

SOUTH DOWNS NATIONAL PARK AUTHORITY PLANNING COMMITTEE

A meeting of the Planning Committee will be held at **10.00 am** on **Thursday, 12th November, 2020** at the **Online via Zoom Cloud Meetings**

Trevor Beattie, Chief Executive (National Park Officer)

AGENDA PART I

- 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 8 October 2020** (Pages 3 - 10)
To approve as a correct record the minutes of the Planning Committee meeting held on 8 October 2020.
- 4. Matters arising from the previous meeting minutes**
To enable any matters arising from the 8 October 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/20/03676/FUL - Land at Limbourne Lane and The Fleet** (Pages 11 - 40)
Local Authority: Chichester District Council
Proposal: Erection of 14 no. dwellings with associated access, parking and landscaping.
Address: Land at Limbourne Lane and The Fleet Fittleworth West Sussex.
To consider a report by the Director of Planning (Report PC20/21-21).

STRATEGY & POLICY

- 8. Draft Camping and Glamping Technical Advice Note (TAN)** (Pages 41 - 64)
To consider a report by the Director of Planning (Report PC20/21-22).
- 9. Half Year Update on the Progress of Neighbourhood Planning** (Pages 65 - 74)
To consider a report by the Director of Planning (Report PC20/21-23).

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).

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

SOUTH DOWNS NATIONAL PARK AUTHORITY

PLANNING COMMITTEE 8 October 2020

Held: online via Zoom videoconferencing, at 10am.

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

Officers: Tim Slaney (Director of Planning), Rob Ainslie (Development Manager), Lucy Howard (Planning Policy Manager), Mike Hughes (Major Planning Projects and Performance Manager) Becky Moutrey (Solicitor), Richard Sandiford (Senior Governance Officer) and Sara Osman (Governance Officer).

Also attended by: David Easton (Development Management Lead), Rafa Grosso Macpherson (Senior Development Management Officer), Kelly Porter (Major Projects Lead), Heather Lealan (Development Management Lead (Enforcement and Minerals & Waste)) and Jessica Riches (Planning Officer).

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 William Meyer.

ITEM 2: DECLARATION OF INTERESTS

118. The Chair made a declaration on behalf of all Members, that whilst agenda item 7 – Seven Sisters – was an application by the SDNPA, there was no need for Members of the committee (other than Vanessa Rowlands) to declare a specific interest as a Member of the Authority, and that the application would be determined in the same way, and subject to the same considerations and scrutiny, as any other planning application. He also noted that the speaker, Luke Smith, was a former Officer at the SDNPA and was known to some Members present.

119. Vanessa Rowlands declared a personal interest in agenda item 7, and agreed to withdraw from the meeting for this item, as she had served on an Authority working group overseeing the Seven Sisters Country Park project, and on a number of occasions had spoken publicly about the site and the Authority's plans for it.

120. Andrew Shaxson declared a personal, non-prejudicial interest for item 8 as one of the applicants was known to him.

121. Janet Duncton declared a non-prejudicial, public service interest for item 8 as she was a District Councillor for Chichester, where the application was situated.

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ITEM 3: MINUTES OF PREVIOUS MEETING HELD ON 10 SEPTEMBER 2020

122. The minutes of the previous meeting held on 10 September 2020 were agreed as a correct record and signed by the Chair.

ITEM 4: MATTERS ARISING FROM PREVIOUS MINUTES

123. There were none.

ITEM 5: UPDATES ON PREVIOUS COMMITTEE DECISIONS

124. The Director of Planning gave an update on the Authorities Planning Position Statement, which outlined how the SDNPA, as the Planning Authority, would respond to the covid-19 pandemic. The Statement had been discussed at a Member workshop, and presented to a forum for Planning Agents, and would be published on the Authority website following the 8 October Planning Committee meeting.

ITEM 6: URGENT ITEMS

125. There were none.
126. Vanessa Rowlands left the meeting.

ITEM 7: SDNP/20/02124/FUL & SDNP/20/02244/LIS - Seven Sisters Country Park Phase I Proposals

127. The Case Officer presented the application and referred to the update sheet.
128. The following public speakers addressed the Committee:
- Paul Hand spoke against the application representing himself
 - Luke Smith spoke in support of the application as the agent.
129. The Committee considered the report by the Director of Planning (Report PC20/21-15), the update sheet and the public speaker comments, and requested clarification as follows:
- Considering local concerns about vehicular parking on roadside verges, and the Highways objection to the proposals, what further information did the Highways Authority request that had not been supplied?
 - Confirmation that the 'grab and go' food facility did not need change of use permission?
 - Both a public speaker and item 5.3 of the Officers report raise a query regarding an existing legal arrangement between the owners of the Saltmarsh Café on the Exceat site and the current freeholder for the site. Could the Officer confirm whether this agreement would infringe on the applicant being able to follow through on work should permission be granted?
 - Would any trees be removed alongside the new opening in the flint wall to the north of the site?
 - Could the facilities block at the camping barn be clad in same way as buildings at the main site to be more in keeping with buildings in the area?
 - Would the air source heat pump for Foxhole Cottages be contained within an enclosure?
 - Had a public consultation on this application been fully carried out?
130. In response to questions, Officers clarified:
- Officers had been in discussions with ESCC Highways who had requested a more detailed Transport Statement as they believed that there would be an increase in visitors to the site. It was the view of SDNPA Officers that the only change from existing facilities at the Exceat site was the provision of a 'grab and go' food facility. At the Foxhole Cottages site, whilst the number of holiday cottages would increase by 1 due to subdivision of one of the existing units, the number of bedrooms would not increase. Therefore, Officers did not consider that the minor alterations proposed in this application would lead to an increase in vehicular movements to those locations, beyond what already existed, and therefore did

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not feel a travel plan was required at this stage. The Authority acknowledged that there was inappropriate parking taking place near the site, however that could not be controlled as part of this specific application process.

- The 'grab and go' food facility did not require permission as it fell within existing use of the site.
- The Legal Advisor reminded Members that, when determining planning applications, they must only consider planning matters that are material to the planning application before them. The legal agreement between the café and the current freeholder for the site was a private matter, not a material planning consideration, and therefore should not be taken into account when determining this application.
- The work to provide an opening in the flint wall would not result in any loss of trees which had any significant amenity value, and the Tree Officer raised no objection with the proposals. All work was required to be carried out in accordance with landscaping conditions.
- The conditions listed in the Officers report covered materials, and any materials to be used for the facilities block at the camping barn would need to be in accordance with those conditions and would need to be confirmed prior to development taking place.
- There would be a timber storage structure to the western elevation of the dwelling incorporating a log store, bin store and air source heat pump.
- An extensive public consultation had been undertaken in line with the legal requirement for consultation. Comments from the public had been taken into account where possible, however many comments related to matters that were not material considerations for planning.

