environment
- SD18: The Open Coast
- SD19: Transport and Accessibility
- SD20: Walking, cycling and Equestrian routes
- SD21: Public Realm, Highway Design and Public Art
- SD22: Parking Provision
- SD23: Sustainable Tourism
- SD25: Development Strategy
- SD31: Extensions to Existing Dwellings and Provision of Annexes and Outbuildings
- SD43: New and existing community facilities
- SD48: Climate Change and Sustainable Use of Resources
- SD49: Flood Risk Management
- SD50: Sustainable Drainage Systems
- SD51: Renewable Energy

## **8. Planning Assessment**

### Principle of development

- 8.1 The application site is situated outside of the settlement boundary as defined by policy SD25 of the South Downs Local Plan (SDLP).
- 8.2 Policy SD25(2) identifies that exceptionally development will be permitted outside of settlement boundaries, where it complies with relevant policies in the local plan and responds to the relevant broad area and complies with one or more of (a), (b), (c) and (d) of SD25(2).
- 8.3 SD25(2)(d) states that exceptionally development outside of the settlement boundary will be acceptable where it is an appropriate re-use of a previously developed site which conserves and enhances the special qualities of the National Park. In this case the enhancement of facilities at Exceat and the Foxhole camping barn would not conflict with any of the Special Qualities of the South Downs National Park whilst providing great opportunities for recreational activities and learning experiences. Therefore, these elements of the proposals would accord with policy SD25(2)(d) of the SDLP.
- 8.4 Paragraph 7.10 of the SDLP identifies that exceptions to the development strategy are set out in other policies in the Local Plan so long as robust evidence is provided in support of such applications to demonstrate that an exceptional approach is fully justified. In the consideration of this application policies SD23 (Sustainable Tourism) and SD43 (New and Existing Community Facilities) of the SDLP are relevant.
- 8.5 Policy SD23 identifies that development proposals for visitor accommodation, visitor attractions and recreation facilities will be permitted where they accord with the requirements of the policy. The entirety of the development proposed by this application would fall within the scope of policy SD23.
- 8.6 All aspects of the proposal would provide opportunities for visitors to increase their awareness, understanding and enjoyment of the special qualities of the National Park. Providing the facilities for recreational and learning experiences whilst enhancing opportunities for visitors and guests to experience diverse and inspirational landscapes, breath taking views and a rich variety of wildlife and habitats in accordance with SD23(1)(a).

- 8.7 The proposed developments make use of existing built form with some minor additions which do not adversely impact upon the experience of visitors or the character, historical significance, appearance or amenity of the area. The development is located in close proximity to public transportation and the wider public rights of way network. Therefore, access to the facilities proposed will be possible via sustainable means. It is proposed to discourage the use of private motor vehicles to access the cottages and camping barn which will reduce vehicular movements to and from the cottages and camping barn and encourage the use of sustainable transport. Therefore, the proposals are deemed to be in accordance with SD23(1)(b), (c) and (d).
- 8.8 The proposed 'grab and go' facility and other amendments are not deemed to be disproportionately large in relation to the rest of the visitor facilities at Exceat. Nor are any of the proposals which form part of this application deemed to have an adverse impact upon the vitality and viability of town or village centres of any assets of community value. Therefore, the proposals will accord with SD23(1)(e) and (f).
- 8.9 SD23(1)(g) identifies that development proposals that are located outside of the settlement boundary must contribute to the natural beauty, wildlife and cultural heritage of the National Park; and be closely associated with other attractions/established tourism uses, including the public rights of way network.
- 8.10 The development will make a positive contribution to the natural beauty, wildlife and cultural heritage of the National Park through the sympathetic alteration of a listed building to ensure it remains accessible to all and viable for its continued operation which the development will result in a net gain in biodiversity. The proposals will be closely associated with established tourism uses (Seven Sisters Country Park) as well as the public rights of way network. Therefore, the development would meet the tests of SD23(1)(g)(i) and (ii).
- 8.11 The application concerns the improvement and enhancement of an existing community facility and as such Policy SD43 is relevant to the consideration of the proposals. Policy SD43 seeks to support new facilities and protect existing community facilities. In this case the proposals are for the enhancement of an existing facility with the application seeking to improve the existing offer within the existing structures on site. Therefore, the proposals do not expand upon the existing tourism offer but rather improve it. As such the policy tests are not directly relevant to the proposed development which would not conflict with the requirements of policy SD43.
- 8.12 As identified above the proposed development at Exceat and the camping barn would accord with policy SD25(2) whilst the entirety of the proposals would accord with policy SD23(1) of the SDLP. Therefore, the principle of the proposed development is acceptable subject to the developments accordance with all other relevant development plan policies.

#### Design and landscape

- 8.13 Proposals must comply with policies SD4 and SD5, which require the design of development to adopt a landscape-led approach in order to conserve and enhance existing landscape character features.
- 8.14 The application was accompanied by a Landscape Visual Assessment (LVA) which has sought to set out how the landscape led approach had been adopted in the preparation of the proposed development. The LVA has been the subject of consideration by the County Landscape Architect who has raised no objection and identified that the design of the development has been landscape led.
- 8.15 It has also been confirmed by the County Landscape Architect that the LVA provides an accurate assessment of the value, susceptibility and sensitivity of the landscape of the site and surrounding areas. A comprehensive range of viewpoints have been used to assess the potential visual effects and the County Landscape Architect does not dispute the conclusions of the LVA.
- 8.16 The LVA concludes that the impact of the proposals would have either neutral or beneficial effects with many of the potentially negative effects having been avoided, designed-out or mitigated through the early design stages. Therefore, the proposals would conserve and

enhance the landscape of both Exceat and Foxhole Farm and as such the development would accord with policies SD4 and SD5 of the South Downs Local Plan (SDLP) insofar as they concern the landscape led approach.

- 8.17 Concerns have been raised by local residents and the Parish Council in regards to the number of vehicles parking upon grass verges in and around Exceat. It is acknowledged by the Local Planning Authority (LPA) that the parking of vehicles in this manner can adversely impact upon the character of the locality and the wider landscape character. However, the proposed enhancements to Exceat, Foxhole Cottages and Foxhole camping barn will not by themselves give rise to a significant increase in vehicular movements to and from the site.
- 8.18 The proposals are unlikely to generate a significant level of additional vehicular movements or increase the level of parking upon the grass verges to the extent that the impacts of this upon the character of the area and wider landscape would make the proposed development unacceptable.
- 8.19 Consideration has been given to each specific element of the proposals below in more detail.
- Exceat:
- 8.20 The majority of the alterations proposed in regards to Exceat consist of internal alterations with some minor external alterations to facilitate the conversion of existing structures. The primary external alterations concern the conversion of the existing toilet block to provide new refreshment facilities; introduction of a replacement glass door on the primary elevation of the Visitor Centre building; in conjunction with public realm enhancements in and around the site.
- 8.21 A number of minor alterations are also proposed to the dairy barn primarily the introduction of a new opening in the location of an existing window; replacement of existing stepped access with a ramp; removal of an existing soil vent pipe; and removal of flue.
- 8.22 The proposed external alterations to Exceat do not result in any unacceptably adverse impacts upon the established character and appearance of the existing buildings, immediate locality or wider landscape. Therefore, the proposals are deemed to accord with the requirements of SD4 and SD5 of the SDLP.
- 8.23 A number of representations have made reference to the lack of bin provision in and around the site. Given the nature of the proposals it is considered reasonable to secure details of bin provision to ensure that visitors to the site are provided with adequate opportunity to dispose of any rubbish or refuse obtained through the use of the proposed 'Grab and Go' facility. The use of a suitably worded pre-commencement conditions is deemed to be an appropriate means by which to secure these details.

Foxhole Camping Barn:

- 8.24 The application proposed some internal alterations to the existing camping barn which would see the introduction of free-standing camping pods and bunks. These works would not constitute development under Section 55 of The Town and Country Planning Act 1995 (as amended) and as such do not form part of the consideration of the design of the proposals.
- 8.25 The key elements of the scheme in relation to the camping barn are the removal of the open-sided shelter which is currently sited in the north-eastern corner of the site and the extension of the existing facilities building which is located to the south-west of the existing camping barn.
- 8.26 The proposed extension will increase the footprint of the existing facilities building greatly enhancing the facilities available to campers. The proposed floor plan shows a significant increase in toilet and shower facilities as well as improved kitchen and food preparation facilities. These enhancements are of great value when the proposals are considered against the second purpose of the National Park.
- 8.27 The proposed extension will have an impact upon the character of the site itself but it will appear in keeping with the existing agricultural character and is not deemed to result in unacceptably adverse harm to the site or importantly its wider setting. The South Downs

Way (Footpath 27) is situated to the south-west of the application site but by virtue of the topography of the land views of the site will not be possible to users of the South Downs Way.

- 8.28 There are a number of informal footpaths which exist around the site from which the proposed extension will be visible. However, the proposed extension is considered to respect the established character of the site whilst the existing tree screening will limit long range views with the existing barn obscuring the proposed extension when viewed from the north. Therefore, the proposed extension to the facilities building is deemed to accord with the requirements of SD4 and SD5 of the SDLP.

Foxhole Cottages:

- 8.29 The alterations to Foxhole Cottages will consist of the introduction of a single storey extension to 1 Foxhole Cottage; introduction of a log store, bin store and air source heat pump housing to the west of 1 Foxhole Cottage; a single storey side extension to 3 Foxhole; and the conversion of 3 Foxhole cottage to provide 1 no. 2 bedroom unit and 1 no. 1 bed unit.
- 8.30 The proposals also include the introduction of a building for use as storage of tools and equipment associated with the management and maintenance of the Camping Barn and Cottages as well as improvements to the gardens and surrounding area to enable better access to the cottages and support a 'car free' zone at Foxhole.
- 8.31 The proposed single storey extension to 1 Foxhole Cottage has been designed to read as a detached outbuilding with access to the bedroom via a single storey link. This approach is supported as it will ensure that the existing character of the dwelling is retained. The proposed extension by virtue of its size and height is not considered to result in any unacceptably adverse harm to the established character of the host dwelling or the wider locality. Whilst, it will be visible from the north, east and south it will be obscured by the existing tree planting and will read as an ancillary structure to the host dwelling.
- 8.32 The proposed extension to 1 Foxhole Cottages will feature a bike store, bedroom and en-suite bathroom and would result in the dwelling going from a three-bedroom dwelling to a four-bedroom dwelling. The proposed gross internal floor area of the extension and store to 1 Foxhole Cottages in combination will measure approximately 34.01m<sup>2</sup> which will equate to a 28% increase in floor area. Therefore, the proposals will accord with policy SD31(I) of the SDLP.
- 8.33 The alterations to 2 and 3 Foxhole Cottage will include the introduction of a single storey extension to the west of cottage 3 with a door introduced to the northern elevation to provide access to the operational store. Attempts have been made for the extension to replicate the existing design of the cottage but the small extension will unbalance the pair of cottages. However, this is not considered to result in unacceptably adverse harm to the established character of the cottages, especially when the extent of screening present around the site is taken into consideration. The proposed extension to 3 Foxhole Cottage by virtue of its floor area does not conflict with policy SD31 of the SDLP.
- 8.34 The final element of the proposals in regards to Foxhole Cottages concerns the subdivision of 3 Foxhole Cottage to provide an additional unit to provide warden accommodation. The units which will be created through the subdivision of the existing 3 bed dwelling will consist of 2 no. 1 bedroom units resulting in the loss of one bed space.
- 8.35 In the consideration of this element there are no specific policies contained within the South Downs Local Plan which are directly relevant to the subdivision of an existing residential unit. However, Policy SD23 of the South Downs Local Plan concerns sustainable tourism and is the most relevant consideration for this element of the proposals. The subdivision of the existing dwelling will create two units of accommodation one of which will be occupied solely as holiday accommodation with the first-floor unit to provide warden accommodation associated with the tourism use at Foxhole Cottages as well as the camping barn.
- 8.36 The proposed subdivision will result in the loss of an existing three-bedroom dwelling which along with two-bedroom dwellings are identified as the most needed within the park.

However, the HEDNA also identifies a significant shortfall in one-bedroom units which are rarely developed within the Park. Irrespective of this the provision of sustainable visitor accommodation is supported by policy SD23 of the South Downs Local Plan. Therefore, the use of a suitably worded condition, restricting occupation of the properties to visitor and warden accommodation only would overcome any concerns with the change from a three bed dwelling to a one-bedroom dwelling (which will provide tourism accommodation) in this isolated location. Therefore, in this case the subdivision of the existing dwelling is considered to accord with policy SD23 of the SDLP.

#### Residential amenity

- 8.37 The proposals by virtue of their design, siting and location will not give rise to any unacceptably adverse harm to the amenity of any neighbouring uses or residential properties. Environmental Health have also been consulted on the proposals and have raised no objections to the development. However, it was recommended that a condition restricting hours of operation for electrical equipment was proposed. It is considered that in this case it would be appropriate specially to ensure the tranquillity of the sites is preserved during development.
- 8.38 Therefore, subject to the proposed condition the proposals are deemed to accord with policies SD5(k) and SD31 of the South Downs Local Plan.

#### Listed Building and Heritage

- 8.39 The Planning (Listed Building and Conservation Areas) Act 1990 sets out the statutory approach to the management of historic buildings and areas and requires special regard to be given to the desirability of preserving a listed building and any features of architectural or historic interest it possesses under Section 66 which should be afforded considerable importance and weight.
- 8.40 This statutory approach is reflected in Outcome 4 and Priority 4.1 of the Partnership Management Plan 2020-2025, as well as policy SD12 of the South Downs Local Plan.
- 8.41 The National Planning Policy Framework (NPPF) under paragraph 20(d) states that the planning system should contribute to and enhance the natural and local environment. The application is accompanied by a 'Heritage Assessment' which provides proportionate detail in regards to the proposed developments upon the setting or significance of heritage assets affected by this development in accordance with paragraph 189 of the NPPF.
- 8.42 Paragraph 190 of the NPPF identifies that the Local Planning Authority (LPA) should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including development which may affect the setting of a heritage asset), taking into account any available evidence and necessary expertise. Paragraph 192 states that in determining planning applications the LPA should take into account the desirability of sustaining and enhancing the significance of the heritage asset; the positive contribution that conservation of heritage assets can make to sustainable communities; and the desirability of new development making a positive contribution to local character and distinctiveness.
- 8.43 Paragraph 193 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the assets conservation and the more important the asset the greater the weight should be irrespective of whether any harm amounts to substantial harm.
- 8.44 Historic England's Good Practice Advice in Planning Note 2 (March 2015) states that understanding the nature of significance is important for understanding the need for and best means of conservation. Understanding the extent of that significance leads to a better understanding of how adaptable a heritage asset may be and provides the essential guide as to how policies should be applied.
- 8.45 The farmhouse and the two linked barns, including the connecting Ranger Office are listed at Grade II. These buildings are identified in the heritage statement as being of importance in a national context as examples of local vernacular style of farm building architecture. The ox stall range (Dairy Barn) and through this the Jaguar Barn (the former open-fronted shed) by being attached to the listed building are also considered to be listed.

- 8.46 The alterations to the Visitor Barn will consist of flooring-over the two bays to the south-west to bring the floor level to the same height as the threshing bay and north-eastern bays. This will be achieved through the insertion of a suspended timber floor supported on posts which require no intervention into the historic fabric of the barn. The heritage statement identifies that the lower floor level in the south-western part of the barn is unlikely to be original and as such would not represent an important part of the significance of this building and as such the creation of a level floor would not harm the character or understanding of the listed building. Similarly, the alteration is reversible and as such does not impact upon the history of the development of the barn.
- 8.47 The provision of level access across the whole of the building represents a (non-heritage) public benefit by providing equal access to all parts of the barn for visitors. Therefore, these alterations are not considered to result in any irreversible harm to the special interest or significance of the listed building.
- 8.48 Alterations to the Dairy Barn consist of the conversion to provide a series of office and meeting rooms, together with staff toilet and locker room. The Dairy Barn has been previously compartmentalised and there has been a near total loss of agricultural character and a higher quality conversion is likely to constitute an enhancement of the existing interior. The north-eastern section of the building retains some agricultural character but the fittings are late 20<sup>th</sup> century concrete. The alterations will result in an impact upon the character of the building but the only feature of historic significance is the roof structure. The conversion of the building will bring a partially redundant building back into viable and active use as part of the wider Exeat complex.
- 8.49 The alterations to the dairy barn will have minimal impact upon the external appearance or character of the building although some minor alterations are proposed externally. However, these alterations do not harm the significance or setting of the building.
- 8.50 The only alteration proposed to the Ranger Office is the introduction of a paved ramp to the entrance on the south-west elevation. There is already an existing platform bounded by a low brick wall and metal handrail. The alterations proposed will only have a minimal impact upon the existing appearance of the building and would not result in any harm to the setting or significance of the listed building.
- 8.51 The application proposes the removal of the existing toilet facilities from the toilet block and incorporate them within the Workshop. It is then proposed for this building to be converted to provide a 'Grab and Go' facility for food and drink. The proposal required the removal of the modern partitions to form a single large space with the exception of an enclosed store in the western corner of the building.
- 8.52 The primary external impact in the appearance of the building will be upon the south-western elevation, where a larger opening will be provided. This element of the proposals will result in the loss of some historic flint work but no features of archaeological or architectural interest that provide evidence for the original use of the building would be lost. The heritage statement concludes that this building has limited significance apart from its use of vernacular materials and as such the proposed alterations would result in less than substantial harm to the significance of the designated heritage asset.
- 8.53 Therefore, in accordance with paragraph 196 of the NPPF this harm will need to be weighed against the public benefits of the proposed development. The provision of the 'Grab and Go' facility will bring additional income to the Seven Sisters Country Park assisting with the ongoing maintenance of the wider listed buildings complex. It will also encourage greater use and appreciation of the designated heritage asset by the public. Therefore, in this case the minimal loss of historic fabric is considered to be outweighed by the benefits of the proposals.
- 8.54 The proposal is to convert the existing Workshop to provide a larger toilet facility for the site. The workshop is of the late 20<sup>th</sup> century and as such has no heritage value. Therefore, the alterations to the fabric and interior of the building will not cause any harm to the heritage value of the farmstead. It is proposed to clad the brickwork with vertical timber



cladding which will represent an enhancement in the appearance of the building making a positive contribution to the setting and significance of the designated heritage asset.

- 8.55 The final element of the proposals to Exceat consist of the creation of a new opening in the boundary wall to the north-west of the farmstead to provide improved access to the car park. The removal of this area of historic boundary wall will again result in less than substantial harm and as such in accordance with paragraph 196 of the NPPF this must be balanced against the public benefits of the proposal. In this case the alterations will improve the arrangements for pedestrian and vehicular movements around the site providing benefits to public safety whilst using the site. Therefore, the public benefits of the proposal would outweigh any harm to the setting or significance of the designated heritage asset.
- 8.56 In terms of Foxhole cottages and the camping barn the development as proposed will not impact upon the setting or significance of any designated heritage assets. However, there are three Scheduled Monuments in the vicinity of Foxhole which are the Barracks at Cuckmere Haven; Bowl Barrow at Newbarn Bottom (450m east of Foxhole); and Remains of Exceat parish Church. These scheduled monuments are the focus of Archaeological Notification Areas (ANA) but Foxhole does not fall within any of these ANAs.
- 8.57 Foxhole Cottages (1, 2 and 3) are identified within the heritage statement submitted in support of the application to have the potential to be viewed as non-designated heritage assets. Whilst, Foxhole camping barn as potentially having sufficient architectural and historic interest to merit designation as a listed building. The statement does conclude that the present wash house and toilet block to the west of the camping barn yard has no heritage value but does enclose the western side of the yard which is important to the character of the yard.
- 8.58 The proposed alterations to the cottages at Foxhole is not considered to result in any harm to the non-designated heritage assets. The historic elements of the dwellings will be subject to only minimal change which will not alter the contribution they make to the character of the site and the wider landscape. Whilst, the alterations to the camping barn preserve what could be regarded as being of 'special interest' which not listed is probably of listable quality.
- 8.59 The replacement of the modern service building which is of no heritage value with a larger structure will preserve the setting of the barn. The design of the proposed building reflects the form and scale of a shelter shed which is appropriate in this context and will not result in any harm to the character of the site or landscape character.
- 8.60 The proposals have also been the subject of consideration by the Authorities Archaeological Adviser who has raised no objection to the proposed development. Concluding that there no significant below ground archaeological remains that are likely to be affected by these proposals.
- 8.61 Therefore, the proposed development would not result in any harm to the non-designated heritage assets in accordance with the NPPF and Policy 9 of the South Downs National Park Management Plan and Policy SD12 of the South Downs Local Plan.

#### Highways

- 8.62 A number of objections have been raised through representations and an objection has also been raised by ESCC Highways Authority. The Local Highway Authority are concerned primarily that the enhancement of the facilities at Exceat will generate additional visitors. It is also stated that the enhancement of facilities at the camping barn and introduction of the three units of holiday accommodation will generate additional visitors.
- 8.63 However, in terms of the holiday cottages it is important to note that these are currently in residential occupation and as such already generate associated vehicular movements currently. Similarly, the camping barn is also already in use and whilst the enhancement of facilities (at the camping barn) may well make this element of the proposals more attractive it is unlikely to generate such a significant increase in vehicular traffic to the site as to warrant the level of detail requested by the Highways Authority. Paragraph 109 of the National Planning Policy Framework (NPPF) identifies that development should only be refused on highways grounds when it would result in an unacceptable impact on highway

safety or a residual cumulative impact on the road network that would be severe. Therefore, given the limited impact that the proposed development at Foxhole Cottages and the camping barn would have upon the operation of the highways network refusal of these elements of the application on highways grounds would be contrary to paragraph 109 of the NPPF.

- 8.64 In terms of the enhancement of facilities at Exceat it is clear that this will make the facilities more attractive to those visiting the Seven Sisters Country Park (SSCP) but it seems unlikely that the enhancements themselves would generate a significant level of uplift in visitors to the site. It is possible that by virtue of the enhancements a greater number of visitors to the SSCP will make use of the facilities but this itself is unlikely to generate significant impacts upon the safe operation of the highways network. In addition, the application seeks to improve pedestrian movements through Exceat with better signage and better-defined routes. As such, the proposals are likely to encourage pedestrians to cross the A259 at the most appropriate location as opposed to the current situation.
- 8.65 In terms of specific concerns raised by the Highway Authority these included waste vehicle access to the site and the potential reuse of a redundant access. However, the applicant has provided a response to these matters confirming that no objections have been raised by the local waste team and that the redundant access is intended to be used solely for the purposes of occasional maintenance access. Therefore, these elements alone are also not deemed to warrant refusal of the application in accordance with paragraph 109 of the NPPF.
- 8.66 It is appreciated that the current parking situation on grass verges in and around the site is inappropriate but this development alone will not materially alter this situation. However, it is likely that should any proposals come forward to further enhance the tourism provision at the site then a detailed transport assessment will be required to consider a means by which the existing situation can be improved and any further vehicular movements generated by the site mitigated.

#### Surface water drainage and flood risk

- 8.67 As identified above the ESCC Drainage Officer has raised an objection on the basis that surface water at the site is less than 3m below surface which may prevent the use of infiltration drainage solutions. The Local Planning Authority (LPA) discussed potential solutions with the drainage officer who identified that they would want to see ground water monitoring results as well as an alternative drainage solution should infiltration not be possible due to ground water conditions. This alternative methodology was provided to ESCC Drainage who have maintained their objection on the basis that the alternative outfall to the pond would still be influenced by ground water levels.
- 8.68 Whilst, the concerns of the Drainage Officer are noted in this instance the LPA are of the view that the use of a suitably worded pre-commencement condition would provide the applicant with the opportunity to undertake winter ground water monitoring to confirm the appropriateness of infiltration drainage at the site. Whilst, not unduly delaying the determination of the application. Should winter ground water monitoring reveal that infiltration is indeed not viable then details of an alternative drainage solution should be set out by the applicant for approval by the LPA in consultation with ESCC Drainage. A condition is also deemed an appropriate means by which to secure an ongoing maintenance manual for the drainage features at the site.
- 8.69 The application was accompanied by a flood risk assessment and was the subject of consultation with the Environment Agency who raised no objection subject to the development being carried out in accordance with the flood risk assessment.
- 8.70 Therefore, subject to the use of appropriately worded conditions concerning the above matters the development is deemed to accord with policies SD49 and SD50.

#### Ecology and biodiversity

- 8.71 The Authorities Ecologist as well as Natural England have been consulted on the proposed development neither of which have raised an objection to the development subject to the inclusion of appropriately worded conditions.

- 8.72 In terms of badgers the Ecologist has confirmed that the measures identified within the Preliminary Ecological Appraisal (PEA) are appropriate and should be implemented. Mitigation measures have also been identified to avoid any adverse impacts from the development upon bats and breeding birds.
- 8.73 In terms of hazel dormice Foxhole Cottages have been identified as providing low foraging, commuting and nesting potential with connectivity to the larger off-site areas via the boundary hedgerows. The ecologist has confirmed that given the small amount of suitable vegetation to be removed and the fact that the site will remain connected, surveys are not considered necessary, but it is recommended that a precautionary approach is taken which should be established through a method statement.
- 8.74 The proposal includes the loss of amenity grassland, shrub and hedgerow which will result in the loss of terrestrial habitat associated with great crested newts. However, the area to be lost is small and there are significant areas of better-quality habitat in the surrounding landscape. Therefore, it is confirmed that a licence is not required but the works should be carried out under a non-licensed method statement with the mitigation outlined in the 'Protected Species' report being appropriate. In regards to the camping barn the habitats required for removal are small in extent and sub-optimal. Therefore, a precautionary approach is again recommended including phased removal during the active period along with finger-tip searches, again this detail should be set out clearly through a method statement.
- 8.75 Similar method statements are deemed to be necessary for reptiles. As such, the ecologist has recommended that a condition securing a Construction Environmental Management Plan (CEMP) is necessary. Sensitive lighting is also identified as necessary and an Ecological Design Strategy should be secured clearly setting out the measures that will be implemented to mitigate and compensate for the loss of habitats and to provide a net gain for biodiversity.
- 8.76 Therefore, subject to the use of appropriately worded conditions the application is deemed to accord with policies SD2 and SD9 of the South Downs Local Plan.

#### Climate Change

- 8.77 The application was accompanied by statements concerning SD48 and the measures proposed to meet the policy requirements. Comments are expected from the Authorities Design team concerning the proposals compliance with SD48. Once received this information will be provided to Members as a report update prior to committee.

#### Dark Night Skies

- 8.78 The proposal does not seek to introduce significant levels of glazing or roof lights and as such the built form will not result in any unacceptably adverse impacts upon dark night skies. The application proposes the removal of 8 no. external light fittings at Exceat with a further 6 no. lights proposed; it is proposed for two lights to be removed and a further 7 external light fittings to be installed at Foxhole Cottages; and 5 no. external lights are to be removed at the camping barn with a single light proposed on the rear elevation.
- 8.79 Overall the number of external light fittings proposed has been reduced but only the plan for the camping barn confirms that the light fitting is to be fitted with a daylight sensor. In order to minimise the impacts of the external light fittings upon dark night skies it is expected that they would be fitted with movement activated sensors or timed. Therefore, it is considered necessary to include a suitably worded condition to secure these details and ensure that the proposals will not conflict with policy SD8 of the South Downs Local Plan.

### **9. Conclusion**

- 9.1 The principle of the proposed development is deemed to be established through the proposals compliance with SD23 and SD25(2) of the South Downs Local Plan. The application for planning permission relates to sustainable tourism and has been found in accordance with the policy requirements.

- 9.2 The proposed development has also been deemed in accordance with all relevant development plan policies and will conserve and enhance the character of the Heritage Coast as well as complying with the special qualities of the South Downs Local Plan.
- 9.3 The application for listed building consent under reference SDNP/20/02244/LIS has also been considered above with the alterations to the listed building resulting in either no harm or less than substantial harm. Where less than substantial harm has been identified the development has been weighed against the public benefit of the proposals and be found acceptable in accordance with the NPPF and policy SD13 of the South Downs Local Plan.

## **10. Reason for Recommendation and Conditions**

- 10.1 It is recommended that planning permission be granted for application SDNP/20/02124/FUL subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended) and Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

Reason: For the avoidance of doubt and in the interests of proper planning.

### Materials

3. No development above slab level shall be commenced unless and until a schedule of materials and samples of such materials, finishes and colours to be used for external walls, windows, doors, roofs and rainwater goods of the proposed extension and alterations and details of all hard surfacing have been submitted to and approved in writing by the Local Planning Authority. All materials used shall conform to those approved.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of the character and appearance of the area and the quality of the development in accordance with policy SD5 of the South Downs Local Plan.

### Landscaping

4. Landscaping (hard and soft) shall be carried out in accordance with the approved details. All planting, seeding or turfing comprised in the approved details shall be carried out in the first planting and seeding seasons following the completion of the development, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of amenity and of the environment of the development in accordance with Policy SD5 of the South Downs Local Plan.

### Drainage

5. Development shall not commence at Foxhole Cottages and camping barn, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage. No building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance

with the agreed details and the details so agreed shall be maintained in good working order for the lifetime of the development.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with Policy SD50 of the South Downs Local Plan. This is required to be a pre-commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.

6. The development at Foxhole Cottages and camping barn shall not proceed until details have been submitted to and approved in writing by the Local Planning Authority for any proposals to discharge flows to watercourses; or for the culverting, diversion, infilling or obstruction of any watercourse on or adjacent to the site. Any discharge to a watercourse must be at a rate no greater than the pre-development run-off values. No construction is permitted, which will restrict current and future land owners from undertaking their riparian maintenance responsibilities in respect to any watercourse or culvert on or adjacent to the site.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policy SD50 of the South Downs Local Plan. And to ensure that the duties and responsibilities, as required under the Land Drainage Act 1991, and amended by the Flood and Water Management Act 2010, can be fulfilled without additional impediment following the development completion. It is considered necessary for this to be a pre-commencement condition to protect existing watercourses prior to the construction commencing.

7. Development shall not commence until full details of the maintenance and management of the surface water drainage system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The manual is to include details of financial management and arrangements for the replacement of major components at the end of the manufacturer's recommended design life. Upon completed construction of the surface water drainage system, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policy SD50 of the South Downs Local Plan. It is considered necessary for this to be a pre-commencement condition to ensure that the future maintenance and funding arrangements for the surface water disposal scheme are agreed before construction commences.

8. The development shall be carried out in accordance with the submitted flood risk assessment (ref 5690/01/HOP/FRA and 15690/02/HOP/FRA). The measures detailed within the FRAs shall be retained and maintained thereafter throughout the lifetime of the development.

Reasons: The condition is in line with the Planning Practice Guidance (PPG) to the National Planning Policy Framework (NPPF) for Flood Risk and Coastal Change and policy SD49 of the South Downs Local Plan.

#### Bin Provision

9. Development shall not commence until details of bin provision and details of their maintenance and management have been submitted to and approved in writing by the Local Planning Authority. Prior to the development hereby permitted being brought into use the bins shall be provided on site in accordance with the approved details and retained thereafter.

Reason: In the interests of amenity in accordance with policies SD4 and SD5 of the South Downs Local Plan. It is necessary for this to be a pre-commencement condition to ensure that appropriate bin provision is made prior to the development being brought into use.

## Ecology

10. Prior to occupation, a “lighting design strategy for biodiversity” shall be submitted to and approved in writing by the local planning authority. The strategy shall:

- a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the planning authority.

Reason: Many species active at night (e.g. bats and badgers) are sensitive to light pollution. The introduction of artificial light might mean such species are disturbed and /or discouraged from using their breeding and resting places, established flyways or foraging areas. Such disturbance can constitute an offence under relevant wildlife legislation.

11. No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following:

- a) risk assessment of potentially damaging construction activities;
- b) identification of “biodiversity protection zones”;
- c) practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements);
- d) the location and timing of sensitive works to avoid harm to biodiversity features;
- e) the times during construction when specialist ecologists need to be present on site to oversee works;
- f) responsible persons and lines of communication;
- g) the role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person;
- h) use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period in accordance with the approved details.

Reason: To ensure that any adverse environmental impacts of development activities are mitigated, and to avoid an offence under wildlife legislation.

12. No development shall take place until an ecological design strategy (EDS) addressing the protection and enhancement of retained habitats and the creation of new semi-natural habitats, the provision of bird, bat and insect boxes and the creation of hibernacula and log piles has been submitted to and approved in writing by the local planning authority. The EDS shall include the following:

- a) purpose and conservation objectives for the proposed works;
- b) review of site potential and constraints;
- c) detailed design(s) and/or working method(s) to achieve stated objectives;
- d) extent and location /area of proposed works on appropriate scale maps and plans;

- e) type and source of materials to be used where appropriate, e.g. native species of local provenance;
- f) timetable for implementation demonstrating that works are aligned with the proposed phasing of development;
- g) persons responsible for implementing the works;
- h) details of initial aftercare and long-term maintenance;
- i) details for monitoring and remedial measures;
- j) details for disposal of any wastes arising from works.

The EDS shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

Reason: To ensure that any adverse environmental impacts of development activities can be mitigated, compensated and restored and that the proposed design, specification and implementation can demonstrate this, and to provide a net gain for biodiversity as required by Section 40 of the Natural Environment and Rural Communities Act 2006, paragraphs 170 and 175 of the National Planning Policy Framework, and Strategic Policy SD9 of the National Park Local Plan.

#### Environmental Health

13. No power driven machinery shall be used for the construction of the development hereby approved except between the hours of Mon-Fri 0800-1800; Sat 0800-1300 hours; and at no time on Sundays, bank holidays or public holidays.

Reason: In the interests of residential amenity in accordance with policy SD5 of the South Downs Local Plan.

#### Residential Occupation

14. Foxhole Cottages shall only be occupied as holiday and warden accommodation and shall not be used as an individual's sole or main residence.

Reason: In the interests of sustainability in accordance with policies SD1, SD23 and SD25 of the South Downs Local Plan and the National Planning Policy Framework.

- 10.2 It is recommended that planning permission be granted for application SDNP/20/02244/LIS subject to the following conditions:

1. The works hereby consented shall be begun before the expiration of three years from the date of this consent.

Reason: To comply with the provision of Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

Reason: For the avoidance of doubt and in the interests of proper planning.

3. Upon completion of any element of the works for which listed building consent is hereby granted, any damage caused to the fabric of the building shall be made good to the satisfaction of the Local Planning Authority.

Reason: To safeguard the historic fabric and the architectural character and appearance of the listed building.

## **11. Crime and Disorder Implication**

- 11.1 It is considered that the proposal does not raise any crime and disorder implications.

## **12. Human Rights Implications**

- 12.1 This planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

### **13. Equality Act 2010**

- 13.1 Due regard has been taken of the South Downs National Park Authority's equality duty as contained within the Equality Act 2010.

### **14. Proactive Working**

- 14.1 In reaching this decision the Local Planning Authority has worked with the applicant in a positive and proactive way, in line with the NPPF.

## **TIM SLANEY**

### **Director of Planning**

#### **South Downs National Park Authority**

Contact Officer: David Easton

Tel: 01730 819346

email: [david.easton@southdowns.gov.uk](mailto:david.easton@southdowns.gov.uk)

Appendices I. Site Location Map

SDNPA Legal Services, Development Manager.

Consultees

Background Documents All planning application plans, supporting documents, consultation and third party responses

<https://planningpublicaccess.southdowns.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

South Downs National Park Partnership Management Plan 2013

<https://www.southdowns.gov.uk/national-park-authority/our-work/key-documents/partnership-management-plan/>

South Downs Integrated Landscape Character Assessment 2005 and 2011

<https://www.southdowns.gov.uk/planning/planning-advice/landscape/>

SDNP Local Plan 2019

[https://www.southdowns.gov.uk/planning/south-downs-local-plan\\_2019/](https://www.southdowns.gov.uk/planning/south-downs-local-plan_2019/)

Sustainable Construction SPD 2020

<https://www.southdowns.gov.uk/wp-content/uploads/2020/08/Sustainable-Construction-SPD-FINAL-25-Aug-2020.pdf>

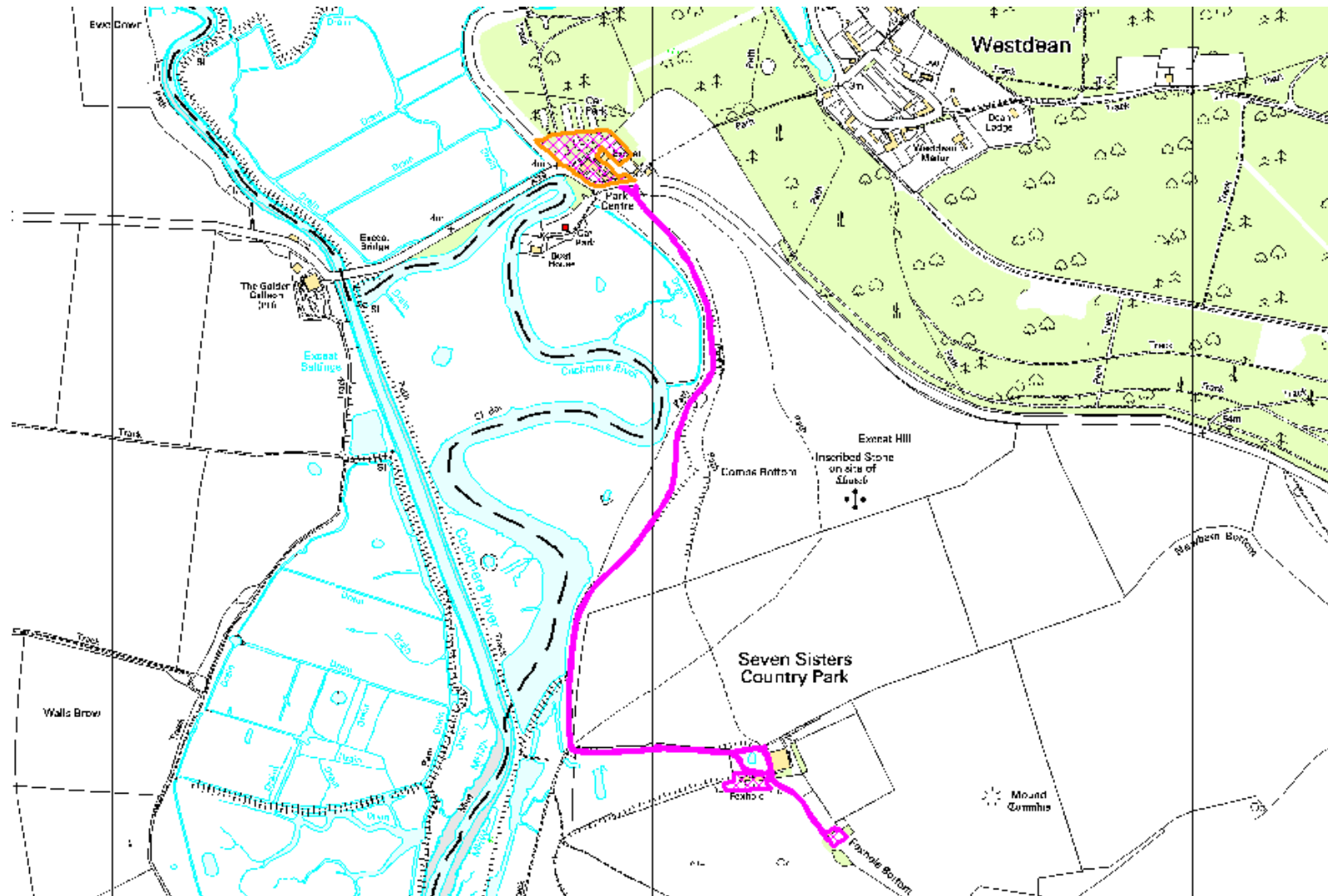
Dark Skies Technical Advice Note 2018

<https://www.southdowns.gov.uk/wp-content/uploads/2018/04/TLL-10-SDNPA-Dark-Skies-Technical-Advice-Note-2018.pdf>

Ecosystem Services Technical Advice Note (non-householder)

<https://www.southdowns.gov.uk/wp-content/uploads/2018/04/Core-07-Ecosystem-Services-Technical-Advice-Note-non-householder.pdf>





This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. South Downs National Park Authority, Licence No. 100050083 (2012) (Not to scale).



**Agenda Item 08**  
**Report PC20/21-16**

Report to	<b>Planning Committee</b>
Date	<b>08 October 2020</b>
By	<b>Director of Planning</b>
Local Authority	<b>Chichester District Council</b>
Application Number	<b>SDNP/20/01855/FUL</b>
Applicant	<b>Martin Wilson And Stephanie Mantell</b>
Application	<b>Former paddock site to be developed with 17 new build houses (mix of 1, 2 and 3 beds) with associated parking and amenity space.</b>
Address	<b>Land South of Heather Close, West Ashling, West Sussex.</b>

---

**Recommendation: That planning permission be granted subject to:**

- 1. The completion of a Section 106 legal agreement, the final form of which is delegated to the Director of Planning, to secure the delivery of the following:**
    - a) 9 affordable dwellings, 7 of which of rented tenure and 2 of shared ownership;**
    - b) A financial contribution of £9,205 towards recreational disturbance mitigation on the Solent Maritime SAC and Chichester and Langstone Harbour SPA;**
    - c) A full scheme of nutrient mitigation for the lifetime of the development (including maintenance and management) towards mitigation of additional nutrient load on the Solent European nature conservation designated sites.**
  - 2. The conditions as set out in paragraph 10.2 of this report.**
  - 3. That authority be delegated to the Director of Planning to refuse the application with appropriate reasons if:**
    - a) The S106 Agreement is not completed or sufficient progress has not been made within 6 months of the 8<sup>th</sup> October 2020 Planning Committee meeting.**
- 

**Executive Summary**

The application site is located within the settlement policy boundary of West Ashling and it is allocated in the Local Plan for residential development between 15 and 17 dwellings. The principle of development is acceptable; however, the site is also in a sensitive edge-of-settlement location.

Following extensive pre-application advice with officers, the scheme has positively evolved to successfully address landscape sensitivities, resulting in layout and buildings that are attractive, of high quality design that respond to local context and are of high sustainability standards. It will also provide affordable housing as required in the Local Plan and suitable mitigation to impacts on nature conservation designated sites.

The applicant has sought to address the concerns raised by officers at pre-application stage, and officers have no objection to the final proposal. Having assessed the scheme on its own merits, officers consider that, the proposal is acceptable from design, landscape, ecology and housing perspectives and permission is therefore recommended.