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

- Members would like to see external finishing of the facilities block to tie in with the main camping barn
- The Committee welcomed that 1 Foxhole Cottages would provide an accessible bedroom suite, however Members would like to ensure that other aspects of accessibility had been taken into account, for example provision of a wet room bathroom, doors wide enough for wheelchair access, and disabled vehicle access to the cottage.
- It was agreed to include a condition to review the cladding and size of the structure housing the air source heat pump, to ensure it was in keeping with surrounding buildings and of sufficient size that air could circulate to ensure it worked efficiently.
- There was some concern that a Transport Statement had not been submitted to the Highways Authority, and some Members were not convinced there would be no increase in footfall. It was agreed that, whilst this application was a relatively minor variation on what is on site at present, to allay Member concerns, a condition could be included that details of car parking and transport would be submitted.

132. SDNP/20/02124/FUL: It was proposed and seconded to vote on the Officer's recommendation, subject to the amended conditions in the update sheet and subject to the addition of two conditions which relate to the air source heat pump housing and the details of the car park.

133. **RESOLVED:** SDNP/20/02124/FUL: That planning permission be granted subject to conditions as set out in the Update Sheet, and subject to the following additional conditions the final form of which is delegated to the Director of Planning in consultation with the Chair of the Planning Committee:

- to review the cladding and size of the structure housing the air source heat pump, to ensure it was in keeping with surrounding buildings and of sufficient size that air could circulate to ensure it worked efficiently.
- that details of car parking and transport would be submitted.

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134. SDNP/20/02244/LIS: It was proposed and seconded to vote on the Officer's recommendation.
135. **RESOLVED:** SDNP/20/02244/LIS: That listed building consent be granted subject to the conditions as set out in Paragraph 10.2 of the report.
136. 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.
137. Vanessa Rowlands re-joined the meeting.

ITEM 8: SDNP/20/01855/FUL - Land South of Heather Close

138. The Case Officer presented the application and referred to the update sheet.
139. The following public speakers addressed the Committee:
- Councillor Jane Mottershead made a comment on the application representing Funtington Parish Council
 - Michael Saunders spoke in support of the application as the agent
140. The Committee considered the report by the Director of Planning (Report PC20/21-16), the update sheet and the public speaker comments, and requested clarification as follows:
- What was the current housing need for this area according to Chichester District Councils housing register?
 - Clarification as to which buildings would have green roofs.
 - As Portsmouth Water were one of the few water companies not to be legally obliged to provide water meters, could the conditions require developers to install water meters to ensure that condition 10d on water consumption levels was met?
141. In response to questions, Officers clarified:
- Officers had discussed housing need with the Housing Officer at Chichester District Council. A 2019 audit of people on the housing register for Funtington Parish indicated that there was a need for 8 x 1 bed units and 1 x 3 bed units, and it was the Officers view that the proposed housing mix provided a good balance between smaller and medium homes.
 - The three larger outbuildings on plots 7,10 and 16 would have green roofs.
 - A limit on water consumption was covered in the conditions and would ensure the housing met with SDNPA Sustainability criteria.
142. The Committee discussed and debated the application, making the following comments:
- The Committee praised the developers for working with Officers to create a scheme which met both the 50% affordable housing policy and SDNPA sustainability criteria. It was also considered to offer an improved, landscape-led layout which made good use of the site.
 - The inclusion of 1 and 2 bed dwellings was welcomed and the Committee expressed disappointment that the Parish Council, whilst not against the principle of development on the site, were not supportive of the housing mix despite meeting the local housing need and enabling local people to stay in the area.
 - The Committee asked officers whether there had been any community engagement prior the planning application. Officers responded that the Parish Council was consulted early at application stage and that the applicant did not submit any statement of community engagement with the planning application.
 - The Committee debated whether parking provision was sufficient in a village with a limited bus service, however it was noted that a cycle lane connected the village with the centre

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of Chichester, and that developers had included a considerable number of cycle facilities on the site to encourage sustainable travel.

- It was noted that, whilst some Members expressed disappointment that the design did not reflect the vernacular of housing in main part of the village, the housing immediately surrounding this site was modern development that also did not reflect the centre of the village. As this application was an edge of settlement site, it was considered a landscape-led approach which blended the settlement with the countryside.
- Some Members put emphasis on the use of materials for buildings, which should be carefully assessed by officers at the discharge of conditions stage.

I43. It was proposed and seconded to vote on the officer's recommendations.

I44. **RESOLVED:** 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 the Officer's 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 October 2020 Planning Committee meeting.

I45. 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.

I46. Janet Duncton left the meeting and Ian Phillips joined the meeting.

ITEM 9: SDNPA response to the White Paper: Planning for the Future

I47. The Planning Policy Manager presented the report and referred to the update sheet.

I48. The Committee considered the report by the Director of Planning (Report PC20/21-17), and made the following comments:

- It was agreed to amend the wording to the response to Q17 (page 75) to stress the importance of preserving the opportunity for innovative, landscape-led design in appropriate places, and to highlight the useful part a productive negotiation process often played in developing improved schemes. The Chair of the Planning Committee and Chair of the Authority agreed to circulate a re-drafted version for Members approval prior to the report going to the NPA meeting on 15 October 2020.
- It was agreed to amend the wording for the section headed 'Design and Beauty' in the covering letter (page 67), as follows:
 - The first paragraph was identical to the response for Q17 and would be amended in line with the changes made to the Q17 response, as detailed above.
 - All three bullet points would be removed as two of these case studies were not yet built out.

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- Members would like to see mention of Village Design Statements (VDS) and Supplementary Planning Documents (SPDs) in the 'Design and Beauty' section of the covering letter (page 67), as they were material to making planning decisions.
 - It was agreed to remove the word 'presumably' from the 4th paragraph under the heading Development Management (DM) in the covering letter (page 68).
 - It was suggested that the response to Q7a (page 71) proposed an updated, stronger definition of Sustainability to the Brundtland definition, to reflect the changes in understanding of Sustainable Development since that definition was first used.
 - It was noted that dark night skies should be included in the policies listed in the response to Q10 (page 73, penultimate paragraph), to read: 'policies on tranquillity, dark night skies and ecosystem services.'
 - A typographical error was noted in the response to Q22a, as amended in the update sheet, and should be read as follows: 'We understand that there are some issues with the tariff, but consider it to be widely understood and implementable.'
 - The Committee agreed that it was important to emphasise that payment of any development tax should be on commencement rather than occupation to ensure the timely delivery of infrastructure. Reference should also be made to measures to tax vacant land, in order to prevent land banking. It was noted that the Government was planning to increase digitisation. Concern was raised that internet coverage was very poor in some rural areas and increased digitisation could leave people in rural areas at a disadvantage.
 - It was agreed to publicise the response in order that local communities and District Councils could understand the SDNPAs position on the Government's White Paper.
149. **RESOLVED:** The Committee considered the proposed SDNPA response to the White Paper: Planning for the Future and, subject to the comments made at the 8 October 2020 Planning Committee being taken into account, agreed to submit a revised version for consideration by the NPA, the final form of wording to be agreed by the Chair of Planning Committee in consultation with the Chair of the Authority and the Director of Planning.
150. Ian Phillips and Robert Mocatta left the meeting.

ITEM 10: Infrastructure Business Plan 2020

151. The Major Projects Lead presented the report and referred to the update sheet.
152. The Committee considered the report by the Director of Planning (Report PC20/21-18) and requested clarification as follows:
- During the process of allocating funds, how did Officers decide what proportion of the amount requested was given?
 - Were projects providing new housing allocations more successful in securing funds than projects with no housing allocation?
 - How did Officers keep track of what allocated funding was spent on?
 - Would any of the £70,000 recommended from the Pot 2 funds for Keymer Road Car Park in Ditchling be held back for provision of Electric Vehicle (EV) charging points at a future date? Could the SDNPA condition that EV points were to be installed at a later date?
 - Why did the Seven Sisters Country Park (SSCP) infrastructure projects score so highly, given that this project did not have planning permission when prioritisation was decided?
153. In response to questions, Officers clarified:
- The decision on what proportion of requested funding was allocated took into account whether a project had match funding. Officers also had to ensure projects were

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deliverable and not spread the funding too thinly, which could end up with projects being underfunded and not deliverable.

- CIL was designed to support growth and projects were more likely to receive funding if housing was being delivered within the area.
- Officers had detailed information on what should be delivered for each project allocation, and whilst funding may be approved for a project, the money was often not dispensed until the delivery phase of the project.
- The £70,000 recommended from the Pot 2 funds for Keymer Road Car Park in Ditchling was allocated to provide additional car parking spaces but not EV charging points. The Parish Council did explore provision of EV charging points, however as there was no mains electricity to the site, the cost of installing the necessary infrastructure was prohibitive at this point in time. However, it did not mean that it could not be provided in future.
- The SSCP infrastructure projects scored highly as it met many of the SDNPAs Partnership Management Plan (PMP) priorities, which was a key element of the criteria for prioritising infrastructure projects.

154. The Committee discussed the report, making the following comments:

- Members were disappointed that there would be no EV charging points installed as part of funding for the car park at Keymer Road.
- Members noted that in the last funding year, 20 projects had been funded, however in this round only 8 projects are receiving larger pots of funding
- A typographical error was noted in item 4.4 where the amount allocated to West Sussex County Council from Pot 1 funds should be £283,726.44 (not £238,726.44).
- A typographical error was noted on appendix 3 of the Officers report (page 129) where the last entry, on Harting Traffic Scheme, should read ‘...to reduce the speed of vehicles ~~villages~~ entering village”.

155. **RESOLVED:** The Committee:

- (1) Approved the Infrastructure Business Plan 2020 (attached at Appendix 2 and 3);
- (2) Delegated 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) Approved 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) Approved 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, andto 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.

156. Heather Baker left the meeting.

ITEM 11: Enforcement Update

157. Due to a technical difficulty the Development Manager presented the report on behalf of the (Development Management Lead (Enforcement and Minerals & Waste)).

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158. The Committee considered the report by the Director of Planning (Report PC20/21-19) and made the following comments:

- The Committee agreed with the point in the Officers report that that much of the information that had been requested at a previous Committee was already provided within the Appeals Report to Planning Committee and the Technical Report that went to Policy & Resources Committee. However, it was agreed that the Enforcement Update did not clearly demonstrate how many more cases were closed each year than opened and that, thanks to concerted efforts of Officers at both the SDNPA and the host Authorities, a large backlog of enforcement cases had been considerably reduced.
- It was requested that the report include data on how many cases had been opened since beginning of year and how many cases had been closed, so it was clearer how many cases remained open at the time of publishing each update.
- The number of no-breach cases was considered to be high and Members asked if there were any lessons to be learnt from these cases? Officers responded that many of the no breach cases were genuine concerns from members of the public, and it was often the case that the matter was permitted development or that planning permission had been granted but the person reporting their concern was unaware of the relevant planning legislation or the specific planning history of the site. It was agreed to look at the wording on the Enforcement pages of the SDNPA website to ascertain if an improvement could be made to assist the public's understanding as to when a breach of planning permission may have occurred.

159. **RESOLVED:** Members noted the update on enforcement action, subject to the comments made at the 8 October 2020 Planning Committee being taken into account.

ITEM 12: Summary of Appeal Decisions Update

160. The Planning Officer presented the report.

161. The Committee considered the report by the Director of Planning (Report PC20/21-20) and requested clarification as follows:

- Were there any lessons the Authority could learn from the appeals that were allowed by the Planning Inspector?

162. In response to questions, Officers clarified:

- The officer responded that there were no major concerns raised in the Planning Inspectors reports.

163. **RESOLVED:** Members noted the outcome of appeal decisions.

164. The Chair closed the meeting at 3.15pm.

CHAIR

Signed: _____

Report to	Planning Committee
Date	12 November 2020
By	Director of Planning
Local Authority	Chichester District Council
Application Number	SDNP/20/03676/FUL
Applicant	Montagu Developments Limited
Application	Erection of 14 no. dwellings with associated access, parking and landscaping.
Address	Land at Limbourne Lane and The Fleet, Fittleworth, West Sussex.

Recommendation:

- 1. That planning permission be granted subject to:**
 - i) 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) 7 affordable dwellings, of which 5 of social rented tenure and 2 of shared ownership;**
 - b) A financial contribution of £4,000 towards traffic calming measures in the area;**
 - ii) The conditions as set out in paragraph 10.2 of this report.**
 - 2. That authority be delegated to the Director of Planning to refuse the application with appropriate reasons if the S106 Agreement is not completed or sufficient progress has not been made within 6 months of the 12th November 2020 Planning Committee meeting.**
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Executive Summary

The application site is located within the settlement policy boundary of Fittleworth and it is allocated for housing in the Neighbourhood Development Plan. The principle of development is acceptable; however, the site is also in a sensitive rural location.

Following extensive pre-application advice with officers, the scheme has evolved to address key landscape sensitivities, resulting in layout and buildings that respond to their context. Importantly, the development will successfully deal with the ongoing water logging problems of the site in a sustainable manner and will not increase flood risk in the area.

The proposals will also provide a safe access and movement for all, including pedestrians and users of the local bus services. Furthermore, it will contribute to the Parish Council's aspiration of traffic calming measures along the A283 and it will also deliver affordable units and a mix of homes in line with policies of the Development Plan.

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

This application is placed before the Committee due to the significance of the development proposal in the delivery of the housing strategy of the Development Plan and on account of the degree of local interest.