This major application is placed before the Committee due to the significance of the development proposal in the delivery of the housing strategy of the South Downs Local Plan.

## **1. Site Description**

- 1.1 The application site comprises the land immediately south of the 1960s terraced houses built at Heather Close and to the west of the 2000s housing development at Portal Close. The site is of a rectangular shape, with mature trees along the western and northern boundaries and features some low scrub vegetation and grass across the site. The land has been historically used for grazing. Access is gained via Portal Close, which is privately owned and connects to Southbrook Road.
- 1.2 Whilst within an undeveloped area, the site falls within the Settlement Policy Boundary and it is allocated for housing development as shown on the Policies Map of the Local Plan. The allocation site is not a prominent location in terms of public views as it is not visible from the highway or nearby public rights of way. The landscape is relatively open to the south and west of the site, with some woodland in the distance. Although not prominent to views, the site is in a sensitive edge of village location.
- 1.3 Immediately to the north-east corner of the site, there is an open hard standing used for vehicle parking for residents of Heather Close. The Funtington Village Hall is also located approximately 70 metres to the north-east of the site. Fields around the site, to the west and south are arable. There is a small copse 40 metres to the south of the site.
- 1.4 The site falls within landscape character area Q1: South Downs Upper Coastal Plain, as classified in the South Downs Integrated Landscape Character Assessment 2011 (ILCA). This area of low lying undulating landscape is characterised by a mix of arable and pasture fields of recent enclosure and rectilinear forms. The area also features a strong network of hedgerows and oaks and woodlands that form links with the wooded downs to the north.
- 1.5 West Ashling is a nucleated historic village with two main extensions in the 19<sup>th</sup> and 20<sup>th</sup> centuries along Southbrook Road and Down Street. The predominant building materials are flint and brick with some scattered use of slate and thatched roofs. Most houses along Southbrook Road are two-storey high and feature single storey outbuildings recessed from the front elevation, framing boundaries and private spaces.
- 1.6 This area is located within a minerals safeguarding area for unconsolidated gravel, within the Intrinsic Rural Darkness (Zone E1a) as well as the habitat 12km buffer of the Singleton and Cocking Tunnels SAC and 5.6km buffer of the Solent Coast SPA. The Chichester & Langstone Harbours Ramsar and SPA, the Solent Maritime SAC and the Kingley Vale SAC are located within 5km of the site.
- 1.7 This area of West Ashling scores as having a low tranquillity value in the Tranquillity Study 2017. The site is also approximately 60 metres away from the West Ashling Conservation Area. No historic environment constraints are identified besides being within the distant setting of the conservation area.

## **2. Relevant Planning History**

- 2.1 The most recent planning history relating to land south of Heather Close consists of the following two pre-application enquiries:  
SDNP/16/01139/PRE Proposed erection of 10 no. 4 and 5 bedroom dwellings with garages, including new access road, footpaths and associated landscaping.
- 2.2 The SDNPA advised that the site, at the time of the pre-application enquiry, was located in the countryside, outside of the settlement boundary and not within any allocation for housing, although it identified its potential for allocation. Therefore, the principle of development was resisted. Officers also raised fundamental concerns with the housing mix, suburban layout and the uninspiring architectural style of homes, amongst others.

SDNP/19/00225/PRE Former paddock site to be development with 17 new build houses (mix of 1, 2 and 3 beds) with associated parking and amenity space.

- 2.3 Following extensive discussions and negotiations, including specialists and Design Review Panel (DRP) guidance, officers advised that the latest proposal iteration had identified the basic landscape evidence of the site and had positively influenced the design, with some exceptions that required further amendments.
- 2.4 Officers considered that the revised scheme positively responded to the comments made by the DRP and officers and therefore it should be used as starting point to develop a final scheme.
- 2.5 In the advice given, the SDNPA required the applicant to explain the rationale of the design and how the proposed development is informed by landscape evidence in any future application. The design narrative should be part of the Design and Access Statement. Officers would also expect from any scheme to demonstrate that it has an overall positive impact on ecosystem services, to mitigate and enhance biodiversity (incorporating opportunities for biodiversity net gain), to achieve minimum standards of sustainable use of resources and climate change and affordable homes requirements.
- 2.6 Officers recommended to submit a planning application once all the issues raised had been successfully addressed.

### **3. Proposal**

- 3.1 The proposal consists of the erection of 17 new dwellings with associated vehicle parking and landscaping. The proposal entails:
- 9 of the 17 units to be affordable – 7 of which of affordable rented tenure and 2 of shared ownership. The remaining 7 units would be open market units.
  - Open spaces include a shared space across the site for vehicles and pedestrians, private gardens for all dwellings (except flats) and a green open space.
  - A total of 36 vehicle parking spaces for residents and visitors and 22 cycle spaces.
  - Retention of the existing access via Portal Close and provision of pedestrian connectivity to Heather Close.
  - 2 dwellings full Passive House certified.
  - Nutrient neutrality and recreational disturbance mitigation for internationally protected areas.

### **4. Consultations**

#### **4.1 Funtington Parish Council: Comments:**

- No objection to the principle of development, but Funtington Parish Council (FPC) would prefer a development that is more in-keeping with the style of housing of the village.
- FPC would welcome more 3-bedroom dwellings. The predominance of social housing of 1 and 2 bedrooms will result in transient homes rather than long term housing ensuring sustainable family units. FPC feels that there is no demand for 1 bed units.
- Layout and building designs are incongruous. Buildings are too angular, with step backs and alleys – not in-keeping with the existing pattern. Houses are very crowded. The development does not integrate naturally into the setting of the village.
- Materials are out of character with the local area.

#### **4.2 Design Officer: No objection.**

- The submission makes a good understanding of the site and the surrounding area. The scheme has taken visual cues from the historic settlement edge of West Ashling, which has informed the layout, type and scale of buildings.
- The relationship between buildings and spaces create a coherent identity for the site that will be visually attractive and creates a sense of place.

- The layout provides an adequate transition in form and fabric from the housing to the north and east to the open countryside, provides pedestrian links and an attractive open space with tree planting.
- The highway design refers to the 'Roads in the South Downs', it is functional, safe and accessible for all. Movement and external spaces, including parking, are well-considered, convenient and will function well.
- The architectural style is contemporary in appearance with a locally referenced palette of materials, contributing to local character. Style and materials are appropriate.
- Homes will provide good quality adaptable internal spaces and external spaces that are easy to look after.
- Overall, the scheme is in compliance with the SDLP and the National Design Guide.
- Suggested conditions: architectural details (eaves, windows, cills, etc.), samples of materials, means of enclosure, surface materials and sustainable construction report.

**4.3 Landscape Officer:** No objection (received before last iteration of revised plans, which address most of the comments below):

- The number of iterations reflect the difficulty of developing edge of settlement sites like this. It requires the scheme to knit in to the existing settlement whilst characteristically addressing the open countryside. The most recent layout does both relatively successfully. It has been led by the sites immediate landscape context.
- The most recent changes sought to address the allocation policy requirement for SuDS [Sustainable Drainage Systems]. Surface water will now be managed by a combination of pipes to soakaways below ground and pipes to the swale within the open space. So whilst it is an improvement from piping water to a soakaway as originally proposed, as (if well-designed) it provides additional benefits for wildlife and amenity for residents, considering drainage from the beginning may have produced a different outcome. The green roofs will help to manage water sustainably, but rain gardens, rainwater harvesting, and more at surface SuDS features could also have been included.
- Improvements suggested: a) The shared area should be of a single surface material – no pavement; b) Tree pit design and tree species need to be considered to take surface water within parting courts; c) Close-boarded fencing is not supported facing public realm, including parking courts.
- Recommended conditions: a) Biodiversity net gain; b) Planting and maintenance plan; c) Hard landscaping (including tree pit design); d) Management plan for open spaces and trees/hedges; e) Boundary treatments; and f) Swale sections.

**4.4 SDNPA Design Review Panel:** Comments received before last iteration of revised plans:

- Road entrance to site – Revise the access road design. It should form part of the public realm; a space shared by cars, people, and everything else; becoming a less car dominated space. The design should be able to overcome this as the road will not be adopted and therefore does not need to follow a Highway Authority standard.
- Route to the west (access to adjacent field) – The landscape design should be substantial enough so that access is unachievable – this could be achieved through a review of private land ownership options.
- Ecosystem Services – Water management: Asked to review the design and investigate options such as swales or rain gardens; DRP advised to investigate the dual purpose of the systems to achieve bio-diversity net-gains.
- Access route around the site – There are issues with security, but a path that stops as a dead-end in the north-west corner of the site seems to be a bit awkward – DRP advised to review movement and access in this area, and revise the layout design accordingly.
- Boundaries, Landscape & Hedgerows – DRP suggested the site should be kept as open as possible and appear less suburban. In relation to the landscape and hedgerows and how boundary treatments are dealt with, DRP advised that should be consistent, with post and wire fencing to keep the views open becoming hedgerows in time.

- Existing architecture in the village - There is logic for not following the architectural variety in the village. But some variety in the materials used, on outbuildings and boundary walls, might contribute to the overall appearance in the public realm.
- 4.5 **Tree Officer:** No objection subject to condition.
- 4.6 **Ecology:** No objection subject to conditions.
- Whilst the proposed measures in the form of tree planting, green roofs, wildflower grasslands, native hedgerows, etc. are beneficial, there is an overall net loss in biodiversity due to the removal of areas of semi-improved grassland. However, as there is an overall net gain in the hedgerow units, no concerns are raised.
- 4.7 **Natural England:** No objection subject to securing mitigation to offset nutrients.
- 4.8 **Sussex Wildlife Trust:** Comment:
- The trust supports Natural England's conclusions and agree that there is need for an appropriate assessment on nutrient neutrality.
  - SWT is not able to offer any programme of mitigation to ensure nutrient neutrality.
- 4.9 **Highways:** No objection subject to conditions.
- 4.10 **Drainage:** No objection subject to conditions.
- 4.11 **Lead Local Flood Authority:** No objection.
- 4.12 **Waste Team:** Comments received before last iteration of revised plans:
- Would the collection points of plots no. 11-15 be suitable for a heavy refuse freighter?
  - Recommend a specific bin collection serving plots no. 8-10.
- 4.13 **Fire and Rescue Service:** No objection subject to condition.
- 4.14 **Southern Water:** No objection.
- 4.15 **Portsmouth Water:** No objection.
- 4.16 **Chichester District Council:** No objection.
- 4.17 **Housing Officer:** No objection.
- The proposed distribution of affordable units throughout the site is acceptable and will help to promote a mixed, balanced and sustainable community.
- 4.18 **Archaeology:** No objection subject to condition.
5. **Representations**
- 4 letters of objection
- West Ashling is a small village, not well served with amenities and public transport.
  - Lack of information in the Transport and Travel Plan with regards to the proximity of the site to cycle routes and convenience or not to cycle to Chichester, Emsworth or the Downs. No cycle routes are indicated neither the safety aspect of routes in the area. A suitable assessment should be made on whether cycling is a suitable option for such development. Cycling to Chichester is not a favourable option for a daily commute.
  - Concerns with any proposal for the demolition and replacement of the village hall with housing.
  - Concern with impact on wildlife: meadow butterflies and bats. Introduction of street lighting would impact local wildlife.
  - There is a significant safety issue on the Southbrook Road and Portal Close junction, which would worsen with the additional traffic from the proposed development, with potential impact to horse riders and children's safety. Traffic calming measures should be introduced.

## 6. Planning Policy Context

- 6.1 Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The relevant statutory Development Plan comprises of the **South Downs Local Plan 2014-2033**. The relevant policies are set out in section 7 below.

### National Park Purposes

- 6.2 The two statutory purposes of the SDNP designation are:

- To conserve and enhance the natural beauty, wildlife and cultural heritage of their areas;
- 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.

### National Planning Policy Framework and Circular 2010

- 6.3 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 in February 2019. The Circular and NPPF confirm that National Parks have the highest status of protection and the NPPF states at paragraph 172 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.

### National Planning Policy Framework (NPPF) 2019

- 6.4 The National Planning Policy Framework has been considered as a whole. The following NPPF sections have been considered in the assessment of this application:

- Achieving sustainable development
- Delivering a sufficient supply of homes
- Building a strong, competitive economy
- Promoting healthy and safe communities
- Promoting sustainable transport
- Making effective use of land
- Achieving well-designed places
- Meeting the challenge of climate change, flooding and coastal change
- Conserving and enhancing the natural environment
- Conserving and enhancing the historic environment
- Facilitating the sustainable use of minerals

### Relationship of the Development Plan to the NPPF and Circular 2010

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

### Planning (Listed Buildings and Conservation Areas) Act 1990

- 6.6 The Planning (Listed Buildings and Conservation Areas) Act 1990 places a series of duties on planning authorities when determining applications for planning permission that may affect listed buildings, conservation areas or their setting, significance, character or appearance.

- 6.7 Section 72 (1) states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.

### West Sussex Joint Minerals Local Plan (2018)

- 6.8 Policy M9: Safeguarding Minerals.



## The South Downs National Park Partnership Management Plan 2020-2025

- 6.9 The Environment Act 1995 requires National Parks to produce a Management Plan setting out strategic management objectives to deliver the National Park Purposes and Duty. National Planning Policy Guidance (NPPG) states that Management Plans “contribute to setting the strategic context for development” and “are material considerations in making decisions on individual planning applications.” The South Downs Partnership Management Plan as amended for 2020-2025 on 19 December 2019, sets out a Vision, Outcomes, Policies and a Delivery Framework for the National Park over the next five years. The relevant outcomes include:

- Outcome 1: Landscape and Natural Beauty
- Outcome 2: Increasing Resilience
- Outcome 3: Habitats and Species
- Outcome 5: Outstanding Experiences
- Outcome 6: Lifelong Learning
- Outcome 7: Health and Wellbeing
- Outcome 9: Great Places to Live

### Other relevant documents

- South Downs Integrated Landscape Character Assessment (2011)
- National Design Guide (2019).
- Affordable Housing SPD (2020)
- Sustainable Construction SPD (2020)

## **7. Planning Policy**

- 7.1 The following policies of the South Downs Local Plan 2014-2033 are relevant:

- SD1 – Sustainable Development
- SD2 – Ecosystems Services
- SD4 – Landscape Character
- SD5 – Design
- SD6 – Safeguarding Views
- SD7 – Relative Tranquillity
- SD8 – Dark Night Skies
- SD9 – Biodiversity and Geodiversity
- SD10 – International Sites
- SD11 – Trees, Woodland and Hedgerows
- SD15 – Conservation Areas
- SD16 – Archaeology
- SD17 – Protection of the Water Environment
- SD19 – Transport and Accessibility
- SD20 – Walking, Cycling and Equestrian Routes
- 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

- SD48 – Climate Change and Sustainable Use of Resources
- SD49 – Flood Risk Management
- SD50 – Sustainable Drainage Systems
- SD54 – Pollution and Air Quality
- SD91 – Land South of Heather Close

## **8. Assessment**

### Background

- 8.1 This application has benefited from extensive pre-application advice and negotiations through the life of this planning application. The SDNPA and applicant have worked proactively to achieve a good development proposal that meets the requirements of the Local Plan and address comments made by consultees and other third parties.
- 8.2 Pre-application advice was given in 2019, in which officers and the applicant agreed a preferred layout as it would positively respond to the edge of settlement pattern and the allocation policy requirements, subject to some variations and further details.
- 8.3 During this application, further negotiations took place to incorporate sufficient vehicle parking on site, a suitable sustainable drainage system, sympathetic materials and boundary treatments, an adequate housing mix and other matters such ecological enhancements, nutrient neutrality mitigation and sustainable construction details. The result of these negotiations is a detailed and complete residential scheme that is fully assessed below.
- 8.4 Although this is major development for the purposes of the Development Management Procedure Order (more than 10 dwellings), the proposal does not constitute major development for the purposes of the NPPF and policy SD3 of the Local Plan.

### Principle of development

- 8.5 Policy SD25 of the SDLP sets out the development strategy of the National Park, and it states that the principle of development within a series of settlements will be supported, provided that the development is of a scale and nature appropriate to the character and function of the settlement and landscape, it makes best use and an efficient and appropriate use of suitable land.
- 8.6 The application site is located within the Settlement Policy Boundary of West Ashling, which is listed as one of the settlements where the principle of development is supported. Furthermore, the site is also allocated in the SDLP for housing by Allocation Policy SD91.
- 8.7 Policy SD91 of the SDLP states that the land south of Heather Close is allocated for the development of between 15 and 17 residential dwellings (Class C3 Use) and it sets out a series of requirements for developing this site:
- a) Provide suitable mitigation towards the Solent SPA;
  - b) Provide a suitable transition in form and fabric from the housing developments to the open countryside;
  - c) Site boundaries should be suitably landscaped and mature trees and hedgerows retained;
  - d) Vehicular access from Portal Close only;
  - e) Provide sufficient vehicular parking on-site;
  - f) Not include opportunities for future vehicular access into adjacent fields;
  - g) Demonstrate that no harmful impact on the supply of local minerals;
  - h) Provide an adequate connection to the sewerage network;
  - i) Protect and enhance trees within the site;
  - j) New planting to be suitable for pollinating species;
  - k) Minimise hard surfaced areas and maximise the infiltration of water and reduce surface water run-off.

- 8.8 This residential development will deliver 17 new dwellings in West Ashling, therefore meeting and exceeding the SDNPA overall provision for approximately 16 net additional homes over the 2014-2033 period, as envisaged in policy SD26 of the SDLP (Supply of Homes). The proposal consists of 17 new dwellings, consequently, the principle, use and quantum of development is acceptable and meet policies SD25 and SD91 of the Local Plan.
- Layout and building design: impact on landscape character and views.
- 8.9 Policies SD4 and SD5 of the South Downs Local Plan require for any development proposal to adopt a landscape-led approach and respect the local character, through sensitive and high quality design that makes a positive contribution to the overall character of the area. Any proposal should also conserve and enhance landscape character.
- 8.10 The allocation site is rectangular and relatively flat, with residential development beyond the north and eastern boundaries. Whilst in principle it would seem relatively free of constraints to design a new layout, this area presents difficulties due to its edge of settlement location. Any layout and buildings should knit into the existing settlement while creating a new edge that remains characteristic of the area.
- 8.11 The layout comprises an arrival space which connects the new development with Heather Close to the north and Portal Close to the east. It functions as a shared space for vehicles and pedestrians, adding permeability across the three sites. The open space and landscape planting create a safe setting at this junction which would help to slow down vehicles and will also create a more attractive space where the three residential areas meet.
- 8.12 The design approach to movement is based on shared spaces for pedestrians, bicycles and vehicles across the site. The layout, and in particular the road radius and alignment at the arrival space, have been designed to reduce speed levels and create a safe and comfortable shared public realm. This space has been well designed, anticipating potential vehicle-pedestrian conflicts and, as confirmed by the Highways Authority, it would not result in safety concerns. The layout is functional, makes an efficient use of space and it is safe and accessible for drivers, cyclists and pedestrians, including those with less mobility, in the absence of changes of levels and pavements.
- 8.13 Parking areas are tucked away from the main public realm, but remain accessible and convenient for users. The two parking courts are well landscaped and, as required by the Landscape Officer, appropriate detailing and tree planting would be conditioned to ensure that these spaces are successful and can be comfortably used for residents for other activities beyond parking and trees have sufficient space to mature. Parking courts will benefit from natural surveillance, ensuring they remain safe.
- 8.14 The site also features an open green space that would serve as amenity space for residents. It will be well positioned as a transitional space between open countryside and the built-up areas to the north. It will also provide multiple functions, as it will deliver ecosystem services and sustainable drainage, whilst being the main amenity space of the site. Buildings address the open space and would overlook it, ensuring that this remains as a safe space for residents benefiting from natural surveillance. This open area maximises views from the site towards the field to the south.
- 8.15 Policy SD91 requires that any layout must not include opportunities for future vehicular access into adjacent fields. This has been a driver of the series of layout iterations since pre-application stage, as it was a requirement that had to be fulfilled whilst the layout should be coherent and led by settlement pattern. The proposed layout does not provide clear future accesses to other fields, although there is an opportunity at the western end of the shared road, which terminates by plots no. 12 and 13. This area is proposed to be landscaped with mature trees and with a footpath, furthermore plots no. 12 and 13 have been moved forward closer to the road, to narrow the gap between properties, partially obstructing further road extensions to the west. It is considered that, on balance, the layout complies the SD91 requirement. A condition has been attached to prevent access to the fields, ensuring that there is no interruption to the green infrastructure network neither and encroachment into the countryside.

- 8.16 Buildings are arranged addressing the countryside and the public realm rather than turning their back on it. Buildings and spaces are also well positioned maximising their orientation in relation to the sun path. Outbuildings and brick walls are set in a way that they frame spaces and provide privacy to gardens where they are closely located to the public realm. The use of buildings of a variety of sizes to frame spaces is another positive design principle found in West Ashling and incorporated in the layout.
- 8.17 Buildings are generally of traditional form and materials, while designed of a contemporary manner, where they incorporate simple lines and a modern approach to openings and projections. Materials would be controlled by condition to ensure that the final pallet and finishes are of good quality and reflect local character.
- 8.18 Overall, the proposal has demonstrated a good understanding of the site and the wider area. It has taken positive cues from West Ashling to influence both layout and building design with special references from the historic edge of the village, while creating a high quality contemporary group of buildings.
- 8.19 Boundary treatments have been amended, replacing the initially proposed unsympathetic close boarded fencing with post and wire fencing and native hedges as the main boundary treatment. Where boundaries face public realm, these are a combination of green roofed outbuildings and facing brick walls, which better relate to the village's character.
- 8.20 Visually, the site is very well contained and no views can be achieved from nearby public vantage points. Consequently, this development proposal will preserve the visual integrity and scenic quality of the National Park, in line with policy SD6 of the Local Plan.
- 8.21 The proposed development creates a coherent identity for the site, it will be visually attractive and creates a sense of place, while respecting the existing character of West Ashling. The layout provides an adequate transition in form and fabric from the existing settlement and the open countryside, while creating new high quality homes. Consequently, the scheme is compliant with policies SD4 and SD5.

#### Affordable housing and housing mix

- 8.22 The proposal has been assessed against policies SD27 (Mix of Homes) and SD28 (Affordable Homes) of the Local Plan. Policy SD27 requires of a residential development of 17 new dwellings to comply with an open market housing mix with a predominance of 2 and 3 bedroom dwellings. The affordable housing mix should make provision for a higher amount of 1 and 2 bedroom dwellings. Policy SD28 requires for development proposals for 11 or more homes, a minimum of 50% of new homes created to be provided as affordable homes on-site, of which a minimum 75% to be of rented affordable tenure.
- 8.23 The table below illustrates the proposed market and affordable housing provision and mix of homes.

Proposed housing mix				
Size	Market mix	Affordable (Rented mix)	Affordable (Shared ownership)	Total
1 bed	0	4	0	4
2 bed	3	2	1	6
3 bed	5	1	1	7
Total	8 units - 47%	7 units – 78%	2 units – 22%	17 units
		9 units - 53%		

- 8.24 As shown above, the affordable housing provision goes slightly beyond the 50% and also complies with the tenure mix requirement, providing a 78% of affordable homes of rented tenure, exceeding the 75% requirement of rented tenure, which is the most affordable form of housing. The proposal therefore meets policy SD28.

- 8.25 The proposed distribution of affordable houses is acceptable as they are well integrated throughout the development and are indistinguishable in design and materials from the market housing. Dwellings are also designed to be flexible and internally adaptable, as well as accessible to meet the needs of people who are less mobile.
- 8.26 The Housing Enabling Officer supports the proposal given that the mix of market and affordable homes has been amended taking into consideration local need and policy SD28.
- 8.27 The Funtington Parish Council raised their preference for larger homes rather than 1 and 2 bed units, as they consider that larger homes better contribute to retain families in the village and the overall social stability. The Parish Council also felt that there is no demand for small units. Notwithstanding this, the Chichester District Housing Enabling Officer recommended a housing mix with a predominance of small and medium-sized units, as the housing register with local connection to Funtington Parish show a shortfall and demand for 1 bedroom units within the parish. An appropriate balance between local need and policy SD27 requirements have informed the currently proposed housing mix, which is considered acceptable.
- 8.28 As required and defined in the SDLP and Affordable Housing Supplementary Planning Document (SPD), occupancy conditions and local connection criteria will be part of a Section 106 legal agreement. Therefore, the proposal meets the requirements of Policy SD28 with regards to affordable housing contribution, subject to further details yet to be agreed.

#### Sustainable construction

- 8.29 The SDLP requires all new development to incorporate sustainable design features, as appropriate to the scale and type of development. Residential development should meet minimum sustainability credentials to meet requirements of Local Plan policies SD2 (Ecosystem Services) and SD48 (Climate Change and Sustainable Use of Resources). The recently adopted Sustainable Construction Supplementary Planning Document (SPD) expands on the requirements of the above policies and provides guidance on meeting the policy's aim to mitigate and adapt to climate change. Appendix 4 of the SPD specifies the sustainable construction requirements for a development of 10 homes and above, which apply to this planning application.
- 8.30 This application has been accompanied with an Energy and Sustainability Statement which sets out the measures assessed and to be incorporated in the design. Having reviewed the supporting information with the SDNPA Design Officer, measures are considered to meet the requirements of the SPD. Some of which are outlined below:
- 19% improvement of CO2 emissions through the energy efficiency of buildings;
  - A 20% CO2 offset through low or zero carbon technologies (PV panels);
  - 2 no. Passive Houses Certified (units 16 and 17);
  - Passive House principles applied to the remaining units;
  - Electric vehicle charging points available to all dwellings;
  - Compost bins, internal recycling bins.
  - No plastic windows, doors, fascias, and architectural details. Use of timber, metal, brick and clay tiles.
  - Low water use (up to 110 litres/person/day);
  - New green infrastructure, use of sustainable drainage systems, tree planting for climate regulation and 40 sq. metres of green roofs, amongst others.
- 8.31 The proposed layout and building design, as well as landscaping strategy, have demonstrated to meet the requirements of policies SD2, SD22 and SD48 of the Local Plan. Buildings are shown to use sustainable materials for construction, subject to details controlled by condition.
- 8.32 A pre-occupation condition is incorporated requiring the applicant to demonstrate that buildings have been completed as per approved details in terms of sustainability criteria as

per specifications noted on the Energy and Sustainability Statement. This will ensure full compliance with the Local Plan and Sustainable Construction SPD.

#### Ecology and biodiversity net gain

- 8.33 Policy SD9 (Biodiversity and Geodiversity) requires for development proposals to conserve and enhance biodiversity and, amongst other things, to identify and incorporate opportunities for net gains in biodiversity.
- 8.34 The site comprises long semi-improved grassland, scrub and hedges and trees along the boundaries. In terms of protected species, the Ecological Impact Assessment submitted with the application states that the site is considered to hold local importance for foraging and commuting bats. It is also likely that nesting birds and nocturnal wildlife such as hedgehogs and badgers use the site. The site is however unlikely to support other protected/notable species.
- 8.35 The County Ecologist's was consulted on this application and agreed with the results and recommendations of the ecological surveys submitted with the application. A series of conditions securing appropriate ecological mitigation and enhancements, including lighting details, have been recommended and incorporated into the list of conditions.
- 8.36 Whilst the mitigation and enhancement strategy is acceptable in principle, Policy SD9 of the Local Plan requires of proposals to identify and incorporate opportunities for net gains in biodiversity. The application has been accompanied with a Landscape and Habitat Management Plan which is supported by Biodiversity Metric Calculations, which audit the existing and proposed biodiversity on site as result of this development.
- 8.37 The metric assesses habitat plus two linear features (hedgerow and river). It would be expected for a net gain to be achieved in all relevant categories (habitat and hedgerow, as relevant ones in this case). On this basis, an overall net gain is not achieved here. Notwithstanding this, officers recognise the considerable increase in hedgerow units shown in the metric, which is of merit for the contribution to biodiversity on the site. This is also recognised by the County Ecologist's consultation response. Therefore, it is considered that the proposal has explored and incorporated reasonable opportunities for biodiversity net gain, which will be secured by condition.

#### Impact on internationally designated conservation sites

- 8.38 The Solent is internationally important for its wildlife and is subject to several European nature conservation designations<sup>1</sup>. It has been identified that the proposed development could adversely affect European nature conservation designations of the Solent. One of the main potential impacts identified is the likely contribution of the development to the eutrophication of water in the Solent. This process occurs when a body of water becomes overly enriched with nutrients, which may result in oxygen depletion of the water and a subsequent adverse effect to species that depend on this habitat. Natural England guidance issued in 2019 outlines that it needs to achieve 'nitrate neutrality' in order to not have a likely significant adverse effect upon these protected areas.
- 8.39 The Nutrient Neutrality Assessment (NNA) undertaken in support of this application has calculated that the proposal will lead to an increase in nitrogen into the catchment that feeds the Solent Maritime SAC. This is due to the increase of domestic foul water (enriched with nutrients) into the wastewater system, which would eventually discharge into the Solent.
- 8.40 Natural England was consulted on this application and agreed that the increase in nutrients should be mitigated. An approach supported by Natural England to address this issue is the creation of new habitats that would absorb nitrates from the same stream/river catchment area that would otherwise flow into the Solent. This is the approach taken by the applicant and agreed with Natural England.

---

<sup>1</sup> Chichester & Langstone Harbours Special Protection Area (SPA), Chichester & Langstone Harbours Ramsar site, Solent Maritime Special Area of Conservation (SAC), Solent and Dorset Coast Potential SPA, Solent and Southampton Water SPA, Solent and Southampton Water Ramsar, Portsmouth Harbour SPA, Portsmouth Harbour Ramsar, Solent and Isle of Wight Lagoons SAC.

- 8.41 In this instance, the proposed scheme of mitigation consists of taking land off from agricultural use in a parcel of 0.70 hectares in West Stoke, 2km to the north east of the site, but within the same sub-catchment area as that of the application site. The scheme proposes to plant a woodland instead, which according to the NNA calculations, would absorb sufficient nitrates as to offset the nitrates produced by wastewater in the development. This would make the proposed development 'nutrient neutral'. This will be secured in a Section 106 legal agreement.
- 8.42 Recreational pressure on the Solent Maritime SAC and Chichester to Langstone Harbour SPA should also be given consideration. Given that the proposal will result in a net increase in residential accommodation of 17 homes, the proposal will result in an increased recreational disturbance in the above-mentioned sites. The District's Ecologist has advised on the measures in place to manage these potential impacts and have recommended to secure an appropriate financial contribution. Based on a development of 17 dwellings, the contribution sums a total of £9,205 which is secured in a Section 106 legal agreement.
- 8.43 The nutrient mitigation strategy and recreational pressure contribution are considered to be acceptable and in line with Natural England's guidelines. This proposal would locally mitigate the identified adverse effect on the internationally designated sites along the Solent, ensuring their integrity. The details of the nutrient mitigation scheme and the land associated to it would be secured in a planning obligation, in the form of a Section 106 legal agreement. Given the above, the proposal is compliant with policies SD9 (Biodiversity), SD10 (International Sites) and SD17 (Water Environment) of the Local Plan.

#### Green infrastructure and trees

- 8.44 Existing green infrastructure (GI) on site mainly comprises a mature line of trees along the western boundary and a dense group of shrubbery to the east. There is a copse a few metres to the south and a wider local GI network formed of tree lines and hedgerows, but these not well connected. There is a clear opportunity to improve the existing limited GI within the site and provide new GI that better connects existing habitats locally.
- 8.45 This proposal retains and protects the existing GI on site, and it proposes to add a new native hedgerow along the southern boundary, connecting existing GI network from east to west, resulting in a more joined-up grid. Other GI improvements include open amenity space and tree planting throughout the site along routes and the main open spaces. Whilst the house within plot 12 would be closely located to the tree along the western boundary, this will not encroach into the tree's root protection area. Suitable tree and hedge protection measures are controlled by condition to ensure their retention and protection during construction works.
- 8.46 It is worth to note that all key GI assets (existing and proposed) will fall outside of private gardens which would facilitate good management by a management company or similar and avoid encroachment of activities and domestic paraphernalia into GI. Access to green infrastructure spaces will be available to all residents for enjoyment and management, which will contribute to its long terms success.
- 8.47 It is therefore concluded that the proposed scheme is compliant with policies SD11 and SD45 of the SDLP as it will protect and enhance existing trees and green infrastructure on site and will provide new multifunctional linkages across the site, which will benefit wildlife, surface water drainage, climate regulation and residents' well-being.

#### Ecosystem services

- 8.48 Policy SD2 of the SDLP relates to ecosystem services and states that development proposals will be permitted where they have an overall positive impact on the ability of the natural environment to contribute goods and services. This is to be achieved through high quality design and delivering all opportunities to manage natural resources sustainably. Allocation Policy SD91 also emphasises the role of the development in contributing to ecosystem services, and it requires to particularly tackle the following: carbon storage, pollination, water quality and noise regulation.

- 8.49 The application's plans and supporting information set out a series of on-site and off-site actions that relate to the delivery of ecosystem services:
- The site makes an efficient use of the land, providing an appropriate amount of development, density and open spaces, sustainably using land resources. The development does not interfere with water bodies.
  - The GI and planting strategy is based on joining-up existing GI. As recommended by the Landscape Officer, the planting scheme is mostly dominated by native species, with only a small number of non-native species within private gardens and road verges are planted as meadows. Plant species are suitable for pollinating species.
  - In terms of water management, this residential scheme has demonstrated that dwellings will consume no more than 110 litres of water per person per day. It would also mitigate any impact of the development on water nutrients on the Solent by providing suitable mitigation achieving nutrient neutrality.
  - This area is not at risk of flooding, although the layout, landscaping and drainage strategy has been designed to facilitate a sustainable drainage system through infiltration.
  - Regarding sustainability criteria, there are several aspects that contribute to mitigation and adaptation to climate change such: EV charging points, deciduous trees across the site to regulate climate, minimal use of hard surfaces, avoidance of unsustainable construction materials such plastic windows and doors, green roofs, CO2 reduction through renewable energy and energy efficiency of buildings as well as passive house certification of two dwellings. The site would also contribute to the storage of CO2 through significant extent of soft landscaped areas with planting, and in particular the high number of trees proposed.
  - Although the development would lead to carbon emissions, it has also taken reasonable steps to store carbon through retention of trees and hedges and the use of timber and locally sourced materials, which have a lower carbon footprint.
  - In terms of soils, the proposal has demonstrated that it will make a sustainable use of the underlying gravel and sand on site and will not be a full mineral extraction.
  - In terms of reducing air pollution, the proposal will facilitate and promote the use of electric vehicles, as all dwellings will be fitted with an EV charge point. No significant noise is expected to result from this development.
  - The layout has been designed to provide access to residents and visitors to open spaces and pedestrian routes along the site, with good connectivity to neighbouring areas to the north and east. The site is also relatively well located on the edge of the settlement, distant from the road and addressing open countryside, which contributes to the tranquillity and well-being of residents.
- 8.50 Policy SD91 refers to specific ecosystem services which this site should deliver, mainly carbon storage, pollination, water quality and noise regulation. The proposal will positively contribute to these four services, as explained above.
- 8.51 Furthermore, the proposed nutrient mitigation scheme proposed in West Stoke would also deliver multiple benefits in terms of ecosystem services: carbon storage, sustainable surface water management and purification, good air quality, amongst others.
- 8.52 Although it is understood that the site currently is a green field that provides services to the ecosystem, the principle of new residential development is accepted and therefore some negative impacts to services would be expected from any form of development. Notwithstanding this, this proposal has demonstrated that reasonable opportunities have been incorporated to deliver positive impacts on the way that natural environment contribute goods and services. Therefore, this development proposal meets the requirements of Policy SD2 of the SDLP.

#### Highways, access and parking

- 8.53 The Highways Authority (WSCC) have not raised an objection to the proposal, which was supported by a Transport & Travel Plan and a Technical Note. WSCC are satisfied with respect to the access to the site via Southbrook Road and Portal Close, the proposed



transition to a shared surface on site and the pedestrian link with Heather Close. The road within the site will be privately owned and maintained, as is Portal Close. The proposal has demonstrated safe access and turning of vehicles, including large and heavy refuse and emergency ones.

- 8.54 A number of neighbours have raised safety concerns with the increase of vehicular movements and access at the junction with Southbrook Road, however, the Highways Authority has confirmed that access is safe, as it remains as currently safely used by residents at Portal Close, and the increased number of trips at the junction would not be severe and will be within its capacity.
- 8.55 Parking provision for dwellings is considered acceptable by WSCC, as it would amount a total of 36 parking spaces for 17 dwellings, meeting the WSCC minimum standards. This avoids any additional on-street parking in adjacent roads, which is a requirement of allocation policy SD91.
- 8.56 22 cycle parking spaces are proposed in secure and covered storage. Furthermore, all dwellings will count with electric vehicle charging points as required by policy SD22 and the Sustainable Construction SPD.
- 8.57 The proposal will not have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network. WSCC has suggested a series of standard conditions, which have been incorporated to this report. Overall, the design of the vehicular, cycle and pedestrian network is safe, inclusive and accessible. It protects and enhances highways safety and follow the principles set out in the 'Roads in the South Downs' guide. As a result, this application is consistent with highway and parking policies SD21 and SD22 of the Local Plan.

#### Archaeology and setting of the Conservation Area

- 8.58 The site does not fall within any area of especial archaeological interest and there is no record of anything having been discovered within or in the vicinity of the site. As stated by the CDC Archaeologist, West Ashling lies on an area of the coastal plain that should be expected to contain some evidence of human activity (late prehistoric and Roman), but the small size of the site makes this sort of presence less likely and there is little reason to oppose any development or to require significant mitigation.
- 8.59 Notwithstanding the above, there is the possibility that remains are found in the course of construction and therefore a condition has been included. The condition requests to inform the SDNPA should any remain suspected to be of archaeological interest be found and to record and publish the results of the excavation.
- 8.60 The West Ashling Conservation Area lies approximately 70 metres to the north and east of the site, but these areas are not read together as there are two 20<sup>th</sup> and 21<sup>st</sup> century housing developments between the site and the conservation area which obstruct any views from the site and vice versa. Although distant from the West Ashling Conservation Area, the proposed development positively responds to its architectural style and use of materials. It is considered that this development will not cause an impact to the conservation area and will positively respond to its setting and therefore preserves the character and appearance of this designated heritage asset.
- 8.61 Given the above, it is considered that the proposed development will not lead to harm any archaeological heritage asset and will preserve the nearby conservation area and its setting, therefore being compliant with policies SD15 (Conservation Areas) and SD16 (Archaeology) of the Local Plan.

#### Dark night skies and relative tranquillity

- 8.62 The application site is located within the Dark Night Skies Zone EI(a) 2km Buffer Zone of intrinsic rural darkness. This is also in an area of low to medium level of relative tranquillity as shown in the SDNP Tranquillity Study.
- 8.63 Policy SD7 (Relative Tranquillity) SDLP states that development proposals will only be permitted where they conserve and enhance the relative tranquillity of the National Park.

Whilst the site is within a low-medium tranquil area and the proposal would introduce new houses on a green field, the scheme would not necessarily lead to levels of visual and aural disruption to the settlement as to lead to a change to the existing low-medium tranquillity value.

- 8.64 Policy SD8 of the Local Plan relates to the conservation and enhancement of the intrinsic quality of the dark night skies, and the integrity of the Dark Sky Core. The existing site is undeveloped and does currently conserve the dark skies. It would be expected from any development to cause some degree of light pollution, therefore especial attention is given to any street/external lighting and the design of the houses and in terms of openings that could lead to internal light transmission.
- 8.65 The Lighting Statement submitted with the application adopts appropriate principles with regards to light pollution and acknowledges the sensitive edge of settlement location. In response to this, the proposal has omitted any street lighting. External lighting is limited to lights located at each dwelling's front entrance with motion sensors and time delay off. Buildings do not feature any roof openings (skylight, rooflight, etc.), avoiding upwards light transmission. Whilst buildings have been design with a combination of medium and large openings, these will be well-recessed from the line of the elevation, reducing upwards light transmission. Much of any residual internal lighting glow would be screened by vegetation. These principles are considered acceptable and a condition is attached to the planning permission to ensure that any external lighting would comply with the above-mentioned principles and the SNDP Dark Night Skies Technical Advice Note.
- 8.66 Given the above, no light pollution is expected as result of the proposed development. The proposal has demonstrated that the level of tranquillity and dark night skies will be conserved on site and therefore its compliance with Policies SD7 and SD8 of the Local Plan.

#### Surface and foul water drainage

- 8.67 Policy SD17 states that development proposals that affect groundwater and surface water, will be permitted provided that there is no adverse impact on the quality of the groundwater source. Policy SD50 (Sustainable Drainage Systems or 'SUDs') supports development proposals that ensure against the increase of surface water run-off, taking account of climate change.
- 8.68 The application site is located within the Environment Agency's Flood Risk Zone I (low risk), and there is no record of surface water flooding within the site. The surface water drainage strategy is based on on-site infiltration and has been informed by infiltration testing. It includes large extensions of porous surfaces allowing infiltration, soakaways, and a swale in the main open space. Furthermore, the significant use of vegetation and green roofs across the site help to slow down and reduce surface water run-off. This drainage strategy is supported by the Lead Local Flood Authority and the District's Drainage Engineer and have recommended that full details of the drainage scheme, its maintenance and management should be submitted to and approved by the SNDPA prior any development commences on site. This has been incorporated in a condition.
- 8.69 The proposal would deal with foul water by connecting to the exiting sewer network to the north west, being this the closest main sewer to the application site offering adequate capacity and eliminating risks of pollution of groundwater.
- 8.70 Drinking water will be supplied from the Portsmouth Water company network. Portsmouth Water has also commented on this application and raised no adverse comments from the ground water quality perspective as the site is located outside of a source protection zone of water supply sources.
- 8.71 The SDNPA is satisfied that the proposed development will conserve and enhance water quality and quantity and that the site will not increase surface water flood risk in the area through the provision of SUDs. Consequently, water will be managed sustainably, in accordance with policies SD17, SD49 and SD50 of the Local Plan.