I. Site Description

- 1.1 The application site relates to the land north of the Fleet and west of Limbourne Lane. It is a prominent location in terms of public views as it is visible from the Fleet (A283). The site is of an irregular shape with some areas of overgrown grass, scrub and mature Oak trees along its boundaries, with the exception of the northern boundary which features a hedge and two trees. Mature trees along the public boundaries are characteristic of the site and contribute to the local rural character and street scene.
- 1.2 The site is surrounded by 20th Century development across the Fleet and some ribbon development along the western side of Limbourne Lane as well as large areas of woodland to the north and east. Access is currently gained from Limbourne Lane, although there is an underused and overgrown vehicular access off the Fleet too.
- 1.3 It should be noted that the area is in a sensitive location on the edge of Fittleworth. The site is partly located within an area subject to surface water flooding, and an area of unconsolidated sand (Mineral Safeguarded Area). Whilst within a settlement boundary, street lighting is absent from this area and Fittleworth is located within the Intrinsic Rural Darkness zone. The application site is also within the 12km buffer for Ebernoe Common SAC, 6.5km buffer for The Mens SAC and 5km buffer for the Arun Valley SPA.
- 1.4 The site shows signs of standing water in the wet months within the lower areas of what is a relatively flat site. There are also signs of surface water flooding on Limbourne Lane after heavy rains. There is a pond in the north-west corner of the site, connected to a network of ditches that surrounds the site parallel to its east, south and west boundaries and the Fleet Stream which is culverted under the road to the south.
- 1.5 The site falls within landscape character area M1: North Rother Valley Sandy Arable Farmland, as classified in the South Downs Integrated Landscape Character Assessment 2011 (SDILCA). Fittleworth is a village that lies on the edge of the North Rother Valley. Its historic core is characterised by a linear pattern of development following the north to south route of B2138, whilst the post 1800s expansions run east to west route along the A283 (the Fleet). The predominant building materials are local sandstone, brick, wood and clay tiles with some use of slate too. There is also a predominance of two storey buildings within the village, with the exception of two modest areas of bungalows.
- 1.6 This area of Fittleworth scores as having a low tranquillity value in the Tranquillity Study 2017. The site is also approximately 350 metres away from the Fittleworth Conservation Area. No historic environment constraints are identified excepting the historic Limbourne Lane.

2. Relevant Planning History

- 2.1 The most recent relevant planning history relating to the application site consists of the following pre-application enquiry:
SDNP/19/01949/PRE Erection of 14 dwellings with associated access and landscaping.
- 2.2 After extensive discussions and negotiations, officers agreed that the access arrangement (as currently proposed), in principle responded to landscape context, and the latest layout iteration had responded well to concerns previously raised. Notwithstanding this, further advice was given and minor changes were recommended to the layout. The applicant then entered into extensive work with the CDC Drainage Engineer to find a suitable drainage strategy for this site.
- 2.3 The pre-application advice did set out the requirements for future applications, such as to demonstrate that the scheme has an overall positive impact on ecosystem services, to mitigate and enhance biodiversity (including net gain opportunities) and to achieve sustainable construction standards. Officers also advised to amend the housing mix to make it compliant with SDLP and NDP aims and policies.

- 2.4 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 14 new dwellings with associated access, vehicle parking and landscaping. The proposal entails:

- 7 of the 14 units to be affordable – 5 of which of social rented tenure and 2 of shared ownership. The remaining 7 dwellings would be open market units.
- A balanced mix of homes: one 1-bedroom units, four 2-bedrooms units, eight 3-bedroom units and one 4-bedroom dwelling. A variety of house types: flats, bungalows, terraced and semi and detached homes.
- Open spaces include a shared space for vehicles and pedestrians, private gardens for all dwellings (except flats) and a green open space to the north west. It also includes a segregated route for pedestrians connecting the Fleet and Limbourne Lane.
- A total of 32 vehicle parking spaces for residents and visitors, cycle storage and EV charging points on all dwellings.
- Two new vehicular accesses to the site: from Limbourne Lane, serving plots 13 and 14, and from the Fleet, serving plots 1 to 12.
- 1 dwelling full Passive House certified, green roofs, a total of 39% CO₂ reduction via energy efficiency and renewable energy measures as well as the absence of plastic on the schedule of materials.
- Minor changes to the landform, repairs to the existing water infrastructure and new means of surface water drainage through the use of SuDS features: an attenuated discharge of surface water to the on-site pond, which has an unrestricted discharge to the local network of watercourses.
- Ecological mitigation and enhancement measures, including a scheme of biodiversity net gain. No street lighting proposed.
- A financial contribution of £4,000 towards traffic calming measures.

4. Consultations

- 4.1 **Fittleworth Parish Council:** Holding objection:

- The Council welcome the way in which the developer has engaged with the village, but would like to raise points to be addressed before supporting the application.

Surface water drainage and flooding:

- The site suffers from high groundwater table and the site is often subjected to standing water. No mention is made of the fact that the upstream part of this water course is draining a large area to the north of the site.
- Although the SuDS are welcomed, they do not ensure that sufficient on-site attenuation is provided for water entering the site from the stream.
- It is important that WSCC and CDC are satisfied that the current issues with surface water drainage through the village will not be made worse through the development.

Highways safety

- Insufficient attention has been paid to pedestrians and cyclists, including those that need to cross from the pavement to the relocated bus stop.
- The Parish Council wish to see the speed limit lowered to 30mph and a defined crossing point. This is supported with a Technical Note submitted by the Parish Council.

Design and density

- There is no objection to the principle of 14 dwellings. However, sufficient outdoor space should be made available for amenity, water storage and biodiversity. There is concern with the two flats not enjoying private amenity space.

- Sufficient parking space should be ensured.
- The affordable units seem cramped at the rear of the site. The Parish Council would support their relocation to also relieve pressure on the occupants of adjacent neighbours.
- The Parish Council would be interested in the introduction of Fittleworth Stone to root the development in place and the use of timber on secondary buildings. The Parish Council is not convinced about the introduction of green roofs.

Biodiversity

- The Parish Council supports Natural England's comments.

4.2 **Design Officer:** Comments:

- The scheme is broadly based on the principles set out at pre-application stage. The proposal follows the landscape-led approach which demonstrably informs the architectural design of buildings and spaces, in line with SDLP policy SD5.
- Internal space dimensions meet and exceed nationally described space standards.
- Buildings are taller than we would normally expect given the type and form of the building. A variation of building heights and roof forms across the site is welcomed.
- Private gardens appear to be adequately sized and they will function well, although plots 9 and 10 are relatively small. There is no private garden for plots 6 and 7.
- Main vehicular access point relocated from Limbourne Lane to the Fleet. This is a key design intervention agreed at pre-application stage and has significantly transformed the development. The benefit of the proposed access is supported by best practice guidance and advice contained within 'Roads in the South Downs'.
- Convenient and direct connection to the village. Generous natural surveillance to public areas. The parking strategy supports safe pedestrian movement.
- The narrative for public realm design sets out the right principles, but the detailed design has failed to adapt this to the public realm opposite to plots 8-11 and 1-3. A condition is suggested to define public and private areas and to improve the design quality of the public realm on those areas.
- Materials for construction and architectural details should be controlled by condition. The introduction of locally sourced stone on external walls and boundary walls will improve design quality.
- The Sustainability and Energy Statement data is in line with the requirements set out in SDLP policy SD48
- Buildings will, over time, integrate into their surroundings and will form an integral part of the settlement in the future.

4.3 **Landscape Officer:** Neutral comment.

- Challenging allocation site in terms of achieving a successful integration of the scheme into the village and dealing with high groundwater levels.
- The access and broad layout are supported by landscape evidence.
- The use of the pond to manage surface water is positive. However, the open space planting is driven by amenity rather than its semi-natural character. Details of pond details and headwall design are required.
- Altering landform is not compatible with conserving and enhancing the character of the place. The SDNPA should control through a robust condition the following: a) material sourced responsibly; b) raise land with reference to existing landform – as opposed to creating platforms; c) provide existing and imported soils pH, and N, P and K values; d) soil imported to be of same characteristics. This will ensure new planting to be successful and characteristic to the site.
- The layout is acceptable. Additional accesses would be normally resisted, but in this instance, the tree-lined character of the Fleet is important to conserve and enhance, so building addressing the road as means of reducing hardstanding was not an option. The

planting should emphasise the Fleet and not the site's entrance. The access is engineered and generates negative landscape effects by virtue of suburban pavement and loss of trees.

- The landscaping scheme should be revised in order to generate characteristic planting that speaks of Fittleworth and its landscape context.
- The site offers many opportunities to deliver ecosystem services. The Ecosystem Services Statement fails to identify the majority of existing interventions and small ways in which the site could generate benefits.
- The broad principles of the scheme are supported, but many of the details and missed opportunities let it down. However, most of these can be secured via conditions.

4.4 Highways: No objection subject to conditions.

- The access design for this application is based on and meets the standards for a 40mph road, in this respect the LHA would be in no position to object on highway safety grounds to the access proposal. However, the developer is prepared to offer a contribution of £4,000 to assist in taking up the opportunities for sustainable travel by contributing towards traffic calming in the area to assist the Parish and their aspirations.
- The proposal would not have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network. There are no transport grounds to resist the proposal.

4.5 Drainage: No objection subject to conditions.

4.6 Lead Local Flood Authority: No objection.

4.7 Environment Agency: No objection.

4.8 Tree Officer: No objection subject to condition.

4.9 Ecology: No objection subject to conditions.

4.10 Natural England: No objection subject to conditions.

4.11 Environmental Health: No objection subject to conditions.

4.12 SDNPA Planning Policy: Comments:

- Improvements made to the housing mix and the provision of affordable homes are supported.
- Officers question the height of some buildings, require biodiversity enhancements and better joined up green infrastructure.
- The use of SuDS and improvements to the pond are welcomed.
- Building materials should be carefully selected to ensure the development is in-keeping.
- The development should where possible seek to retain trees, particularly on its edge.
- Proposals comply with the highways safety requirements of the FNDP.

4.13 Housing Officer: No objection.

4.14 Waste Team: No objection.

4.15 Southern Water: No objection subject to conditions.

5. Representations

1 letter of support

12 neutral representations

- Traffic calming measures and adequate pedestrian crossing and bus stop are essential. There is a need to reduce the speed limit from 40mph to 30mph in order to enhance highway safety.
- The development should address surface water drainage on the western end of the site to avoid future problems.

- There is no clarity on whether the open space will be open to the public.
- Additional units provided beyond 12 dwellings are supported.
- Only local people should be allowed to apply for affordable housing to avoid young people moving to cheaper areas.
- The use of traditional materials is welcomed but there is less support for the monotonous design of houses. There are high blank walls that are obtrusive. Buildings do not show features as per expected in a rural village.
- The revised access via the Fleet is welcomed. The site should consider parking for visitors.
- The area should remain free of street lighting.

26 letters of objection

- Excessive number of dwellings on site. The proposed density is out of keeping with the landscape. There is an opportunity for lower density and more open spaces. The current proposal will change the character of the area. Fittleworth's facilities won't be able to cope with the development.
- The proposal does not meet policy SD3 SDLP (Major Development).
- Highways safety concerns due to high speed of vehicles on the Fleet and proposed new access. Expected increase in traffic. Road speed needs to be lowered from 40mph to 30mph. There is also need for traffic calming measures. Access on Limbourne Lane will make the junction with the Fleet more dangerous.
- Drainage problems within the site and Limbourne Lane, which could also lead to flooding problems downstream. The site is unsuitable for building on due to flooding. The culvert below the Fleet should be replaced. There is standing water within the site on a regular basis after heavy rain fall.
- Need for clarity of whom is responsible for the appropriate maintenance and management of the drainage of the site and its enforceability. There should be provisions to safeguard the watercourse from pollutants.
- Inadequate provision of parking and relocation of the bus stop.
- Accesses are not in-keeping with the character of the area.
- Buildings should be low in height. Houses are uniform in style and they don't use traditional materials.
- Loss of privacy and light to neighbouring properties to the north. Impact on neighbouring hedge and structural stability of buildings. Potential impact on private views.
- The development will not satisfy the need for affordable housing in the village.
- Ecological impact concerns given its sensitive location. Planting species should enhance the ecological value of the site. Light pollution will affect bats.

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 the **South Downs Local Plan 2014-2033** and the **Fittleworth Neighbourhood Development Plan 2018-2033**. The policies of most relevance here 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 are of particular relevance here and 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.

West Sussex Joint Minerals Local Plan (2018)

- 6.6 Policy M9: Safeguarding Minerals.