#### Impact on amenity of local residents

- 8.72 The site is located in proximity to residential properties to the north and east – Heather Close and Portal Close respectively. No concerns have been raised by local residents to the proposed development in terms of impact to their living conditions, however the scheme is assessed against policy SD5 of the SDLP, which requires new development to have regard to avoiding harmful impact upon, or from, any surrounding uses and amenities.
- 8.73 Dwellings will be arranged in a manner that they face open countryside and the public realm, not directly addressing nearby neighbours. These units will be distant enough from neighbouring properties (15 to 30 metres approximately) and there is sufficient dense screening between the application site and Portal and Heather Close, which would avoid direct intrusive views from first floor level towards neighbours' rear gardens.
- 8.74 The residential development would not necessarily entail an increase in nuisance from activity and vehicles as to adversely affect residents, given that the scale and nature of the development is compatible with the neighbouring residential area. Vehicle speed at the access point would be slow, given the designed tight and shared layout, calming traffic within the site.
- 8.75 For the above reasons, the proposed development will avoid harmful impacts upon surrounding residents, in line with policy SD5 of the Local Plan.

#### Minerals

- 8.76 The site is located within a mineral safeguarded area of unconsolidated gravel, where development proposals will need to demonstrate that development can acceptably sterilise the site without significant harmful impact on the supply of local minerals, as required by allocation policy SD91.
- 8.77 A Mineral Resource Assessment Statement accompanies this planning application. This one confirms that the proposal will not be for mineral development, but that it could comprise incidental extraction and recovery of any sands and gravels encountered during excavation works required such preparatory excavation for housing, drainage and other infrastructure. This statement concludes that the development will not negatively impact on the environment and the local mineral resources and it has been reviewed by the SDNPA Planning Policy Team, who agree with this conclusion.
- 8.78 The proposal has been reviewed against policy M9 of the West Sussex Joint Minerals Local Plan (2018) and it is considered that the merits of the scheme and the SDLP allocation outweigh the need to safeguard the site for mineral extraction. A construction management plan condition controls the extraction and management of any sand and gravel from site. It is considered that although the proposed development will sterilise the site for mineral extraction, the site only constitutes a negligible are of the safeguarded area and an appropriate use of any incidental extraction is controlled by the SDNPA. Overall, the residential use of the site and its contribution to the implementation of the SDNP housing strategy outweighs the sterilisation of the site for mineral extraction.
- 8.79 This sustainable approach to the use of the underlying mineral is considered acceptable in principle and to meet the requirements of policy SD91 of the Local Plan and M9 of the West Sussex Joint Minerals Local Plan.

#### Other matters

- 8.80 The application site is well served with utilities such water supply, sewer, broadband, electricity and gas. Connection to these networks are considered feasible.
- 8.81 The scheme has been amended as per the Fire and Rescue Service and Chichester Waste Team's comments. The revised proposals include a fire hydrant to supply water for firefighting and bin collection points as required.

### **9. Conclusion**

- 9.1 The proposals have positively addressed all matters raised by officers at pre-application and during the life of this application. It has also responded and adapted well to changes to policy

with the adoption of the South Downs Local Plan and the two adopted SPDs on affordable housing and sustainable construction.

- 9.2 Officers have taken into account that the proposal has explored multiple reasonable opportunities to provide a well-balanced mix and affordable homes in West Ashling. The proposal has demonstrated a good understanding of the landscape sensitivities of the area and positively responds to these, resulting in a residential development that would be of high quality design. Overall, officers are satisfied on the design, landscape and ecological implications of the proposal.
- 9.3 The proposed development is considered proportionate, appropriate to its location and landscape-led, it will deliver wider benefits to the National Park in line with the Local Plan and will appropriately mitigate any harm to internationally designated sites for nature conservation. It is considered that the application is consistent with allocation policy SD91 and the whole South Downs Local Plan 2014-2033. Therefore, it is recommended for approval subject to conditions and the completion of a Section 106 legal agreement.

## **10. Reason for Recommendation and Conditions**

### **10.1 Planning permission is recommended to be granted subject to:**

1. The completion of a Section 106 legal agreement, the final form of which is delegated to the Director of Planning, to secure the delivery of the following:
  - a) 9 affordable dwellings, 7 of which of rented tenure and 2 of shared ownership;
  - b) A financial contribution of £9,205 towards recreational disturbance mitigation on the Solent Maritime SAC and Chichester and Langstone Harbour SPA;
  - c) A full scheme of nutrient mitigation for the lifetime of the development (including maintenance and management) towards mitigation of additional nutrient load on the Solent European nature conservation designated sites.
2. The conditions as set out in paragraph 10.2 of this report.
3. That authority be delegated to the Director of Planning to refuse the application with appropriate reasons if:
  - a) The S106 Agreement is not completed or sufficient progress has not been made within 6 months of the 8th October 2020 Planning Committee meeting.

### **10.2 Proposed conditions:**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.  
  
Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended)/ To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".  
Reason: For the avoidance of doubt and in the interests of proper planning.  
Construction works
3. No development shall take place, including any ground works or works of demolition, until a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to in full throughout the entire construction period. The Plan shall provide details as appropriate but not be restricted to the following matters:
  - (i) the anticipated number, frequency and types of vehicles used during construction;
  - (ii) the method of access and egress and routeing of vehicles during construction;
  - (iii) the parking of vehicles by site operatives and visitors;
  - (iv) the loading and unloading of plant, materials and waste;
  - (v) the storage of plant and materials used in construction of the development;

- (vi) the erection and maintenance of security hoarding;
- (vii) effective vehicle wheel-cleaning facilities to be made available throughout construction;
- (viii) the provision and utilisation of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders);
- (ix) details of public engagement both prior to and during construction works;
- (x) temporary arrangements for access and turning for construction traffic for each part of the site; and
- (xi) an indicative programme for carrying out of the works;
- (xii) details of the arrangements for public engagement / consultation both prior to and continued liaison during the construction works;
- (xiii) protection of trees and hedgerows to be retained;
- (xiv) a sensitive lighting strategy during construction, in line with the measures detailed in section 3.0 of the submitted Lighting Assessment;
- (xv) measures to control the emission of dust and dirt during construction;
- (xvi) measures to mitigate noise, including vibration, during construction works.
- (xvii) a scheme for recycling / disposing of waste resulting from demolition and construction works, including extraction details and management of any extracted sand/gravel from site.

Reason: In the interests of highway safety and the amenities of the area and having regard to National Policy Guidance contained in the NPPF 2019. It is considered necessary for this to be a pre-commencement condition as these details relate to the construction of the development and thus go to the heart of the planning permission.

4. No construction activities shall take place, other than between 08:00 to 18:00 hours (Monday to Friday) and 08:00 to 13:00 hours (Saturday) with no construction or demolition on Sunday or Bank Holidays.

Reason: To protect the amenity of local residents.

#### Foul and surface water drainage

5. No development approved by this permission shall be commenced until full details of the proposed connection to the sewerage mains system have been submitted to and approved in writing by the Local Planning Authority. Thereafter all development shall be undertaken in accordance with the approved details and no occupation of any of the development shall be take place until the approved works have been completed. The foul drainage connection and system shall be retained as approved thereafter.

Reason: In order to secure a satisfactory standard of development that meets the requirements of Policy SD17 of the South Downs Local Plan 2014-2033. It is considered necessary for this to be a pre-commencement condition as these details relate to the construction of the development and thus go to the heart of the planning permission.

6. Development shall not commence, other than works of site survey and investigation, until the full details of the proposed surface water drainage scheme have been submitted to, and approved in writing by, the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems, as set out in Approved Document H of the Building Regulations and the SuDS Manual produced by CIRIA. Winter groundwater monitoring, to establish the highest annual ground water levels, and winter percolation testing, to BRE 365 or a similar approved method, will be required to support the design of any infiltration drainage. No building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details.

The scheme shall include full details of the maintenance and management of the SuDS. These details should be set out in a site-specific maintenance manual and submitted to,

and approved in writing, by the Local Planning Authority. The manual is to include details of financial management and arrangements for the replacement of major components at the end of the manufacturer's recommended design life. Upon completed construction of the SuDS System, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual.

Reason: To ensure that the proposed development is satisfactorily drained, reduce surface water risk and improve water quality in accordance with Policies SD17, SD49 and SD50 SDLP. This is required to be a pre-commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.

#### Hard and soft landscaping

7. Notwithstanding the details shown on the approved plans no development shall commence unless and until a detailed scheme of hard landscape works has been submitted to and approved in writing by the Local Planning Authority. All such works as may be approved shall then be fully implemented in accordance with the approved development. Once implemented they should be retained. The scheme design shall include the following details:
- a) Details of existing trees and other vegetation to be retained in the scheme and methods/measures for the protection of trees during and after construction;
  - b) Layout of surfaces including materials, permeability, kerbs, edges, steps, retaining walls, ramps, and similar;
  - c) Schedule of surfacing materials (including upstands and demarcations), including the courtyards;
  - d) Street furniture including seating, signage, litter bins, cycle racks, tree grilles/surface treatment and guards;
  - e) Tree pits design, materials and size;
  - f) Boundary treatments details including gates and doors;
  - g) Any ancillary structures.

Reason: To ensure a satisfactory development and in the interests of amenity and landscape character. It is considered necessary for this to be a pre-commencement condition as these details relate to the construction of the development and thus go to the heart of the planning permission.

8. Notwithstanding the details shown on the approved plans no development above slab level shall commence unless and until a full detailed scheme of planting proposals have been submitted to and approved in writing by the Local Planning Authority. All such work as may be approved shall then be fully implemented in the first planting season, following commencement of the development hereby permitted and completed strictly in accordance with the approved details. Any plants or species which within a period of 5 years from the time of planting die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless otherwise agreed in writing by the Local Planning Authority.

The scheme design shall follow the principles of the submitted Landscape and Habitat Management Plan (18/08/2020 Rev A) and include the following details:

- a) Layout of planting to show plant species, nursery planting sizes, locations, densities and numbers;
- b) Tree pit designs for each size of tree planting proposed including guying/support method, tree pit size, details of backfill material, irrigation design, surface treatment according to location;
- c) Areas of grass & specification for seeding or turfing as appropriate;
- d) Written specification for soil amelioration including cultivations, planting methodology, establishment maintenance Operations proposed and existing

functional services above and below ground (e.g. drainage, power, communications cables, pipelines etc. indicating lines, manholes, supports.);

- e) Any bunding or swales (including cross sections).

Reason: To ensure a satisfactory development and in the interests of amenity and landscape character.

9. A landscape and ecological management plan (LEMP) shall be submitted to, and be approved in writing by the Local Planning Authority prior to occupation of the development. This LEMP should follow the principles and objectives of the approved landscaping and planting plans and the Landscape and Habitat Management Plan (18/08/2020 Rev A). Once approved, it shall then be fully implemented and followed throughout the life of the development unless otherwise agreed by the Local Planning Authority. The content of the LEMP shall include the following:

- a) description and evaluation of features to be managed;
- b) ecological trends and constraints on site that might influence management;
- c) aims and objectives of management;
- d) appropriate management options for achieving aims and objectives;
- e) prescriptions for management actions, together with a plan of management compartments;
- f) preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period;
- g) details of the body or organisation responsible for implementation of the plan;
- h) ongoing monitoring and remedial measures.

Reason: To ensure a satisfactory development and in the interests of amenity and landscape character and conserve and enhance the ecological standard.

#### Sustainable construction

10. Prior to the first occupation of the dwellings hereby permitted, detailed information in a post construction stage sustainable construction report in the form of:

- a) as built stage SAP data;
- b) as built stage BRE water calculator;
- c) product specifications;
- d) building design details;
- e) layout or landscape plans

demonstrating that the dwelling has:

- a) reduced predicted CO<sub>2</sub> emissions by at least 19% due to energy efficiency and;
- b) a further 20% due to on site renewable energy compared with the maximum allowed by building regulations;
- c) EV charge points;
- d) predicted water consumption no more than 110 litres/person/day;
- e) separate internal bin collection for recyclables;
- f) private garden compost bin

and evidence demonstrating

- a) sustainable drainage and adaptation to climate change;
- b) selection of sustainable materials;
- c) two dwellings certified as Passive Houses;
- d) compliance with the submitted and approved Energy and Sustainability Statement (24.08.2020)

shall be submitted to and approved in writing by the Local Planning Authority. The development shall be occupied in accordance with these agreed details and these details will hereafter be retained.

Reason: To ensure development demonstrates a high level of sustainable performance to address mitigation of and adaptation to predicted climate change, in compliance with policies SD2, SD22 and SD48 of the SDLP and the Sustainable Construction SPD.

#### Access and parking

11. No part of the development shall be first occupied until the car and cycle parking spaces have been constructed in accordance with the approved plans. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car and cycle parking space for the use.

12. No part of the development shall be first occupied until the electric vehicle charging spaces have been provided in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To provide sustainable travel options in accordance with current sustainable transport policies and comply with policies SD22 and the Sustainable Construction SPD.

13. No vehicular/pedestrian access of any form shall be created through the western and southern boundaries of the site to open countryside without the written consent of the Local Planning Authority.

Reason: to avoid further encroachment into open countryside as well as a break in the proposed green infrastructure, in the interest of the protection of the landscape character, green infrastructure network and visual amenity.

#### External lighting

14. No development above slab level shall commence unless and until details of any external lighting of the site, are submitted to and approved in writing by the Local Planning Authority. These details shall include the predictions of both horizontal illuminance across the site and vertical illuminance affecting residential receptors. The lighting installation shall comply with the recommendations of the Institution of Lighting Professionals (ILP) "Guidance Notes for the Reduction of Obtrusive Light" (2011,) for zone EI(a) and the SDNPA "Dark Skies Technical Advice Note (2018)"

The approved installation shall be maintained and operated in accordance with the approved details unless variation is agreed in writing by the Local Planning Authority.

Reason: To protect the amenity of future residents, create an appropriate amenity space, protect wildlife, and conserve the landscape and dark night skies of the South Downs National Park, in accordance with National Park Purposes and the NPPF.

#### Materials and architectural details

15. No development above slab level shall commence unless and until a full schedule of all materials and finishes and samples of such materials and finishes to be used for external walls and roofs of the buildings have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved schedule of materials and finishes unless otherwise agreed in writing by the Local Planning Authority.

Reason: To enable the Local Planning Authority to control the development in detail in the interest of amenity and to ensure a development of visual quality.

16. No development above slab level shall commence unless and until the architectural details have been submitted to, and approved in writing by the local planning authority. The details shall include:

- a) Details of all eaves;
- b) Details of porches, projections and recesses;
- c) Windows (including glazing, head, sill and window reveal details and shutters/louvres, if applicable);
- d) Manufacturers' details of light transmittance of glazing;
- e) Doors and outbuildings doors;



- f) Outbuildings and sheds;
- g) Rainwater goods and harvesting;

Thereafter the works shall be carried out in full accordance with the approved details and the development shall be maintained as approved in perpetuity.

Reason: To ensure appropriate design and appearance in the interests of protecting the visual amenity/character of the development and surrounding area.

#### Ecology

17. Development shall proceed in complete accordance with the measures detailed in Section 5 “Further Surveys, Mitigation & Enhancements” of the submitted Ecological Impact Assessment report by Eclipse Ecology (21 August 2020, ref. PI 18.2.2). Any departure from this shall require the written consent of the SDNPA.

Reason: to ensure the protection of protected species on site and achieve biodiversity gains through the development in accordance with Policy SD9 of the SDLP. To ensure the safeguard of protected species in line with the Wildlife and Countryside Act 1981 (as amended).

#### Refuse and recycling bins

18. The development hereby permitted shall not be brought into use unless and until refuse and recycling storage and collection points have been constructed as per the approved drawings. The approved refuse and recycling storage facilities and collection points shall be retained thereafter.

Reason: To preserve the residential and visual amenities of the locality.

#### Fire hydrant

19. Prior to the first occupation of any dwelling, a fire hydrant should be installed on site as shown on approved plans, unless otherwise agreed in writing by the SDNPA, and arrange its connection to a water supply which is appropriate in terms of both pressure and volume for the purposes of firefighting.

The fire hydrant shall thereafter be maintained as part of the development by the water undertaker at the expense of the Fire and Rescue Service if adopted as part of the public mains supply (Fire Services Act 2004) or by the owner / occupier if the installation is retained as a private network.

Reason: In the interests of safety future residents’ safety.

#### Archaeology

20. The Local Planning Authority shall be informed in writing immediately of any items known or suspected to be of archaeological interest unearthed during the building operation and given a reasonable opportunity for an examination of the artefact and the site where it was found. Should the Local Planning Authority so decide, the developer shall make appropriate and satisfactory provision for the excavation and recording of remains, and subsequent publication of the results.

Reason: To assess the extent, nature and date of any archaeological deposits that might be present and the impact of the development upon these heritage assets, mitigate any effect of the works. To contribute to our understanding of our past by ensuring that opportunities are taken to capture evidence from the historic environment and to make this publicly available.

#### Removal of permitted development rights

21. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification) no development falling within the following Classes of Schedule 2 of the Order shall be carried out without the prior written approval of the South Downs National Park Authority: Part 1 Classes A, B, C, D, E and F, and Part 2 Class A.

Reason: To ensure the appearance of the development is satisfactory in accordance with the purposes of the South Downs National Park.

22. Notwithstanding the provisions of Part 2, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification), no gates, fences, walls or other means of enclosure and no building as defined in Section 336 of the Town and Country Planning Act 1990 shall be erected at the site, unless permission is granted by the Local Planning Authority pursuant to an application for the purpose.

Reason: To enable the Local Planning Authority to regulate and control the development of land in the interest of the appearance of the development and to ensure that development is satisfactory in accordance with the purposes of the South Downs National Park.

#### Informatives

1. A formal application for connection to the public sewerage system is required in order to service this development. Please read the Southern Water New Connections Services Charging Arrangements documents which has been published and is available to read on our website via the following link:  
<https://beta.southernwater.co.uk/infrastructure-charges>
2. The applicant is advised to contact the proprietor of Portal Close to obtain formal approval to carry out the site access works on to the private close. The applicant is advised that the erection of temporary directional signage should be agreed with the Local Traffic Engineer prior to any signage being installed. The applicant should be aware that a charge will be applied for this service.
3. The South Downs National Park Authority encourages the use of locally sourced materials to support local character and distinctiveness, and to reduce the costs both financially and environmentally of transporting materials long distances. The applicant is recommended to undertake a resource mapping exercise for materials, starting within a 5km radius of their site, and then 10km, 25km.

#### **11. Crime and Disorder Implication**

- 11.1 It is considered that the proposal does not raise any crime and disorder implications.

#### **12. Human Rights Implications**

- 12.1 This planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

#### **13. Equality Act 2010**

- 13.1 Due regard has been taken of the South Downs National Park Authority's equality duty as contained within the Equality Act 2010.

#### **14. Proactive Working**

- 14.1 In reaching this decision the Local Planning Authority has worked with the applicant in a positive and proactive way, in line with the NPPF. This has included the provision of extensive advice from the SDNPA Design, Landscape, Development Management Officers, the SDNPA Design Review Panel and the opportunity to provide additional information to overcome critical issues and the opportunity to amend the proposal to add additional value as identified by SDNPA Officers and consultees.

#### **TIM SLANEY**

##### **Director of Planning**

##### **South Downs National Park Authority**

Contact Officer: Rafa Grosso Macpherson  
Tel: 01730819336  
email: [Rafael.Grosso-Macpherson@southdowns.gov.uk](mailto:Rafael.Grosso-Macpherson@southdowns.gov.uk)

Appendices  
SDNPA Consultees  
Background Documents

I. Site Location Map

Legal Services

Planning application (documents, representations and consultation responses)

<https://planningpublicaccess.southdowns.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

South Downs Local Plan 2014-2033

[https://www.southdowns.gov.uk/planning/south-downs-local-plan\\_2019/](https://www.southdowns.gov.uk/planning/south-downs-local-plan_2019/)

National Planning Policy Framework (2019)

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

The South Downs National Park Partnership Management Plan (2020-2025)

<https://www.southdowns.gov.uk/national-park-authority/our-work/partnership-management-plan/>

English National Parks and the Broads: UK Government Vision and Circular (2010):

<https://www.gov.uk/government/publications/english-national-parks-and-the-broads-uk-government-vision-and-circular-2010>

South Downs Integrated Landscape Character Assessment (2011)

<https://www.southdowns.gov.uk/planning-policy/landscape-character-assessments/south-downs-integrated-landscape-character-assessment/south-downs-integrated-landscape-character-assessment-icla-2011/>

National Design Guide (2019)

<https://www.gov.uk/government/publications/national-design-guide>

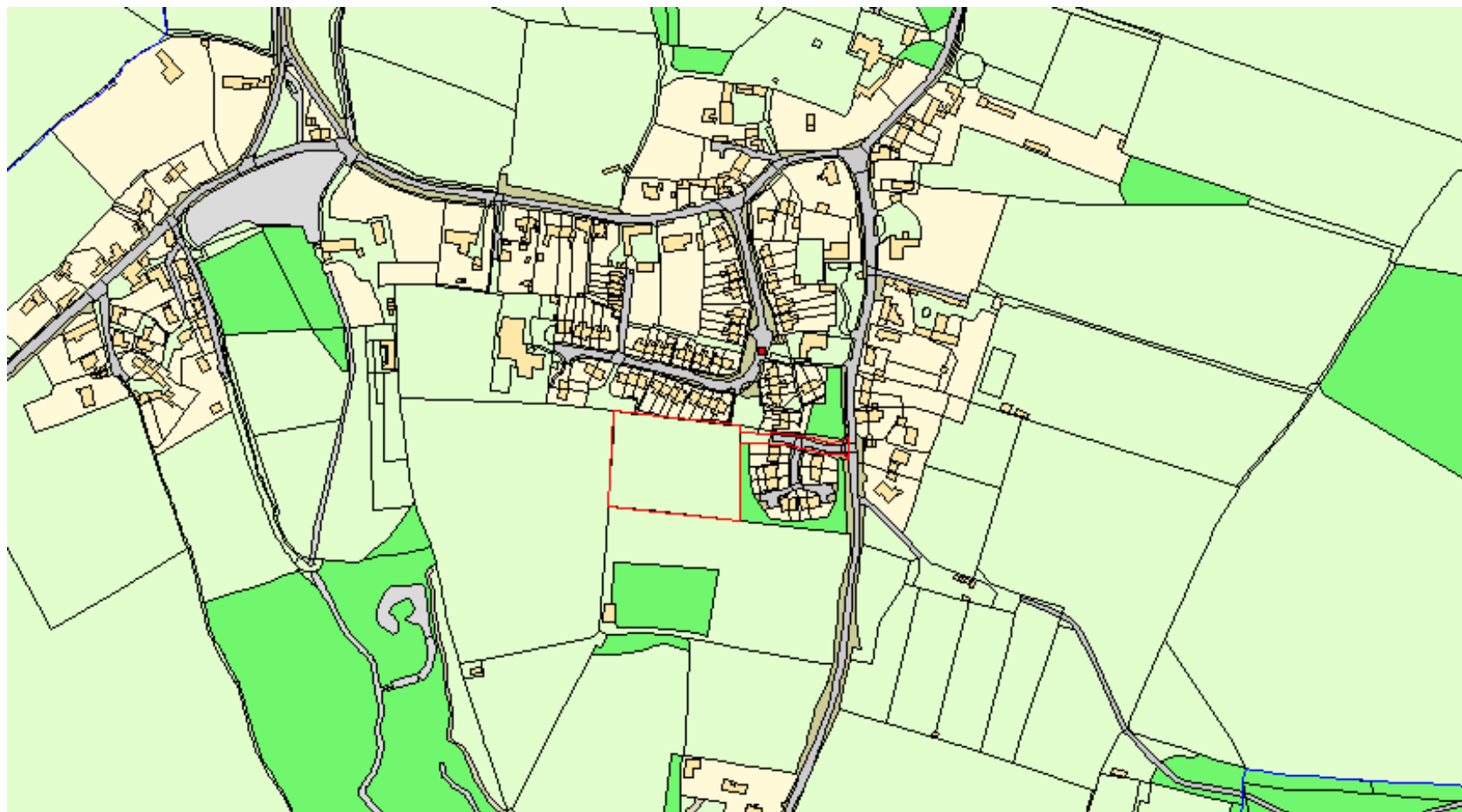
Affordable Housing SPD (2020)

<https://www.southdowns.gov.uk/planning-policy/supplementary-planning-documents/affordable-housing-spd/>

Sustainable Construction SPD (2020)

<https://www.southdowns.gov.uk/planning-policy/supplementary-planning-documents/sustainable-construction-supplementary-planning-document/>

**Site Location Map**



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. South Downs National Park Authority, Licence No. 100050083 (2012) (Not to scale)

Report to	<b>Planning Committee</b>
Date	<b>08 October 2020</b>
By	<b>Director of Planning</b>
Title of Report	<b>SDNPA response to the White Paper: Planning for the Future</b>
Purpose of Report	<b>To explain and summarise the SDNPA response to the White Paper</b>

**Recommendation: The Committee is recommended to consider the proposed SDNPA response to the White Paper: Planning for the Future as, set out at Appendix I, and provide comments for consideration by the NPA.**

## **1. Summary**

- 1.1 The Government issued the White Paper: Planning for the Future on 06 August 2020, and it is open for consultation until 29 October 2020. The foreword by the Prime Minister states that it is 'radical reform unlike anything we have seen since the Second World War. Building, from the ground up, a whole new planning system for England.'
- 1.2 Members discussed the White Paper at a Member Workshop on 15 September 2020 and several Members and officers contributed to an intranet forum. We have also worked with several partner organisations such as the South East Nature Partnership, who have shared their expert knowledge on the consultation. Officers have prepared this response to the White Paper based on the strategic steer provided by Members.
- 1.3 We have worked closely with the other national park authorities and are contributing to a separate National Parks England response on the White Paper. This is referenced in the opening paragraph of our letter and will be signed off separately under delegated powers by the Authority.
- 1.4 The main response is set out in a letter, which forms **appendix I** to this report. Detailed answers to the 27 questions set in the White Paper form an appendix to the letter.

## **2. The White Paper**

- 2.1 The Prime Minister's Foreword in the White Paper indicates the gravity with which Government is approaching these sweeping reforms. The language within it is highly critical of the current planning system and takes aim at planning for a number of national failures including the rate of house building, the time taken to prepare local plans and the quality of the built environment.
- 2.2 Through the reform to the system, the key aspects of the White Paper are:
  - Streamlining the planning process 'with more democracy taking place more effectively at the plan making stage'

- Taking a radical, digital-first approach ‘to modernise the planning process, moving from a process based on documents to a process driven by data’
  - Bringing a new focus on design and sustainability
  - Improving infrastructure delivery and ensuring developers play their part, through reform of developer contributions
  - Ensuring more land is available ‘for homes and development that people and communities need’
- 2.3 The White Paper identifies three Pillars of reform:
- Planning for development
  - Planning for beautiful and sustainable places
  - Planning for infrastructure and connected places
3. **The Authority’s response to the White Paper**
- 3.1 The letter that forms Appendix I to this report sets out detailed comments on the following nine key matters:
- 3.2 **Clarification on the status of National Parks:** We ask that national parks are explicitly added to the list of protected areas in the same way that they are listed in footnote 6 of the National Planning Policy Framework (NPPF) and seek clarification that a limited amount of development will still be possible within protected areas without the need to designate renewal or growth areas.
- 3.3 **Local plans and zoning:** We agree that it takes too long to adopt a local plan, but consider that the five stages of local plan preparation set out in the White Paper do need further thought. We are concerned that the proposed timeline is too rigid and does not provide sufficient time to consider constraints particularly in stage 2 of the process. We are also concerned by the loss of meaningful consultation in the proposed local plan process. A rigid and rushed local plan process runs the risk of losing fine judgement and thus making poorly informed decisions on the development of land.
- 3.4 **Neighbourhood Development Plans (NDP):** We highlight that the Authority promotes and supports the preparation of NDPs in the South Downs and explain that over a third of our new homes will be provided through NDPs over the plan period. We think that NDPs should be allowed to allocate and indeed zone within the parameters set by the local plan and not simply become design codes.
- 3.5 **Environmental Protection:** We are deeply concerned that the White Paper has been written without reference to the biodiversity emergency and does not align with either existing or emerging environmental legislation particularly the Environment Bill. We recognise the problems with the existing sustainability appraisal process, which is process rather than outcome driven and seek clarification on the future of Habitat Regulation Assessment (HRA), which is not mentioned in the White Paper.
- 3.6 **Climate Change:** We are also deeply concerned that the White Paper has been written without reference to the climate change emergency. Although the importance of addressing climate change is stated at a high level within the document, it does not include any tangible measures to address the issue.
- 3.7 **Design and Beauty:** We welcome the emphasis that the White Paper places on good design and the creation of beautiful places. We acknowledge that design guides and codes can increase the quality of places delivered, but do question whether their use allows truly innovative design to come forward that speaks to the landscape in which it is located. We challenge the statement in the White Paper that ‘there is not enough focus on design and little incentive for high quality new homes and places’ and set out three examples of schemes where the design has been significantly improved through the development management process in the National Park. We welcome the introduction of chief officers for design and place making. We presume that the post will be similar to that of a chief town planning officer and would recommend that title.

- 3.8 **Development Management (DM):** We agree that decision making should be faster, but highlight recent improvements of Local Planning Authorities (LPA) in this respect. We stress the positive role of DM in complex applications and consider it inherently problematic to both digitise DM and create beautiful places. We welcome the proposal to reduce the amount of supporting information required to accompany a planning application. However, we are concerned that a standardised 50-page planning statement will be unable to provide all the necessary information to prove biodiversity net gain, all the viability evidence to support the level of affordable housing provision or a heritage statement on a proposal involving heritage assets. We do not support the proposals to refund the planning application fee if an application is not determined or if an appeal is won. We welcome the introduction of standard national policies, but are concerned by the loss of our more innovative and locally specific policies. We stress that planning in a national park is different to other LPAs as we follow our purposes and duty that are set in national legislation and offer to work with the Government on formulating specific DM policies relating solely to national parks and / or other designated landscapes. We welcome the proposal in the White Paper to strengthen the role of enforcement in the planning system.
- 3.9 **Infrastructure Levy:** We recognise the issues with CIL, but are concerned by the loss of Section 106, which will still be needed to secure on-site measures and other mitigation measures that cannot be secured via planning conditions. Our main concern with the new Infrastructure Levy is that payment would be moved from commencement to occupation, which will prevent infrastructure being in place on occupation or shortly afterwards, and the loosening of the levy's ties with the development and its impact in the locality.
- 3.10 **Public engagement:** We welcome the aspiration to move democracy forward in the planning system and introduce modern digital planning services. Our experience at the South Downs is that using a variety of methods maximises the number of people engaging in a consultation. We flag up that internet coverage is very poor in some rural areas such as parts of the South Downs.
4. **NPA Considerations**
- 4.1 Planning Committee will debate the SDNPA response to the White Paper and instruct changes as appropriate. The Committee will be making a recommendation to the NPA due to be held on 15 October 2020 on whether to approve the SDNPA response.

## 5. Other Implications

Implication	Yes*/No
Will further decisions be required by another committee/full authority?	Yes, NPA on 15-10-20
Does the proposal raise any Resource implications?	The response itself does not have any resource implications other than officer time spent preparing it.
Has due regard been taken of the South Downs National Park Authority's equality duty as contained within the Equality Act 2010?	<p>Yes, due regard has been taken.</p> <p>Questions 26 of the White Paper asks for our views on the potential impact of the proposals raised in this consultation on people with protected characteristics as defined in section 149 of the Equality Act 2010.</p> <p>We have answered as follows:</p> <p>The proposal to greatly increase digitisation in planning could have an adverse impact on the older members of society who would like to engage with the planning system but may not fully computer literate. Notwithstanding the fact that place of residence is not a protected characteristic, the drive towards</p>

	digitisation of planning could also have an adverse impact on people living in rural areas because of poor internet coverage.
Are there any Human Rights implications arising from the proposal?	None
Are there any Crime & Disorder implications arising from the proposal?	None
Are there any Health & Safety implications arising from the proposal?	None
Are there any Sustainability implications based on the 5 principles set out in the SDNPA Sustainability Strategy:	Yes, there are many sustainability implications relating to the White Paper that we have raised in our response. For example, the White Paper has been written blind of the biodiversity and climate change emergencies.

## 6. Risks Associated with the Proposed Decision

- 6.1 The only risk is that the Authority fails to reach agreement on its response and does not submit a response to the consultation.

Risk	Likelihood	Impact	Mitigation
The Authority does not agree the response to the White Paper	Low	Low	Officers follow the strategic steer from Members on the White Paper

## TIM SLANEY

### Director of Planning

### South Downs National Park Authority

Contact Officer: Lucy Howard, Planning Policy Manager

Tel: 01730 819284

email: [Lucy.howard@southdowns.gov.uk](mailto:Lucy.howard@southdowns.gov.uk)

Appendices I. Draft SDNPA response to the White Paper: Planning for the Future

SDNPA Consultees Legal Services; Chief Finance Officer; Monitoring Officer; Director of Planning

External Consultees None

Background Documents Planning For the Future White Paper:

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/907956/Planning\\_for\\_the\\_Future\\_web\\_accessible\\_version.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/907956/Planning_for_the_Future_web_accessible_version.pdf)





30 September 2020

MHCLG

*By email only*

Dear Sir / Madam

**Subject: White Paper: Planning for the Future**

The South Downs National Park Authority welcomes this opportunity to comment on the White Paper. We would like to make detailed comments on nine key matters as set out below. Our answers to the 27 questions in the White Paper are set out as an addendum to this letter. We are also signatories to the response by National Parks England, which we support. We look forward to working positively with you on the forthcoming changes to the planning system.

**Clarification on the status of national parks**

All national park authorities including the South Downs are guided by our two purposes and a duty, which are specified in the National Parks and Access to Countryside Act 1949, as amended by the Environment Act 1995.

The White Paper sets out three categories of land namely growth areas, renewal areas and areas that are protected. A number of examples are given of areas that are to be protected such as green belt and conservation areas, but national parks are not included in this list. We ask that national parks are explicitly added to the list of protected areas in the same way that they are listed in footnote 6 of the National Planning Policy Framework (NPPF).

We welcome the analysis of national parks provided in paragraph 28 of the White Paper and agree that the whole purpose of national parks would be undermined by multiple large scale housing developments. The spatial strategy for the South Downs set out in our recently adopted Local Plan is for a medium level of development spread across the towns and villages of the National Park. This is based on the premise that some development is needed to maintain the vitality of communities living in the National Park, whilst seeking to conserve and enhance the landscape. Clarification is sought from the Government that a limited amount of development will still be possible within protected areas without the need to designate renewal or growth areas.

**Local plans and zoning**

We agree that it takes too long to adopt a local plan. One particular problem that we encountered with the preparation of our Local Plan was the seven month wait between the submission of our plan for examination and the start of our hearings. However, the five stages of local plan preparation set out in the White Paper do need further thought. For example, how can people engage meaningfully in stage 1 of the process before there is anything tangible to comment on, and how will comments submitted in stage 3 of the process help shape the plan when it has already been submitted for examination?

We are concerned that the proposed timeline is too rigid and does not provide sufficient time to consider constraints particularly in stage 2 of the process. Plan making is an art as much as a science and cannot be done simply through the application of an algorithm. A rigid and rushed local plan process runs the risk of losing fine judgement and thus making poorly informed decisions on the development of land.

We await further detail on the new consolidated sustainable development test. Although sustainable development is a much used term, it is open to multiple interpretations. It is essential that the new system uses the internationally accepted Brundtland definition namely: 'Sustainable development is development that meets the needs of the present without compromising the ability of future generations to meet their own needs.'

### **Neighbourhood Development Plans (NDP)**

This Authority promotes and supports the preparation of NDPs in the National Park. We have 56 parishes designated for the purpose of neighbourhood planning and 31 NDPs have been made part of the development plan ranging from small villages to large market towns such as Petersfield and Lewes. We have found that several of our qualifying bodies have proactively promoted higher levels of development than that originally proposed in the Local Plan. Over a third of our new homes will be provided through NDPs over the plan period.

The consultation is unclear on the future role of NDPs. We have found that the current requirement to be in broad conformity with the strategic policies of the local plan provides the right balance between the different levels of plans. We think that NDPs should be allowed to allocate land for development and indeed zone within the parameters set by the local plan. If NDPs were simply to become design codes it would not play to the strengths of the qualifying bodies, who have built up considerable expertise in planning for their neighbourhoods since NDPs were introduced by the Government in 2011. They are in the best position at a local level to balance the competing demands for development and protection that good place making entails.

### **Environmental Protection**

The Authority is deeply concerned that the White Paper has been written without reference to the biodiversity emergency and does not align with either existing or emerging environmental legislation. The Environment Bill is progressing through its final parliamentary stages and will make several significant environmental landmarks into law including biodiversity net gain, nature recovery networks and local nature recovery strategies. These need to be addressed in the new planning system along with measures in existing legislation such as the duty of local authorities and Government departments to have regard to the purposes of conserving biodiversity in the Natural Environment and Rural Communities Act (NERC).

The Authority recognises the problems with the existing sustainability appraisal process, which is process rather than outcome driven. Clarification is required on the future of Habitat Regulation Assessment (HRA), which is not mentioned in the White Paper. The HRA ensures that adverse impacts do not occur on some of our most important and cherished nature designations sites. The new simplified process needs to integrate HRA and in particular retain the precautionary principle and compensatory habitats.

## Climate Change

The Authority is also deeply concerned that the White Paper has been written without reference to the climate change emergency. Although the importance of addressing climate change is stated at a high level within the document, no tangible measures are set out. The Authority contests that the national target of reducing greenhouse gas emissions to net-zero by 2050 will address the climate change emergency in time. As a matter of detail, we would like to query the proposal to allow changes to listed buildings in order to address climate change. Interventions to improve energy efficiency can have the potential to adversely impact the breathability of built fabric or harm features of interest.

## Design and Beauty

The Authority welcomes the emphasis that the White Paper places on good design and the creation of beautiful places. We acknowledge that design guides and codes can increase the quality of places delivered, but do question whether their use allows truly innovative design to come forward that speaks to the landscape in which it is located. We agree that securing local buy-in is important but have found, in practice, that local involvement can tend to focus on the architectural style of new development rather than the quality of the new places being created. We are also aware of instances where the enforcement of standards in design codes has proved problematic.

We would like to challenge the statement in the White Paper that ‘there is not enough focus on design and little incentive for high quality new homes and places.’ We take a landscape led approach to design in the South Downs and set out below three examples of schemes where the design has been significantly improved through the development management process:

- Residential development at Andlers Ash, Liss, Hampshire: the village’s hidden nature has been respected by restricting development above a certain contour; the built character of the village has been retained through the use of locally characteristic materials and building forms; provision of multi-functional green and blue infrastructure; retention of views out of the development.
- Mixed-use development at the Former Syngenta site, Fernhurst, West Sussex: the site’s isolation and enclosure by topography and mature woodland has been used as an opportunity to create a new place; the historic route of an old road and a culverted stream have been restored; the density of the developable areas has been sensitively maximised to enable large areas of the site to be left undeveloped and form green infrastructure including a new woodland 20 meters wide running through the site.
- Non-residential redevelopment of Harvey’s Depot, Lewes, East Sussex: the attention paid to integration of historic assets with new build and the building height generates enhancement of local views to Lewes’ characteristic downland setting; use of local flints roots the building in its locality; the green roof secures space for nature; the development includes new public space and improves the movement network around the site. This building has won multiple regional and national awards.

The Authority welcomes the introduction of chief officers for design and place making and we presume that the post will be similar to that of a chief town planning officer and would recommend that title.

## Development Management (DM)

In principle the Authority agrees that decision making should be faster, but would like to highlight the recent improvements of Local Planning Authorities (LPA) in this respect. We would like to stress the positive role of DM in complex applications as cited in the examples above and consider it inherently problematic to both digitise DM and create beautiful places. Our view is that this section of the White Paper is overly weighted toward the interests of developers and landowners and gives scant regard to the needs of LPAs.

The amount and length of supporting reports in the English planning system has grown considerably in recent years and it is not easy to demonstrate that this has increased the quality of outcomes. In this context we welcome the proposal to reduce the amount of supporting information required to accompany a planning application. However, we are concerned that a standardised 50-page planning statement will be unable to provide all the necessary information to prove biodiversity net gain, all the viability evidence to support the level of affordable housing provision or a heritage statement on a proposal involving heritage assets. We would like to flag up that the standard of ecological information submitted for planning applications is generally poor and it would be challenging to provide all the necessary information as required by the Environment Bill to prove biodiversity net gain within such a short statement.

The proposal to refund the planning application fee if an application is not determined in time is not supported. We consider that this would lead to an increase in LPAs determining applications as they stand and not taking any revisions in order to meet the deadlines. In reality this is therefore likely to increase the number of refusals. Giving deemed consent if the deadline is missed is also not supported. The SDNPA deals with over 5,000 applications a year and inevitably a very small number may not be determined in time. It is difficult to see why local communities should effectively have to pay for this if unacceptable development is allowed by default.

Planning committees in England do, in the vast majority of cases, consider applications perfectly properly and do a difficult job well. If an LPA acts unreasonably costs can already be awarded against it. It is difficult to see what benefit can be accrued from returning the planning application fee to the applicant if the appeal is won; presumably the LPA will receive a financial bonus if the appeal is dismissed? This proposal shows little awareness of the reality of resourcing issues facing most LPAs. This proposal would diminish local democracy.

The Authority welcomes the introduction of standard national policies, which provide a real opportunity to simplify the planning system. However, we are concerned by the loss of our more innovative and locally specific policies in the South Downs Local Plan such as our policies on tranquility, dark night skies and ecosystem services. Planning in a national park is different to other LPAs as we follow our purposes and duty that are set in national legislation. We would welcome the opportunity to work with National Parks England and the Government on formulating specific DM policies relating solely to national parks and / or other designated landscapes.

The Authority welcomes the proposal in the White Paper to strengthen the role of enforcement in the planning system.

## Infrastructure Levy

The Authority introduced the Community Infrastructure Levy (CIL) across the National Park in 2017 and recognises the issues with the tariff. We are, however, concerned by the loss of Section 106, which will still be needed to secure on-site measures and other mitigation measures that cannot be secured via planning conditions. Examples of locally successful projects funded in this way are the Solent Mitigation Fund and the Nitrate Mitigation Fund.