The South Downs National Park Partnership Management Plan 2020-2025

- 6.7 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 considered of particular relevance here:

- 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
- 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
- SD55 – Contaminated Land

7.2 The following policies of the Fittleworth Neighbourhood Development Plan 2018-2033 are considered of particular relevance here:

- FITT1 – Landscape Character
- FITT2 – Biodiversity
- FITT3 – Water and Utility Infrastructure Management
- FITT5 – Design of New Development
- FITT7 – New Housing Development
- FITT8 – Sites Allocated for Housing Development

8. Assessment

Background

- 8.1 This application has benefited from pre-application advice and opportunities to address officers concerns through the life of this planning application. The SDNPA and applicant have worked proactively to achieve a good development proposal that is considered to meet the requirements of the Development Plan and address comments made by consultees and other third parties.
- 8.2 Pre-application advice was given in early 2020, in which officers and the applicant agreed a preferred layout and vehicular accesses to the site. No building plans and elevations were submitted at pre-application stage although it was known that the style of buildings would be of traditional forms and materials.
- 8.3 During this application, further negotiations took place to incorporate sufficient vehicle parking on site, to clarify elements of the sustainable drainage system, use of local materials and boundary treatments, the size of buildings and other matters such levels, planting 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 South Downs Local Plan (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 area, and that it makes an efficient and appropriate use of suitable land.
- 8.6 The application site is located within the Settlement Policy Boundary of Fittleworth, which is listed as one of the settlements where the principle of development is supported. The site is also allocated for housing in policy FITT8 of the Fittleworth Neighbourhood Development Plan (FNDP).
- 8.7 Policy FITT8 of the FNDP states that the land at the corner of Limbourne Lane and the Fleet is allocated for about 12 homes provided that:
- a) At least 50% of the units (i.e. homes) are affordable housing and secured as such in perpetuity;
 - b) The type and tenure of the housing reflects local need, in particular for family dwellings;
 - c) The development is designed to retain trees and other vegetation on the site with amenity value and ensure there is no hard urban edge within this sensitive street scene;
 - d) Due to the water logging issues on site a Flood Risk Assessment and Strategy must be produced to ensure that surface water and ground water on the site can be adequately managed and will not cause flooding further down the Fleet Stream;
 - e) Each unit incorporate a private and secure garden area;
 - f) Safe vehicle access to the A283 and pedestrian access to the bus stop and village facilities must be provided;
 - g) Appropriate design and mitigation should be put in place with regard to impacts on bats, including retaining key features used by bats, and avoiding light spill onto key features within or outside of the boundaries of the development site;
 - h) An Ecological Assessment should be carried out to establish if any priority species are present and to identify suitable mitigation; and
 - i) A survey by a suitably qualified ecologist should be undertaken to support a planning application to assess the existing and likely barbastelle bat habitat.

- 8.8 This residential development will deliver 14 new dwellings in Fittleworth, therefore meeting and exceeding the SDNPA overall provision for approximately 6 net additional homes over the 2014-2033 period, as envisaged in policy SD26 of the SDLP (Supply of Homes). It also meets and partially fills the estimated housing need of up to 31 dwellings of the parish, as stated in the Neighbourhood Development Plan. Whilst slightly above the 12 homes of the allocation policy, this is an approximated estimation subject to other considerations, such as landscape context. The principle, use and quantum of development is acceptable and meet policies SD25 and SD26 of the Local Plan and FITT8 of the FNDP.

Layout and building design: impact on landscape character and views

- 8.9 The site, as existing, contributes to the rural character of the area due to the lack of development and characteristic mature tree line along the Fleet and Limbourne Lane. Since pre-application stage, officers and the applicant have worked to identify the most suitable access and layout for development, as well as opportunities for alleviating surface water issues and providing biodiversity enhancements through a well-designed layout.
- 8.10 Policies SD4 and SD5 of the SDLP require any development proposal to adopt a landscaped approach and respect the local character. Any proposal should also conserve and enhance landscape character. Policies FITT5 and FITT8 require proposals to ensure that there is no hard urban edge within the street scene, the scale and density of development be suitable for the location, adequate circulation and parking provision, private and secure gardens, all of which should be compatible with future residents uses and safe for children. They also seek to improve connectivity by foot and public transport to facilities. Finally, the FNDP requires developments to incorporate traditional materials and boundary treatments that are in-keeping with the area.
- 8.11 The proposed layout splits the development into two areas of different character which are served by two separate accesses. Plots 1 to 12 are located within an area accessed off the Fleet. This access arrangement reflects the character of a perpendicular junction, as seen on the 20th century development across the road. This new access is, however, narrower and with a limited pavement, in an effort to reduce its suburban appearance and impact on what is at the moment a predominately rural site. The amount of pavement has been limited to one side of the access to reduce its visual and landscape impact, while providing a safe route for pedestrians to cross the road and wait for the bus at the relocated bus stop.
- 8.12 Another access is proposed on Limbourne Lane, only serving plots 13 and 14. This will be a understated access which would be of similar appearance and dimensions as those found along Limbourne Lane. It was considered that the character of this historic road should be conserved, and therefore, officers discouraged the applicant from the initial disproportionate single access to the site via Limbourne Lane. This would have led to an unacceptable suburbanising effect on this sensitive lane, significantly eroding landscape character.
- 8.13 Policy FITT8 of the FNDP requires development proposals to avoid a hard urban edge to the site. The current access and layout arrangements have positively protected the existing tree line along the roads, however felling those trees that are necessary to guarantee a minimum visibility splay for vehicles egressing the site. In addition, the street scene will be restored with new medium sized trees to be planted in a recessed line along the Fleet. The overall edge of the development will be characterised by a natural appearance, with existing ditches along boundaries retained, and pedestrian routes set back from the road. Buildings will be positioned between 15 and 20 metres away from the road, leaving an appropriate gap between for green infrastructure and to conserve this valuable street scene.
- 8.14 The layout also comprises an arrival space that splits into two shared routes for pedestrians and vehicles, where the use of surfacing materials provide a hierarchy of spaces. The Design Officer commented that some of the initially discussed principles of the layout had been lost in the latest detailed layout iterations. These design principles consisted of a differentiation of spaces: a focal point at the entrance and a yard space at the rear, forming a shared space for parking and amenity. Whilst this is understood, it is also considered that the layout currently proposed is appropriate and that some of these concerns can be overcome with a control of the hard and soft landscaping and materials (subject to condition).