In regard to the new Infrastructure Levy, we have a number of concerns. Our main concern is that payment would be moved from commencement to occupation. Although this will aid developer cash flow, it will prevent infrastructure being in place on occupation or shortly afterwards. Payment on occupation is also more problematic to administer particularly for national park authorities that do not administer council tax. Secondly, the White Paper states that the Infrastructure Levy could be used to improve services or reduce council tax. This of course runs the risk that it would be spent on general Council budgets rather than providing infrastructure to support growth. Finally, we have concerns about affordable housing, which is already provided at well below the levels of need and should not be reduced further. Providing on site affordable housing is crucial to ensure we do not create new areas segregated by wealth. It is unclear how we would secure the details of affordable housing such as tenure and local priority with the new system. Given the huge gains conferred on the value of land when planning permission is granted any Infrastructure Levy should aim to capture more value than the current system. Capturing increased value for public benefit should also help increase the acceptability of development in areas.

## Public engagement

The Authority welcomes the aspiration to move democracy forward in the planning system and introduce modern digital planning services. Our experience at the South Downs is that using a variety of methods maximises the number of people engaging in a consultation. It should be remembered that internet coverage is very poor in rural areas such as parts of the South Downs. Our concerns about public engagement in the new system of local plan preparation are set out above. We would refer you to the Gunning principles of consultation particularly that 'conscientious consideration must be given to the consultation responses before a decision is made.'

Please do get back to me if you have any queries on any points that I have raised.

Yours faithfully

Ian Phillips  
Chair of the South Downs National Park Authority  
[ian.phillips@southdowns.gov.uk](mailto:ian.phillips@southdowns.gov.uk)

South Downs Centre, North Street,  
Midhurst, West Sussex, GU29 9DH

T: 01730 814810  
E: [info@southdowns.gov.uk](mailto:info@southdowns.gov.uk)  
[www.southdowns.gov.uk](http://www.southdowns.gov.uk)

Chief Executive: Trevor Beattie

## **White Paper: Planning for the Future.**

### **SDNPA Response to the Questions set by in the White Paper**

**1. What three words do you associate most with the planning system in England?**

- Essential
- Evidence-based
- Plan-led

**2. Do you get involved with planning decisions in your local area?**

Yes, we are the local planning authority for the South Downs National Park.

**2. (a). If no, why not?**

Not applicable

**3. Our proposals will make it much easier to access plans and contribute your views to planning decisions. How would you like to find out about plans and planning proposals in the future?**

The Authority welcomes the aspiration to move democracy forward in the planning system and introduce modern digital planning services. Our experience at the South Downs is that using a variety of methods maximises the number of people engaging in a consultation. It should be remembered that internet coverage is very poor in rural areas such as parts of the South Downs. We would refer you to the Gunning principles of consultation particularly that ‘conscientious consideration must be given to the consultation responses before a decision is made.’

The five stages of local plan preparation set out in the White Paper do need further thought. For example, how can people engage meaningfully in stage 1 of the process before there is anything tangible to comment on, and how will comments submitted in stage 3 of the process help shape the plan when it has already been submitted for examination?

**4. What are your top three priorities for planning in your local area?**

- Conserve and enhance the National Park with emphasis on good landscape led design
- Infrastructure including broadband
- Affordable homes

**5. Do you agree that Local Plans should be simplified in line with our proposals?**

We agree that it takes too long to adopt a local plan. One particular problem that we encountered with the preparation of our Local Plan was the seven month wait between the submission of our plan for examination and the start of our hearings. The five stages of local plan preparation set out in the White Paper do need further thought as set out in our answer to question 3.

We are concerned that the proposed timeline is too rigid and does not provide sufficient time to consider constraints particularly in stage 2 of the process.

Plan making is an art as much as a science and cannot be done simply through the application of an algorithm. A rigid and rushed local plan process runs the risk of losing fine judgement and thus making poorly informed decisions on the development of land.

The White Paper sets out three categories of land namely growth areas, renewal areas and areas that are protected. A number of examples are given of areas that are to be protected such as green belt and conservation areas, but national parks are not included in this list. We ask that national parks are explicitly added to the list of protected areas in the same way that they are listed in footnote 6 of the National Planning Policy Framework (NPPF).

We welcome the analysis of national parks provided in paragraph 28 of the White Paper and agree that the whole purpose of national parks would be undermined by multiple large scale housing developments. The spatial strategy for the South Downs set out in our recently adopted Local Plan is for a medium level of development spread across the towns and villages of the National Park. This is based on the premise that some development is needed to maintain the vitality of communities living in the National Park, whilst seeking to conserve and enhance the landscape. Clarification is sought from the Government that a limited amount of development will still be possible within protected areas without the need to designate renewal or growth areas.

The Authority recognises the problems with the existing sustainability appraisal process, which is process rather than outcome driven. Clarification is required on the future of Habitat Regulation Assessment (HRA), which is not mentioned in the White Paper. The HRA ensures that adverse impacts do not occur on some of our most important and cherished nature designations sites. The new simplified process needs to integrate HRA and in particular retain the precautionary principle and compensatory habitats.

**6. Do you agree with our proposals for streamlining the development management content of Local Plans, and setting out general development management policies nationally?**

The Authority welcomes the introduction of standard national policies, which provide a real opportunity to simplify the planning system. However, we are concerned by the loss of our more innovative and locally specific policies in the South Downs Local Plan such as our policies on tranquility, dark night skies and ecosystem services. Planning in a national park is different to other LPAs as we follow our purposes and duty that are set in national legislation. We would welcome the opportunity to work with NPE and the Government on formulating specific DM policies relating solely to national parks and / or other designated landscapes.

**7. (a). Do you agree with our proposals to replace existing legal and policy tests for Local Plans with a consolidated test of “sustainable development”, which would include consideration of environmental impact?**

We await further detail on the new consolidated sustainable development test. Although sustainable development is a much used term, it is open to multiple interpretations. It is essential that the new system uses the internationally accepted Brundtland definition namely: ‘Sustainable development is development that meets the needs of the present without compromising the ability of future generations to meet their own needs.’

**7. (b). How could strategic, cross-boundary issues be best planned for in the absence of a formal Duty to Cooperate?**

The Duty to Cooperate has failed to deliver on cross boundary strategic issues. Bringing back a higher tier of plan making, either through regional or county plans, would make local plan preparation quicker and more efficient.

**8. (a). Do you agree that a standard method for establishing housing requirements (that takes into account constraints) should be introduced?**

We agree that a standard method would help speed up Local Plan preparation and examinations. We understand and agree that it does currently take too long to calculate a local plan housing requirement. This only came about when first structure and then regional plans were abolished by the Government. However, it is difficult to imagine how such a centralised system would have sufficient local or regional knowledge to understand the constraints that restrict growth or indeed the opportunities that drive it.

Considerable thought should be given as to how information on constraints and opportunities is gathered and used. For example, there may be considerable opportunities for growth in a conservation area providing that it was well designed and respected context. Conversely, there may be severe and insurmountable highway restrictions that constrain growth in a densely developed urban areas with high affordability issues.

We think it would only be possible to use a standard methodology for renewal and growth areas but not for protected areas such as national parks. Also the methodology should take into account the fact that many districts and Housing Market Areas are split with parts in and parts outside of the district in a national park. It would be helpful for the Government to explain what would happen in this situation and how any standard approach would take this into account.

**8. (b). Do you agree that affordability and the extent of existing urban areas are appropriate indicators of the quantity of development to be accommodated?**

No, we think that both indicators are overly simplistic and are not positive or pro-active planning tools. In particular, the level of affordability is a blunt tool. This is because increasing the quantity of development in the least affordable areas does not resolve affordability. Instead what needs to happen is an increase in the supply of affordable homes. We do not agree that the extent of the urban area is an appropriate indicator as this would simply perpetuate existing development patterns and miss opportunities to redistribute / rebalance to other areas. Also, it raises the question of how would using the extent of the existing urban area as an indicator allow new settlement to come forward?

**9. (a). Do you agree that there should be automatic outline permission for areas for substantial development (Growth areas) with faster routes for detailed consent?**

Yes, providing that there is a robust zoning process

**9. (b). Do you agree with our proposals above for the consent arrangements for Renewal and Protected areas?**

In regard to protected areas, we welcome the proposal that development proposals would still come forward through planning applications.

In regard to renewal areas, further information is required on the three options

**9. (c). Do you think there is a case for allowing new settlements to be brought forward under the Nationally Significant Infrastructure Projects regime?**

Yes. THE NSIP regime is well understood, fair and efficient and is geared up to determine such complex applications. In a limited number of cases new settlements will be required to meet the nation's need for housing and the NSIP regime (with appropriate pre-application consultation) is a good way to consider them. The Government should ensure that local people are fully consulted under the new system.



## **10. Do you agree with our proposals to make decision-making faster and more certain?**

In principle the Authority agrees that decision making should be faster, but would like to highlight the recent improvements of Local Planning Authorities (LPA) in this respect. We would like to stress the positive role of DM in complex applications and consider it inherently problematic to both digitise DM and create beautiful places.

Our view is that this section of the White Paper is overly weighted toward the interests of developers and landowners and gives scant regard to the needs of LPAs or the communities they serve.

The amount and length of supporting reports in the English planning system has grown considerably in recent years and it is not easy to demonstrate that this has increased the quality of outcomes. In this context we welcome the proposal to reduce the amount of supporting information required to accompany a planning application. However, we are concerned that a standardised 50-page planning statement will be unable to provide all the necessary information to prove biodiversity net gain, all the viability evidence to support the level of affordable housing provision or a heritage statement on a proposal involving heritage assets. We would like to flag up that the standard of ecological information submitted for planning applications is generally poor and it would be challenging to provide all the necessary information as required by the Environment Bill to prove biodiversity net gain within such a short statement.

The proposal to refund the planning application fee if an application is not determined in time is not supported. We consider that this would lead to an increase in LPAs determining applications as they stand and not taking any revisions to in order to meet the deadlines. In reality this is therefore likely to increase the number of refusals. Giving deemed consent if the deadline is missed is also not supported. The SDNPA deals with over 5,000 applications a year and inevitably a very small number may not be determined in time. It is difficult to see why local communities should effectively have to pay for this if unacceptable development is allowed by default.

Planning committees in England do, in the vast majority of cases, consider applications perfectly properly and do a difficult job well. If an LPA acts unreasonably costs can already be awarded against it. It is difficult to see what benefit can be accrued from returning the planning application fee to the applicant if the appeal is won; presumably the LPA will receive a financial bonus if the appeal is dismissed?

This proposal shows little awareness of the reality of resourcing issues facing most LPAs. This proposal would diminish local democracy.

The Authority welcomes the introduction of standard national policies, which provide a real opportunity to simplify the planning system. However, we are concerned by the loss of our more innovative and locally specific policies in the South Downs Local Plan such as our policies on tranquillity and ecosystem services. Planning in a national park is different to other LPAs as we follow our purposes and duty that are set in national legislation. We would welcome the opportunity to work with NPE and the Government on formulating specific DM policies relating solely specifically to national parks and / or other designated landscapes.

The Authority welcomes the proposal in the White Paper to strengthen the role of enforcement in the planning system.

**11. Do you agree with our proposals for accessible, web-based Local Plans?**

Yes, we agree with making local plans more accessible. Our experience at the South Downs is that using a variety of methods maximises the number of people engaging in a consultation. It should be remembered that internet coverage is very poor in rural areas such as parts of the South Downs. Therefore, whilst recognising that local plans should be web-based we also recommend that paper plans should also be made available.

**12. Do you agree with our proposals for a 30-month statutory timescale for the production of Local Plans?**

We agree that it currently takes too long to prepare a local plan and consider the Government's intention to reduce preparation time to 30 months to be laudable. However, we think 30 months to be unrealistic and the individual stages need to be given more thought. As an overarching comment the proposed system does not allow people to engage meaningfully with the process. The new system does not provide sufficient time to resolve inherent conflicts in the plan making process. Here are comments on the five proposed changes:

- Stage 1: a call for sites takes much longer than six months to organise and then assess the sites that are submitted. Rushing at this stage can lead to future problems. It is also unclear on how the public would engage at this stage. Is it simply for people to say how they would like to engage in plan making rather than help to shape the plan itself with their aspirations for their local area?
- Stage 2: again the target time of 12 months overlooks how complex and often conflicted evidence gathering can be.
- Stage 3: consultation on submission makes it too late to make meaningful responses. As the plan will have been submitted it will not be possible for the LPA to amend it in response to comments received. It is not clear who will manage the consultation. Will it be PINS or the LPA?
- Stage 4: the intention for an examination to last 9 months is admirable, however, PINS will need to be adequately resourced for this to happen. The examination of the South Downs Local Plan took 15 months with the hearings only starting seven months after submission. Will there be consultation on any modifications to the plan?
- Stage 5: the 6-week period proposed would be adequate.

**13.(a). Do you agree that Neighbourhood Plans should be retained in the reformed planning system?**

Yes, the Authority strongly supports neighbourhood plans being retained in the reformed planning system. We promote and support the preparation of NDPs in the National Park. We have 56 parishes designated for the purpose of neighbourhood planning and 31 NDPs have been made part of the development plan ranging from small villages to large market towns such as Petersfield and Lewes. We have found that several of our qualifying bodies have proactively promoted higher levels of development than that originally proposed in the Local Plan. Over a third of our new homes will be provided through NDPs over the plan period.

**13.(b). How can the neighbourhood planning process be developed to meet our objectives, such as in the use of digital tools and reflecting community preferences about design?**

The consultation is unclear on the future role of NDPs. We have found that the requirement to be in broad conformity with the strategic policies of the local plan provides the right balance between the different levels of plans. We think that NDPs should be allowed to allocate and indeed zone within the parameters set by the local plan. If NDPs were simply to become design codes it would not play to the strengths of the qualifying bodies, who have built up considerable expertise in planning for their neighbourhoods since NDPs were introduced by the Government in 2011.

**14. Do you agree there should be a stronger emphasis on the build out of developments? And if so, what further measures would you support?**

Yes, we agree that there should be a stronger emphasis on the build out of developments. However, very little is set out in the White Paper to address this. We propose enacting the recommendations from the Letwin review into Build Out Rates and taking measures to tackle land banking by developers. Whilst LPAs can, and should, progress local plans and planning applications quickly they do not control any levers when it comes to building out developments and implementing planning permissions. One solution is to charge council tax or some sort of vacant land tax on all new homes that are granted detailed planning permission. The land value rises as soon as permission is granted through the 'national' system so it seems reasonable that some betterment should accrue from that point.

**15. What do you think about the design of new development that has happened recently in your area?**

Unusually for an LPA in current times we have two Urban Designers and two Historic Conservation Officers that has helped sustain and improve the quality of built development in the area. Generally, the new development that has taken place is of high quality and helps enhance the National Park. There have been a small number of developments undertaken under permitted development rights that have been poorly designed and locally controversial.

**16. Sustainability is at the heart of our proposals. What is your priority for sustainability in your area?**

Sustainability is a holistic concept and it should not be a case of identifying one priority over another. The climate and biodiversity crises are of equal immensity and concern, and it is extremely worrying that neither of them are mentioned in this consultation.

**17. Do you agree with our proposals for improving the production and use of design guides and codes?**

The Authority welcomes the emphasis that the White Paper places on good design and the creation of beautiful places. We acknowledge that design guides and codes can increase the quality of places delivered, but do question whether their use allows truly innovative design to come forward that speaks to the landscape in which it is located. We agree that securing local buy-in is important but have found, in practice, that local involvement can tend to focus on the architectural style of new development rather than the quality of the new places being created. We are also aware of instances where the enforcement of standards in design codes has proved problematic.

**18. Do you agree that we should establish a new body to support design coding and building better places, and that each authority should have a chief officer for design and place-making?**

Yes, to both parts of the question. A national body to raise standards, awareness and outcomes and to support all involved would be welcomed. For each authority to have a chief officer for design and place making would also be welcomed as helping to raise the profile and importance of planning.

**19. Do you agree with our proposal to consider how design might be given greater emphasis in the strategic objectives for Homes England?**

Yes, giving a greater emphasis for Homes England to deliver beautiful places is important because Homes England are one of the largest developers in the country. Therefore, this requirement has the potential to positively affect many new homes a year. Most importantly, if successful, it would blaze a trail and set standards, which the public could expect for other developers to follow and emulate.

**20. Do you agree with our proposals for implementing a fast-track for beauty?**

We welcome the aspiration behind this proposal and generally give the proposal a cautious welcome whilst we await the details. We particularly wish to see the details of widening and changing the nature of permitted development. This is because recent research commissioned by the Government has shown that previous extensions in permitted development rights have in fact reduced development quality, for example, homes without natural light, substandard sized homes and homes in industrial estates without gardens or access to any open space.

Although we can see merit in facilitating the pre-approval of popular and replicable housing designs through permitted development it is difficult to see how this will take account of local context. Modification of the standard housing types and how they will apply to the areas is unlikely to suffice, and there is a risk of identikit development across England.

For all these reasons the Authority supports developing a pilot programme to test the concept.

**21. When new development happens in your area, what is your priority for what comes with it?**

As a national park authority our priority is to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park and promote opportunities to enjoy its special qualities. We also have a socio economic duty towards our local communities and a key part of this is ensuring a supply of affordable homes for local people.

**22. (a). Should the Government replace the Community Infrastructure Levy and Section 106 planning obligations with a new consolidated Infrastructure Levy, which is charged as a fixed proportion of development value above a set threshold?**

The Authority introduced the Community Infrastructure Levy (CIL) across the National Park in 2017 and recognises the issues with the tariff. We are, however, concerned by the loss of Section 106, which will still be needed to secure on-site measures and other mitigation measures that cannot be secured via planning conditions. Examples of locally successful projects funded in this way are the Solent Mitigation Fund and the Nitrate Mitigation Fund.

In regard to the new Infrastructure Levy, we have a number of concerns. Our main concern is that payment would be moved from commencement to occupation.

Although this will aid developer cash flow, it will prevent infrastructure being in place on occupation or shortly afterwards. Payment on occupation is also somewhat more problematic to administer particularly for national park authorities that do not administer council tax. Secondly, the White Paper states that the Infrastructure Levy could be used to improve services or reduce council tax. This of course runs the risk that it would be spent on general Council budgets rather than providing infrastructure to support growth. Finally, we have concerns about affordable housing, which is already provided at well below the levels of need and should not be reduced further. Providing on site affordable housing is crucial to ensure we do not create new areas segregated by wealth. It is unclear how do we would secure the details of affordable housing such as tenure and local priority with the new system.

**22.(b). Should the Infrastructure Levy rates be set nationally at a single rate, set nationally at an area-specific rate, or set locally?**

Rates should be set locally or regionally to take into account of local land values and in order to try and help address the imbalance in growth and economic development between regions.

**22.(c). Should the Infrastructure Levy aim to capture the same amount of value overall, or more value, to support greater investment in infrastructure, affordable housing and local communities?**

Given the huge gains conferred on the value of land when planning permission is granted any Infrastructure Levy should aim to capture more value than the current system. Capturing increased value for public benefit should also help increase the acceptability of development in areas.

**22.(d). Should we allow local authorities to borrow against the Infrastructure Levy, to support infrastructure delivery in their area?**

Yes, subject to defined guidelines.

**23. Do you agree that the scope of the reformed Infrastructure Levy should capture changes of use through permitted development rights?**

Yes, as such changes of use may involve significant floorspace. Where the new use is residential significant demand on local infrastructure is likely to result.

**24.(a). Do you agree that we should aim to secure at least the same amount of affordable housing under the Infrastructure Levy, and as much on-site affordable provision, as at present?**

Yes, as the levels of affordable housing provided are already well below the levels of need and should not be reduced further. Providing on site affordable housing is crucial to ensure we do not create new areas segregated by wealth.

**24.(b). Should affordable housing be secured as in-kind payment towards the Infrastructure Levy, or as a 'right to purchase' at discounted rates for local authorities?**

Yes, provided this affordable housing is genuinely additional to that which would have to be provided in any case.

**25. Should local authorities have fewer restrictions over how they spend the Infrastructure Levy?**

Yes, but they should be limited to the 2019 changes already made to the CIL Regulations. We are concerned that the White Paper says that the Levy could be used to 'improve services or reduce council tax'. There is a real danger the levy will not be spent on delivering the infrastructure needed but supporting general Council budgets.

**25. (a). If yes, should an affordable housing 'ring-fence' be developed?**

Yes, it is hard enough to deliver affordable housing without adding the competition for CIL monies from other infrastructure requirements such as education provision.

**26. Do you have any views on the potential impact of the proposals raised in this consultation on people with protected characteristics as defined in section 149 of the Equality Act 2010?**

The proposal to greatly increase digitisation in planning could have an adverse impact on the older members of society who would like to engage with the planning system but may not be fully computer literate. Notwithstanding the fact that place of residence is not a protected characteristic, the drive towards digitisation of planning could also have an adverse impact on people living in rural areas because of poor internet coverage.

**Agenda Item 10  
Report PC20/21-18**

Report to	<b>Planning Committee</b>
Date	<b>08 October 2020</b>
By	<b>Director of Planning</b>
Title of Report	<b>Infrastructure Business Plan 2020</b>
Purpose of Report	<b>To approve the Infrastructure Business Plan and the spending of the 2019 / 20 Community Infrastructure Levy receipts</b>

**Recommendation:**

- (1) To approve the Infrastructure Business Plan 2020 (attached at Appendix 2 and 3);**
- (2) To delegate authority to the Director of Planning to make minor amendments to the wording and formatting within the Infrastructure Business Plan prior to publication. Any such amendments shall not alter the meaning of the document;**
- (3) To approve the allocation of the Community Infrastructure Levy 2019 / 20 receipts of:**
  - **£283,726.44 to West Sussex County Council;**
  - **£196,000.00 to Hampshire County Council; and**
  - **£121,597.04 to East Sussex County Council.**
- (4) To approve the in-principle allocation of the Community Infrastructure Levy 2019/20 receipts of:**
  - **£902,027.27 to the projects identified in paragraph 4.7 of this report, and to delegate authority to the Director of Planning to undertake further assessment of those projects, as detailed within paragraphs 4.9 and 4.10 of this report, to determine the final allocation of funds up to the amount of £902,027.27 in respect of those projects and to authorise payments accordingly.**

**1. Summary**

- 1.1** This report is seeking approval for the South Downs National Park Authority's (SDNPA) Infrastructure Business Plan 2020 (IBP, attached at **Appendix 2 and 3**) and the specific allocation of the Community Infrastructure Levy 2019 / 20 receipts. The IBP sets out the infrastructure projects required over the lifetime of the South Downs Local Plan and Neighbourhood Development Plans which may be funded partly or wholly by the Community Infrastructure Levy collected by the SDNPA.

**2. Background**

- 2.1** In 2016, the South Downs National Park Authority (SDNPA) authorised the introduction of the Community Infrastructure Levy (CIL) across the National Park. The SDNPA produced a CIL Charging Schedule and associated Infrastructure Delivery Plan (including a process for how CIL spending would be prioritised within the National Park) which was supported by the Planning Inspectorate following an examination. The SDNPA became a CIL Charging

Authority on the 1 April 2017.

- 2.2 In the National Park, CIL is charged on residential developments (where new dwellings are created and / or where there is a net additional floorspace of over 100sqm) and on new large format retail floorspace (with a net retail selling floorspace of over 280sqm). CIL is then to be used to deliver infrastructure in the National Park, working in partnership.
- 2.3 The SDNPA is responsible for making the final decision on the allocation of funding raised through CIL. CIL has to be used for infrastructure to support the growth across the National Park.
- 2.4 In the financial year 2019 / 20, the SDNPA collected a total of £1,877,567.95 from CIL.
- 2.5 Under the CIL Regulations 2010 (as amended), the SDNPA as the 'charging authority' retains 5% of the money received to cover its administration costs, then 15% or 25% (dependent upon whether there is a made Neighbourhood Plan) is passed directly onto Parish / Town Councils.
- 2.6 In accordance with the CIL Regulations, the remaining CIL money (that is minus the administration costs and Parish / Town Council portion) can then be spent on infrastructure projects. The list below sets out the types of infrastructure the SDNPA will spend its proportion of CIL on (see Table 1 below).

**Table 1 – The SDNPA's Infrastructure Categories list** (submitted to the Planning Inspectorate when the CIL Charging Schedule was approved in 2016, and formerly known as the Regulation 123 list)

Infrastructure Categories	Project Examples
<b>Green Infrastructure</b>	Landscape-scale mitigation; Access land; informal open space; managed space; village greens; allotments; green roofs; parks; micro-generation energy schemes; South Downs Way improvements; flood management and climate change mitigation; Habitats Regulation Assessment compliance, and tree planting.
<b>Social &amp; Leisure</b>	Cultural heritage; enhancement to historic urban fabric; public realm improvements; added-value in hard surfacing; sports facilities and pavilion improvements; green gyms; playing fields; playgrounds; recreation grounds.
<b>Services &amp; Facilities</b>	Community buildings; libraries; support services and care; village halls; expanding emergency services capacity; car parking; insulation and other improvements to public buildings; National Park interpretation boards and exhibits; visitor centres; tourist information and promotion of National Park.
<b>Transport</b>	Public Rights of Way improvements; walking and cycling infrastructure; bus and rail network improvements; traffic calming; improved signage; highway works that add value to the National Park setting.
<b>Education</b>	State-funded primary and secondary schools.
<b>Health &amp; Wellbeing</b>	GP Surgeries / Hospitals / Mental health provision / adult social care
<b>Utility Services</b>	Broadband provision; utilities supply (where not a statutory undertaking); added value flood schemes; waste management & disposal.



- 2.7 The SDNPA started collecting CIL on 1 April 2017. CIL is payable upon commencement of development, not on the grant of planning permission.
- 2.8 The Infrastructure Business Plan (IBP) is the document that sets out the infrastructure needs to deliver the growth / development identified in the South Downs Local Plan and Neighbourhood Development Plans and prioritises the infrastructure projects which will be funded (partly or wholly) by CIL. The plan identifies a significant funding deficit (of millions of pounds) to delivering the required infrastructure.
- 2.9 CIL will only help to bridge the funding gap, but will never completely resolve it. Therefore, there is a need to prioritise the infrastructure projects, alongside exploring other funding opportunities and approaches to financing which will require partnership working arrangements with infrastructure providers.
- 2.10 In 2018 (and as amended in 2019), Planning Committee approved the process for creating the IBP, the details of which are set out in Appendix C of the IBP document (see **Appendix 3** of this report), however the key points are summarised below:
- Splitting the SDNPA's portion of CIL receipts into 2 pots. Pot 1 – 40% split between the County Councils to deliver any Critical or Essential Projects and Pot 2 – 60% for all other projects;
  - Categorising the infrastructure projects into 4 groups, Critical, Essential, High Policy Priority and Desirable – as shown in the Table 2 below;

**Table 2 – Category Definitions**

Type	Definition
Critical	Infrastructure that must happen to enable growth, i.e. is a pre-requisite to unlock any future works, without which the development can't proceed. These generally fall within S106 agreements.
Essential	Necessary in order to mitigate impacts arising from the operation of developments e.g. off-site provision of school places, highway improvements.
High Policy Priority	To support wider strategic or site specific objectives, which are set out in policy or subject to Statutory Duty. The SDNPA will prioritise projects within or with clear links to: <ul style="list-style-type: none"> <li>• Our 5 large Settlements areas</li> <li>• Neighbourhood Plans with development allocations</li> <li>• Development allocations in the Local Plan</li> <li>• Partnership Management Plan Priorities – with clear evidence of partnership working</li> </ul>
Desirable	Required but unlikely to prevent development in short-medium term. This will also include projects linked to Neighbourhood Plans with no development allocations and projects which fall within or are close to Large Settlements, or Neighbourhood Plans with allocations, but the projects have no defined timescales / clear commitments (i.e. more aspirational).

- Ensure a broad geographical spread of projects across the National Park;
- Scoring the projects using the 'Prioritisation Matrix' (copy attached within the IBP Appendices – see **Appendix 3**), and

- Projects would be put into 5 year periods, Short, Medium and Long term, based on when the project would most likely be required or delivered.
- 2.11 In addition, and in accordance with the 2019 amendments to the CIL Regulations, the SDNPA is required to publish by 31 December each calendar year an 'annual infrastructure funding statement' (IFS), which must comprise of:
- A statement of the infrastructure projects or types of infrastructure which the SDNPA intends will be, or may be, wholly or partly funded by CIL;
  - A report about CIL, in relation to the previous financial year (referred to as the reported year) in a format specified by the Regulations, and
  - A report about planning obligations secured through Section 106 Legal Agreements, in relation to the reported year in a format specified by the Regulations.
- 2.12 The IBP for approval today (attached at **Appendix 2 and 3**), incorporates the requirements of the 'IFS', together with details of the proposed spending of the 2019 / 20 CIL receipts
- 2.13 The Authority has also purchased an upgrade to its CIL / S106 administration / accounting computer software programme (Exacom) to include what is known as a 'public facing module'. This will allow members of the public to interrogate all aspects of CIL and other planning obligations as it provides a daily feed to our back office system. This new search facility will be up and running by the end of the year and will be made available on the CIL pages of our website.
- ### 3. Infrastructure Business Plan (IBP)
- 3.1 The IBP (see **Appendix 2 and 3**) sets out
- the current understanding of infrastructure required to support the delivery of the South Downs National Park Development Plan (made up of the Local Plan, Neighbourhood Development Plans and Minerals / Waste Plans);
  - how the Community Infrastructure Levy (CIL) within the SDNPA will be used (including spending this year), and,
  - how it is expected to be used over the coming years (set out in five year time periods from 2019 to 2033).
- 3.2 The IBP can never be precise about the costs of some of the infrastructure projects required. The document is a best estimate at a given point in time. It is a 'living' document that is kept under review and updated annually (and approved at Planning Committee annually).
- 3.3 The IBP has been prepared by the SDNPA with input from the Parish and Town Councils, District and County Councils (including drawing on information in the Statements of Common Ground prepared to support the production of the South Downs Local Plan), Natural England, Historic England, Environment Agency and other interest and amenity groups within and adjacent to the National Park.
- 3.4 All interested parties were also asked to review the SDNPA's 2019 Infrastructure Business Plan and provide updates on relevant entries (interested parties were given 3 months to review and submit their bids). In total, over 400 projects were submitted for funding and reviewed.
- 3.5 All infrastructure projects identified have been separated into four categories, critical, essential, high policy priority and desirable (as agreed as part of the process previously approved by Planning Committee).
- 3.6 Categorising projects is always going to involve an element of judgement and the category that a project falls within may change over time, as demonstrated with the additional 'Essential' project this year.
- 3.7 For this year's IBP, no projects were identified as being critical, 12 projects were identified as essential, 119 projects as high policy priority and the remaining as desirable.
- 3.8 Approval of the IBP will constitute an 'in-principle' agreement to contribute SDNPA's CIL

money towards the infrastructure projects set out in the document.

#### 4. Spending of 2019 / 20 CIL receipts

- 4.1 Up to 31st March 2020, the SDNPA collected £1,877,567.95 in CIL. £280,380.85 has been distributed to Parish / Town Councils where development has commenced (in accordance with the CIL Regulations). Payments to the Parish / Town Councils are made, as per CIL regulations, in April and October. The total amounts passed onto the qualifying Parish / Town Councils from 2019/20 CIL receipts, is set out in Table 3 below.

**Table 3 – 2019 / 20 CIL receipts passed onto the Parish / Town Councils**

Parish / Town (where CIL liable development has commenced)	Amount paid to Parish / Town Council
Alfriston Parish Council	£188.34
Buriton Parish Council	£20,094.16
Clapham Parish Council	£24,175.26
Compton Parish Council	£1,089.09
Corhampton and Meonstoke Parish Council	£1,332.80
Ditchling Parish Council	£11,190.00
Droxford Parish Council	£947.04
Easebourne Parish Council	£2,450.85
Falmer Parish Council	£157.84
Fernhurst Parish Council	£2,096.34
Froxfield & Privett Parish Council	£2,490.60
Fulking Parish Council	£1,690.00
Funtington Parish Council	£7,036.50
Greatham Parish Council	£1,588.50
Hambledon Parish Council	£304.00
Lewes Town Council	£40,157.09
Liss Parish Council	£5,033.48
Lynchmere Parish Council	£1,115.89
Midhurst Town Council	£77,784.95
Milland Parish Council	£333.04
Owslebury and Morestead Parish Council	£1,957.21

Patching Parish Council	£52.61
Petersfield Town Council	£42,561.49
Piddinghoe Parish Council	£3,463.66
Poynings Parish Council	£789.20
Pulborough Parish Council	£889.02
Stedham with Iping Parish Council	£1,745.10
Steyping Parish Council	£1,169.56
Storrington and Sullington Parish Council	£4,261.67
Stoughton Parish Council	£3,628.58
Stroud Parish Council	£15,585.92
Upham Parish Council	£947.04
Westbourne Parish Council	£2,074.02
<b>Total</b>	<b>£280,380.85</b>

- 4.2 Once the Parish / Town Council payments have been made (and minus the 5% deducted for administration purposes in accordance with the Regulations) this leaves £1,503,308.70 of 2019 / 20 CIL receipts to spend on the infrastructure projects set out in the IBP.
- 4.3 The SDNPA has £601,323.48 in Pot 1 and £902,027.27 in Pot 2 (Pot 2 includes £42.05 of 2018 / 19 unallocated CIL receipts and underspend of projects delivered) to allocate.
- 4.4 The recommendation is that money from Pot 1 is allocated to the following County Councils, to be spent on any of those 12 projects listed as essential in the IBP (see Appendix B within the IBP document, attached at **Appendix 2** of this report):
- West Sussex County Council allocated £238,726.44;
  - Hampshire County Council allocated £196,000.00, and
  - East Sussex County Council allocated £121,597.04.
- 4.5 Brighton & Hove City Council have not identified any critical or essential strategic infrastructure requirements for 2019 / 20.
- 4.6 It is further recommended that the money in 2019 / 20 Pot 1 be ring-fenced for the next 5 years and the County Councils will be invited to request the funds only for the purposes of delivering the 12 identified projects. Should funding for these infrastructure projects no longer be required after 2024 / 25, the money could be made available to other projects.
- 4.7 It is recommended that £902,027.27 from the money in Pot 2 is allocated to the following 8 projects listed as 'High Policy Priority' within the IBP as these projects scored the highest in the priority matrix, can be delivered in the short term and represent a broad geographical spread of projects across the National Park. The indicative allocations are set out in Table 4 below and the broad locations of these projects are shown on the Map attached as **Appendix 1**.

**Table 4: Pot 2 Recommendations**

Project Number on Map (see Appendix 3)	Project Name	Recommendation
1	<b>Centurion Way Phase 2</b> – construction of part of a new 5.3km non-motorised user path from West Dean to South Downs Way at Cocking (following the former Chichester to Midhurst Railway Line)	<b>£500,000.00</b>
2	<b>Washington Link Footpath</b> – to provide an ‘off-road’ route (open to walkers, horse-riders and cyclists) between Washington Village and the South Downs Way at Washington Bostal Car Park	<b>£166,700.00</b>
3	<b>Seven Sisters Country Park</b> – for a number of infrastructure projects associated with enhancing the facilities, including, but not limited to, a new changing places toilet, wheel-chair accessible lift for the Visitor Centre and full-fibre broadband	<b>£100,000.00</b>
4	<b>Ditchling – Keymer Road Car Park</b> – to provide additional car parking spaces (including disabled bays and cycle racks) for the village and visitors to the National Park. Funding is subject to provision of electric vehicle charging points	<b>£70,000.00</b>
5	<b>Stroud Village Improvement Scheme</b> – towards highway improvement works / improved pedestrian footways and crossing points and Village signs (plus decluttering of existing signs / road markings)	<b>£20,000.00</b>
6	<b>Iping Common</b> – to upgrade the three entry points and paths to improve access to the Common (such as drainage improvement works and re-surfacing the entrance points using Fittleworth Stone)	<b>£19,000.00</b>
7	<b>Kings Arms Youth Project</b> – towards the purchase of, and improvement works to, a new permanent home for the Youth Project within Petersfield Town Centre. The project supports local young people affected by challenging home circumstances, mental health / stress / anxiety-related conditions during their school years	<b>£15,000.00</b>
8	<b>Farringdon Village Improvement Scheme</b> - towards highway improvement works to improve highway safety issues and Village signs (plus decluttering of existing signs / road markings)	<b>£11,327.27</b>
<b>Total</b>		<b>£902,027.27</b>

- 4.8 It is further recommended that the money in 2019 / 20 Pot 2 be ring-fenced for the next 3 years (to the financial year 2023 / 24). Should funding for these infrastructure projects no longer be required after 2023 / 24, the money could be made available to other projects.
- 4.9 As previously stated the approval of the IBP by the SDNPA's Planning Committee will constitute an 'in-principle' agreement to contribute CIL money towards those infrastructure projects. However, every project will be subject to further assessment (for example to ensure the project is being carried out by a competent person, checking the project costs / adequate quotations have been received, the project is going to be managed into the future, etc) by SDNPA officers before any actual payment is made. Officers will follow up with each bidder and help them with the process.
- 4.10 Projects seeking CIL monies will need to be supported by clear evidence of the cost and practicality of delivering the scheme or project, including acceptable project governance / management arrangements. Therefore, the Committee is asked to delegate authority to the Director of Planning to undertake further assessment of the projects to determine the final allocation of funds up to the total amount within Pot 2 (£902,027.27) with that money to be spent on the 8 recommended projects and to authorise payments.

## 5. Planning Committee Considerations

- 5.1 The introduction of CIL, the 2016 Infrastructure Delivery Plan and the process for prioritising projects have previously been approved by the NPA and the then Policy and Programme Committee. The process for creating the Infrastructure Business Plan was approved by Planning Committee on 13 September 2018 (and as amended on 14 November 2019) – links to the reports can be found in background papers listed below.

## 6. Other Implications

Implication	Yes/No
Will further decisions be required by another committee/full authority?	No, not in relation to the 2019 / 20 CIL receipts. The IBP will be brought back to Planning Committee each year for approval.
Does the proposal raise any Resource implications?	Yes, the proposed allocation of funds will be met from CIL receipts which are currently held in an earmarked reserve. Regulations allow charging authorities 5% of receipts for administration purposes, which enables the Planning Service to deliver the work associated with operating CIL and producing the IBP.
Has due regard been taken of the South Downs National Park Authority's equality duty as contained within the Equality Act 2010?	Yes, the projects that CIL will help to deliver have due regard to this duty.
Are there any Human Rights implications arising from the proposal?	No
Are there any Crime & Disorder implications arising from the proposal?	No
Are there any Health & Safety implications arising from the proposal?	No
Are there any Sustainability implications based on the 5 principles set out in the SDNPA Sustainability Strategy:	The prioritisation / scoring process of projects and the projects themselves that CIL will help to deliver, all take proper account of relevant sustainability matters. Indeed the projects are designed to meet the Purposes and Duty of the National Park.

## 7. Risks Associated with the Proposed Decision

- 7.1 Risks associated with CIL have been incorporated into the Corporate Risk Register, however some risks have been identified in the table below.
- 7.2 In addition, the methodology and recommendations set out above are intended to help the Authority manage risk through ensuring a robust and fit for purpose process and governance structure in which to allocate CIL funding.

Risk	Likelihood	Impact	Mitigation
Failure to approve allocating CIL funding – poor management of funds would lead to challenge over decision making	Unlikely	Moderate	Approve the IBP
Insufficient information to fully assess the requests for CIL funding (i.e. the projects put forward)	Likely	Minor	Officers assist bidders and follow up with queries as required.  Officers have been working on a CIL module for 'Projects for the South Downs' to ensure consistency of information provided and will be updating information available on the website.

### TIM SLANEY

#### Director of Planning

#### South Downs National Park Authority

Contact Officer:	Kelly Porter, Major Projects Lead
Tel:	01730 819314
email:	kelly.porter@southdowns.gov.uk
Appendices	<ol style="list-style-type: none"><li>1. Map showing the broad locations of Pot 2 Projects recommended to receive money from 2019 / 20 CIL Receipts</li><li>2. Infrastructure Business Plan 2020</li><li>3. Infrastructure Business Plan 2020 - Appendices</li></ol>
SDNPA Consultees	Legal Services; Chief Finance Officer; Monitoring Officer; Director of Planning
External Consultees	None
Background Documents	<p>Further information on the Community Infrastructure Levy (including the SDNPA's charging schedule and 2019 Infrastructure Business Plan (IBP)) can be viewed at <a href="https://www.southdowns.gov.uk/planning/community-infrastructure-levy/">https://www.southdowns.gov.uk/planning/community-infrastructure-levy/</a></p> <p>The introduction of the Community Infrastructure Levy and agreement to the process of prioritising projects has been previously agreed by the then Policy and Programme Committee and NPA, the IBP process was agreed by Planning Committee on 13 September 2018 and the 2019 IBP was approved by Planning Committee on 14 November 2019.</p> <ul style="list-style-type: none"><li>• <a href="https://www.southdowns.gov.uk/meeting/29-january-2015/">https://www.southdowns.gov.uk/meeting/29-january-2015/</a></li></ul>

- <https://www.southdowns.gov.uk/meeting/authority-meeting-2-february-2016/>
- <https://www.southdowns.gov.uk/meeting/authority-meeting-22-september-2016/>
- <https://www.southdowns.gov.uk/meeting/planning-committee-13-september-2018/>
- <https://www.southdowns.gov.uk/meeting/planning-committee-14-november-2019/>



Map showing the broad locations of Pot 2 Projects recommended to receive money from 2019 / 20 CIL Receipts



Ordnance Survey © Crown Copyright 2020, All rights reserved, Licence number 10050083







# INFRASTRUCTURE BUSINESS PLAN (including the Annual Infrastructure Funding Statement)

SOUTH DOWNS NATIONAL PARK AUTHORITY

October 2020

SOUTH DOWNS  
NATIONAL PARK



**South Downs National Park Authority**  
**South Downs Centre**  
**North Street**  
**Midhurst**  
**West Sussex**  
**GU29 9DH**  
**01730 814810**



# CONTENTS

---

<b>1. INTRODUCTION.....</b>	<b>1</b>	<b>5. ALLOCATION OF 2019 / 20 CIL RECEIPTS .....</b>	<b>17</b>
<b>2. INFRASTRUCTURE IN A NATIONAL PARK CONTEXT .....</b>	<b>2</b>	Pot 1 .....	18
Planned levels of development in the South Downs National Park.....	3	Pot 2.....	19
<b>3. COMMUNITY INFRASTRUCTURE LEVY - REPORT 2019 / 20 ...</b>	<b>4</b>	<b>6. BIDDING FOR CIL FUNDING - 2020 / 2021 .....</b>	<b>20</b>
CIL Expenditure in 2019 / 20 .....	4	Stage 1: Annual call for projects.....	20
CIL Allocated and Unspent in 2019 / 20 .....	5	Stage 2: Assessment .....	20
Pot 1 .....	5	Stage 3: Preparing the Infrastructure Business Plan (IBP) .....	21
Pot 2 .....	5	Stage 4: Receiving the Funds .....	21
CIL passed to Parish and Town Councils.....	8	Stage 5: Reporting on the spending.....	21
The total amount of CIL retained at 31 March 2020 .....	9	<b>7. MONITORING AND REVIEW .....</b>	<b>22</b>
<b>4. SECTION 106 LEGAL AGREEMENTS - REPORT 2019 / 20 ...</b>	<b>10</b>	<b>8. FURTHER INFORMATION .....</b>	<b>22</b>
Monetary contributions .....	10	<b>APPENDICES</b>	
Non-monetary contributions .....	11	Appendix A - Total CIL receipts passed onto Parish / Town Councils	
S278 Agreements secured in 2019 / 20 .....	13	Appendix B - All Infrastructure Projects (sorted by priority)	
S106 Allocated and unspent .....	13	Appendix C - Prioritisation of Infrastructure Projects - Process	
S106 Spend in 2019 / 20 .....	15		



**THIS PAGE IS INTENTIONALLY LEFT BLANK**





# I. INTRODUCTION

This Infrastructure Business Plan (IBP) covers the South Downs National Park Authority (SDNPA) area.

Infrastructure is paid for in several different ways, for example via:

- **Utilities companies** – Electricity, gas, water, waste water, communications – through customer bills, government grant and support;
- **Government grants** – Direct or indirect through Local Authority grants or Local Enterprise Partnership grants;
- **Site specific requirements** – Through legal agreements with developer's of specific sites (known as Section 106 agreements);
- **Community Infrastructure Levy (CIL)** – a levy on certain types of new development;
- **Parish Council funds** – Through Parish precept or use of other monies / grants, and
- **Grant bodies** – Trusts / Charitable organisations provide funding often for local community led projects.

It is common for different funding sources to be combined to pay for new infrastructure.

The South Downs National Park Authority (SDNPA) has been collecting payments for infrastructure through the Community Infrastructure Levy (CIL) since April 2017.

This IBP sets out how the money collected to provide infrastructure through the CIL<sup>1</sup> and Section 106 agreements (S106) within the South Downs National Park has and will be used over the coming years. Chapter 2 explains what the SDNPA considers infrastructure and what it means in the context of a National Park. Chapters 3 and 4 contain the information on CIL and S106 funding secured, allocated and spent as well as non-financial contributions and forms the **Annual Infrastructure Funding Statement** which the SDNPA is required to produce.

It is clear that CIL will help to bridge the infrastructure funding gap, but won't completely resolve it. Therefore, there is a need to prioritise the projects, alongside exploring other funding opportunities and approaches to financing which will require partnership working arrangements with infrastructure providers. Parish / Town Councils will also have the ability to use their own CIL receipts (in accordance with the CIL Regulations<sup>2</sup>) on projects that are a priority for them.

This IBP can never be absolutely precise about the amount of money collected via CIL in the future or the precise costs of some of the infrastructure projects required. This document is a best estimate at a given point in time and is updated annually.

The IBP has been prepared by the SDNPA with input from the Parish and Town Councils, District and County Councils, Statutory and other interest and amenity groups within the SDNPA area.

<sup>1</sup> The collection and distribution of the Community Infrastructure Levy (CIL) is governed by the Community Infrastructure Levy Regulations 2010 (as amended). Further information on CIL can be found at <https://www.southdowns.gov.uk>.

<sup>2</sup> In accordance with Regulation 59A of the Community Infrastructure Levy Regulations 2010 (as amended).

## 2. INFRASTRUCTURE IN A NATIONAL PARK CONTEXT

All infrastructure projects identified for funding should support the National Park Authority's statutory Purposes and Duty as specified in the Environment Act 1995:

- **Purpose 1:** Conserving and enhancing the natural beauty, wildlife and cultural heritage of the area
- **Purpose 2:** Promoting opportunities for the understanding and enjoyment of the special qualities of the National Park by the public
- **Duty:** To seek to foster the social and economic wellbeing of the local communities within the National Park in pursuit of the purposes.

The South Downs National Park Partnership Management Plan sets objectives based on the statutory Purposes and Duty, whilst the South Downs Local Plan allocates a sustainable level of growth to villages and towns across the National Park.

Infrastructure provision can have a positive impact and reduce or resolve limitations and inequality across wide areas. However, some infrastructure projects can be harmful to the natural environment and landscape and are, therefore, contrary to the first Purpose of the National Park. In these instances, the South Downs Local Plan policies seek to balance the public benefit of new infrastructure with the conservation and enhancement of the landscape. All projects should be underpinned by an Ecosystems Services approach and the SDNPA will prioritise those that demonstrate high quality design, multi-functionality and landscape integration.

Each infrastructure project is therefore categorised under one of seven headings, and Table I shows how these link to the Purposes and Duty.

**TABLE I – TYPES OF INFRASTRUCTURE**

Infrastructure Categories	Purpose 1	Purpose 2	Duty	Project Examples
<b>Green Infrastructure</b>	✓	✓	✓	Landscape-scale mitigation; Access land; informal open space; managed space; village greens; allotments; green roofs; parks; micro-generation energy schemes; South Downs Way improvements; flood management and climate change mitigation; Habitats Regulation Assessment compliance, and tree planting.
<b>Social &amp; Leisure</b>	✓	✓	✓	Cultural heritage; enhancement to historic urban fabric; public realm improvements; added-value in hard surfacing; sports facilities and pavilion improvements; green gyms; playing fields; playgrounds; recreation grounds.
<b>Services &amp; Facilities</b>		✓	✓	Community buildings; libraries; support services and care; village halls; expanding emergency services capacity; car parking; insulation and other improvements to public buildings; National Park interpretation boards and exhibits; visitor centres; tourist information and promotion of National Park.

Infrastructure Categories	Purpose 1	Purpose 2	Duty	Project Examples
<b>Transport</b>		✓		Public Rights of Way improvements; walking and cycling infrastructure; bus and rail network improvements; traffic calming; improved signage; highway works that add value to the National Park setting.
<b>Education</b>			✓	State-funded primary and secondary schools.
<b>Health &amp; Wellbeing</b>		✓	✓	GP Surgeries / Hospitals Mental health provision / adult social care
<b>Utility Services</b>			✓	Broadband provision; utilities supply (where not a statutory undertaking); added value flood schemes; waste management & disposal.

## PLANNED LEVELS OF DEVELOPMENT IN THE SOUTH DOWNS NATIONAL PARK

The South Downs Local Plan was adopted in July 2019. Table 2 summarises the level and sources of housing development expected during the course of the Local Plan.

**TABLE 2 – PLANNED HOUSING DELIVERY IN THE SOUTH DOWNS NATIONAL PARK<sup>3</sup>**

Element of Housing Delivery to 2033	Dwellings
Allocations in the South Downs Local Plan, including those to come forward in Neighbourhood Development Plans and on strategic sites (as of 31 March 2019)	2,573
Net dwellings with extant permission (as of 31 March 2019)	1,561
Anticipated windfall development (as of 31 March 2019)	561
Completions for the period 2014 / 15 to 2019 / 20	1,653
<b>Total</b>	<b>6,348</b>

<sup>3</sup> The majority of the information in this table is taken from the 2019 Authority Monitoring Report which can be viewed via <https://www.southdowns.gov.uk>.

### 3. COMMUNITY INFRASTRUCTURE LEVY - REPORT 2019 / 20

The following information is presented in order to comply with the requirements on the reporting of CIL. It sets out how much CIL has been collected, where it has been allocated to and how it has been spent.

	Amount	Further Information
Total value of CIL set out in all Demand Notices issued in 2019 / 20 <sup>4</sup>	£3,301,541.45	
The total amount of CIL receipts for 2019 / 20 <sup>5</sup>	£1,877,567.95	
The total amount of CIL receipts collected by the SDNPA before 1 April 2019 which has not been allocated <sup>6</sup>	£42.05	
The total amount of CIL receipts collected by the SDNPA before 1 April 2019 which have been allocated in 2019 / 20 <sup>7</sup>	£42.05	See Section 5 of this document
The total amount of CIL expenditure for 2019 / 20. <sup>8</sup>	£427,489.25	This figure includes the 2019 / 20 payments made directly to Parish / Town Councils.

<sup>4</sup> CIL Regulations 2010 (as amended) Schedule 2, Paragraph 1(a)

<sup>5</sup> Schedule 2, Paragraph 1(b)

<sup>6</sup> Schedule 2, Paragraph 1(c)

<sup>7</sup> Schedule 2, Paragraph 1(d)

	Amount	Further Information
The total amount of CIL receipts collected since it was introduced in the SDNP which was allocated but not spent in 2019 / 20 <sup>9</sup>	£1,021,893.62	This figure is the total amount of CIL allocated since April 2017 but not spent as of 31 March 2020, and excludes the payment directly made to Parish / Town Councils

#### CIL EXPENDITURE IN 2019 / 20

A summary of the infrastructure on which CIL has been spent:<sup>10</sup>

- £20,230.00 has been spent on the **Egrets Way Project (Phase 4)** to provide a non-motorised shared user path between Lewes and Newhaven;
- £33,000.00 has been spent on the **Sylvia Beaufoy Pedestrian Crossing, Petworth** to provide pedestrians a safe crossing point on the A272, and
- No CIL has been spent on repaying money borrowed (no money has been borrowed).
- £93,878.40 has been spent on administration. This is 5% of the total amount of CIL collected in the financial year 2019 / 20.

<sup>8</sup> Schedule 2, Paragraph 1(e)

<sup>9</sup> Schedule 2, Paragraph 1(f)

<sup>10</sup> Schedule 2, Paragraph 1(g) (i) – (iii)

## CIL ALLOCATED AND UNSPENT IN 2019 / 20

*A summary of the CIL which has been collected, allocated to a project, but not yet spent.<sup>11</sup>*

As of the 31 March 2020, there was £1,021,893.62 of total CIL receipts allocated for projects but unspent.

The SDNPA made the decision to ‘split’ its CIL receipts into two pots. **Pot 1** would be spent on strategic infrastructure projects most likely to be delivered by the County Councils and other statutory bodies within the National Park, examples include education and large scale transport related projects. **Pot 2** would be spent on other types of infrastructure projects.

### POT 1

As of 31 March 2020, Pot 1 was allocated £463,656.57 to be spent by the following County Councils, based on the proportion of funds required to be spent on the projects listed as ‘Essential’ in Appendix B:

- West Sussex County Council was allocated £329,244.60.
- East Sussex County Council was allocated £134,411.97.

Prior to the 31 March 2020, neither Hampshire County Council nor Brighton & Hove City Council identified any critical or essential strategic infrastructure requirements. However, Hampshire County Council have subsequently identified projects and they are allocated monies from the 2019/20 CIL receipts – see Section 5 of this document.

The £463,656.57 previously allocated remains unspent which is not unexpected given the size and long lead-in time of some of the projects. This money has been ring-fenced (for 5 years from the date of allocation) and the two County Councils have been invited to request the funds for the purposes of delivering the identified projects. Should funding for these infrastructure projects no longer be required, the money could be made available to other projects.

### POT 2

As of 31 March 2020, Pot 2 was allocated £617,479.94 to be spent on the ‘High Policy Priority Projects’ set out in Table 3. Those projects allocated monies from the 2019 / 20 CIL receipts are set out in Section 5 of this document.

A total of £558,299.94 remains unspent on projects allocated money by the SDNPA. This money is ring-fenced for the 3 years (from the date the money was allocated). Should funding for these infrastructure projects no longer be required, the money could be made available to other projects.

<sup>11</sup> Schedule 2, Paragraph 1(h)

**TABLE 3: POT 2 PROJECT PROGRESS**

<b>Project</b>	<b>Allocated in Financial Yr</b>	<b>Total amount allocated</b>	<b>Total spent as of 31 March 2020</b>	<b>Progress / Comments</b>
<b>Bevern Stream</b> – Natural Flood Management	2017/18	£5,950.00	£5,950.00	Completed
<b>Easebourne Park Phase 2</b> – New play equipment, benches and other enhancements	2018/19	£80,270.00		All / some of the monies have been spent post 31 March 2020
<b>Egrets Way Phase 4</b> – to provide a shared path / ‘non-motorised user’ route between Lewes and Newhaven	2017/18	£20,230.00	£20,230.00	Completed
<b>Egrets Way Phase 5</b> – to provide a shared path / ‘non-motorised user’ route between Lewes to Newhaven	2018/19	£113,000.00		All / some of the monies have been spent post 31 March 2020
<b>Findon Play Facilities</b> – New play equipment	2018/19	£31,500.00		
<b>Goodwood Education Trust</b> – Seeley Copse Study Centre	2018/19	£40,000.00		
<b>Hanger Way</b> - Rights of Way Improvements	2018/19	£11,000.00		
<b>Lavant</b> - River Walk	2018/19	£10,000.00		
<b>Lewes Raingarden</b>	2017/18	£10,000.00		All / some of the monies have been spent post 31 March 2020
<b>Lewes Railway Land Local Nature Reserve</b> – Habitat Improvements	2018/19	£15,500.00		
<b>Lewes Railway Land Local Nature Reserve</b> – Footpath	2018/19	£10,000.00		
<b>Lewes Railway Land Local Nature Reserve</b> – Interpretation Boards	2018/19	£1,000.00		
<b>Liss Triangle Community Centre</b>	2017/18 and 2018/19	£24,275.00		The Community Centre roof has been replaced during 2019. Work on the front extension (for which this money is allocated) is due to start shortly
<b>Liss - Upstream Natural Flood Management</b>	2018/19	£25,000.00		

Project	Allocated in Financial Yr	Total amount allocated	Total spent as of 31 March 2020	Progress / Comments
<b>Liss – Village Hall Refurbishment</b>	2018/19	£15,000.00		All / some of the monies have been spent post 31 March 2020
<b>Meon Valley Trail – Wickham Springs</b>	2018/19	£35,000.00		
<b>Petworth – Sylvia Beaufoy Pedestrian Crossing</b>	2018/19	£33,000.00	£33,000.00	Works due to commence shortly
<b>Queen Elizabeth Country Park – Ponds, Bugs and Kids</b>	2018/19	£50,000.00		
<b>South Downs Way - Winchester route improvements</b>	2017/18 and 2018/19	£61,600.00		
<b>Stedham - Fitness Trail</b>	2018/19	£2,500.00		
<b>Stedham Recreation Ground – play equipment</b>	2018/19	£4,850.00		
<b>Twyford, Hunter Park - Basketball Court</b>	2018/19	£12,700.00		
<b>Twyford – Pavilion Refurbishment</b>	2018/19	£5,000.00		

## CIL PASSED TO PARISH AND TOWN COUNCILS

The amount of CIL passed to Parish and Town Councils<sup>12</sup> in the 2019 / 20 financial year<sup>13</sup> is as follows:

Parish / Town (where CIL liable development has commenced)	Amount paid in 2019 / 20
Alfriston Parish Council	£188.34
Buriton Parish Council	£20,094.16
Clapham Parish Council	£24,094.16
Compton Parish Council	£1,089.09
Corhampton and Meonstoke Parish Council	£1,332.80
Ditchling Parish Council	£11,190.00
Droxford Parish Council	£947.04
Easebourne Parish Council	£2,450.85
Falmer Parish Council	£157.84
Fernhurst Parish Council	£2,096.34
Froxfield & Provett Parish Council	£2,490.60
Fulking Parish Council	£1,690.00
Funtington Parish Council	£7,036.50
Greatham Parish Council	£1,588.50
Hambledon Parish Council	£304.00
Lewes Town Council	£40,157.09
Liss Parish Council	£5,033.48
Lynchmere Parish Council	£1,115.89
Midhurst Parish Council	£77,784.95
Milland Parish Council	£333.04
Owslebury Parish Council	£1,957.21

<sup>12</sup> Schedule 2, Paragraph 1(i)(i)

<sup>13</sup> Please note this includes payments made to Councils in Oct 2019 and money generated up to 31 March 2020 albeit the actual payment was passed to the Councils in Apr 2020

Parish / Town (where CIL liable development has commenced)	Amount paid in 2019 / 20
Patching Parish Council	£52.61
Petersfield Town Council	£42,561.49
Piddinghoe Parish Council	£3,463.66
Poynings Parish Council	£789.20
Pulborough Parish Council	£889.02
Stedham & Iping Parish Council	£1,745.10
Steyning Parish Council	£1,169.56
Storrington and Sullington Parish Council	£4,261.67
Stoughton Parish Council	£3,628.58
Stroud Parish Council	£15,585.92
Upham Parish Council	£947.04
Westbourne Parish Council	£2,074.02
<b>Total</b>	<b>£280,380.85</b>

**Appendix A** gives details of the total money passed to Parish and Town Councils to date, what has been spent and what remains. Parish and Town Councils are also required to report on this however, to assist them in meeting their requirements the SDNPA has provided all relevant Councils with a reporting form and published the returned information on our website.

No CIL has been passed to any person under regulation 59(4).

No CIL, passed to Parish and Town Councils, has been recovered by the SDNPA during 2019 / 20 and no notices requiring such action have been served. Recovery of funds is possible when it has not been used within 5 years of receipt or when it has not been used for to provide infrastructure needed to support an areas development<sup>14</sup>.

<sup>14</sup> Schedule 2, Paragraph K(i) and (ii)



## THE TOTAL AMOUNT OF CIL RETAINED AT 31 MARCH 2020

	Amount	Further Information
The total amount of CIL receipts for 2019 / 20 retained at the end of the reported year <sup>15</sup>	£1,597,187.10	This includes the 5% retained for administration but does not include the direct payments made to Parish / Town Councils
CIL receipts from previous years retained at the end of 2019 / 20 <sup>16</sup>	£1,075,123.62	This money is allocated to projects – See Page 5 and Table 3 in this document
CIL receipts recovered from Parish / Town Councils or retained for unparished areas for 2019 / 20 <sup>17</sup>	£0	
CIL receipts recovered from Parish / Town Councils or retained for unparished areas from previous years <sup>18</sup>	£0	

<sup>15</sup> Schedule 2, Paragraph L(i)

<sup>16</sup> Schedule 2, Paragraph L(ii)

<sup>17</sup> Schedule 2, Paragraph J(i) and (ii) and L(iii)

<sup>18</sup> Schedule 2, Paragraph L(iv)

## 4. SECTION 106 LEGAL AGREEMENTS - REPORT 2019 / 20

The following information is presented in order to comply with the requirements on the reporting of Section 106 Agreements (S106). It sets out how much S106 has been collected, where it has been allocated and how it has been spent. It includes monetary as well as non-monetary contributions.

### MONETARY CONTRIBUTIONS

		Further Information
Total amount of money to be provided under planning obligations which were entered into during 2019 / 20 <sup>19</sup> .	£1,085,840.41	Details are set out in Table 4.
Total amount of money required by planning obligations which was received during 2019 / 20 <sup>20</sup>	£957,580.49	
Total amount of money under any planning obligations which was received before 1 April 2019 which has not been allocated <sup>21</sup>	£659,969.20	

<sup>19</sup> Schedule 2, Paragraph 3(a)

<sup>20</sup> Schedule 2, Paragraph 3(b)

**TABLE 4: DETAILS OF MONETARY CONTRIBUTIONS SECURED IN 2019 / 20**

Financial contributions secured through S106 agreements 2019 / 20	Source
£5,000 for Traffic Regulation Order (TRO) for Keymer Road, Ditchling	Land adjacent Pumping Station, Keymer Road, Ditchling (Planning Permission Reference SDNP/17/01358/FUL)
£187,770.60 affordable housing contribution	Dundee House, Bepton Road, Midhurst (Planning Permission Reference SDNP/18/03233/FUL)
£520,000 affordable housing contribution	Calloways, Graffham Street, Graffham (Planning Permission Reference SDNP/18/00938/FUL)
£79,800 affordable housing contribution	Land at Rotherlea, Dawtrey Road, Petworth (Planning Permission Reference SDNP/15/01862/FUL)
£87,479.81 for sustainable transport measures	Buckmore Farm, Petersfield (Planning Permission Reference SDNP/17/05966/FUL)
£6,000 for implementing parking restrictions on Princes Road and Winchester Road	Buckmore Farm, Petersfield (Planning Permission Reference SDNP/17/05966/FUL)

<sup>21</sup> Schedule 2, Paragraph 3(c)

Financial contributions secured through S106 agreements 2019 / 20	Source
£1,350 for monitoring Section 106 agreement	Buckmore Farm, Petersfield (Planning Permission Reference SDNP/17/05966/FUL)
£25,000 for improvements to Public Rights of Way including Footpath 858	Sky Park Farm , Durford Lane, West Harting (Planning Permission Reference SDNP/18/03926/FUL)
£62,000 for maintenance and management of footpath and bridleway to be provided between Footpath 2049 and Coombes Road	Land Along The Northern A27 Boundary Between Coombes Road and the River Adur, Lancing (Planning Permission Reference SDNP/18/00434/FUL)
£58,000 affordable housing contribution	Old Station Yard, Nyewood Road, Nyewood, South Harting (Planning Permission Reference SDNP/18/00352/FUL)
£40,000 affordable housing contribution	Land East of Church Lane, Pyecombe (Planning Permission Reference SDNP/18/06068/FUL)
£13,000 for highway improvement works on Andlers Ash Road and junctions to Rother House, Hill Brow Road Car Park and Linden Drive	Land North East of Andlers Ash Nursery, Andlers Ash Road, Liss (Planning Permission Reference SDNP/19/00669/FUL)
£440 for monitoring Section 106 agreement	Windward, Reservoir Lane, Petersfield (Planning Permission Reference SDNP/19/02810/FUL)

<sup>22</sup> Schedule 2, Paragraph 3(d)

## NON-MONETARY CONTRIBUTIONS

Table 5 sets out a summary of the non-financial contributions<sup>22</sup> which have been secured under S106's entered into during 2019 / 20, this includes the delivery of **51 Affordable Homes<sup>23</sup>, 1 self-build dwelling and 1 SANG** (a suitable alternative natural greenspace). These will be delivered at agreed points before, during or after the completion of the relevant developments.

**TABLE 5: DETAILS OF NON-MONETARY CONTRIBUTIONS SECURED IN 2019 / 20**

Non-Financial contributions secured through S106 agreements 2019 / 20	Source
13 affordable homes	Land at Rotherlea, Dawtrey Road, Petworth (Planning Permission Reference SDNP/15/01862/FUL)
Landscape Management Plan for the long-term retention and management of the approved landscaping details	Land at Rotherlea, Dawtrey Road, Petworth (Planning Permission Reference SDNP/15/01862/FUL)
Installation and management of ecological mitigation measures	Buckmore Farm, Petersfield (Planning Permission Reference SDNP/17/05966/FUL)
Provision of a footpath and bridleway between Footpath 2049 and Coombes Road (running parallel along the A27 northern boundary)	Land Along The Northern A27 Boundary Between Coombes Road and the River Adur, Lancing (Planning Permission Reference SDNP/18/00434/FUL)
5 affordable homes	Old Station Yard, Nyewood Road, Nyewood, South Harting (Planning Permission Reference SDNP/18/00352/FUL)

<sup>23</sup> Schedule 2, Paragraph 3(d)(i)

Non-Financial contributions secured through S106 agreements 2019 / 20	Source
Provision of public access (non-motorised users) to former railway line as part of the wider footpath network	Old Station Yard, Nyewood Road, Nyewood, South Harting (Planning Permission Reference SDNP/18/00352/FUL)
Landscape Management Strategy for the future management and maintenance of land including signage for users of the disused railway line	Old Station Yard, Nyewood Road, Nyewood, South Harting (Planning Permission Reference SDNP/18/00352/FUL)
31 affordable homes	Land North East of Andlers Ash Nursery, Andlers Ash Road, Liss (Planning Permission Reference SDNP/19/00669/FUL)
Provision of SANG before occupation of development	Land North East of Andlers Ash Nursery, Andlers Ash Road, Liss (Planning Permission Reference SDNP/19/00669/FUL) also see Land West of Rotherbank Farm Lane (known as Kippences), Liss (Planning Permission Reference SDNP/19/03210/FUL)
Creation of Permissive Routes through the site	Land North East of Andlers Ash Nursery, Andlers Ash Road, Liss (Planning Permission Reference SDNP/19/00669/FUL)
Employment and Training Initiatives - to include provision of 4 construction jobs and 4 apprenticeships	Land North East of Andlers Ash Nursery, Andlers Ash Road, Liss (Planning Permission Reference SDNP/19/00669/FUL)

Non-Financial contributions secured through S106 agreements 2019 / 20	Source
Provision and management of SANG - securing public access for minimum of 80 years	Land West of Rotherbank Farm Lane (known as Kippences), Liss (Planning Permission Reference SDNP/19/03210/FUL) associated with Land North East of Andlers Ash Nursery, Andlers Ash Road, Liss (Planning Permission Reference SDNP/19/00669/FUL)
2 affordable homes	Park Crescent, Midhurst (Planning Permission Reference SDNP/19/01477/FUL)
Management and enhancement works to Cheesefoot Head Car Park	Matterley Farm, Alresford (Planning Permission Reference SDNP/18/06249/FUL)
Provision of temporary South Downs Way route	Matterley Farm, Alresford (Planning Permission Reference SDNP/18/06249/FUL)
Provision of Permissive Link associated with the provision of a temporary South Downs Way route	Matterley Farm, Alresford (Planning Permission Reference SDNP/18/06249/FUL)
Provision and maintenance of a Water Point	Matterley Farm, Alresford (Planning Permission Reference SDNP/18/06249/FUL)
Provision and maintenance of environmental enhancements to SSSI	Matterley Farm, Alresford (Planning Permission Reference SDNP/18/06249/FUL)
Provision, implementation and management of a Landscape and Ecological Management Plan	Matterley Farm, Alresford (Planning Permission Reference SDNP/18/06249/FUL)

Non-Financial contributions secured through S106 agreements 2019 / 20		Source
A plan and programme of enhancement works to the Rights of Way network	Matterley Farm, Alresford (Planning Permission Reference SDNP/18/06249/FUL)	
I Self build dwelling	Windward, Reservoir Lane, Petersfield (Planning Permission Reference SDNP/19/02810/FUL)	

Other site or development specific requirements, including variation of deeds, occupancy restrictions, provision of street furniture, schedule of specific works, creation of Management Companies and highways and general estate management matters are not listed within Table 5.

## S278 AGREEMENTS SECURED IN 2019 / 20

Section 278 Highway Agreements (S278) have been secured in relation to the following developments in 2019 / 20.

Development site	Detail
Land adjacent Pumping Station, Keymer Road, Ditchling (Planning Permission Reference SDNP/17/01358/FUL)	New dropped kerbs and / or tactile paving on Keymer Road and junction with Lodge Hill Lane, Widening of existing footway on northern side of Keymer Road and extension of 30mph zone westwards along B2116.
Buckmore Farm, Petersfield (Planning Permission Reference SDNP/17/05966/FUL)	Signalised junction on Winchester Road / access to site.

Development site	Detail
Land Along The Northern A27 Boundary Between Coombes Road and the River Adur, Lancing (Planning Permission Reference SDNP/18/00434/FUL)	Provision of a footpath and bridleway between Footpath 2049 and Coombes Road (running parallel along the A27 northern boundary)
Land North East of Andlers Ash Nursery, Andlers Ash Road, Liss (Planning Permission Reference SDNP/19/00669/FUL)	Provision of priority junctions (east and west of the site), footway works to Hill Brow Road and provision of uncontrolled pedestrian crossing, kerb buildouts and dropped kerbs on Andlers Ash Road.

## S106 ALLOCATED AND UNSPENT

The total amount of money (received under any planning obligation) which was allocated but not spent during 2019 / 20 was £1,226,523.77<sup>24</sup>. A summary of the projects and amount of money allocated is set out in Table 6<sup>25</sup>.

<sup>24</sup> Schedule 2, Paragraph 3(e)

<sup>25</sup> Schedule 2, Paragraph 3(g)

**TABLE 6: SUMMARY OF INFRASTRUCTURE TO WHICH MONEY HAS BEEN ALLOCATED.**

Infrastructure Provision	Parish / Town	Funds allocated and unspent in 2019 / 20	Notes
Angmering Community Land Trust - Mayflower Way Affordable Housing Scheme	Angmering	£62,000.00	
Angmering Community Land Trust - Merry England Affordable Housing Scheme	Angmering	£115,872.00	
Improvements to Regional Cycle Route 90	Lewes	£16,101.16	
Bell Lane Playground	Lewes	£62,650.43	
Drinking Fountain for Skatepark	Lewes	£6,455.07	
Midhurst Community Land Trust - Park Crescent Affordable Housing Scheme	Midhurst	£60,000.00	
Community Facilities (associated with Causeway Farm Scheme)	Petersfield	£115,364.35	
Public Open Space (associated with Causeway Farm Scheme)	Petersfield	£50,863.92	
Highways / Transport Improvements (associated with Causeway Farm Scheme)	Petersfield	£576,201.84	
Hampers Green Youth Shelter	Petworth	£5,000.00	
Highway Improvement Works (Sheet Road)	Sheet	£6,015.00	All / some of the monies have been spent post 31 March 2020
Wickham Community Land Trust- School Lane Affordable Housing Scheme	Wickham	£150,000.00	

## S106 SPEND IN 2019 / 20

The total amount of money (received under any planning obligations) which was spent by the SDNPA (including transferring it to a relevant organisation to spend) in 2019 / 20 was £1,449,140.94<sup>26</sup>. A summary of the infrastructure on which money has been spent is set out in Table 7<sup>27</sup>.

**TABLE 7: SUMMARY OF S106 SPEND IN 2019 / 20**

Parish / District & Project	Amount
Binsted – Car Park Works	£990.00
Binsted – Phone Box Restoration	£1,500.00
Binsted – Playground Fencing Works	£3,623.00
Binsted – Playground Surfacing Works	£14,210.00
Binsted – School Bus Stop / Access Works	£12,500.00
Binsted – School – Speed Sign	£7,500.00
Buriton – Car Park Improvement Works	£7,490.00
Buriton – Commemorative Bench	£1,080.00
Buriton – Play Area	£2,614.00
Coldwaltham - St James School - Bike / Scooter Rack and education facilities	£26,231.00
Ditchling - TRO for Keymer Road (transferred to East Sussex County Council)	£5,092.95
Easebourne – TRO for Kings Drive (transferred to West Sussex County Council)	£8,000.00
East Hampshire - Employment & Training Initiatives (associated with Causeway Farm Development, Petersfield)	£125,019.22
Egrets Way Project - Phase 4	£18,895.09
Farringdon – Kissing Gate	£1,262.00
Farringdon - Picnic Benches	£1,277.00
Froxfield - Playground Maintenance	£1,081.22
Hawkley - Heritage Signs	£2,450.00

<sup>26</sup> Schedule 2, Paragraph 3(f)

Parish / District & Project	Amount
Hawkley - Notice Board	£818.00
Lewes - Timberyard Playground	£28,270.98
Lewes - Footpath 51 Improvement Works (transferred to East Sussex County Council)	£7,450.00
Lewes – Travel Plan Audit for Harvey's Depot (transferred to East Sussex County Council)	£5,769.96
Lewes – TRO for South Downs Road (transferred to East Sussex County Council)	£5,000.00
Lewes - Waste & Recycling (transferred to Lewes District Council)	£2,058.53
Liss - Accessible Path and Footway	£10,217.13
Liss - Lych Gate	£8,800.00
Liss - Riverside Walk Play Equipment	£6,365.00
Midhurst Rother College - Canopies	£80,396.00
Petersfield - Heath Play Area	£40,600.25
Petersfield - Heath Pond Bank Stabilisation	£120,000.00
Petersfield – Highway Improvement Works (transferred to Hampshire County Council)	£625,830.24
Petersfield - Town Centre Fingerposts	£20,000.00
Petworth - Goal Posts	£513.00
Petworth - Mole Draining	£1,000.00
Petworth - Sylvia Beaufoy Pedestrian Crossing	£7,453.00
Pyecombe - Church Porch Roof	£4,187.78
Rampion – including enhancement works at Truleigh Hill and coppicing at Longlands	£49,897.00
Selborne - Kissing Gates	£3,268.00
Selborne - Oak Tree	£1,500.00
Selborne - Traffic Calming (VAS and Posts)	£3,203.88
Sheet - Disabled Toilet	£4,693.48
Sheet – Highway Improvement Works (transferred to Hampshire County Council)	£4,866.00

<sup>27</sup> Schedule 2, Paragraph 3(h)(i)

Parish / District & Project	Amount
Solent Recreation Mitigation Project	£1,985.00
Steep - Community Notice Board	£1,140.00
Stroud - Bridge Crossing	£4,000.00
West Meon - Outdoor Gym	£1,985.57
West Sussex County Council (transferred to) – Education Provision	£122,763.11
West Sussex County Council (transferred to) - Fire & Rescue	£3,081.77
West Sussex County Council (transferred to) – Library Provision	£29,496.78
West Sussex County Council (transferred to) - Waste & Recycling	£965.00
Whitehill and Bordon – HeRe Restoration Project – Phase I	£750.00
<b>Total</b>	<b>£1,449,140.94</b>

The SDNPA has not borrowed any money and therefore no money has been spent on repaying money borrowed<sup>28</sup>.

£4,414.14 has been spent in respect of monitoring the delivery of planning obligations in 2019 / 20<sup>29</sup>. Since October 2019, the SDNPA has been charging a fee of £440 per covenant, which requires monitoring, in order to recover the costs to the SDNPA of this work.

A total of £3,473,706.52 was retained at the end of financial year. No money has been retained for the purposes of longer term maintenance (known as a commuted sum)<sup>30</sup>.

<sup>28</sup> Schedule 2, Paragraph 3(h)(ii)

<sup>29</sup> Schedule 2, Paragraph 3(h)(iii)

<sup>30</sup> Schedule 2, Paragraph 3(i)



## 5. ALLOCATION OF 2019 / 20 CIL RECEIPTS

---

As set out previously, CIL will help to bridge the funding gap in delivering infrastructure but it will never resolve it. Therefore, there is a need to prioritise the projects. For a realistic prioritisation exercise to take place, it is necessary to consider infrastructure needs across the South Downs National Park in its totality as well as infrastructure requirements generated by large scale development schemes on the boundary of the National Park.

Consequently, the SDNPA has drawn together all the infrastructure requirements identified by the SDNPA, local communities (including Parish / Town Councils), Districts / Boroughs and County Councils and other stakeholders necessary, to support the planned growth in the South Downs Local Plan and made Neighbourhood Development Plans during the lifetime of those plans. Interested parties were invited to review previous projects identified and to submit new ones.

In total there are over 400 projects. The list of projects which could receive CIL funding is provided in **Appendix B**. It should be noted that costs identified for a project are indicative as, in many cases, the full design and implementation costs have not yet been determined.

All the infrastructure projects listed within Appendix B have been separated into 4 categories, critical, essential, high policy priority and desirable.

Categorising projects is always going to involve an element of judgement and the category that a project falls within may change over time. It is also clear that the level of CIL receipts available to the SDNPA this year is not going to cover most of the projects submitted for consideration. Further details on how the SDNPA categorises and prioritises projects for funding (including governance arrangements) is set out in **Appendix C**.

For this IBP, **no projects** were identified as being **critical**, **12 projects** were identified as **essential**, **119 projects** as **high policy priority** and the remaining as **desirable**.

In 2019 / 20 the SDNPA collected £1,877,567.95. Excluding Parish Payments and administration costs (5%) this leaves **£1,503,308.70** to allocate to infrastructure projects.

The current approach of the SDNPA is to seek to spend the money on the delivery of infrastructure as soon as it is possible rather than retain it. The SDNPA has also made the decision to split its CIL receipts into two pots. Pot 1 would be made up of 40% of CIL receipts and would be spent on strategic infrastructure projects (usually falling within the critical or essential category) most likely to be delivered by County Councils and other strategic infrastructure providers. The other 60% (Pot 2) would be spent on other types of infrastructure projects. Therefore, in 2019 / 20 the SDNPA has allocated **£601,323.48 to Pot 1** and **£902,027.27 to Pot 2**, (Pot 2 includes the £42.05 of 2018 / 19 under spend).

## POT 1

The SDNPA has allocated the money from Pot 1 to the following County Councils, based on the proportion of funds required to be spent on any of the 12 projects listed as **Essential** in **Appendix B**. When combined with the funds allocated since 2017 / 18, the following is available to the relevant Authority:

**TABLE 8: POT 1 CIL ALLOCATIONS**

County Council	Total funds allocated since 2017 / 18	2019 / 20 CIL Award	Total
West Sussex County Council	£329,244.60	<b>£283,726.44</b>	£612,971.04
East Sussex County Council	£134,411.97	<b>£121,597.04</b>	£256,009.01
Hampshire County Council	N/A	<b>£196,000.00</b>	£196,000.00

Brighton & Hove City Council have not identified any critical or essential strategic infrastructure requirements for 2019 / 20.

The 2019 / 20 Pot 1 award is ring-fenced for 5 years to 2024 / 25 and the County Councils have been invited to request the funds for the purposes of delivering the 12 identified projects. Should funding for these infrastructure projects no longer be required, the money could be made available to other projects.

Projects allocated money from Pot 2 are set out in Table 9. The 2019 / 20 Pot 2 award is ring-fenced for 3 years to 2022 / 23. Should funding for these infrastructure projects no longer be required, the money could be made available to other projects.

## POT 2

The SDNPA has allocated **£902,027.27** from Pot 2, to the following **8 High Policy Priority Projects** (all projects are listed in Appendix B).

**TABLE 9: POT 2 CIL ALLOCATIONS**

Project	2019 / 20 CIL Allocation
<b>Centurion Way Phase 2</b> – a new 5.3km non-motorised user path from West Dean to the South Downs Way at Cocking (following the former Chichester to Midhurst Railway Line)	£500,000.00
<b>Washington Link Footpath</b> – to provide an ‘off-road’ route (open to walkers, horse-riders and cyclists) between Washington Village and the South Downs Way at Washington Bostal Car Park	£166,700.00
<b>Seven Sisters Country Park</b> – for a number of infrastructure projects associated with enhancing the facilities, including, but not limited to, a new changing places toilet, wheel-chair accessible lift for the Visitor Centre and full-fibre broadband	£100,000.00
<b>Ditchling – Keymer Road Car Park</b> – to provide additional car parking spaces (including disabled bays and cycle racks) for the village and visitor to the National Park. Funding is subject to provision of electric vehicle charging points	£70,000.00
<b>Stroud Village Improvement Scheme</b> – for highway improvement works / improved pedestrian footways and crossing points and Village signs (plus decluttering of existing signs / road markings)	£20,000.00
<b>Iping Common</b> – to upgrade the three entry points and paths to improve access to the Common (such as drainage improvement works and re-surfacing the entrance points using Fittleworth Stone)	£19,000.00
<b>Kings Arms Youth Project</b> – towards the purchase of, and improvement works to, a new permanent home for the Youth Project within Petersfield Town Centre. The project supports local young people affected by challenging home circumstances, mental health / stress / anxiety-related conditions during their school years	£15,000.00
<b>Farringdon Village Improvement Scheme</b> - for highway improvement works to improve highway safety issues and Village signs (plus decluttering of existing signs / road markings)	£11,327.27

## 6. BIDDING FOR CIL FUNDING - 2020 / 2021

If you have an infrastructure project that you are seeking funds for, this is how you can apply and the process that the SDNPA will follow.

### STAGE 1: ANNUAL CALL FOR PROJECTS

Once a year the SDNPA will have a 'call for projects', inviting local communities including Parish and Town Councils, County and District Councils, service providers and other stakeholders to put forward projects for CIL funding (this call for projects will also include a review of existing information / evidence).

Initial bids (referred to as 'Expression of Interest' or CIL EOI) can be made via the SDNPA's '**Projects for the South Downs**' (an online application process).

**The next call for projects opens on the 1 October 2020 and closes on the 29 January 2021.**

#### Some tips when applying for CIL

- Are you actually seeking funding for infrastructure? This covers a broad range of projects. However historical and feasibility studies are not deemed to be infrastructure and requests of money for these types of projects are unlikely to be successful.
- Ensure you are realistic about the likelihood and timing of the project. The SDNPA understand that priorities and issues can change however delays of a few years can place into question the deliverability of projects you may be promoting.

- If it is a large project, consider breaking it down into phases. Funding may be easier to secure in 'bite-sized' chunks and it helps the SDNPA to plan for the longer term.
- Projects in locations receiving, or expecting to receive, new housing development will be more successful than those that are not.
- Projects that deliver multiple benefits and are linked to the South Downs Partnership Management Plan will be more successful than those that do not.
- You must provide a figure of how much money you are looking for from the SDNPA. Those left blank or unknown are unlikely to be considered a high priority.
- Be clear about other sources of funding available or outstanding unspent S106 monies which could be used for your project.
- Where possible, your bid should include evidence of existing demands on infrastructure, the additional demands likely to arise from new development and the extent to which the existing infrastructure or services are capable of meeting those additional demands.

### STAGE 2: ASSESSMENT

Projects put forward for funding (and existing projects to be reviewed) will then be assessed in accordance with the process set out in **Appendix C**.

### **STAGE 3: PREPARING THE INFRASTRUCTURE BUSINESS PLAN (IBP)**

The IBP, including which projects will be allocated funding within that particular year, will be presented for formal approval at Planning Committee. Once approved, an 'in principle' agreement has been given to allocate those projects funding and successful applicants allocated CIL funding will be notified.

Projects not allocated CIL funding for that particular financial year, will be carried over and reviewed for the following year(s) Infrastructure Business Plan. Applicants will be notified and asked to review and update their bids.

### **STAGE 4: RECEIVING THE FUNDS**

Successful applicants will be invited to submit a more **detailed application**. The purpose of this will be to confirm in more detail the use of the funds, the responsible organisation, timescales, payment details and other project management arrangements.

### **STAGE 5: REPORTING ON THE SPENDING**

The SDNPA is required to report on how CIL money is spent and will be working with applicants on reporting progress every year. The SDNPA has created a short reporting form, which we will ask successful applicants to complete at the appropriate time. This information will then be published in the future IBP.

## 7. MONITORING AND REVIEW

---

The Government requires that an Annual Infrastructure Funding Statement (IFS) is published by the 31 December each year starting from 2020. This IBP fulfils the requirements for an IFS. The IBP / IFS will be approved by the SDNPA's Planning Committee every year.