- 8.15 Open space is provided throughout the development in the form of public realm and private gardens. All houses will have a decent-sized garden with the exception of plots 9 and 10, where gardens are relatively small. However, these are small and medium sized homes and will be complemented with good public realm on site. Similarly, flats in plots 6 and 7 do not have private gardens, but will have available an open amenity space on site. Policy FITT8 of the FNDP requires all dwellings to have private and secure gardens. Notwithstanding this, given the proposed public open space and the presence of open recreational facilities in walking distance, the garden provision is considered to be, on balance, acceptable.
- 8.16 Whilst the Parish Council have shown some concern with the density of development, it is considered that the ratio of built environment and open space is appropriate in the landscape context and does not result in overdevelopment of the site.
- 8.17 The open space near the pond is attractive, accessible and comfortable to use for all residents. It will also provide, together with the conditioned planting strategy, significant biodiversity improvements and recreational opportunities. It will also be tucked away from the road and vehicular access, being safe for children, while benefiting from natural surveillance.
- 8.18 Parking areas are mostly hidden from the public realm, between buildings and within carports, but remaining visible from homes ensuring a degree of surveillance. This is supported.
- 8.19 Buildings are arranged addressing the public realm, being both well positioned, making a good use of their orientation in relation to the sun path. Buildings also are of a variety of sizes and typologies: detached, semidetached houses and bungalows. Roof heights vary from 7.1 metres high bungalows to a maximum of 9 metres of height (plot 6 and 7). The Design Officer previously commented that some buildings were of too high and elevations of plots 8-12 were ill-proportioned. These have been amended together with the height of plot 14. Some buildings remain of relatively high roof, but it is considered that given their general arrangement, spacing between buildings, the lower level of the site in respect to its surroundings, that they are of a scale that would not detract from the character of the area.
- 8.20 The proposed buildings are of a traditional style and incorporate traditional architectural details in their design such as working chimneys, porches, timber badge boards, fascias and soffits, casement windows, dormers and brick cill details, among others. This approach is supported and it is in line with the FNDP and SDLP policies. Moreover, following comments from the Parish Council, the applicant has amended elevations, removing the initially proposed side glazed panels to front doors. This is considered to be an improvement in buildings' appearance. Robust conditions will control the architectural detailing.
- 8.21 The Neighbourhood Development Plan requires for the development to use traditional materials, such as brick and clay tiles, which are the main materials for the proposed buildings. These will also be complemented with Fittleworth Stone, which will be used for construction of boundary walls. Carports are to be built of a timber structure and timber cladding to add distinctiveness and a variety to the pallet of materials of the whole development. Whilst comments were made by the Parish Council and the Design Officer of the benefit of adding more distinctiveness and local materials to the pallet, some of these comments were made before the last iteration of plans received, which incorporate local stone and use of timber. It is considered that the development is in-keeping with the local style and use of materials and therefore in line with the FNDP's requirements. Conditions will control materials and a sample panel of stonework.
- 8.22 Boundary treatments have been amended in response to the Landscape Officer's comments and the FNDP requirements. Close boarded fencing addressing the public realm and green infrastructure has been replaced with a combination of hedges, post and rail fences and Fittleworth Stone walls. This arrangement is considered to be appropriate to the local character and beneficial to surface water drainage and green infrastructure.
- 8.23 Overall, the application's supporting information explains the design rationale well, it also encompasses the SDLP landscape-led approach to design, demonstrably informing the architectural design of buildings and the spaces in-between them, in line with SDLP policy

SD5. The development will conserve and enhance the landscape character of the area and will be compliant with policies SD4 and SD5 of the SDLP.

- 8.24 Visually, the site is prominent but views are limited to its immediate context only and they affect vehicle, bike and foot receptors along the roads. The tree line and additional tree and understory planting will also filter views from the south and east. Views from the wider landscape are not achieved due to the lower topography of the site and surrounding wooded areas. The submitted Landscape and Visual Impact Assessment concludes that visual effects will be neutral to minor adverse in the short term, and moderately beneficial to neutral over time, once planting matures. Officers agree with this conclusion and consider that the proposal will preserve the scenic quality of the National Park, in accordance with policy SD6 of the Local Plan.

Affordable housing and housing mix

- 8.25 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 14 new dwellings to comply with an open market housing mix with a predominance of 2 and 3 bedroom dwellings. Policy FITT8 of the FNDP also states that the type and tenure of housing should reflect local need, in particular for family dwellings.
- 8.26 Policy FITT8 FNDP requires a minimum of 50% of new homes to be provided as affordable homes on-site in perpetuity, of which Policy SD28 SDLP specifies that a minimum of 75% should be of rented affordable tenure. The affordable housing mix should make provision for small and medium homes (1 to 3 bedrooms).
- 8.27 The table below illustrates the proposed market and affordable housing provision and mix of homes.

Proposed housing mix				
Size	Market mix	Affordable (Social rented mix)	Affordable (Shared ownership)	Total
1 bed	0	1	0	1
2 bed	1	2	1	4
3 bed	5	2	1	8
4 bed	1	0	0	1
Total	7 units - 50%	5 units – 71%	2 units – 29%	14 units
		7 units – 50%		

- 8.28 As shown above, the affordable housing provision meets the 50% requirement and it is broadly in line with the affordable tenure mix requirement, providing a 71% of affordable homes of social rented tenure. This is the SDNPA's preferred form of rented affordable tenure as they are most affordable to those in greatest need. The proposal, although not exactly compliant with the 75% tenure target by 4%, will deliver affordable homes in line with the purposes of the Development Plan.
- 8.29 The proposed distribution of affordable houses is acceptable as they are well integrated in the northern cluster of the site and are indistinguishable in design and materials from the market housing. All dwellings meet minimum nationally described space standards and they are accessible to meet the needs of people who are less mobile.
- 8.30 The Housing Enabling Officer supports the proposal given that the mix of market and affordable homes has taken into consideration the local need identified in the FNDP. To summarise, the development will add to the housing stock in Fittleworth units that will be of

a varied range of sizes and affordability so as to meet requirements of families and older people who wish to downsize. It will also deliver flats at an affordable cost and small/medium houses for first time buyers. The proposed mix also contributes with an identified need for variety in the typology of dwellings: flats, houses and bungalows. An appropriate balance between local need and policy SD27 requirements have informed the currently proposed housing mix, which is considered acceptable.

- 8.31 As required and defined in the SDLP and Affordable Housing Supplementary Planning Document, occupancy conditions and local connection criteria will be part of a Section 106 legal agreement. Therefore, the proposal meets the requirements of the Development Plan with regards to the affordable housing contribution.

Surface and foul water drainage

- 8.32 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. Furthermore, Policy SD49 states that proposals should seek to reduce the impact and extent of flooding. Policy FITT8 of the Neighbourhood Plan acknowledges water logging issues on site and requires for the development to ensure that surface and groundwater can be adequately managed, not leading to flooding further down to the Fleet Stream.
- 8.33 The application site is located within the Environment Agency's Flood Risk Zone 1 (low risk), although mapping indicates there is some risk of surface water flooding affecting the site. However, this appears to be highly localised to the existing pond area and not within the developed portion of the site.
- 8.34 Officers acknowledge the water logging concerns raised by the local community in the FNDP and in several representations. Site visits and photographic evidence have shown that the southern part of the site is subject to flooding. As confirmed in the Drainage Strategy, this problem has arisen due to poor maintenance of the existing ditch network and pond and the lack of a culvert across the existing field access off the Fleet. Unfortunately, the lack of ongoing maintenance and update of the existing drainage infrastructure has resulted in localised water logging. The proposed development aims to revert the current situation, with adequate repairs, maintenance and additional SuDS features: mainly an attenuation tank and a pond. Once ditches are cleared and current obstructions removed (as proposed), then the water would follow the natural path towards the Fleet Stream.
- 8.35 An on-site infiltration system only has been demonstrated to be unviable, given the shallow groundwater table on site. Therefore, the drainage strategy consists of a surface water system that discharges water at a restricted rate into the existing pond, via an underground attenuation tank.
- 8.36 Another cause for local flooding issues in both Limbourne Lane and The Fleet is poorly located and maintained road gullies. These gullies are to be lowered to the correct level and cleaned, to become significantly more effective, thus localised ponding on the road would not occur on a regular basis.
- 8.37 Furthermore, ditches and the pond will benefit from de-siltation and regular maintenance, which are clearly needed given the poor conditions of the existing water infrastructure on site and water logging issues.
- 8.38 The drainage strategy demonstrates that the SuDS features can accommodate the water from a 1 in 100-year critical storm events, plus additional climate change allowance. Furthermore, the pond will provide additional storage for any rainfall events that occur when the water level in the pond is below the level of the outlet. Proposals also include the re-grading of two ditches in localised areas, increasing their capacity, and approximately 150 sq. metres of green roofs which intercept rain water at source. In light of this, the District Drainage Engineer concludes that the calculations are conservative and that the drainage strategy achieves necessary capacity as well as on-going maintenance.
- 8.39 Given the above, and the supportive comments from the Lead Local Flood Authority and the District Drainage Engineer, it is considered that the drainage strategy proposed will appropriately and comfortably drain the development and will not lead to an increase in