The CIL Regulations provide further information on how Parish / Town Councils should spend and monitor their allocations of CIL. For example, the CIL Regulations state that if Parish / Town Councils have not spent their CIL allocations made to them within five years of receipt the SDNPA can ask for the monies back. The exception to this is where a Parish / Town Council has identified 'up front' the need to fund an infrastructure project, where the CIL contributions accrued within the five-year period are insufficient to fund the project, but it can be demonstrated that there is a realistic prospect of the project being delivered during the timeframe of the South Downs Local Plan. Further information on the IBP process, review and governance is set out in **Appendix C**.

## 8. FURTHER INFORMATION

---

For further information on the Community Infrastructure Levy visit <https://www.southdowns.gov.uk> or email [cil@southdowns.gov.uk](mailto:cil@southdowns.gov.uk).



**South Downs Centre  
North Street  
Midhurst  
West Sussex  
GU29 9DH**

**T: 01730 814810**

**E: [cil@southdowns.gov.uk](mailto:cil@southdowns.gov.uk)**

**[www.southdowns.gov.uk](http://www.southdowns.gov.uk)**

**Chief Executive: Trevor Beattie**

**PUBLISHED OCTOBER 2020**







# INFRASTRUCTURE BUSINESS PLAN - Appendices

## SOUTH DOWNS NATIONAL PARK AUTHORITY

October 2020

SOUTH DOWNS  
NATIONAL PARK



## APPENDIX A: TOTAL CIL RECEIPTS PASSED ONTO PARISH / TOWN COUNCILS (REGULATION 121B)

Parish / Town (where CIL liable development has commenced)	Total paid to Parish / Town Council from April 2017 to 31 <sup>st</sup> March 2020  Currently unspent	Total spent by Parish / Town Council up until end of 2019 / 20 financial year	Notes
Aldingbourne Parish Council	£532.50		
Alfriston Parish Council	£188.34		
Bepton Parish Council	£396.00	£1,125.00	Works to War Memorial and Village Gate
Bramdean and Hinton Ampner Parish Council	£21,572.15		
Buriton Parish Council	£20,094.16		
Clapham Parish Council	£24,679.26	£600.00	Purchased a defibrillator
Coldwaltham Parish Council	£300.60		
Compton Parish Council	£1,089.09		
Corhampton and Meonstoke Parish Council	£1,332.80		
Ditchling Parish Council	£17,904.00		
Droxford Parish Council	£4,798.24	£4,055.00	A new timber play fort has been provided.
Easebourne Parish Council	£2,450.85		
East Chiltington Parish Council	£771.90		
East Dean and Friston Parish Council	£3,125.23		
East Meon Parish Council	£1,683.12	£1,433.88	Playground equipment improvements.
Falmer Parish Council	£157.84		
Fernhurst Parish Council	£2,096.34		
Froxfield & Privett Parish Council	£3,631.20		
Fulking Parish Council	£1,690.00		
Funtington Parish Council	£30,831.32		
Greatham Parish Council	£8,229.00		

Parish / Town (where CIL liable development has commenced)	Total paid to Parish / Town Council from April 2017 to 31 <sup>st</sup> March 2020  Currently unspent	Total spent by Parish / Town Council up until end of 2019 / 20 financial year	Notes
Hambledon Parish Council	£304.00		
Hassocks Parish Council	£2,954.33		
Hawkley Parish Council	£0.00	£958.09	Play equipment and re-surfacing works.
Heyshott Parish Council	£0.00	£1,440.00	Resurfacing around existing play equipment.
Lavant Parish Council	£1,157.49		
Lewes Town Council	£44,544.59		
Liss Parish Council	£5,033.49	£6,281.19	Works to Pavilion
Lynchmere Parish Council	£1,115.89		
Midhurst Town Council	£77,784.95	£3,037.50	Contribution towards works on the Old Library.
Milland Parish Council	£333.04		
Owslebury Parish Council	£1,957.21		
Patching Parish Council	£52.61		
Petersfield Town Council	£53,394.35		
Piddinghoe Parish Council	£3,463.66		
Plumpton Parish Council	£2,525.44		
Poynings Parish Council	£789.20		
Pulborough Parish Council	£889.02		
Pyecombe Parish Council	£2,248.30	£1,141.70	Benches and other street furniture
Sheet Parish Council	£0.00	£2,430.00	Play Equipment.
Stedham with Iping Parish Council	£3,490.20		
Steyning Parish Council	£1,169.56		
Storrington and Sullington Parish Council	£6,439.86		
Stoughton Parish Council	£4,604.50		
Stroud Parish Council	£30,528.58		
Twyford Parish Council	£0.00	£1,020.00	Contribution towards new play equipment.

Parish / Town (where CIL liable development has commenced)	Total paid to Parish / Town Council from April 2017 to 31 <sup>st</sup> March 2020  Currently unspent	Total spent by Parish / Town Council up until end of 2019 / 20 financial year	Notes
Upham Parish Council	£8,633.31		
Westbourne Parish Council	£2,074.02		
<b>Total</b>	<b>£403,041.54</b>	<b>£23,522.36</b>	

## APPENDIX B: ALL INFRASTRUCTURE PROJECTS (SORTED BY PRIORITY)

**TABLE 1 – ESSENTIAL INFRASTRUCTURE PROJECTS**

District	Main Parish or Town / Location	Organisation / Source	Project	Infrastructure Category	Amount requested from SDNPA	Estimated total cost	Timescale for Delivery / CIL Payment
Chichester	Easebourne	West Sussex County Council	Expansion of either Midhurst or Easebourne primary schools by ½ form of entry (FE)	Education	£3,000,000	£3,000,000	Medium Term
Chichester	Lavant	West Sussex County Council & Lavant Parish Council	Expansion of primary school provision by up to half a form of entry (1/2 FE)	Education	£3,000,000	£3,000,000	Medium Term
Chichester	Midhurst	West Sussex County Council	Variable-message signs at decision points— to encourage longer distance traffic to use the A27 for east / west trips and the A3 for north / south (and avoid congested junctions in Midhurst and Petworth)	Transport	TBD	Unknown	Long Term
Chichester	Petworth	West Sussex County Council	Expansion of Petworth Primary School by ½ form of entry (FE) - needed as primary school in the village is already at capacity	Education	£3,000,000	£3,000,000	Medium Term
Chichester	Petworth	West Sussex County Council	Traffic routing measures to encourage all vehicles to use the lorry route around Petworth at peak times	Transport	TBD	Unknown	Long Term
East Hampshire	Greatham	Hampshire County Council	Greatham Primary School - multi-use games area	Education	£39,000	£84,000	Short Term
East Hampshire	Petersfield	Hampshire County Council	Expand facilities at Petersfield Library	Services and Facilities	£70,000	£70,000	Short Term
East Hampshire	Petersfield	Hampshire County Council	Petersfield School - improved facilities	Education	£77,596	£155,192	Short Term
Lewes	Lewes	East Sussex County Council	A26 Malling Hill/Church Lane Junction improvements	Transport	£500,000	£500,000	Medium Term
Lewes	Lewes	East Sussex County Council	Lewes Town Centre Traffic Management Scheme	Transport	£3,000,000	£3,000,000	Short Term
Lewes	Lewes	East Sussex County Council	Regional Cycle Route 90 (RR90) improvements	Transport	£135,000	£200,000	Short Term

District	Main Parish or Town / Location	Organisation / Source	Project	Infrastructure Category	Amount requested from SDNPA	Estimated total cost	Timescale for Delivery / CIL Payment
Winchester	Hambledon	Hampshire County Council	Hambledon Primary School - to support growth of school provide additional outdoor space	Education	£8,976	£14,688	Short Term

**TABLE 2 – HIGH POLICY PRIORITY INFRASTRUCTURE PROJECTS**

District	Main Parish or Town / Location	Organisation / Source	Project	Infrastructure Category	Amount requested from SDNPA	Estimated total cost	Timescale for Delivery / CIL Payment
Adur	Sompting	West Sussex County Council	Grade-separated crossing of A27 (Dankton Lane)	Transport	£50,000	>£50,000	Long Term
Arun	Arundel	Arundel and Downland Community Leisure Trust	Project LEAP	Social and Leisure	£500,000	£2,750,000	Short Term
Arun	Arundel	West Sussex County Council	Improve cycle connectivity to railway stations (Arundel, Amberley, Pulborough and Hassocks)	Transport	TBD	Unknown	Medium Term
Arun	Clapham	West Sussex County Council	Bridleway creation from The Street to Tasman Way (or thereabouts)	Transport	£50,000	>£50,000	Long Term
Arun	Clapham	West Sussex County Council	Bridleway creation from Holt Farm to Cote Street	Transport	£10,000 - £50,000	£10,000 - £50,000	Long Term
Arun	Clapham	West Sussex County Council	Grade-separated crossing of A27 (East of Castle Goring, south of A27)	Transport	£50,000	>£50,000	Long Term
Arun	Findon	Findon Parish Council	Equine Heritage Trail	Social and Leisure	£3,300	£4,500	Short Term
Arun	Findon	Findon Parish Council	Village Entry Gateway Signs	Transport	£1,800	£3,600	Medium Term
Arun	Findon	Findon Parish Council	Replacement Pre-School / Community Facility	Services and Facilities	£195,000	£280,000	Medium Term



District	Main Parish or Town / Location	Organisation / Source	Project	Infrastructure Category	Amount requested from SDNPA	Estimated total cost	Timescale for Delivery / CIL Payment
Arun	Findon	Findon Parish Council	Improved parking facilities at Pond Green and Village Store	Services and Facilities	£32,000	£40,500	Medium Term
Arun	Findon	Findon Parish Council	Conservation Area / Square Enhancements	Transport	£16,000	£17,000	Medium Term
Chichester	Fernhurst	Fernhurst Recreation Ground Trust	Pavilion 2022 - Fernhurst	Services and Facilities	£150,000	£600,000	Short Term
Chichester	Fernhurst	Fernhurst Parish Council	Refurbish public toilets	Services and Facilities	£30,000	£35,000	Short Term
Chichester	Fernhurst	Fernhurst Parish Council	Refurbish Scout Hut	Services and Facilities	£50,000	£60,000	Short Term
Chichester	Fernhurst	West Sussex County Council	Bridleway creation from A286 to RB3330	Transport	£50,000	>£50,000	Long Term
Chichester	Fernhurst	West Sussex County Council	Bridleway creation from A286 to FP1095	Transport	£50,000	>£50,000	Long Term
Chichester	Fernhurst	West Sussex County Council	Bridleway creation from A286 to BW1272	Transport	£50,000	>£50,000	Long Term
Chichester	Fernhurst	West Sussex County Council	Bridleway creation from Oebourne Road to Surney Hatch Lane	Transport	£50,000	>£50,000	Long Term
Chichester	Fittleworth	Scottish and Southern Electricity	Underground overhead line - Fittleworth	Utility Services	TBC	£102,000	Short Term
Chichester	Fittleworth	West Sussex County Council	Bridleway creation from Lower Street to Kings Lane	Transport	£50,000	>£50,000	Long Term
Chichester	Harting	Harting Parish Council	Road Crossing on B2146 to South Gardens	Transport	£25,000	£25,000	Short Term
Chichester	Harting	Harting Parish Council	Harting Traffic Scheme – introduce build outs on the roads leading into South Harting to reduce the speed of villages entering the village	Transport	£32,000	£16,000 - £32,000	Medium Term

District	Main Parish or Town / Location	Organisation / Source	Project	Infrastructure Category	Amount requested from SDNPA	Estimated total cost	Timescale for Delivery / CIL Payment
Chichester	Lavant	Lavant Parish Council	Play area equipment	Social and Leisure	£50,000	£120,000	Short Term
Chichester	Lavant	Lavant Parish Council	New Footpath between Marsh Lane and Churchmead Close	Transport	£10,000	£10,000-£20,000	Short Term
Chichester	Lavant	Lavant Parish Council	Creation of 'Orchard Village' - tree and hedge planting, including a Community Orchard	Green Infrastructure	£15,000	£15,000	Short Term
Chichester	Lavant	Lavant Parish Council	Information Boards - to inform and educate about the historical importance of specific locations throughout the Parish (part of a Lavant wide History Project)	Services and Facilities	£5,000	£11,500	Short Term
Chichester	Lavant	West Sussex County Council	Bridleway creation from Fordwater Road to Chalkpit Lane	Transport	£50,000	>£50,000	Medium Term
Chichester	Lodsworth	Scottish and Southern Electricity	Underground overhead line - Lodsworth	Utility Services	TBC	£151,000	Short Term
Chichester	Lurgashall	Scottish and Southern Electricity	Underground overhead line - Lurgashall	Utility Services	TBC	£121,000	Short Term
Chichester	Midhurst	SDNPA	Midhurst Greenway - Section B	Transport	£100,000	£225,500	Short Term
Chichester	Midhurst	Scottish and Southern Electricity	Underground overhead line - Midhurst	Utility Services	TBC	£358,000	Short Term
Chichester	Midhurst	Environment Agency	North Mill By-Pass Project	Social and Leisure	£150,000	£250,000	Short Term
Chichester	Midhurst	West Sussex County Council	Bridleway creation from Holmbush Way to Bell Lane	Transport	£50,000	>£50,000	Medium Term
Chichester	Petworth	The Coultershaw Trust	Coultershaw Heritage Learning and Exhibition Centre	Education	£15,250	£139,000	Short Term
Chichester	Petworth	West Sussex County Council	Bridleway creation from opposite Rothermead to Haslingbourne Lane	Transport	£10,000 - £50,000	£10,000 - £50,000	Short Term

District	Main Parish or Town / Location	Organisation / Source	Project	Infrastructure Category	Amount requested from SDNPA	Estimated total cost	Timescale for Delivery / CIL Payment
Chichester	Petworth	Petworth Town Council	Petworth Park Sports Ground - Parking	Services and Facilities	£5,000	£7,000	Short Term
Chichester	Petworth	Petworth Town Council	Trumps Alley surface improvements	Transport	£10,000	£12,000	Short Term
Chichester	Petworth	West Sussex County Council	Footpath creation from BW3251 to FP666	Transport	£50,000	>£50,000	Medium Term
Chichester	Rogate	Scottish and Southern Electricity	Underground overhead line - Fyning Common	Utility Services	TBC	£186,000	Short Term
Chichester	Slindon	Scottish and Southern Electricity	Underground overhead line - Slindon	Utility Services	TBC	£102,000	Short Term
Chichester	Stedham with Iping	Sussex Wildlife Trust	Iping Common Access Improvements	Green Infrastructure	£19,000	£20,000	Short Term
Chichester	Stedham with Iping	Scottish and Southern Electricity	HV cable installation, Tote Hill - to increase network resilience	Utility Services	TBC	£10,000	Short Term
Chichester	Stedham with Iping	Stedham with Iping Parish Council	Additional car parking at Common View Stedham (phase 1)	Services and Facilities	£32,600	£32,600	Long Term
Chichester	West Ashling	Funtington Village Hall	Funtington Village Hall Refurbishment Project	Services and Facilities	£30,000	£55,000	Short Term
Chichester	West Dean to Cocking	SDNPA	Centurion Way (West Dean to Cocking) - creation of NMU route on disused railway line	Transport	£666,700	£2,000,000	Short Term
Chichester	Woolbeding with Redford	Scottish and Southern Electricity	Underground overhead line - Redford Village	Utility Services	TBC	£150,000	Short Term
East Hampshire	Buriton	Hampshire County Council	Queen Elizabeth Country Park - Little Nature Players	Social and Leisure	£60,000	£85,000	Short Term
East Hampshire	Buriton	Hampshire County Council	Queen Elizabeth Country Park - Bike Base	Social and Leisure	£140,000	£555,000	Short Term
East Hampshire	Buriton	Buriton Parish Council	Village Hall Enhancements	Services and Facilities	£50,000	£50,000	Medium Term

District	Main Parish or Town / Location	Organisation / Source	Project	Infrastructure Category	Amount requested from SDNPA	Estimated total cost	Timescale for Delivery / CIL Payment
East Hampshire	East Meon	The Sustainability Centre	Ready Steady Grow - expanding facilities and services (sustainable education, eco-tourism, residential courses) and creating a new learning programme about eco-retrofitting and demonstrating a practical response to taking action at a local level to address the climate emergency.	Services and Facilities	£400,000	£1,150,000	Short Term
East Hampshire	East Meon	The Sustainability Centre	Fibre-optic Broadband Installation - to facilitate high-speed broadband for domestic and business use in the area	Utility Services	£100,000	£100,000	Short Term
East Hampshire	East Meon	Trustees of East Meon Village Hall	East Meon Community Services	Services and Facilities	£50,000	£65,000	Short Term
East Hampshire	Farringdon	Hampshire County Council	Farringdon - Village gateway measures and signing improvements	Transport	£10,000	£10,000	Short Term
East Hampshire	Farringdon	Hampshire County Council	Hampshire Promoted Walk - Upgrade to Writers Way	Transport	£65,000	£65,000	Short Term
East Hampshire	Greatham	Greatham Parish Council	Greatham Village Hall Recreation Ground - all-inclusive accessible playground	Services and Facilities	£90,000	£110,000	Short Term
East Hampshire	Hawkey	Scottish and Southern Electricity	Underground overhead line - Hawkey	Utility Services	TBC	£100,000	Short Term
East Hampshire	Liss	Liss Parish Council	The Liss Pavilion Improvements	Social and Leisure	£100,000 - £350,000	£555,000	Short Term
East Hampshire	Liss	Newman Collard Playing Field Trust	Drainage Improvements, Newman Collard Playing Fields	Green Infrastructure	£25,000	< £25000	Medium Term
East Hampshire	Liss	Liss Parish Council	Flood Alleviation, River Rother in Liss	Green Infrastructure	£30,000	£300,000	Medium Term

District	Main Parish or Town / Location	Organisation / Source	Project	Infrastructure Category	Amount requested from SDNPA	Estimated total cost	Timescale for Delivery / CIL Payment
East Hampshire	Liss	Liss Parish Council	West Liss Recreation Ground Play & Leisure Equipment	Social and Leisure	£132,000	£148,000	Long Term
East Hampshire	Liss	Liss Parish Council	New Street Furniture	Services and Facilities	£10,000	£10,000	Long Term
East Hampshire	Liss	Liss Parish Council	Petanque Court	Social and Leisure	£5,000	£5,000	Long Term
East Hampshire	Petersfield	The Kings Arms Youth Project	The Kings Arms Youth Project - to purchase a new permanent home for youth work within Petersfield	Services and Facilities	£15,000	£1,205,000	Short Term
East Hampshire	Petersfield	Petersfield Town Council	Mead Tunnel Cycling Access	Transport	£20,000	£20,000	Short Term
East Hampshire	Petersfield	Petersfield Museum Limited	Petersfield Museum - Heritage Fit for the Future	Services and Facilities	£90,000	£159,500	Short Term
East Hampshire	Petersfield	SDNPA	Rother Valley Way (Petersfield to Midhurst) - Phase 1 Petersfield (Durford Road) to Nyewood (Hablin Hill)	Transport	£433,000	£1,300,000	Medium Term
East Hampshire	Petersfield	Hampshire County Council	The Makery at Petersfield	Social and Leisure	£50,000	£46,000 for equipment and infrastructure and £4,000 for furniture and fittings	Long Term
East Hampshire	Selborne	Selborne Parish Council	Traffic Calming measures	Transport	£30,000	£140,000	Short Term
East Hampshire	Selborne	Selborne Stores Ltd	Selborne Stores - to buy Selborne Village Stores and Post Office and run the shop and Post Office as a Community Benefit Society	Services and Facilities	£50,000	£575,000	Short Term
East Hampshire	Sheet	Hampshire County Council	Sheet - Village gateway measures and signing improvements	Transport	£20,000	£20,000	Short Term

District	Main Parish or Town / Location	Organisation / Source	Project	Infrastructure Category	Amount requested from SDNPA	Estimated total cost	Timescale for Delivery / CIL Payment
East Hampshire	Sheet	Sheet Parish Council	Renovation of Scout Hut	Social and Leisure	£15,000	£135,000	Long Term
East Hampshire	Steep	Hampshire County Council	Steep - Village gateway measures and signing improvements	Transport	£15,000	£15,000	Short Term
East Hampshire	Steep	Steep Parish Council	Footpath improvements	Transport	£5,000 per annum	£25,000	Short Term
East Hampshire	Steep	Steep Parish Council	Stoner Hill Traffic Management	Transport	£20,000	£20,000	Long Term
East Hampshire	Stroud	Hampshire County Council	Stroud - Village gateway measures and signing improvements	Transport	£20,000	£20,000	Short Term
Hampshire wide	Hampshire wide	Hampshire County Council	Stiles to Gates Across the South Downs	Transport	£150,000 over 5 years (£30,000 per year)	£150,000 over 5 years (£30,000 per year)	Short Term
Horsham	Amberley	Amberley Parish Council	Amberley Community Car Park	Services and Facilities	£75,000	£150,000	Short Term
Horsham	Amberley	West Sussex County Council	Footpath creation from FP2456 to FP2667	Transport	£50,000	>£50,000	Medium Term
Horsham	Amberley	West Sussex County Council	Bridleway creation from Stoke Road to South Stoke Road	Transport	£50,000	>£50,000	Long Term
Horsham	Coldwaltham	West Sussex County Council	Footpath creation from Greatham Lane to FP761	Transport	£50,000	>£50,000	Long Term
Horsham	Pulborough	Royal Society for the Protection of Birds	Pulborough Brooks Takes Flight	Green Infrastructure	£500,000	£3,000,000	Medium Term
Horsham	Pulborough	Horsham District Council	Pedestrian enhancements – Provision of pedestrian in road warning signs and vehicle activated sign to manage traffic speeds in conjunction with possible minor amendments to the speed limit to improve pedestrian safety in the	Transport	£35,000	£35,000	Medium Term

District	Main Parish or Town / Location	Organisation / Source	Project	Infrastructure Category	Amount requested from SDNPA	Estimated total cost	Timescale for Delivery / CIL Payment
			vicinity of A283 Stopham Road railway bridge				
Horsham	Upper Beeding	Youth Hostels Association (England and Wales)	Redevelopment of YHA Truleigh Hill	Services and Facilities	£100,000.00	£500,000.00	Short Term
Horsham	Washington	SDNPA & Washington Parish Council	Create a multi-user off-road path between Washington Village and the South Downs Way	Transport	£176,000	£176,000	Short Term
Horsham	Wiston	Wiston Estate	Cycle path - Washington Borstal Car Park to North Farm	Transport	TBD	Unknown	Long Term
Horsham	Wiston	Wiston Estate	Car park - improvements to Washington Borstal	Services and Facilities	£2,550	£2,550	Long Term
Lewes	Ditchling	Ditchling Parish Council	Keymer Road Car Park	Services and Facilities	£100,000	£200,000	Short Term
Lewes	Ditchling	Beacon Parishes Traffic Group	Jubilee Pathway Spatham Lane Extension	Transport	£15,000	£30,000	Short Term
Lewes	Ditchling	Ditchling Parish Council	Ditchling Pavilion – construction of new pavilion	Social and Leisure	£60,000	£800,000	Medium Term
Lewes	Ditchling	Ditchling Parish Council	Ditchling Burial Ground Extension	Services and Facilities	£5,000	£14,000	Long Term
Lewes	Ditchling	Ditchling Parish Council	Ditchling Playground – equipment renewal and improvements	Social and Leisure	£20,000	£80,000	Long Term
Lewes	Ditchling / Westmeston	SDNPA	Ditchling Beacon Link - create 2km multi-user off road link between edge of Stanmer Park to Ditchling Beacon and South Downs Way	Transport	£236,000	£715,000	Medium Term
Lewes	Lewes	High Weald Lewes Havens Clinical Commissioning Group	Lewes Health Hub and UTC - improved parking facilities	Transport	£50,000	£100,000	Short Term

District	Main Parish or Town / Location	Organisation / Source	Project	Infrastructure Category	Amount requested from SDNPA	Estimated total cost	Timescale for Delivery / CIL Payment
Lewes	Lewes	Sussex Police	Communications Centre, Sussex Headquarters expansion	Services and Facilities	£25,000	£50,000	Short Term
Lewes	Lewes	East Sussex County Council	Rejoining the Miller's Ascent - a pedestrian crossing over the Offham Road in Lewes between the Piggy Steps up from Landport and the path up towards Hill Road, and to improve the path either side to make it more accessible to walkers.	Transport	£120,000	£200,000	Short Term
Lewes	Lewes	Lewes District Council	Improvement works to Southover Grange Gardens	Social and Leisure	£60,000	£90,000	Short Term
Lewes	Lewes	Lewes District Council	Landport Skatepark (Community Build)	Social and Leisure	£50,000	£80,000	Medium Term
Lewes	Lewes	SDNPA	Malling Hill Nature Reserve - Undergrounding of high voltage power line	Utility Services	£200,000	£750,000	Medium Term
Lewes	Lewes	Railway Land Wildlife Trust	Reflooring the Undercroft, Linklater Pavilion	Social and Leisure	£7,000	£14,000	Long Term
Lewes	Ouse Valley - Kingston, Swanborough, Iford, Northease & Rodmell, Southease and Piddinghoe	The Egrets Way Project	Egrets Way - Phase 6, 3.1km Rise Farm to Rodmell - develop a shared use (NMUs) path	Transport	£212,250	£931,250	Short Term
Lewes	Ouse Valley - Kingston, Swanborough, Iford, Northease & Rodmell, Southease and Piddinghoe	The Egrets Way Project	Egrets Way - Phase 7, 0.8km North Piddinghoe to Deans Farm - develop a shared use (NMUs) path	Transport	£200,000	£990,000	Medium Term



District	Main Parish or Town / Location	Organisation / Source	Project	Infrastructure Category	Amount requested from SDNPA	Estimated total cost	Timescale for Delivery / CIL Payment
Lewes	Plumpton	SDNPA	Plumpton Link multi-user route - to create off road route to connect Plumpton Railway Station to Plumpton College	Transport	£550,000	£550,000	Medium Term
Mid Sussex	Hassocks	West Sussex County Council	Pedestrian / cycle path linking Hassocks to the South Downs	Transport	£200,000	£200,000	Long Term
Mid Sussex	Poynings	SDNPA	Devils Dyke Path - upgrade informal path to shared-use (NNU) path to extend the existing Dyke Path by 800m to Devil's Dyke	Transport	£55,000	£220,000	Medium Term
Wealden	Alfriston	SDNPA	Alfriston Traffic Management Scheme	Transport	£200,000	£600,000	Long Term
Wealden	Cuckmere Valley	SDNPA	Seven Sisters Country Park	Services and Facilities	£500,000	£800,000	Short Term
Winchester	Alresford / Kings Worthy	SDNPA	Expansion and improvement of the Watercress Way	Transport	£2,000,000	£2,000,000	Medium Term
Winchester	Cheriton	Cheriton Parish Council	Replacement of Cheriton Play Area	Social and Leisure	£25,000	£50,000	Long Term
Winchester	Corhampton and Meonstoke	Hampshire County Council	Meonstoke CE Infant School Environmental Area	Education	£18,000	£20,000	Short Term
Winchester	Droxford	Hampshire County Council	Droxford Junior School – Landscape Strategy	Education	£37,225	TBC	Short Term
Winchester	Owslebury	Hampshire County Council	Marwell to Winchester Bridleways Upgrade	Transport	£100,000	£100,000	Short Term
Winchester	St Catherine's Hill - Chilcomb / Twyford	Hampshire & Isle of Wight Wildlife Trust	St Catherine's Hill Access	Transport	£85,000	£85,000	Long Term
Winchester	Twyford	Twyford Parish Council	Twyford St Marys Primary school: enhanced security with fencing and gates	Education	£10,000	£10,000	Short Term

District	Main Parish or Town / Location	Organisation / Source	Project	Infrastructure Category	Amount requested from SDNPA	Estimated total cost	Timescale for Delivery / CIL Payment
Winchester	Twyford	Twyford Parish Council	Extension of Parish Hall Car Park	Services and Facilities	£150,000	£200,000	Short Term
Winchester	Twyford	Twyford Parish Council	Twyford Flood Alleviation Scheme	Green Infrastructure	£25,000	£25,000	Medium Term
Winchester	Twyford	Twyford Parish Council	Village Centre Traffic and Parking Management	Transport	£120,000	£120,000	Medium Term
Winchester	Twyford	Twyford Parish Council	Finches Lane to Norris Bridge: traffic and parking management measures and provision of pedestrian facilities.	Transport	£75,000	£75,000	Medium Term
Winchester	Twyford	Twyford Parish Council	Refurbishment and extension of Parish Hall	Services and Facilities	£500,000	£950,000	Medium Term
Winchester	Winchester City	Hampshire County Council	Connected Winchester and wider landscape - Winchester Riverside South	Transport	£275,000	£275,000	Short Term

**TABLE 3 – DESIRABLE INFRASTRUCTURE PROJECTS**

District	Main Parish or Town / location	Organisation / Source	Project	Infrastructure Category	Amount requested from SDNPA	Estimated total cost	Timescale for Delivery / CIL Payment
Adur	Lancing	West Sussex County Council	Bridleway creation from BW2048_I to Coombes Road	Transport	£50,000	>£50,000	Long Term
Adur	Shoreham	West Sussex County Council	Bridleway creation from BW3139_I to FP3139_3	Transport	£50,000	>£50,000	Long Term
Adur	Sompting	West Sussex County Council	Bridleway creation from BW2076 to BW3162	Transport	£1,000 - £10,000	£1,000 - £10,000	Short Term
Arun	Aldingbourne	Aldingbourne Neighbourhood Development Plan	Aldingbourne Community Sports Centre improvements	Social and Leisure	TBD	Unknown	Long Term
Arun	Aldingbourne	Aldingbourne Neighbourhood Development Plan	Provision of allotments	Social and Leisure	TBD	Unknown	Long Term

District	Main Parish or Town / location	Organisation / Source	Project	Infrastructure Category	Amount requested from SDNPA	Estimated total cost	Timescale for Delivery / CIL Payment
Arun	Aldingbourne	Aldingbourne Neighbourhood Development Plan	Expand wildlife corridors, woodland and management of ponds, wetlands and watercourses	Green Infrastructure	TBD	Unknown	Long Term
Arun	Aldingbourne	Aldingbourne Neighbourhood Development Plan	Maintain and improve network of footpaths and cycle paths, improved signage and negotiate open access and permissive paths.	Transport	TBD	Unknown	Long Term
Arun	Aldingbourne	Aldingbourne Neighbourhood Development Plan	Promote networks of quiet lanes - Level Mare Lane, Denmans Lane, Blackmill Lane, Norton Lane, Halnaker Barn Lane, Hook Lane, Littleheath Road, Church Lane, Northfields Lane	Transport	TBD	Unknown	Long Term
Arun	Aldingbourne	Aldingbourne Neighbourhood Development Plan	Aldingbourne Rife Integrated Flood Risk Management Plan & Works	Green Infrastructure	TBD	Unknown	Long Term
Arun	Angmering	West Sussex County Council	Bridleway creation from BW2252 to BW3558_1	Transport	£1,000	<£1,000	Short Term
Arun	Angmering	West Sussex County Council	Grade-separated crossing of A27 (West of Hammerpot, north of A27)	Transport	£50,000	>£50,000	Long Term
Arun	Angmering	Angmering Neighbourhood Development Plan	Financial contribution to health facilities	Health and Wellbeing	TBD	Unknown	Long Term
Arun	Arundel	West Sussex County Council	Bridleway creation from The Causeway to Wharf Lane	Transport	£50,000	>£50,000	Medium Term
Arun	Arundel	West Sussex County Council	Footpath creation from RB3062 to London Road	Transport	£1,000	<£1,000	Short Term
Arun	Arundel	West Sussex County Council	Bridleway creation from RB3062 to BW415	Transport	£10,000 - £50,000	£10,000 - £50,000	Short Term
Arun	Arundel	West Sussex County Council	Grade-separated crossing of A27 from BW386 to FP347	Transport	£50,000	>£50,000	Long Term
Arun	Arundel	West Sussex County Council	Bridleway creation from A27 to Binsted Lane	Transport	£10,000 - £50,000	£10,000 - £50,000	Long Term
Arun	Arundel	Arundel Neighbourhood Development Plan	Improved traffic management and car parking at Arundel C of E Primary and St Phillips Catholic Primary	Transport	TBD	Unknown	Long Term
Arun	Arundel	Arun District Council	Angmering - Arundel cycle route	Transport	TBD	Unknown	Long Term
Arun	Arundel	Arun District Council	Arundel to Littlehampton Green Link	Transport	£2,000,000	£4,500,000	Long Term

District	Main Parish or Town / location	Organisation / Source	Project	Infrastructure Category	Amount requested from SDNPA	Estimated total cost	Timescale for Delivery / CIL Payment
Arun	Clapham	Clapham Parish Council	Children's play space	Social and Leisure	TBD	Unknown	Long Term
Arun	Findon	Findon Neighbourhood Development Plan	Support proposals for schools and medical related developments	Services and Facilities	TBD	Unknown	Long Term
Arun	Fontwell	Arun District Council	Cycle Route - complete missing link along south side of A27 (Norton Lane - Fontwell - Walberton)	Transport	TBD	Unknown	Medium Term
Arun	Houghton	West Sussex County Council	Bridleway diversion (BW2268)	Transport	£50,000	>£50,000	Medium Term
Arun	Patching	Patching Neighbourhood Development Plan	Community farm, allotments or orchard	Social and Leisure	TBD	Unknown	Long Term
Arun	Patching	Patching Neighbourhood Development Plan	Maintenance and improvements to footpaths / bridleways	Transport	TBD	Unknown	Long Term
Arun	Patching	Patching Neighbourhood Development Plan	Bus services to the Parish	Transport	TBD	Unknown	Long Term
Arun	Slindon	Slindon Parish Council	Community Highways Scheme for A29 - crossing improvements and speed reduction measures	Transport	£140,000	£150,000	Medium Term
Arun	Walberton	West Sussex County Council	Grade-separated crossing of A27 from BW336 to BW397	Transport	£50,000	>£50,000	Long Term
Arun	Yapton	Arun District Council	Yapton - Barnham Cycle Route - with potential to link to South Downs National Park on Bognor – Barnham – Bignor Route	Transport	TBD	Unknown	Long Term
Brighton & Hove	Brighton - District Wide	Brighton & Hove City Council	Public Rights of Way Improvements	Transport	TBD	Unknown	Long Term
Brighton & Hove	Rottingdean	Beacon Hub Brighton CIO	Beacon Hub Brighton – redevelop the redundant golf pavilion adjacent to Rottingdean Windmill for the education and enjoyment of adults and children including the disabled.	Education	£150,000	£200,000	Short Term
Brighton & Hove	Stanmer	Brighton & Hove City Council	Stanmer Park Travel Improvements	Transport	TBD	Unknown	Long Term

District	Main Parish or Town / location	Organisation / Source	Project	Infrastructure Category	Amount requested from SDNPA	Estimated total cost	Timescale for Delivery / CIL Payment
Chichester	Boxgrove	Boxgrove Parish Council	Halnaker Windmill Access Project	Services and Facilities	£70,000	£160,000	Short Term
Chichester	Boxgrove	Boxgrove Parish Council	Renovate children's play area, Boxgrove Rec	Social and Leisure	TBD	Unknown	Long Term
Chichester	Cocking	West Sussex County Council	Restricted Byway creation from RB3362 to The Grinch	Transport	£50,000	>£50,000	Long Term
Chichester	Cocking	Cocking Parish Council	Footpath - Croft to Bell Lane	Transport	£5,000	£5,000	Medium Term
Chichester	Compton	West Sussex County Council	Bridleway creation from BW530 to Cowdown Lane	Transport	£1,000 - £10,000	£1,000 - £10,000	Short Term
Chichester	Compton	West Sussex County Council	Bridleway creation from Oldhouse Lane to West Marden Hill	Transport	£10,000 - £50,000	£10,000 - £50,000	Short Term
Chichester	Duncton	West Sussex County Council	Bridleway creation from former railway line to BW671, BW3728	Transport	£1,000 - £10,000	£1,000 - £10,000	Short Term
Chichester	Eartham	West Sussex County Council	Footpath creation from FP411_I to FP372	Transport	£10,000 - £50,000	£10,000 - £50,000	Medium Term
Chichester	East Dean	West Sussex County Council	Footpath creation from FP398 to FP371	Transport	£1,000 - £10,000	£1,000 - £10,000	Short Term
Chichester	East Dean, Eartham	West Sussex County Council	Restricted Byway creation from BW3001 to A285	Transport	£10,000 - £50,000	£10,000 - £50,000	Short Term
Chichester	Elsted and Treyford	Elsted and Treyford Parish	Broadband / Super-Fast Broadband	Utility Services	£30,000	Unknown	Short Term
Chichester	Elsted and Treyford	Elsted and Treyford Parish	Maintenance / improvement to Elsted Green and Didling Common	Green Infrastructure	TBD	Unknown	Long Term
Chichester	Elsted and Treyford	Elsted and Treyford Parish	Hillview sewage system	Utility Services	TBD	Unknown	Long Term
Chichester	Fernhurst	Fernhurst Neighbourhood Development Plan	New benches and litter/dog mess bins (Policy TO3)	Services and Facilities	TBD	Unknown	Long Term
Chichester	Fernhurst	Fernhurst Neighbourhood Development Plan	Additional allotment facilities (Policy CF2)	Social and Leisure	TBD	Unknown	Long Term
Chichester	Fernhurst	Fernhurst Neighbourhood Development Plan	Contribute towards training programmes at the Fernhurst Centre (Policy EM6)	Services and Facilities	TBD	Unknown	Long Term

District	Main Parish or Town / location	Organisation / Source	Project	Infrastructure Category	Amount requested from SDNPA	Estimated total cost	Timescale for Delivery / CIL Payment
Chichester	Fernhurst	Fernhurst Neighbourhood Development Plan	Improvements to pavilion at Recreation Ground and village hall (Policy CF3)	Social and Leisure	TBD	Unknown	Long Term
Chichester	Fernhurst	Fernhurst Neighbourhood Development Plan	Contributions to community bus / improvements to public bus (Policy TR1)	Transport	TBD	Unknown	Long Term
Chichester	Fernhurst	Fernhurst Neighbourhood Development Plan	Traffic calming measures (Policy TR2)	Transport	TBD	Unknown	Long Term
Chichester	Graffham	Graffham Parish Council	Footpath PROW 985 - Refurbishment of section	Transport	£5,000	£5,000	Short Term
Chichester	Graffham	Graffham Parish Council	Project 21st Century Ready – Phase 3, improvements to Empire Hall	Social and Leisure	£21,000	£206,000	Short Term
Chichester	Graffham	Graffham Parish Council	Graffham Recreation Ground garages – improve storage facilities	Social and Leisure	£4,000	£8,000	Short Term
Chichester	Graffham	West Sussex County Council	Bridleway creation from Selham Road to New Road	Transport	£50,000	>£50,000	Long Term
Chichester	Graffham	West Sussex County Council	Bridleway creation from Oaklands Lane to New Road	Transport	£50,000	>£50,000	Long Term
Chichester	Graffham	Graffham Parish Council	Brown Information Sign – highlighting The White Horse Public House, The Foresters Arms Public House and the Graffham Village Shop	Transport	TBD	Unknown	Long Term
Chichester	Kirdford	Chichester District Council - Infrastructure Business Plan	Parish Wide - Improve local footpaths, cycle tracks and equestrian ways	Transport	TBD	Unknown	Short Term
Chichester	Lodsworth	West Sussex County Council	Bridleway creation from Selham Road to BW3251	Transport	£50,000	>£50,000	Long Term
Chichester	Lodsworth	Lodsworth Village Hall & QEII Grounds	Lodsworth Village Hall & QEII Grounds Storage Extension	Services and Facilities	£20,000	£50,000	Short Term
Chichester	Lynchmere	Chichester District Council - Infrastructure Business Plan	Purchase of St Michael's Hall, Lynchmere Road	Social and Leisure	TBC	£50,000	Short Term

District	Main Parish or Town / location	Organisation / Source	Project	Infrastructure Category	Amount requested from SDNPA	Estimated total cost	Timescale for Delivery / CIL Payment
Chichester	Lynchmere	Chichester District Council - Infrastructure Business Plan	Renovations to St Michael's Hall & Hardman Hoyle Memorial Hall, Lynchmere Road	Social and Leisure	TBC	£60,000	Short Term
Chichester	Lynchmere	Chichester District Council - Infrastructure Business Plan	Rebuilding of Camelsdale Pavilion	Green Infrastructure	TBC	£180,000	Short Term
Chichester	Petworth	Petworth Town Council	Petworth Market Square Re-design	Transport	TBC	TBC	Medium Term
Chichester	River Rother - District Wide	West Sussex County Council	Improve connectivity across the River Rother for non-motorised users – Pulborough, Fittleworth, Tillington, Grafham, Easebourne, Midhurst, Stedham and Iping, Trotton & Rogate	Transport	TBD	Unknown	Medium Term
Chichester	Rogate	Rogate Neighbourhood Development Plan	Maintain and improve the Parish's network of public footpaths, cycle ways and bridle paths.	Transport	TBD	Unknown	Long Term
Chichester	Rogate	Rogate Neighbourhood Development Plan	Traffic calming within the villages Rogate and Rake	Transport	TBD	Unknown	Long Term
Chichester	Rogate	Rogate Neighbourhood Development Plan	Provision of facilities for children and youth.	Services and Facilities	TBD	Unknown	Long Term
Chichester	Rogate	Rogate Neighbourhood Development Plan	Enhancement of wildlife habitats in and around the public open spaces, Village Greens and Local Green Spaces.	Green Infrastructure	TBD	Unknown	Long Term
Chichester	Rogate	Rogate Neighbourhood Development Plan	Develop proposals to manage traffic flows and traffic speeds on the minor roads of the Parish including the identification of 'quiet lanes'.	Transport	TBD	Unknown	Long Term
Chichester	Singleton	Singleton and Charlton Parish Council	Village Accessibility Project	Services and Facilities	£32,000	£32,000	Short Term
Chichester	Stoughton	West Sussex County Council	Bridleway creation from Finchdean Road to Broad Walk	Transport	£10,000 - £50,000	£10,000 - £50,000	Short Term
Chichester	Stoughton	West Sussex County Council	Bridleway creation from BW533 to RB3405	Transport	£1,000 - £10,000	£1,000 - £10,000	Short Term

District	Main Parish or Town / location	Organisation / Source	Project	Infrastructure Category	Amount requested from SDNPA	Estimated total cost	Timescale for Delivery / CIL Payment
Chichester	Tillington	West Sussex County Council	Bridleway creation from Coxland Lane to BW3251	Transport	£1,000	<£1,000	Short Term
Chichester	West Dean	West Sussex County Council	Footpath creation from FP453 to FP454	Transport	£1,000	<£1,000	Short Term
Chichester	Westbourne	Westbourne Parish Council	Traffic calming measures	Transport	£5,000	£5,000	Short Term
Chichester	Westhampnett	Westhampnett Parish Council	Extension of Footpaths/Bridleways	Transport	£25,000	£25,000	Short Term
Chichester	Wisborough Green	Wisborough Green Parish Council	New sports pavilion	Social and Leisure	£20,000	£500,000	Long Term
Chichester	Wisborough Green	Wisborough Green Parish Council	Public toilet refurbishment	Services and Facilities	£10,000	£50,000	Long Term
Chichester	Wisborough Green	Wisborough Green Parish Council	Conversion of telephone Kiosk to information point	Services and Facilities	£1,500	£4,000	Short Term
Chichester	Wisborough Green	Wisborough Green Parish Council	Sports Field Renovation	Social and Leisure	£8,000	£25,000	Long Term
East Hampshire	East Meon	East Meon Neighbourhood Development Plan	Play equipment for Garston Close Green	Social and Leisure	TBD	Unknown	Long Term
East Hampshire	Kingsley	Hampshire County Council	Kingsley Village – B3004 Forge Road - Highway Improvement Works	Transport	£50,000	£50,000	Short Term
East Hampshire	Liss	Liss Parish Council	Purchase of Land and creation for new public open space	Social and Leisure	TBD	Unknown	Long Term
East Hampshire	Liss	Liss Parish Council	Undergrounding Of Utility Services in Liss Centre Conservation Area	Utility Services	TBD	Unknown	Long Term
East Hampshire	Lower and Upper Farrington	East Hampshire District Council	A32 Farringdon Catchment Flood Alleviation	Green Infrastructure	£500,000	£1,500,000	Long Term
East Hampshire	Rowlands Castle	Hampshire County Council	Introduction of village gateways including new dragons teeth markings and improved village signing.	Transport	£15,000	£15,000	Short Term
East Hampshire	Sheet	Sheet Parish Council	Highways improvements Pulens Lane / Inmans Lane junction	Transport	TBD	Unknown	Long Term
East Hampshire	Sheet	Sheet Parish Council	Provision of rural car park	Services and Facilities	TBD	Unknown	Long Term



District	Main Parish or Town / location	Organisation / Source	Project	Infrastructure Category	Amount requested from SDNPA	Estimated total cost	Timescale for Delivery / CIL Payment
East Hampshire	Worldham	Worldham Parish Council	Improved Broadband Provision	Utility Services	£30,000	£30,000	Long Term
East Hampshire	Worldham	Worldham Parish Council	Village Hall improvements	Services and Facilities	£60,000	£60,000	Medium Term
East Hampshire	Worldham	Worldham Parish Council	Traffic mitigation / calming measures	Transport	£45,000	£45,000	Long Term
East Hampshire	Worldham	Worldham Parish Council	Village Hall - extend car park	Services and Facilities	£50,000	£50,000	Medium Term
East Hampshire	Worldham	Worldham Parish Council	Community open space - purchase of land to create additional recreation space	Social and Leisure	£45,000	£45,000	Medium Term
Horsham	Bramber	Horsham District Council	Upgrade footpath leading up to St. Nicholas' Church	Transport	£10,000	£10,000	Medium Term
Horsham	Bramber	Horsham District Council	Introduction of 20mph speed limit	Transport	TBD	Unknown	Medium Term
Horsham	Bramber	Horsham District Council	New footway – Maudlyn Lane to Soper Lane	Transport	£6,000	£6,000	Medium Term
Horsham	Bramber	Horsham District Council	Upgrade Clays Field as a public amenity area	Social and Leisure	TBD	Unknown	Medium Term
Horsham	Bramber	Horsham District Council	Improvements to 30mph signage	Transport	£17,000	£17,000	Long Term
Horsham	Bramber	Horsham District Council	Redesign of pavement for consistency and to improve safety	Transport	TBD	Unknown	Long Term
Horsham	Bramber	Horsham District Council	All weather hard surfacing of Downs Link	Social and Leisure	£150,000	£150,000	Medium Term
Horsham	Bramber	Horsham District Council	Downs Link A283 crossing – provide 2m wide central refuge + 30mph speed limit	Transport	£30,000	£30,000	Medium Term
Horsham	Henfield	Sussex Wildlife Trust	Woods Mill – accessible path restoration works	Services and Facilities	£40,000	£40,000	Long Term
Horsham	Henfield	Horsham District Council	Installation of traffic speed indicator	Transport	£5,000	£5,000	Short Term
Horsham	Henfield	Horsham District Council	Creation of new long stay car park	Services and Facilities	£100,000	£100,000	Short Term
Horsham	Henfield	Horsham District Council	Improvements to junction High Street / Church Street	Transport	TBD	Unknown	Short Term

District	Main Parish or Town / location	Organisation / Source	Project	Infrastructure Category	Amount requested from SDNPA	Estimated total cost	Timescale for Delivery / CIL Payment
Horsham	Henfield	Horsham District Council	Installation of VAS sign on London Road	Transport	£15,000	£15,000	Short Term
Horsham	Henfield	Horsham District Council	Creation of School Safety Zone – St Peter's C of E Primary School	Transport	£10,000	£10,000	Medium Term
Horsham	Henfield	Horsham District Council	Extension to medical centre	Health and Wellbeing	£500,000	£500,000	Short Term
Horsham	Henfield	Horsham District Council	Henfield Haven (formerly Day Centre) requires reserve funding	Health and Wellbeing	£15,000	£15,000	Short Term
Horsham	Henfield	Horsham District Council	Village enhancement scheme - accessibility improvements and access to Farmers Market.	Transport	£8,099	£8,099	Long Term
Horsham	Henfield	Horsham District Council	Play Facility improvements	Social and Leisure	£600,000	£600,000	Long Term
Horsham	Henfield	Horsham District Council	Creation of 3G pitch	Social and Leisure	£1,461,000	£1,461,000	Long Term
Horsham	Henfield	Horsham District Council	Creation of allotments	Green Infrastructure	£30,000	£30,000	Medium Term
Horsham	Henfield	Horsham District Council	Installation of noise barrier around skate park	Social and Leisure	£40,000	£40,000	Short Term
Horsham	Henfield	Horsham District Council	Construction of two earth bunds around reed bed	Green Infrastructure	£30,000	£30,000	Short Term
Horsham	Henfield	Horsham District Council	New pavilion	Social and Leisure	£250,000	£250,000	Short Term
Horsham	Henfield	Horsham District Council	Extension to cricket pavilion	Social and Leisure	£500,000	£500,000	Short Term
Horsham	Henfield	Horsham District Council	Drainage works	Utility Services	£200,000	£200,000	Short Term
Horsham	Henfield	Horsham District Council	Henfield Cemetery Extension	Services and Facilities	£60,000	£60,000	Medium Term
Horsham	Henfield	Henfield Parish Council	Creation of signed Cycleway (Downs Link) and Pathway routes	Transport	£10,000	£100,000	Short Term
Horsham	Henfield	Horsham District Council	Library Services - upgrade of facilities	Services and Facilities	£30,000	£30,000	Long Term
Horsham	Henfield	Horsham District Council	Cycle Link between Deer Park and the Downs Link	Transport	£20,000	£200,000	Short Term

District	Main Parish or Town / location	Organisation / Source	Project	Infrastructure Category	Amount requested from SDNPA	Estimated total cost	Timescale for Delivery / CIL Payment
Horsham	Henfield	Sussex Wildlife Trust	Improving parking infrastructure at Woods Mill, a gateway access to the National Park	Services and Facilities	£65,000	£65,000	Long Term
Horsham	Horsham - District Wide	Sussex Police	Police – division base accommodation	Health and Wellbeing	£509,952	£509,952	Long Term
Horsham	Horsham - District Wide	Sussex Police	Central and Shared accommodation	Health and Wellbeing	£1,434,240	£1,434,240	Long Term
Horsham	Horsham - District Wide	Sussex Police	Provision of fleet vehicles (marked and unmarked cars, vans and units for road policing)	Health and Wellbeing	£231,710	£231,710	Long Term
Horsham	Horsham - District Wide	Sussex Police	Specialist Officer Equipment (e.g. body worn camera, radio/telecoms, specialist safety/detection equipment and training)	Health and Wellbeing	£708,238	£708,238	Long Term
Horsham	Horsham - District Wide	Sussex Police	Information Technology Equipment for Officers	Health and Wellbeing	£116,000	£116,000	Long Term
Horsham	Horsham - District Wide	Sussex Police	Information Technology Equipment for Police staff members	Health and Wellbeing	£64,000	£64,000	Long Term
Horsham	Horsham - District Wide	Sussex Police	ANPR Cameras x 6	Transport	£66,000	£66,000	Long Term
Horsham	Horsham - District Wide	Sussex Police	CCTV cameras	Health and Wellbeing	TBD	Unknown	Long Term
Horsham	Horsham - District Wide	Sussex Police	Custody Provision	Health and Wellbeing	£319,404	£319,404	Long Term
Horsham	Horsham - District Wide	Sussex Police	Provision of fleet bicycles	Health and Wellbeing	£11,600	£11,600	Long Term
Horsham	Horsham - District Wide	Horsham District Council	Extension of/strategic location for Hockey facilities	Social and Leisure	£1,000,000	£1,000,000	Long Term
Horsham	Horsham - District Wide	Horsham District Council	Improvements to existing swimming pool provision	Social and Leisure	£3,000,000	£3,000,000	Long Term
Horsham	Horsham - District Wide	Horsham District Council	Improvements to Bowls facilities	Social and Leisure	£200,000	£200,000	Long Term
Horsham	Horsham - District Wide	Horsham District Council	Improvements to existing health and fitness facilities	Social and Leisure	£350,000	£350,000	Long Term
Horsham	Horsham - District Wide	Horsham District Council	Multi-functional green space 5.5sqm per person (per new resident) or tartaric and sub-district Multi-Functional Games areas	Social and Leisure	£2,370,000	£2,370,000	Long Term

District	Main Parish or Town / location	Organisation / Source	Project	Infrastructure Category	Amount requested from SDNPA	Estimated total cost	Timescale for Delivery / CIL Payment
Horsham	Horsham - District Wide	Horsham District Council	New seating in green spaces and recreation grounds	Social and Leisure	£200,000	£200,000	Long Term
Horsham	Horsham - District Wide	Horsham District Council	Green space infrastructure access improvements/access to the countryside improvements	Transport	£700,000	£700,000	Long Term
Horsham	Horsham - District Wide	Horsham District Council	Parkour/freestyle gymnastics (indoor facility)	Health and Wellbeing	£1,000,000	£1,000,000	Medium Term
Horsham	Horsham - District Wide	Horsham District Council	4 indoor tennis court	Social and Leisure	£500,000	£500,000	Long Term
Horsham	Parham	West Sussex County Council	Footpath creation from FP2428 to Greatham Lane	Transport	£50,000	>£50,000	Medium Term
Horsham	Parham	West Sussex County Council	Bridleway creation from Opp BW2191_I to Rackham Street	Transport	£1,000 - £10,000	£1,000 - £10,000	Medium Term
Horsham	Parham	West Sussex County Council	Footpath creation from Rackham Street to Greatham Lane	Transport	£1,000 - £10,000	£1,000 - £10,000	Short Term
Horsham	Pulborough	West Sussex County Council	Bridleway creation from BW773 to BW1980 to Wisborough Green	Transport	£50,000	>£50,000	Medium Term
Horsham	Pulborough	Pulborough Parish Council	Broadband provision in SDNPA part of Parish	Utility Services	£10,000	£30,000	Long Term
Horsham	Pulborough	Horsham District Council	Creation of 3G pitch	Social and Leisure	£1,461,000	£1,461,000	Medium Term
Horsham	Pulborough	Horsham District Council	Play Facility Improvements	Social and Leisure	£200,000	£200,000	Medium Term
Horsham	Pulborough	Horsham District Council	Air Quality management works	Health and Wellbeing	TBD	Unknown	Medium Term
Horsham	Pulborough	Horsham District Council	Pedestrian enhancements – Pedestrian crossing on A283 by railway station (east of Station Approach)	Transport	TBD	Unknown	Long Term
Horsham	Steyning	Horsham District Council	Safer Routes to School Scheme - Steyning Grammar School	Transport	£30,000	£30,000	Medium Term
Horsham	Steyning	Horsham District Council	School Safety Zone - Ashurst Primary School	Transport	£10,000	£10,000	Medium Term
Horsham	Steyning	Horsham District Council	School Safety Zone - St Andrew's Primary School	Transport	£10,000	£10,000	Medium Term
Horsham	Steyning	Horsham District Council	School Safety Zone - Steyning Grammar School	Transport	£10,000	£10,000	Medium Term

District	Main Parish or Town / location	Organisation / Source	Project	Infrastructure Category	Amount requested from SDNPA	Estimated total cost	Timescale for Delivery / CIL Payment
Horsham	Steyning	Horsham District Council	Library Service - upgrading of facilities to meet increased demand from new developments	Services and Facilities	£30,000	£30,000	Medium Term
Horsham	Steyning	Horsham District Council	Steyning and Upper Beeding Play Facility improvements	Social and Leisure	£500,000	£500,000	Medium Term
Horsham	Steyning	Horsham District Council	Play equipment	Social and Leisure	£35,000	£35,000	Long Term
Horsham	Storrington and Sullington	Horsham District Council	Public toilet provision	Services and Facilities	TBD	Unknown	Long Term
Horsham	Storrington and Sullington	Horsham District Council	Improved Mobile phone coverage (4G and beyond)	Utility Services	TBD	Unknown	Long Term
Horsham	Storrington and Sullington	Horsham District Council	Hurston Lane Field - new football pitches and running track	Social and Leisure	TBD	Unknown	Long Term
Horsham	Storrington and Sullington	Horsham District Council	Creation of 3G pitch	Social and Leisure	£1,461,000	£1,461,000	Short Term
Horsham	Storrington and Sullington	Horsham District Council	Storrington and Sullington Play Facility improvements	Social and Leisure	£400,000	£400,000	Short Term
Horsham	Storrington and Sullington	Horsham District Council	Parish Hall improvements	Services and Facilities	£24,000	£24,000	Medium Term
Horsham	Storrington and Sullington	Horsham District Council	Improvements to Riverside Walk	Transport	TBD	Unknown	Long Term
Horsham	Storrington and Sullington	Horsham District Council	Air Quality Management – possible changes to road network (e.g. changes to B2139 School Hill / High Street / Manleys Hill mini roundabout junction and / or closure of School Hill with traffic redirected via Old Mill Drive / Mill Lane	Health and Wellbeing	TBD	Unknown	Long Term
Horsham	Storrington and Sullington	Horsham District Council	Library Service - upgrading of facilities to meet increased demand from new developments	Services and Facilities	£60,000	£60,000	Medium Term
Horsham	Storrington and Sullington	Storrington & Sullington Neighbourhood Development Plan	Creation of Sandgate Country Park to secure the beneficial use of restored minerals workings and other land for public access in perpetuity.	Green Infrastructure	TBD	Unknown	Long Term

District	Main Parish or Town / location	Organisation / Source	Project	Infrastructure Category	Amount requested from SDNPA	Estimated total cost	Timescale for Delivery / CIL Payment
Horsham	Storrington and Sullington	Storrington & Sullington Neighbourhood Development Plan	Provision of Super-fast broadband network	Utility Services	TBD	Unknown	Long Term
Horsham	Upper Beeding	West Sussex County Council	Bridleway creation from BW3209 to High Street (inc Dawn Crescent)	Transport	£50,000	>£50,000	Long Term
Horsham	Upper Beeding	Horsham District Council	Sports facilities project (re-building and extension of faculties)	Social and Leisure	£200,000	£200,000	Medium Term
Horsham	Upper Beeding	Horsham District Council	New Play equipment (LEAP)	Social and Leisure	£50,000	£50,000	Medium Term
Horsham	Washington	West Sussex County Council	Bridleway creation from BW2623 to A283	Transport	£50,000	>£50,000	Medium Term
Horsham	Washington	West Sussex County Council	Bridleway creation from BW2691 to BW2623	Transport	£50,000	>£50,000	Medium Term
Horsham	Washington	West Sussex County Council	Bridleway creation from Washington Bostal to BW2703	Transport	£10,000 - £50,000	£10,000 - £50,000	Short Term
Horsham	Washington	West Sussex County Council	Bridleway creation from BW2086 to BW2283	Transport	£1,000	<£1,000	Short Term
Horsham	Washington	Horsham District Council	Extension to existing Car Park	Services and Facilities	TBD	Unknown	Medium Term
Horsham	Washington	Horsham District Council	Junction improvements	Transport	TBD	Unknown	Medium Term
Horsham	Washington	Horsham District Council	New GP Surgery	Health and Wellbeing	£200,000	£200,000	Medium Term
Horsham	Washington	Horsham District Council	Replacement children's play area	Social and Leisure	£65,000	£65,000	Medium Term
Horsham	Washington	Horsham District Council	School Safety Zone - St Mary's C of E First School	Transport	£10,000	£10,000	Long Term
Horsham	Washington	Washington Parish Council	Creation of safe pedestrian route by the Recreation Ground to the school.	Transport	£13,000	£24,000	Short Term
Horsham	Washington	Washington Parish Council	Bridleway 2697 improvements	Transport	TBD	Unknown	Long Term
Horsham	Washington	Washington Parish Council	Provision of adult outdoor gym equipment on the Recreation Ground.	Health and Wellbeing	TBD	Unknown	Long Term
Horsham	Washington	Washington Parish Council	Village Hall improvements	Services and Facilities	£50,000	£50,000	Medium Term

District	Main Parish or Town / location	Organisation / Source	Project	Infrastructure Category	Amount requested from SDNPA	Estimated total cost	Timescale for Delivery / CIL Payment
Horsham	West Chiltington	Horsham District Council	Improvements to Mobile network – capacity and quality	Utility Services	TBD	Unknown	Medium Term
Horsham	West Chiltington	Horsham District Council	Improvements to Broadband	Utility Services	TBD	Unknown	Medium Term
Horsham	West Chiltington	Horsham District Council	Improved Bus Routes to surrounding Towns	Transport	TBD	Unknown	Medium Term
Horsham	West Chiltington	Horsham District Council	Provision of Bus Shelters	Transport	£9,000	£9,000	Medium Term
Horsham	West Chiltington	Horsham District Council	Upgrade of footpaths to accessible all weather surface	Transport	TBD	Unknown	Medium Term
Horsham	West Chiltington	Horsham District Council	Shared access road surface with 20mph road speed for enhanced pedestrian safety.	Transport	TBD	Unknown	Medium Term
Horsham	West Chiltington	Horsham District Council	School drop off and pick up parking facilities	Services and Facilities	TBD	Unknown	Medium Term
Horsham	West Chiltington	Horsham District Council	Youth facilities in the village - District wide need	Social and Leisure	TBD	Unknown	Medium Term
Horsham	West Chiltington	Horsham District Council	School Safety Zone - West Chiltington Community First School	Transport	£10,000	£10,000	Long Term
Horsham	West Chiltington	Horsham District Council	Pavement at Hole Street	Transport	TBD	Unknown	Medium Term
Horsham	Wiston	West Sussex County Council	Bridleway creation from Mouse Lane to BW2704	Transport	£10,000 - £50,000	£10,000 - £50,000	Short Term
Horsham	Wiston	Wiston Estate	Improvements to Broadband	Utility Services	TBD	Unknown	Long Term
Horsham	Wiston	Horsham District Council	Creation of Children's Play Area	Social and Leisure	£50,000	£50,000	Medium Term
Horsham	Wiston	Horsham District Council	Reduction in speed limit on Hole Street	Transport	TBD	Unknown	Medium Term
Horsham	Wiston	Horsham District Council	Traffic calming measures on Hole Street/Water Lane	Transport	TBD	Unknown	Medium Term
Horsham	Wiston	Horsham District Council	Replacement Village Hall	Services and Facilities	£200,000	£200,000	Medium Term
Horsham	Wiston	Horsham District Council	Creation of Cycle Path	Transport	£1,040,000	£1,040,000	Medium Term
Horsham	Wiston	Horsham District Council	Footpath / pavement improvement works	Transport	£30,000	£30,000	Medium Term

District	Main Parish or Town / location	Organisation / Source	Project	Infrastructure Category	Amount requested from SDNPA	Estimated total cost	Timescale for Delivery / CIL Payment
Horsham	Wiston	Wiston Estate	Footpath 2704 upgrade to bridle / cycleway	Transport	TBD	Unknown	Long Term
Lewes	Ditchling	Ditchling, Westmeston & Streat Neighbourhood Development Plan	New pedestrian connections to new developments in other parts of Mid Sussex	Transport	TBD	Unknown	Long Term
Lewes	Ditchling	Ditchling, Westmeston & Streat Neighbourhood Development Plan	Improve Ditchling Recreation Ground	Social and Leisure	TBD	Unknown	Long Term
Lewes	Ditchling	Ditchling, Westmeston & Streat Neighbourhood Development Plan	Redesign Ditchling High Street as a shared space.	Transport	TBD	Unknown	Long Term
Lewes	Ditchling	Beacon Parishes Traffic Group	Beacon Parishes Traffic Project 2020-2024	Transport	TBC	TBC	Medium Term
Lewes	Glynde	Sussex Wildlife Trust	Chalk grassland restoration at Southerham Nature Reserve	Green Infrastructure	£10000 per year for 5 years	£10000 per year for 5 years	Short Term
Lewes	Hamsey	Hamsey Parish Council	Cooksbridge to Lewes Cycleway	Transport	TBD	Unknown	Long Term
Lewes	Hamsey	Hamsey Neighbourhood Development Plan	Safe passage through the Parish by interconnecting pathways and cycle.	Transport	TBD	Unknown	Long Term
Lewes	Hamsey	Hamsey Neighbourhood Development Plan	Provision and use of shared space, community facilities and other local services.	Services and Facilities	TBD	Unknown	Long Term
Lewes	Hamsey	Hamsey Neighbourhood Development Plan	To work with landowners and gardeners to conserve and create habitats.	Green Infrastructure	TBD	Unknown	Long Term
Lewes	Hamsey	Hamsey Neighbourhood Development Plan	Transport measures – Secure more bus services to run (at weekends and late evening), increase overall parking facilities and creation of footpath from the station to Beechwood Hall	Transport	TBD	Unknown	Long Term



District	Main Parish or Town / location	Organisation / Source	Project	Infrastructure Category	Amount requested from SDNPA	Estimated total cost	Timescale for Delivery / CIL Payment
Lewes	Hamsey	Hamsey Neighbourhood Development Plan	To replace temporary structures (Portakabins for two classrooms) with more suitable, permanent structures, larger staff room, additional cloakroom and extend school hall, and provision for an all-weather outdoor play surface.	Education	TBD	Unknown	Long Term
Lewes	Hamsey	Hamsey Neighbourhood Development Plan	Improve buildings and opportunities for post school study by young people and adults.	Services and Facilities	TBD	Unknown	Long Term
Lewes	Hamsey	Hamsey Neighbourhood Development Plan	To liaise with Beechwood Hall Trustees and establish cost and viability of outdoor toilet construction and maintenance at Beechwood Rural Park.	Services and Facilities	TBD	Unknown	Long Term
Lewes	Hamsey	Hamsey Neighbourhood Development Plan	Develop a community allotment or garden	Social and Leisure	TBD	Unknown	Long Term
Lewes	Hamsey	Hamsey Neighbourhood Development Plan	Creation of community shop to sell local produce.	Services and Facilities	TBD	Unknown	Long Term
Lewes	Hamsey	Hamsey Neighbourhood Development Plan	To provide a more focused centre for the residents of the Parish where there are amenities.	Services and Facilities	TBD	Unknown	Long Term
Lewes	Hamsey	Hamsey Neighbourhood Development Plan	Secure at least one stopping service at Cooksbridge station per hour, 7 days per week	Transport	TBD	Unknown	Long Term
Lewes	Hamsey	Hamsey Neighbourhood Development Plan	To provide allocated car parking in or around the school for use at pick up and drop off times and to create suitable safe crossings between any allocated parking and the school.	Transport	TBD	Unknown	Long Term
Lewes	Hamsey	Hamsey Neighbourhood Development Plan	Expansion of ParkPal driveway sharing scheme.	Transport	TBD	Unknown	Long Term
Lewes	Hamsey	Hamsey Neighbourhood Development Plan	Negotiate access to the ancient Kiln Woods and ponds.	Green Infrastructure	TBD	Unknown	Long Term

District	Main Parish or Town / location	Organisation / Source	Project	Infrastructure Category	Amount requested from SDNPA	Estimated total cost	Timescale for Delivery / CIL Payment
Lewes	Hamsey	Hamsey Neighbourhood Development Plan	Flood and drainage works	Green Infrastructure	TBD	Unknown	Long Term
Lewes	Kingston	Kingston Parish Hall	Kingston Parish Hall Solar PV Electrical Supply and Storage	Services and Facilities	£12,600	£12,600	Short Term
Lewes	Lewes	Cycle Lewes	New Road - Dropped Kerb towards Landport (construct two dropped kerbs, road marking and signage from New Road to White Hill in front of Paddock Terrace)	Transport	£40,000	£40,000	Short Term
Lewes	Lewes	Cycle Lewes	Hawkenbury Way - Dropped Kerbs	Transport	£40,000	£40,000	Short Term
Lewes	Lewes	Cycle Lewes	Nevill Road - Dropped Kerb	Transport	£2,000	£2,000	Short Term
Lewes	Lewes	Cycle Lewes	New Road - Dropped Kerb and Toucan Crossing (Paddock Terrace/New Road/White Hill)	Transport	£180,000	£180,000	Short Term
Lewes	Plumpton	Plumpton Parish Council	Car park - extension to Plumpton Playing Fields	Services and Facilities	£32,000	£32,000	Long Term
Lewes	Ringmer	Ringmer Neighbourhood Development Plan	Increase in outdoor sports facilities in Ringmer, on or adjacent to the Ringmer Community College Campus. Improvements to community swimming pool.	Social and Leisure	TBD	Unknown	Long Term
Lewes	Seaford	Seaford Town Council	Wild flower and Tree planting at 'The Salts'	Social and Leisure	£5,000	£10,000	Short Term
Lewes	Seaford	Seaford Town Council	Refurbishment of The Old Town Hall	Services and Facilities	£40,000	£50,000	Long Term
Lewes	Seaford	Seaford Town Council	Provision of a pedestrian crossing on Belgrave Road near the junction with Kingsmead	Transport	£75,000	£150,000	Long Term
Lewes	Seaford	Seaford Town Council	Provision of a pedestrian crossing on the A259 Buckle Bypass in the vicinity of Claremont/Belgrave/Beacon Roads	Transport	£100,000	£200,000	Long Term
Lewes	Seaford	Seaford Town Council	Construction of new public toilets at Bonningstedt Parade on Seaford Seafront	Services and Facilities	£100,000	£200,000	Long Term
Lewes	Telscombe	Telscombe Residents Association	Telscombe - 3 Historical and Information Boards	Services and Facilities	£6,000	£6,000	Short Term
Mid Sussex	Albourne	West Sussex County Council	Bridleway creation from BW1P to BW3185	Transport	£1,000 - £10,000	£1,000 - £10,000	Medium Term

District	Main Parish or Town / location	Organisation / Source	Project	Infrastructure Category	Amount requested from SDNPA	Estimated total cost	Timescale for Delivery / CIL Payment
Mid Sussex	Albourne	Albourne Neighbourhood Development Plan	Improvements to Broadband network	Utility Services	TBD	Unknown	Long Term
Mid Sussex	Albourne	Albourne Neighbourhood Development Plan	Improved road safety for drivers and pedestrians on B2118 and B2116	Transport	TBD	Unknown	Long Term
Mid Sussex	Albourne	Albourne Neighbourhood Development Plan	Improved road safety for drivers and pedestrians using The Street, Church Lane, Truslers Hill Lane, Shaveswood Lane and Reeds Lane	Transport	TBD	Unknown	Long Term
Mid Sussex	Albourne	Albourne Neighbourhood Development Plan	Declutter road signage on B2118 and feeder roads	Transport	TBD	Unknown	Long Term
Mid Sussex	Albourne	Albourne Neighbourhood Development Plan	A23 – installation of quiet tarmac	Transport	TBD	Unknown	Long Term
Mid Sussex	Albourne	Albourne Neighbourhood Development Plan	Albourne Village hall renovation of storage garage, upgrade / expand hall facilities, kitchen improvements, redecoration	Services and Facilities	TBD	Unknown	Long Term
Mid Sussex	Albourne	Albourne Neighbourhood Development Plan	Upgrade children's play area in Albourne	Social and Leisure	TBD	Unknown	Long Term
Mid Sussex	Albourne	Albourne Neighbourhood Development Plan	Increase school capacity and facilities	Education	TBD	Unknown	Long Term
Mid Sussex	Fulking	Fulking Parish Council	New Village Signs	Transport	£1,500	£2,000	Short Term
Mid Sussex	Fulking	Fulking Parish Council	Outdoor Exercise Equipment	Services and Facilities	£10,000	£12,000	Short Term
Mid Sussex	Hassocks	Hassocks Neighbourhood Development Plan	Support for local health care provision	Health and Wellbeing	TBD	Unknown	Long Term
Mid Sussex	Hassocks	Hassocks Neighbourhood Development Plan	Village centre enhancements	Services and Facilities	TBD	Unknown	Long Term

District	Main Parish or Town / location	Organisation / Source	Project	Infrastructure Category	Amount requested from SDNPA	Estimated total cost	Timescale for Delivery / CIL Payment
Mid Sussex	Hassocks	Hassocks Neighbourhood Development Plan	Reduce congestion, pollution and safety problems at Stonepound Crossroads, Dale Avenue and Keymer Road	Transport	TBD	Unknown	Long Term
Mid Sussex	Hassocks	Hassocks Neighbourhood Development Plan	Resurfacing of paths to improve usability; and develop a circular route around Hassocks, through the creation of link paths.	Transport	TBD	Unknown	Long Term
Mid Sussex	Hassocks	Hassocks Neighbourhood Development Plan	All weather surface off-road cycle/bridleway route to Clayton, and Hurstpierpoint	Transport	TBD	Unknown	Long Term
Mid Sussex	Hassocks	Hassocks Neighbourhood Development Plan	Establishing a joint footpath/cycle way route to Burgess Hill, east of the railway linking Woodside to Burgess Hill footpath 60.	Transport	TBD	Unknown	Long Term
Mid Sussex	Newtimber	West Sussex County Council	Footpath creation from FP2P to Church Lane	Transport	£1,000 - £10,000	£1,000 - £10,000	Short Term
Mid Sussex	Pyecombe	Pyecombe Parish Council	The Wyshe – play area refurbishment and enhancement works	Social and Leisure	£35,000	£65,000	Short Term
Wealden	Alciston	SDNPA	Overhead line undergrounding scheme	Utility Services	£80,000	£500,000	Medium Term
Wealden	East Dean & Friston	East Dean and Friston Parish Council	Relocation of the cricket square	Social and Leisure	£13,000	£26,400	Short Term
Wealden	East Dean & Friston	East Dean and Friston Parish Council	Cycle route - Extend Friston Pond to Eastbourne Golf Club route to Birling Gap or link to proposed England Coastal Path	Transport	TBD	Unknown	Long Term
Wealden	Jevington	Willingdon & Jevington Parish Council	Improved access to Jevington Recreation Ground and create parking	Social and Leisure	£15,000	£15,000	Long Term
Wealden	Jevington	Willingdon & Jevington Parish Council	Improvements to Tea Room / Pavilion	Social and Leisure	£24,000	£44,000	Long Term
Wealden	Jevington	Willingdon & Jevington Parish Council	Flooding and drainage works to address issues at Cloth Farm	Green Infrastructure	£50,000	£50,000	Long Term
Wealden	Willington & Jevington	Jevington Village Hall Trust	Jevington Village Hall – improved access and internal alterations	Services and Facilities	£100,000	£500,000	Short Term
Winchester	Cheriton	Cheriton Parish Council	Traffic calming measures throughout Parish	Transport	TBD	Unknown	Long Term

District	Main Parish or Town / location	Organisation / Source	Project	Infrastructure Category	Amount requested from SDNPA	Estimated total cost	Timescale for Delivery / CIL Payment
Winchester	Hambledon	Hambledon Parish Council	Village Entrances Redesign – redesign the three main entrances into the Village	Transport	£30,000	£30,000	Short Term
Winchester	Hambledon	Hambledon Parish Council	Post-flood Village Repairs – variety of re-instatement and enhancement works	Services and Facilities	£50,000	£50,000	Long Term
Winchester	Itchen Valley	Itchen Valley Parish Council	Levelling and reconfiguration of King George V playing field at Couch Green, Martyr Worthy	Social and Leisure	£30,000	£200,000	Short Term
Winchester	Itchen Valley	Itchen Valley Parish Council	Replacement of changing / toilets / storage facilities, expansion of car park at King George Vth Field, Couch Green, Martyr Worthy	Social and Leisure	£30,000	£250,000	Short Term
Winchester	Itchen Valley	Itchen Valley Parish Council	Expansion of Old School Field, Easton (following the gift of a strip of land)	Social and Leisure	TBD	Unknown	Medium Term
Winchester	Itchen Valley	Itchen Valley Parish Council	Improvement to the footpath network	Transport	TBD	Unknown	Medium Term
Winchester	Itchen Valley	Itchen Valley Parish Council	Reconfiguration of the B3047/A33 Junction at Kings Worthy	Transport	TBD	Unknown	Medium Term
Winchester	Swanmore	Swanmore Parish Council	Public Right of Way Improvements	Transport	£8,000	£8,000	Short Term
Winchester	Twyford / Shawford	Hampshire & Isle of Wight Wildlife Trust	Itchen Navigation Footpath Repair	Transport	£75,000	£75,000	Long Term
Winchester	Upham	Upham Parish Council	Upham Village highway scheme	Transport	£50,000	£600,000	Long Term
Worthing	Ferring	West Sussex County Council	Bridleway creation from BW2135 to East of Castle Goring	Transport	£50,000	>£50,000	Long Term

# APPENDIX C: PRIORITISATION OF INFRASTRUCTURE PROJECTS - PROCESS

The South Downs National Park Authority (SDNPA) is responsible for making the final decision on the allocation of funding raised through the Community Infrastructure Levy (CIL). This is achieved through an annual process of review, collection of bids and information and the preparation of a 5 year rolling programme of infrastructure projects – known as the Infrastructure Business Plan (IBP). This appendix sets out the decision making process including how the SDNPA identifies and agrees priorities for the use of CIL and allocation of the funds.

Under the CIL Regulations<sup>1</sup>, the SDNPA as the ‘charging authority’ is able to retain 5% of the money received to cover its administration costs, then 15% or 25% should be passed onto local Parish / Town Councils as the ‘neighbourhood portion’<sup>2</sup> (see **Table I**).

Where the Parish / Town Council’s priorities are the same as those of the SDNPA, for example if they are agreed a new school or highway improvements are needed, the Parish / Town Council can agree that the SDNPA can keep all or part of their 15% or 25% to ensure maximum funding is available for that particular infrastructure priority.

In accordance with the CIL Regulations, the remaining CIL money (minus the administration costs and neighbourhood portion) must then be spent on infrastructure projects related to the SDNPA’s infrastructure needs.

**TABLE I – HOW THE CIL NEIGHBOURHOOD PORTION IS CALCULATED**

Parish / Town Council with a ‘made’ Neighbourhood Plan	25% of CIL receipts received as a result of development within the Parish / Town will be passed onto the Parish / Town Council
Parish / Town Council without a Neighbourhood Plan	15% of CIL receipts received as a result of development within the Parish / Town will be passed onto the Parish / Town Council. This 15% is also capped at £100 per existing dwelling
Non-parished areas	SDNPA will retain 15% and work with the community on spending the monies in those areas
Funds will be passed to the Parish / Town Council every 6 months – at the end of April and October.	

The SDNPA will split its remaining CIL receipts into two pots, 40% of the CIL receipts would be put into Pot 1 (to be spent on critical / essential infrastructure projects such as education and transport) and 60% into Pot 2 (for more local projects and other types of infrastructure).

<sup>1</sup> The Community Infrastructure Levy Regulations 2010 (as amended)  
<sup>2</sup> In accordance with Regulation 59A of the Community Infrastructure Levy Regulations 2010 (as amended)

In addition, Pot I will be allocated proportionally to the total value of the infrastructure projects which fall within the ‘critical’ or ‘essential’ category (see **Table 2**) to enable the service / infrastructure provider’s flexibility to deliver the projects as and when required. For example, an education authority (such as a County Council) may demonstrate that due to the housing growth within the National Park there is a requirement for £15 million to be spent on 4 school projects (new schools and / or expansion of existing). The SDNPA CIL receipts will never be able to meet the total £15 million, however, a proportion of Pot I will be allocated to those projects. It will then be for the service provider to choose which of those 4 projects the money can be spent on and will be able to request access to the money from the SDNPA at the appropriate time.

## THE PROCESS FOR THE CREATION OF THE INFRASTRUCTURE BUSINESS PLAN

In summary, each year the SDNPA will have a ‘call for projects’, inviting local communities, service providers and other stakeholders to put forward projects for CIL funding (this call for projects will also include a review of existing information / evidence). Projects put forward for funding will then be assessed in three initial stages.

**Step 1 – Basic Eligibility Test**, when considering a project, the following questions will be asked:

Is it infrastructure?

Does it relate to and support the South Downs Local Plan and Neighbourhood Plans?

If the answer is No to any of the above, then the project is not eligible for CIL funding. If the answer is Yes, then the project will move onto Step 2.

**Step 2 – Category of Project**, the SDNPA acknowledges that there will be a funding gap between the total cost of the infrastructure required and the money collected through CIL. Therefore, projects put forward for CIL funding will need to be prioritised (based on discussions with County Councils and other strategic infrastructure providers). Step 2 involves putting the projects into one of the following categories, as shown in **Table 2**.

**TABLE 2 – CATEGORIES FOR PRIORITISING INFRASTRUCTURE PROJECTS**

Type	Definition
<b>Critical</b>	Infrastructure that must happen to enable growth, i.e. is a pre-requisite to unlock any future works, without which the development can't proceed. These generally fall within S106 agreements
<b>Essential</b>	Necessary in order to mitigate impacts arising from the operation of the development i.e. off-site provision of school places, highway improvements.
<b>High Policy Priority</b>	<p>To support wider strategic or site specific objectives, which are set out in policy or subject to Statutory Duty.</p> <p>The SDNPA will prioritised projects within or has clear links to:</p> <ul style="list-style-type: none"> <li>• Our 5 large Settlements areas</li> <li>• Neighbourhood Plans with development allocations</li> <li>• Development allocations with the Local Plan</li> <li>• Partnership Management Plan Priorities – with clear evidence of partnership working</li> </ul>
<b>Desirable</b>	<p>Required but unlikely to prevent development in short-medium term.</p> <p>This will also include projects linked to Neighbourhood Plans with no development allocations and Projects which fall within / close to Large Settlements / Neighbourhood Plans with allocations but the projects have no defined timescales / clear commitments (i.e. more aspirational).</p>

Categorising projects is always going to involve an element of judgement and the category that a project falls within may change over time.

**Step 3 – Scoring of Projects**, projects will then be scored using the 'Prioritisation Matrix', see **Table 3**.

In addition, projects will be put into the following 5 year periods based upon when they would be most likely to be required or delivered:

- Short term (2019-2023);
- Medium term (2024-2028), and
- Long term (2029-2033).

Where infrastructure providers, Parish / Town Council, local communities and others put projects forward for funding but do not provide a timescale, the SDNPA will identify them as 'long term'.

The SDNPA will also identify those infrastructure projects where Parish / Town Councils could use their 'neighbourhood portion' to deliver the project. If they so wish to, Parish / Town Council can also request the SDNPA to retain all or part of their 15% or 25% to ensure maximum funding is available.



The SDNPA's Major Projects Team (within the Planning Service) will carry out this initial work and create the draft IBP, including initial recommendations of which projects should receive CIL funding for that particular financial year based upon the categories, scoring matrix and funding available.

Once the draft IBP is created, extensive internal consultation will take place with the SDNPA's Countryside and Policy Teams (CPM) and Senior Management Team (SMT), to see where they can 'add value' to projects, link projects together and confirm the prioritisation of projects, before it is recommended to the Planning Committee for approval.

The Infrastructure Business Plan (IBP), including which projects will receive funding (within that particular financial year) will be presented to Planning Committee for approval annually.

Once the IBP is approved, those projects that will be allocated funding that year will be subject to further detailed assessment.

The Major Projects Team are working with Performance and Projects Team and Marketing & Income Generation Team to implement a project assessment process to ensure all bids for SDNPA funds (whether that be CIL, Strategic Fund or Sustainable Communities Fund) follow the same assessment process and where possible look for opportunities to joint fund projects. Those projects approved by the Planning Committee will be invited to submit further detailed information via 'Projects for the South Downs' (our online application process) at the appropriate time.

Projects not allocated CIL funding for that particular financial year, will be carried over and reviewed for the following year(s) Infrastructure Business Plan (as the IBP sets out a 5 year rolling programme of projects).

**Table 3 – Prioritisation Matrix**

Criterion	Tests	Assessment (1 to 10)	Weighting	Score
<b>Strategic value</b>	<p>The project supports Purposes and Duty, special qualities, Partnership Management Plan Outcomes and Policies.</p> <p><i>Weighting on landscape-led and ecosystems</i></p> <p><i>Need to understand if mild improvements for multiple purposes / special qualities outweighs strong improvement of one.</i></p> <p><i>If the project links to a variety and large number of outcomes and policies it should score highly.</i></p> <p><i>If the project completely delivers one policy or outcome it should score highly.</i></p>		10	0
<b>Partnership working</b>	<p>The project has been developed in collaboration with community-led plans, parish councils and other external partners.</p> <p><i>The number of partners is also an indicator that a project may score more highly but this should not be the determining factor.</i></p>		5	0

Criterion	Tests	Assessment (1 to 10)	Weighting	Score
<b>Relationship to Local Plan</b>	Scale of project, for example population served, area of coverage etc. <i>Proximity to new development</i> <i>So growth-supporting infrastructure directly related to contributing site is highly rated</i> <i>Contribution to Ecosystems Services</i>		40	0
<b>Value added</b>	Evidence of need for the project. Qualitative assessment:  <i>Has it followed best practice or exemplar projects for a higher-than-average outcome</i> <i>Has it followed guidance such as 'Roads in the South Downs' and landscape guidance</i> <i>Is there scope to link projects?</i>		10	0
<b>Deliverability and resources</b>	Evidence that the project can be delivered with no major obstacles. <i>Ownership by a suitable lead body.</i> <i>Availability of other funding sources, if appropriate.</i>		15	0
<b>Urgency</b>	Linked to site-specific infrastructure needs. <i>Could urgency or site-specific dependency override other considerations if it is critical to the delivery of a development?</i> <i>Can this relate to things such as imminent threat of loss of habitat?</i>		10	0
<b>Legacy</b>	On-going management and financial stability of the project is sustainable. <i>Maintenance / operation / management costs are taken into account and long-term financial independence / profitability</i>		5	0
<b>Risk</b>	Risk – spreading  <i>Availability of match-funding</i>  <i>(higher the score, less risk attributed to project)</i>		5	0

**South Downs Centre  
North Street  
Midhurst  
West Sussex  
GU29 9DH**

**T: 01730 814810**

**E: [cil@southdowns.gov.uk](mailto:cil@southdowns.gov.uk)**

**[www.southdowns.gov.uk](http://www.southdowns.gov.uk)**

**Chief Executive: Trevor Beattie**

**PUBLISHED October 2020**



**Agenda Item 11**  
**Report PC20/21-19**

Report to	<b>Planning Committee</b>
Date	<b>08 October 2020</b>
By	<b>Director of Planning</b>
Title of Report	<b>Enforcement Update</b>
Purpose of Report	<b>To update SDNPA Members on planning enforcement workload statistics including notices served</b>

**Recommendation: To note the update on enforcement action.**

**1. Overview**

- 1.1 The SDNPA planning enforcement team investigates alleged breaches of planning control within the recovered areas of the National Park: Adur & Worthing, Arun, Brighton & Hove, Eastbourne, Mid-Sussex, & Wealden. They also investigate any alleged breaches where the SDNPA “called-in” any original planning application post-October 2017 or any other investigations that we wish to “call-in”, plus any breaches relating to Minerals & Waste for the entirety of the Park. We also monitor the host authorities’ response to investigating enforcement for the non-recovered areas (Chichester, East Hampshire, Horsham, Lewes, & Winchester) with the SDNPA Link Officers.
- 1.2 The purpose of this report is to highlight the amount of investigations carried-out. This does not include the host authorities’ figures. The team is comprised of: DM Lead (Heather Lealan), Enforcement Officers (Andy George & Jack Trevelyan), & Monitoring & Compliance Officer (Sabrina Robinson).
- 1.3 Following Member discussions at the June 2020 meeting of the Planning Committee officers have assessed the format of the report and consider that much of the information that Members requested is already provided within the Appeals Report to Planning Committee and the Technical Report that goes to Policy & Resources Committee.

**2. Figures**

	2018/19	2019/20	2020/21 (so far)
Current investigations	-	-	70
Cases Closed:	<b>251</b>	<b>194</b>	<b>79</b>
• Compliance	33	27	8
• Not Expedient	53	23	11
• No Breach	124	122	52
• Retrospective Application Approved	41	22	8
Enforcement Notices	9	6	1
Stop Notices (excluding Temporary Stop Notices)	1	2	1
Breach of Condition Notices	3	2	0
Tree Preservation Orders (TPOs)	2	2	0
Article 4 Directions	1	0	0

**TIM SLANEY**  
**Director of Planning**  
**South Downs National Park Authority**

Contact Officer:	Jack Trevelyan
Tel:	01730 819352
email:	<a href="mailto:jack.trevelyan@southdowns.gov.uk">jack.trevelyan@southdowns.gov.uk</a>
Appendices:	None
SDNPA Consultees:	Director of Planning, Legal Services

**Agenda Item 12**  
**Report PC20/21-20**

Report to	<b>Planning Committee</b>
Date	<b>08 October 2020</b>
By	<b>Director of Planning</b>
Title of Report	<b>Summary of appeal decisions received from 24 June 2020 – 23 September 2020</b>
Purpose of Report	<b>To update SDNPA Members on appeal decisions received</b>

**Recommendation: To note the outcome of appeal decisions.**

**I. Overview**

- I.1 The attached table (**Appendix I**), ordered by date of decision, provides Members with a summary and brief commentary on the appeal decisions recently received by the Authority. This covers both those appeals dealt with by the host authorities and directly by the South Downs National Park Authority.
- I.2 From the 24 June to 23 September:
- 24 appeal decisions (some dealt with concurrently) were received, 19 of which were dismissed.
  - Five applications were made by appellants for an award of costs, and all were dismissed.
  - There were no judicial review judgements.
- I.3 The Authority's appeal performance for this financial year (2020/21) up until the end of September was good with 71% of appeals being dismissed.

**TIM SLANEY**

**Director of Planning**

**South Downs National Park Authority**

Contact Officer: Jessica Riches  
Tel: 01730 819360  
email: [Jessica.riches@southdowns.gov.uk](mailto:Jessica.riches@southdowns.gov.uk)  
Appendices: I. Summary of Appeal Decisions  
SDNPA Consultees: Director of Planning, Legal Services

Key to Appeals Reporting

Method of decision

All are delegated decisions unless otherwise specified

Allowed A

Appeal method

All are determined via written representations unless otherwise specified

Dismissed D

Planning Appeals				
Planning Application No	Authority	Site	Description of Development	Decision
SDNP/19/03922/HOUS  APP/Y9507/D/20/3247558	Winchester	Magnolia, Hensting Lane, Owslebury, Winchester SO21 1LE	Side extension to existing flat roof dormer (retrospective)	<b>A</b>  24 June 2020
<b>Inspector's Reasoning</b> <ul style="list-style-type: none"> <li>The Authority and appellant disagreed on the extent of the cumulative enlargement for the purposes of policy SD31. The Inspector ruled that, in the absence of contrary evidence, the photographs submitted by the appellant dating from 1999 should be used and the existing single storey side extension and the rear box dormer were to be included within the 'existing' building for purposes of policy SD31.</li> <li>Using the appellant's information of a floor area of 260m<sup>2</sup>, the increase in floorspace was significantly less than the 30% limit even when the existing floorspace omitted the attic space.</li> <li>The Inspector agreed that the dormer extension was not well designed because of its size and shape departing from the pitched roof form, but concluded that there was limited landscape impact. A public viewpoint from Hensting Lane provided a side profile of the dormer, to which the mass and bulk was not apparent. The wider views have been screened by adjacent buildings, trees and hedges resulting in no significant impact on the wider landscape. Due to the degree of containment of the site, and as such any views, the Inspector considered that the development accorded with policies SD4 and SD5 and allowed the appeal.</li> </ul>				
Appeal Reference	Authority	Site	Enforcement Appeal	Decision
Appeal A Ref: APP/Y9507/C/19/3236310  Appeal B Ref: APP/Y9507/C/19/3238955	Winchester	Land at Cams Hill Lane, Hambledon, Hampshire PO7 4RQ	The breach of planning control as alleged in the notice is: without planning permission, the material change of use of the land from agricultural use to use for equestrian purposes; the erection of enclosures and the erection of a stable building, including tack room and hay store.	<b>A</b>  01 July 2020
<b>Inspector's Reasoning</b> <ul style="list-style-type: none"> <li>The appellants argued that the works alleged in the notice had not occurred and that there had been no material change of use of land from agriculture to equestrian purposes.</li> </ul>				



- The Inspector noted that the building on site was not a field shelter as argued by the appellants, due to the substantial size and the ability to sub-divide areas to enclose and manage access of horses.
- The appellants explained the horses do not require additional supplementary feed, and that indicates the use of the land as agricultural. The Inspector found the fact that horses were grazing the land was not sufficient to demonstrate an agricultural use.
- The appellants divulged that another two horses were ridden for recreational purposes prior to being moved to a livery, further demonstrating that, on the balance of probability, the use of the field was for recreational keeping of horses. Therefore, the Inspector found that a change of use had occurred.
- Whilst the Inspector agreed that the plastic fence poles gave the impression of equestrian use, they were not fixed to the ground creating permanent boundary features and as such were not classed as development. Therefore, the Inspector removed all reference to the enclosures within the enforcement notice.
- The Inspector acknowledged that planning permission for the stable building (the S78 appeal, reference APP/Y9507/W/19/3236309), submitted at the same time as the appeal, has been allowed (on 27 January 2020), and so the stable building is now lawful. The decision clearly stated that it did not prejudice the Authority in relation to any alleged material change of use of the field.
- The S78 appeal concluded that no harm arose from the stable block on the character or appearance of the area, and did not cause any unacceptable impacts on highway safety.
- The Inspector found that the field, as well as the stable block, is well screened by high mature hedges and offered minimal views into it from the road and nearby public footpaths. Glimpsed views into it may occur during the winter, but concluded that such views would do no more than offer views of horses and the temporary subdivision of the field as set out above. This would be no worse than glimpsed views of the stable block itself, which the S78 appeal decision decided was acceptable.
- Therefore, planning permission was granted for the material change of use of the field to equestrian purposes. The Inspector imposed conditions relating to restricting the equestrian use to recreational use and not for any commercial livery, riding school, breeding or training purposes.

#### **Costs Decision – Refused**

- An application for costs was made on the grounds that the Authority failed to apply its enforcement powers proportionately and expediently in that the notice was unreasonably served after an appeal was made against the planning refusal for the stable building and that it should have been withdrawn following the S78 planning appeal being allowed.
- The Inspector noted that nothing in law precludes a Local Planning Authority from serving an enforcement notice prior to the determination of a S78 appeal for the same development and the Authority was entitled to serve the notice when it did.
- Even if the Authority had not cited the material change of use of the land, it had no reason for withdrawing the notice, because the grant of planning permission in the S78 appeal decision means that the notice will now cease to have effect in so far as it is consistent with the planning permission granted.
- The Inspector concluded there was no unreasonable behaviour resulting in unnecessary or wasted expense.

Planning Application No	Authority	Site	Description of Development	Decision
SDNP/19/03752/PA3O APP/Y9507/W/20/3247274	East Hants	2 The Domes, Durford Road, Petersfield, Hampshire, GU31 4EU	Change of use of existing B1 Light Industrial Premises to a dwelling house.	<b>D</b> 09 July 2020

#### Inspector's Reasoning

- The prior approval application was made to change a Class B1 (c) Light industrial use, to residential.
- The main issues were: a) whether the proposal would meet the requirements of Class PA; and b) whether the proposal would fulfil the requirements of Class PA paragraphs PA.1 (b) and (d) of the GPDO which relate to the use and size of the building respectively.
- The appellants advise that a proposed lawful development certificate to change 235 square metres to B1 office was approved in 2012. It was acknowledged by the Inspector that there is also interchangeability between office and light industrial use. However, there is no evidence to support the appellant's contention that the Authority accepted that the use was not in B8 use, nor B1 use at the relevant dates required by the GPDO.
- The Inspector was not persuaded that the use of the building, on 19 March 2014, was solely for a light industrial use. Therefore, the proposal did not meet the requirements of para PA.1 (b) of the GPDO and a change of use to a dwelling house would not be permitted development.
- The Inspector also addressed the appellant's argument that the GPDO does not give a definition in order to measure the floorspace used in the size limits of the GPDO. However, the Inspector ruled that the legislation is clear in its reference to 'gross floorspace' (rather than 'net floorspace') and as such the floorspace would be over 500 square metres exceeding the size limit set down in PA.1 (d). The proposal was not therefore permitted development and the appeal was dismissed.

Planning Application No	Authority	Site	Description of Development	Decision
SDNP/19/02218/FUL APP/Y9507/W/20/3245983	Winchester	Land off Folly Hill Lane, Itchen Stoke, Alresford SO24 0QY	Alterations to existing agricultural access and reinstatement of an agricultural track.	<b>D</b> 10 July 2020

#### Inspector's Reasoning

- The Inspector viewed the appeal site and noted that regardless of the field providing informal agricultural access in the past, there was not an existing access track on site.
- The proposed track would be long, and would closely follow the house boundaries around the field margin, bordering the Conservation Area, giving a contrived appearance. There were no associated agricultural buildings which may have suggested a rural purpose for the track. In addition, the proposal would divert vehicles into the landscape, reducing tranquillity.
- The Inspector felt that the proposal would be incongruous to the landscape.

- The proposal would be visible from Folly Hill Lane where to the north of the access there is less hedging, contrary to the narrow and enclosed rural lane. The proposal would be designed to have a grass central strip, and it would be seen in the context of the villages built form.
- The Inspector ruled that there would be no harm on the character and appearance of the Itchen Stoke Conservation Area.
- The proposed track would facilitate vehicular movements immediately to the rear of a number of properties. The dwellings are set back and are afforded a high level of privacy, and occupiers experience low levels of disturbance from noise, fumes and lighting.
- The Inspector felt that the track could reduce vehicle movements to the front of the house, but is limited to movements associated with just one dwelling. Furthermore, vehicle movements and their effects to the front of the house are expected as part of village life.
- The Inspector also dismissed the argument that there is an existing agricultural need for the development, as no evidence of a need was provided
- It was concluded that the proposal would be contrary to Policies SD4, SD5 and SD7 which seek to protect the experiential and amenity qualities of the landscape and provide high quality space and living conditions.

Planning Application No	Authority	Site	Description of Development	Decision
SDNP/19/04930/CND  APP/Y9507/W/20/3246808	Chichester	Spindles, East Harting Street, East Harting, Petersfield GU31 5LY	Two-storey dwelling to replace existing bungalow and garage without complying with a condition attached to planning permission Ref APP/Y9507/W/18/3208006.	<b>D</b>  13 July 2020

**Inspector's Reasoning**

- Planning permission was granted on appeal for a replacement dwelling on the appeal site located within East Harting Conservation Area.
- The appellants wish to vary the permission so that in place of two car parking spaces, an open fronted car port would be located between the house and the road and forward of the dwellings either side.
- The dwelling sits within the rural hamlet of East Harting, and the East Harting Conservation Area (CA), which is defined by attractive vernacular buildings set back from the roadside edge, largely enclosed by vegetation, with glimpses of views between buildings to the countryside contributing positively to the significance of the Conservation Area.
- The bulk of the built form would be screened somewhat from the road by vegetation, it would be visible and dominant when approaching the west.
- The prominence of the car port would be emphasized by the elevated land level, and the size and height of the built form.
- The Inspector dealing with the replacement dwelling appeal, afforded importance to the well sized gaps between the building and boundaries.
- The introduction of a significant built form in front of the dwelling would obstruct the view through to the down land and as such would undermine the justification for the dwelling allowed on appeal.
- The appellants argue that the car port would have far less significance than the dwelling itself. However, the Inspector ruled that the site frontage was a particular concern of the previous appeal and even afforded exceptional conditions restricting future building.

- The Inspector noted the desirability of preserving or enhancing the character or appearance of a heritage asset, in this case the East Harting CA, was a matter of considerable importance and weight, and concluded that the bulk and massing of the car port, in this particular location, would have a dominant effect and would result in an adverse effect on the CA.

#### Costs Decision – Refused

- The application for costs was signalled by a single sentence within the Grounds of Appeal statement. The inspector dealt with the planning issues separately, and it was here that the Inspector found no evidence to demonstrate that the behaviour of the Authority was unreasonable, nor had it been demonstrated by the applicant that unnecessary expense in the appeal process had been incurred.

Appeal Reference	Authority	Site	Enforcement Appeal	Decision
APP/Y9507/C/19/3236821	Chichester	Land at Jays Farm, Jays Lane, Lurgashall, Haslemere, West Sussex GU27 3BL	The breach of planning control as alleged in the notice is: without planning permission, the construction of an access track and hardstanding.	<b>A</b>  (In part) 14 July 2020

#### Inspector's Reasoning

- The appellants argue that the works were permitted development under Schedule 2, Part 6, Class E, however the Inspector notes that a prior notification process is required to be carried out prior to the works, and as such the works do not benefit from permitted development.
- Jays Farm comprises open fields and extensive area of ancient woodland that connect together ancient woodlands in the surrounding area.
- A felling licence has been issued by the Forestry Commission for regeneration felling within the woodland. As such, timber processing is established.

#### Track

- The track had largely grassed over such that it is disguised in view from the surrounding area. The ground had been slightly raised and the materials had a small adverse effect on the appearance of the immediate area. Use of the track for intensive timber working exacerbates that adverse effect.
- The Inspector noted that the provision of the compacted rubble track enables movement without waterlogging and restricting movement as a result. Therefore, the surface protects the appearance of the track.
- The Inspector found that the track, serving as a link between the woodlands and buildings enhanced the landscape and scenic beauty of the National Park.
- Therefore, the track conforms to Policies SD1, SD4, SD5 and SD11.
- The surfacing of the track does not materially affect ecology or biodiversity, such that it would be conserved. Nevertheless, the surfacing does not enhance ecology or biodiversity.
- The compacted rubble on the track ensures adequate access for the sites needs as timber processing takes place. The Inspector accepted that the track is needed for forestry operations and that this is the best route to link the rides permitted through the woodland to other tracks on the farm

and the wood barn. Consequently, that need outweighs the limited harm arising from the conflict with policies requiring development to enhance the ecology and biodiversity of the area. As such, it complies with the balance set out in Policy SD39.

#### Hardstanding

- The hardstanding had largely grassed over such that it is disguised in view from the surrounding area. The ground had been slightly raised and the materials had a small adverse effect on the visual appearance of the immediate area.
- The Inspector concluded that it did not conserve or enhance the landscape and scenic beauty of the SDNP. As such, it was contrary to Policies SD1, SD4, SD5 and SD11.
- No ecological survey was provided, but a woodland management plan suggests likely protected species present within the area.
- The hardstanding had disturbed the ground on the edge of the woodland and raised the ground level, reducing the natural habitat available for protected species, albeit by only a small amount. Therefore, the Inspector ruled the hardstanding did not conserve or enhance the ecology or biodiversity in the area.
- Policy SD39 states that structures for the purposes of agriculture or forestry that are commensurate with their need will be permitted where they occupy the site best suited to conserving and enhancing the natural beauty and wildlife of the SDNP. The Inspector notes that it is unclear whether the hardstanding is in the best location in order to conserve or enhance the natural beauty and wildlife. The inspector did not find that the need for development outweighed the harm found to the landscape and scenic beauty of the SDNP and the ecology and biodiversity of the area. As such, the Inspector found that the hardstanding did not comply with Policy SD39.

#### Conclusion

- Therefore, the Enforcement Notice stands insofar as the removal of the hardstanding, but the appeal is allowed to provide permission for the track.
- No conditions were imposed, as the Inspector felt that the use of the track and lighting would both need permission. The track is existing, and as such compensatory planting is not required.

Appeal Reference	Authority	Site	Enforcement Appeal	Decision
APP/L3815/C/19/3237802	Chichester	Land at Coombe House, Marley Heights, Fernhurst, Haslemere, West Sussex GU27 3LU	The breach of planning control as alleged in the notice is: without planning permission, change of use of the land to use as garden land in association with the dwelling house known as Coombe House.	<b>D</b> 14 July 2020

#### **Inspector's Reasoning**

- The appellants argue that some of the structures (fruit cage, vegetable beds, compost bins and plants pots) do not meet the definition of development. However, the Inspector notes that regardless of whether they constitute development, the notice was directed at a material change of use, which may require the removal of works that facilitate that use.

- The appellant argued that the glasshouse and log store are lawful as they were erected in 2011 and 2013 respectively. However, in this case, the Inspector noted that they were in residential use as part and parcel of the change of use of the land, and it has been accepted that the change of use occurred within the last 10 years.
- The land at Coombe House is located on the west side of the road between other dwellings with an open grassed area to the opposite side of the road and woodland to the rear.
- The Inspector noted that the hardstanding, gates and sleepers at the access are particularly visible from the road and take a domestic form. The domestic paraphernalia is visible from limited views due to the topography and hedges, and whilst much of the land has an informal appearance, the appearance contrasts with the natural and rural landscape and scenic beauty of the surrounding National Park.
- Given the neighbouring properties and other domestic style gates in the street scene, the changes in appearance are modest, but nevertheless the Inspector rules they do not conserve or enhance the landscape and scenic beauty of the area.
- The use of the hardstanding extends the provision for residential activities, and whilst residential activity only modestly impacts the tranquillity in the area, it adds harm to the landscape and scenic beauty of the National Park.
- Therefore, the appeal was dismissed.

**Costs Decision – Refused**

- The Inspector confirmed that the Authority are not required to establish the previous use of land, and reiterates that the appeals on grounds C and D require the appellant to provide any proof.
- The enforcement notice provided clear details of why it was being served and what harm it was causing, and therefore the Inspector did not find any unreasonable behaviour.

Appeal Reference	Authority	Site	Enforcement Appeal & Description Of Development	Decision
<p>Appeal A Ref: APP/Y9507/C/19/3224642</p> <p>Appeal B Ref: APP/Y9507/C/19/3228447</p> <p>Appeal C Ref: APP/Y9507/X/19/3234602 SDNP/19/01293/LDE</p> <p>Appeal D Ref: APP/Y9507/X/19/3234617 SDNP/19/01322/LDE</p>	Chichester	Land at Northend House, Polecats, Heyshott, Midhurst, West Sussex, GU29 0DD	<p>Appeal A &amp; B The breach of planning control as alleged in the notice is: without planning permission, the erection of iron gates, brick pillars, bollards and kerb lighting and the laying of a shingle and tarmac hardstanding with grey cobbled retaining strips in the approximate positions shown on the attached plan.</p> <p>Appeal C: The use and development for which a certificate of lawful use or development is sought is retention and continued use of the existing driveway.</p> <p>Appeal D: The development for which a certificate of lawful use or development is sought is the retention of existing gates and brick piers serving access to Northend House.</p>	<p><b>A</b> (In part for Appeal A)</p> <p><b>D</b> (Appeals B, C and D) 20 July 2020</p>
<p><b>Inspector's Reasoning</b></p> <ul style="list-style-type: none"> <li>For the reasons set out in Appeals C and D (see below), the majority of Appeal A and all of Appeal B fail and are therefore dismissed.</li> </ul> <p><i>Appeal C</i></p> <ul style="list-style-type: none"> <li>The Inspector deemed that the replacement surfaces and granite setts altered the character of the access and were more than can be considered as maintenance or improvement, and as such comprised engineering operations constituting development.</li> <li>The Authority accepted that the use of access has become lawful (it has been used for a period in excess of 10 yrs), however the notice did not require the use of the access to cease.</li> <li>The appellant accepted the gates, pillars, bollards and lighting were constructed and re-surfacing works to the access took place within the 4 yrs prior to the issuing of the notice and application for Lawful Development Certificate (LDC).</li> <li>For the above reasons, the Inspector concluded that the Authority's refusal to grant a LDC was well-founded and the appeal fails.</li> </ul> <p><i>Appeal D</i></p> <ul style="list-style-type: none"> <li>This appeal relates to the brick piers and gates. There was no dispute over whether the works were considered development, however the appellants argue that the works benefit from permitted development rights available within Class A, Part 2, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO).</li> <li>At the time the notice was issued, and although the height has been reduced, the brick piers were more than 2m in height. The Inspector dealt with the elements that were present on the day the enforcement notice was issued, and as such concluded they did not constitute permitted development.</li> </ul>				

*Appeal on Ground A and Deemed Planning Application*

- Key issue – whether the iron gates, brick pillars, bollards and kerb lighting and the laying of the shingle and tarmac hardstanding (with grey cobbled strips) conserve and enhance the landscape and scenic beauty.
- The Inspector concluded that the design of the development and the predominantly light coloured materials used on the surfacing as well as the materials used in the gates and piers, resulted in the access having a significantly more prominent domestic character and appearance than the previous access. Whilst this would weather over time to reduce its prominence to some extent and the metal gates are largely open that restricts their visibility, it nevertheless, results in a somewhat incongruous domestic character and appearance that does not reflect the location of the property within the countryside.
- In addition, the lighting installed in the kerbs provides uplighters to the pillars that makes the access more visible from the road. Whilst it is relatively subtle, it nevertheless contributes in a small way to light pollution.
- The Inspector did note the highway safety benefits of the use of the access and the tarmac surface may protect the road surface from traffic coming and going over the access. However, on balance the proposed development does not accord with the policies SD4, SD5 and SD8.

*Amended Brick Piers*

- The Inspector acknowledged that the appellant had already reduced the height of the brick piers so they were under 2m in height. Given this is an 'obvious alternative' which would overcome the planning issue with less cost and disruption (the enforcement notice as worded requires the demolition of the piers) and that the piers could be demolished in accordance with the Notice and subsequently rebuilt in the same form as built on site. He found that this would overcome the harm found under ground A (set out above) and the Inspector concluded that planning permission should be granted for the brick piers and gates that now exist on the site so appeal A succeeds to that extent.

**Costs Decision - Refused**

- The Inspector concluded that the refusals and issuing of the Enforcement Notice were not unreasonable for the reasons set out in the appeal decisions and at the time the Enforcement Notice was issued the brick piers were unlawful. No unreasonable behaviour had been demonstrated.



<b>Appeal Reference</b>	<b>Authority</b>	<b>Site</b>	<b>Enforcement Appeal</b>	<b>Decision</b>
<p>Appeal A Ref: APP/L1765/C/19/3235410</p> <p>Appeal B Ref: APP/L1765/C/19/3235411</p> <p>Appeal C Ref: APP/L1765/C/19/3235413</p> <p>Appeal D Ref: APP/L1765/C/19/3235414</p>	Winchester	Land adjacent to Long Road, Soberton, Hampshire, SO32 3PG	<p>Appeal A &amp; B: The breach of planning control as alleged in the notice is: without planning permission, the change of the use of the land from agricultural use to use for the siting of residential caravans and storage of domestic items, the ancillary keeping of domestic animals and the erection of associated shelters, structures and enclosures.</p> <p>Appeal C &amp; D: The breach of planning control as alleged in the notice is: without planning permission, the erection of gates, fences and other means of enclosure on the land.</p>	<p align="center"><b>D</b></p> <p align="center">(All Appeals) 24 July 2020</p>
<p><b>Inspector's Reasoning</b></p> <p><i>Appeals A &amp; B</i></p> <ul style="list-style-type: none"> <li>The appeal site is a substantial agricultural field, occupying a countryside setting. The field consists of (approx.) 122 smaller plots in various ownerships. The Inspector noted that there was a stationed caravan in residential use, some covered structures nearby including a stable block and shed, metal 'heras' type fencing forming enclosures, and horses, goats, and chicken were all present. Post and wire fencing has been erected, physically dividing the site from the rest of the field.</li> <li>The appellants provided no firm evidence to show the caravan had been used solely for storage or as a resting facility in conjunction with the agricultural use of the site.</li> <li>The Inspector noted that whilst the keeping of goats, chickens and the grazing of (but not keeping) of horses could be defined as agricultural use, it was felt there was nothing to indicate that the animals had been kept on site for anything other than personal enjoyment for domestic needs.</li> <li>The Inspector noted that based on the information presented, the lawful use of the site is for agriculture and that the stationing and residential use of caravans resulted in a material change of use (which by its nature is involved development as defined by the 1990 Planning Act) and was a breach of planning control and the appeal was dismissed.</li> </ul> <p><i>Appeal C &amp; D</i></p> <ul style="list-style-type: none"> <li>Lines of timber posts, around 1-metre-high, had been driven into the surface of the site at similarly-spaced intervals. Barbed wire had been strung between the posts. Whilst some of the fencing had been removed along a substantial length of the south-western boundary, the stumps and the rest of the fencing was still in situ along south west and north west boundaries, including enclosing some individual plots.</li> <li>The Inspector found that the matters alleged in the notice have in fact occurred. The Inspector did not consider whether the works should be granted planning permission as the prescribed planning application fee had not been paid.</li> </ul>				

Planning Application No	Authority	Site	Description of Development	Decision
SDNP/19/02832/FUL  APP/Y9507/W/20/3247487	Chichester	Baldwins, Ropes Lane, Fernhurst GU27 3JD	Reconstruct the former stables and storage building (destroyed by fire) in 2002 to provide a single holiday let.	<b>D</b>  06 August 2020

#### Inspector's Reasoning

- The appeal site comprises a parcel of land to the north of a two storey dwelling known as Baldwins which is a Grade II listed building. The site comprises a garden area of Baldwins, concrete hardstanding and the remnants of a former building.
- To the rear and side of the site, there are open fields and a hill beyond. Although the fields beyond are outside, the appeal site lies within the Fernhurst Conservation Area.
- The Inspector found that the proposal would introduce a new built form with a domestic appearance in a distinctly rural context. This would result in domestic type uses being apparent in and around the new building. This would take the form of light spill, noise, activity, domestic paraphernalia such as tables and chairs, which would be reasonably associated with a tourist use.
- Whilst no rooflights or external lighting were proposed, the Inspector noted that the plans show hatching on the windows facing the countryside indicating shutters/panels, however these would be opened frequently given the view and would result in light spill affecting the dark night sky contrary to policy SD8.
- Activity and noise associated with the holiday accommodation would also upset rural tranquillity. The Inspector notes that the significant separation between the existing property and the holiday let would limit any actions the occupiers of Baldwins could place on the activities in the let.
- The Inspector found that the previous outbuilding was attractive but not of great architectural merit and the historic relationship with Baldwins is the only feature of significance demonstrated. However, the proposed use of the building as an intensive holiday let would not reflect this historic ancillary relationship. In addition, it was found that it would not be possible to replicate any historical or architectural features due to the new build nature of the development. It is for these reasons that the Inspector decided that there would be no improvement to the setting of the Listed Building.
- The development would be screened from Ropes Lane and much of Tanyard Lane by existing vegetation, however the Inspector found that a lack of public visibility is not an overriding consideration as a Conservation Area is an irreplaceable resource. In addition, there are some positions on Tanyard Lane where new development would be visible, and intrusive.
- The Inspector found there would be harm to the character of the Conservation Area, a quality which is perceived as well as seen. Therefore, the tourist use would fail to preserve the rural character and appearance of the Conservation Area.
- The harm identified would be less than substantial, therefore, the Inspector weighed the harm against any public benefits including providing facilities for visitor enjoyment to the park, enabling wider appreciation of the park, encouraging low carbon modes of transport, biodiversity enhancement. However, the Inspector ruled that the tourist benefits would be small scale, and the heritage asset benefit on the setting at Baldwins would be benign. Thus, the harm identified to the significance of the Conservation Area would outweigh the scheme's benefits.

Planning Application No	Authority	Site	Description of Development	Decision
SDNP/19/04298/HOUS  APP/Y9507/D/20/3247932	East Hants	6 The Green, Liss GU33 7AP	Demolition of existing single storey side extension and erection of two storey side extension and single storey front extension with associated internal works. New access driveway and parking on site proposed.	<b>D</b>  11 August 2020
<b>Inspector's Reasoning</b> <ul style="list-style-type: none"> <li>The property is a detached, two storey three-bedroom dwelling located on the corner of The Green and Station Road within the settlement of Liss. The surrounding area has a suburban character.</li> <li>The Inspector notes that the Authority do not define a small and medium-sized home for the purposes of policy SD31. However, as the appellant did not dispute the Authority's methodology in determining what constitutes a small home, and in the absence of another definition, the dwelling is considered a small home.</li> <li>The appellant argues that if the GIA of the existing garage was included within the calculation of the existing home, the dwelling would exceed 120 square metres so as not to be a small home. However, the Inspector ruled that, as no substantive evidence was provided to demonstrate that the outbuilding had been utilised for ancillary domestic purposes on 18 December 2002, the Inspector was not persuaded that the garage should form part of the 'existing dwelling'.</li> <li>The proposal would increase the dwellings floorspace above the 30% limit, and would result in the loss of a small dwelling.</li> <li>The appellant argues that a growing family and the feasibility of them moving elsewhere requires them to go beyond this limit. However, the Inspector was not provided with any evidence that suitable housing is not available, and noted that the exceptional circumstances which typically arise from disabled or older family members does not form part of the appellant's case. Therefore, exceptional circumstances have not been demonstrated.</li> <li>The Inspector afforded limited weight to the appellant's contention that permitted development rights would provide a comparable extension, as no evidence had been provided to demonstrate that this would be pursued if the appeal failed.</li> <li>It was acknowledged that the design of the extension would safeguard local distinctiveness and rural character, nevertheless this did not overcome or outweigh the conflict with policy SD31 and the loss of a small home.</li> </ul>				
Planning Application No	Authority	Site	Description of Development	Decision
SDNP/19/01283/PA3R  APP/Y9507/W/19/3241281	East Hants	Barn at Downlands Farm, Ovenhay Copse Lane, Priors Dean, Hampshire GU32 1BP	The development proposed is a prior approval for the change of use of agricultural building to a flexible use-guest house	<b>D</b>  12 August 2020
<b>Inspector's Reasoning</b> <ul style="list-style-type: none"> <li>The existing building is an agricultural barn.</li> </ul>				

- Permitted development under Class R of the GPDO comprises development consisting of a change of use of an agricultural building and any land within its curtilage to a flexible use falling within Class A1, Class A2, Class A3, Class B1, Class B8, Class C1 or Class D2 of the Schedule to the Use Classes Order (UCO). To benefit from this, the development must not be contrary to any condition on an existing permission.
- The planning permission for the barn has a condition stating: “The building hereby permitted shall be used only for agricultural purposes as defined in Section 336(1) of the Town and Country Planning Act 1990” (TCPA). The condition’s reason was “To ensure that the building is used for agricultural purposes only since it lies within a rural area to which restrictive planning policies apply and where only that development needed to meet the essential requirements of the locality is normally permitted.” The condition does not make explicit reference to both the GPDO and the prevention of its application.
- The combination of “only” after “shall be used” gives a strong impression that other uses are to be excluded. The Inspector notes that this is supported by the Royal London Mutual case where it was found the word “only” meant solely or exclusively, and that this word implied exclusion of the Use Classes Order and Class A1 rights.
- The Inspector found that the condition in its full context clearly evidences an intention to remove GPDO rights and therefore dismissed the appeal.

#### Costs Decision – Refused

- No decision was made during the prior approval determination period and it was noted that there was a lack of website publicity for the officer’s report. However, the Inspector found that it had not been demonstrated that these issues had put the applicants to unreasonable expense. Based on the Authority’s objections, the appeal would still have been necessary, and therefore costs were refused.

Appeal Reference	Authority	Site	Enforcement Appeal	Decision
Appeal A: APP/Y9507/C/20/3244657  Appeal B: 3244658	Winchester	Bramdean Cottage, Bramdean, Alresford, SO24 0LW	The breach of planning control as alleged in the notice is: without planning permission, the erection of a close boarded wooden fence.	<b>D</b>  24 August 2020

#### Inspector’s Reasoning

- Bramdean Cottage is located adjacent to a busy main road. Whilst it is set back from the road, it remains an important part of the street scene, with the front boundary forming an important part of the dwelling’s setting.
- Bramdean Cottage is a Grade II listed building, dating from the C16<sup>th</sup>, and remodelled in the C20<sup>th</sup>. It is of timber construction, brick, some cement rendering and plain clay tile roof.
- Development in the area is noted to be low density, and the village has a rural character and verdant appearance. Boundaries are predominantly constructed from brick, flint or vegetation.
- Whilst the Inspector does not specifically refer to Ground A (the consideration of whether planning permission should be granted) in his decision letter, the following points were discussed:

- The fence, whilst not spanning the full length of the front boundary, is a dominant urban feature because of its material and height. It is noted to be at odds with the open character of the village, and due to its height and material is alien in context.
- Other fences along the road frontage were considered by the Inspector not to provide good justification for giving planning permission. Whilst those fences were not associated with Listed Buildings, the fence to the southeast did not fit well within the street scene.
- The fence was described as causing less than substantial harm. Whilst the Inspector recognised the reasons for the fence is to protect the occupiers from the traffic it was considered that the fence was unacceptable and when considered as a whole, were not sufficient benefits to justify permission.
- The Inspector allowed the appeal on Ground B insofar as the notice was amended to correctly identify the fence's location. The Inspector then goes on to add that, subject to the amendment, the planning permission is refused, and the enforcement notice is upheld.

Appeal Reference	Authority	Site	Enforcement Appeal	Decision
APP/Y9507/C/20/3247211	Chichester	Field south east of Beggars Corner, Halfway Bridge, Lodsworth, West Sussex GU28 9BP	The breach of planning control as alleged in the notice is: without planning permission, the erection of a timber stable building.	<b>D</b> 02 September 2020

**Inspector's Reasoning**

- The appellant argued that the development is a moveable structure and therefore benefits from permitted development.
- The structure is a large double stable type enclosed timber structure with two doors. The structure is on 'skids' and has no attachment to the ground, however it is large and very heavy which requires substantial machinery to move it. The Inspector notes that there was evidence of 'tracks' in the grass going to the shelter position indicating longevity in that position.
- In this case, the potential movability of the structure is outweighed by its size and permanence.
- The Inspector found that the permitted development rights applied only to moveable temporary structures that were connected to the land. There was no apparent activity, nor did the land benefit from being over 5 hectares and in agricultural use. Therefore, planning permission was required.
- The site is in an agricultural area with a rural character and appearance, near to a small 'hamlet'. The timber structure is visible from the adjacent lane, although it is partially screened by vegetation, but would be more open in winter with less leafage.
- The Inspector found the stable intrudes on the open rural character of the area, has an unacceptable impact and does not conserve landscape character. Therefore, it does not accord with Policies SD1, SD4 and SD6 and the appeal was dismissed.

<b>Planning Application No</b>	<b>Authority</b>	<b>Site</b>	<b>Description of Development</b>	<b>Decision</b>
SDNP/18/05870/FUL  APP/Y9507/W/20/3245170	Winchester	Land at Butts Farm, Butts Farm Lane, Bishop's Waltham SO32 IPE	Change of use of land from agricultural to the keeping of horses for non-commercial use; erection of wooden doors to enclose 2 existing field shelters; erection of 1 metre post and rail fence (pursuant to Article IV direction on the land).	<b>D</b>  04 September 2020
<b>Inspector's Reasoning</b> <ul style="list-style-type: none"> <li>• The appeal site, located just outside of the settlement boundary of Bishops Waltham, is approximately 150 square metres in size and comprises two field shelters.</li> <li>• The site is at the northern edge of the field and adjoins woodlands to the north. Thus it was described as positively contributing to the intrinsic character and beauty of the rural landscape. By virtue of its location, it is part of a landscape which forms the gateway to the National Park and its proximity to the settlement of Bishops Waltham make it sensitive to land use change.</li> <li>• It was agreed that the existing field shelters were mobile structures, with one structure containing sub-divided areas, however the addition of doors, capable of being shut to manage access to and from them would result in them no longer being just a structure. The fencing would also delineate the area intended for grooming and keeping horses. The proposal would result in a form of development that would formalise the existing structures into a permanent location.</li> <li>• Consequently, although the area is relatively small and it is not readily visible from the public domain, the proposed development use would be at odds with the landscape character of the area.</li> <li>• The Inspector found the proposal would represent a permanent and formal equestrian use, introducing an urban fringe activity within the landscape, and consequently adversely affecting the undeveloped rural character.</li> </ul>				
<b>Planning Application No</b>	<b>Authority</b>	<b>Site</b>	<b>Description of Development</b>	<b>Decision</b>
SDNP/19/03855/FUL  APP/Y9507/W/20/3248205	East Hants	Rother Barn, Farnham Road, Liss, GU33 6LJ	Change of use of land for storage purposes (B8 Use Class) together with lorry parking and associated welfare facilities. Re-positioning of existing entrance gates.	<b>D</b>  09 September 2020
<b>Inspector's Reasoning</b> <ul style="list-style-type: none"> <li>• Rother Barn is an existing forestry operation. The site is located within the open countryside, outside of any defined settlement boundary. The land associated with the appeal site (outside the red line but within the appellants control) is used for growing and selling Christmas trees. The area of land measures approximately 2.8 hectares, of which about 2 hectares is for growing Christmas trees.</li> <li>• The appellant purchased the site in 2015 and argues that additional income is needed to support the viability of the forestry operation.</li> <li>• The development proposes a change of use of the site to storage use, together with lorry parking for five vehicles and the erection of a welfare hut, toilet block and fuel store, along with hardstanding to facilitate the developments. It is also proposed to move the existing entrance gates further back from the highway.</li> </ul>				

- The extent of any financial losses were not made clear to the Inspector, and no substantive evidence was provided to demonstrate how the income from the development would sustain long term future of the existing forestry operation.
- However, regardless of the proposal's ability to sustain the long-term future of the existing forestry operation, the development was not found to be subsidiary. The current use generates a limited number of vehicle movements throughout the year, with only a high number of movements occurring at one point in the year from the sales of Christmas trees. By contrast, the proposed use would generate daily movements throughout the year and whilst the Inspector notes that the development would not result in a loss of the land used for growing trees, there would be significant intensification of the use.
- The dominant activity undertaken on the site would be the storage and lorry parking, and therefore would not be subsidiary to the existing forestry operation. For that reason, the proposal would not accord with Policies SD40 and SD25.
- Despite the A3 dual-carriageway and the railway line, which are noted as significant features within the wider landscape, the immediate area has an intrinsically rural character. The current use of the site as a forestry operation is therefore in-keeping with the rural landscape and its use therefore had a neutral impact upon the landscape and scenic beauty.
- The proposed use, including a large area of hardstanding created to facilitate that use, has an industrial character and appearance, which appear stark and jarring when viewed in the context of the existing forestry operation.
- It is noted that whilst the existing hedgerows screen the development from public view, this does not outweigh the harm to the character and appearance of the area. In addition, the effectiveness of the hedgerow screening cannot be guaranteed in perpetuity.
- The Inspector acknowledges that there are other small business premises located within the wider area, but that these examples are sporadic and most pre-date the designation of the National Park. Furthermore, the presence of other commercial developments does not provide justification for further harm to the landscape quality.
- In addition, whilst the relative tranquillity of the area is of poor tranquillity, largely due to the impact of the A3 dual-carriageway, the industrial nature of the development and the associated vehicle movements would not conserve or enhance the relative tranquillity of the local area.
- The Inspector concludes that the development would not accord with policies SD1, SD4 and SD7 and dismissed the appeal.