water flow in local water courses as to increase flood risk in the area. The final details and the maintenance scheme are controlled by condition.

- 8.40 The development will deal with foul water by connecting to the exiting sewer network that goes through the site. A condition secures the adequate connection to the mains sewer network.
- 8.41 Officers, including external consultees, are satisfied that the applicant has put forward a drainage strategy that will deal with surface water sustainably and wholly within the site, resolving existing water logging problems. Water will be managed appropriately and the development will not increase flood risk further down the stream, in accordance with policies SD17, SD49 and SD50 of the Local Plan and allocation policy FITT8 of the Fittleworth Neighbourhood Plan.

Highways, access and parking

- 8.42 The current proposal is for 14 new dwelling, 2 of these are to be accessed off Limbourne Lane, 12 dwellings are to be accessed off a new junction which joins the Fleet.
- 8.43 The proposed access off Limbourne Lane would be a simple arrangement crossing over a ditch, which will be culverted. This access is understated in appearance and size, and offers good visibility and it is located far enough from the Fleet as to raise no safety concerns. The Highways Authority supports this access as currently designed.
- 8.44 A simple junction arrangement is proposed onto the Fleet, with a 5m wide access road and a footway from the site to a new pedestrian crossing and bus stop. There is a level difference between the Fleet and the site, therefore a gradient is proposed on the approach to the junction, which is acceptable in highway design terms. Visibility splays have been demonstrated and the Highways Authority is satisfied that visibility is appropriate for the current 40mph speed limit. The proposal has also demonstrated sufficient space for manoeuvring of large, emergency and bin collection vehicles.
- 8.45 A new pedestrian crossing point is proposed adjacent to the site access, where a new footway leads into the site and to the proposed relocated bus stop. The bus stop is currently located immediately east of the Limbourne Lane junction, where there is no waiting platform or crossing point. Therefore, its relocation will enhance users' safety. Pedestrian routes are also provided throughout the site in a mix of shared surfaces and segregated footpaths, which will be accessible and safe for users, connecting Limbourne Lane to the village's facilities.
- 8.46 The initial draft of the allocation policy of the Fittleworth Neighbourhood Development Plan required any development proposal to implement measures to reduce traffic speed on the A283 (the Fleet). Following examination, this was removed from the FNDP as the inspector did not consider it appropriate, as it would be a requirement outside the control of the landowner and developer. The inspector also said this was a matter that only falls within the jurisdiction of the Local Highways Authority rather than the Local Planning Authority. Consequently, the 'made' FNDP omitted this as a requirement and it was added as a community aspiration instead.
- 8.47 In light of the above and the interest raised by the Parish Council and locals with regards to the need for traffic calming measures, the applicant has agreed to support the community aspiration with a contribution towards that end. A £4,000 financial contribution is offered in order to assist the local community towards traffic calming measures in the area, potentially including a Traffic Regulation Order for a 30mph speed limit. Although this contribution is not required in the allocation policy, it is consistent with the community aspiration in the Neighbourhood Development Plan and develops from the community engagement associated with this planning application, which are material considerations. Given this context, it is considered that the proposed contribution is a justified measure.
- 8.48 Parking provision would amount to a total of 32 parking spaces for 14 dwellings, meeting the Highways Authority and the emerging SDNPA Parking SPD minimum standards. This is an adequate parking provision within the development which avoids the need for additional on street parking in adjacent roads. 28 cycle parking spaces are proposed in secure and covered

storage. Furthermore, each dwelling will have electric vehicle charging points as required by policy SD22 and the Sustainable Construction SPD.

- 8.49 The Highways Authority have suggested a series of conditions, which have been incorporated to this report.
- 8.50 The development will not have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network. Overall, the design of the vehicular, cycle and pedestrian network is safe, inclusive and accessible. The development also responds to the community's traffic calming aspirations, by contributing £4,000 this purpose. The proposal will, therefore, protect and enhance highways safety and follow the principles set out in the 'Roads in the South Downs'. As a result, this application is consistent with highway and parking policies SD21 and SD22 of the Local Plan and policy FITT7 of the FNDP.

Impact on amenity of local residents

- 8.51 The site is located in proximity to residential properties to the north – Dunrovin and Torwood. Concern has been raised by the neighbours with regards to potential loss of light, loss of privacy and views. This residential 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.
- 8.52 Buildings will be arranged in a manner that they face the public realm, not directly addressing nearby neighbours. Notwithstanding this, proposed units no. 8 and 14 will be located 35 and 13 metres away from Dunrovin respectively, and only a few metres away from the boundary. Whilst relatively in close distance, the proposed building's height has been reduced to a maximum of 8.7 and 8.4 metres respectively. These new buildings would be positioned to the west of the nearest property, therefore only partially obstructing direct sunlight at the latest hours of the day, but not as to cause a detriment in the living conditions. Given the separation distances and the disposition of neighbouring windows there would be not harmful impact on the daylight received by, or outlook from, neighbouring properties.
- 8.53 Moreover, no windows are proposed at first floor level on side elevations directly facing the neighbouring property in order to avoid any direct overlooking of the private amenity space. Some oblique views of the neighbour's rear garden may be achieved from windows, but these would be limited due to existing vegetation, orientation and distance between properties. It is therefore considered that that the proposed development would not cause an unacceptable loss of privacy by reason of overlooking as to warrant a reason for refusal.
- 8.54 Although neighbours have raised concerns with the loss of views of the site, impact on private views is not a material planning consideration. The residential development would not necessarily entail an increase in nuisance from activity and vehicles as to adversely affect nearby residents, given that the scale and nature of the development is compatible with the neighbouring residential area. There are no reasons before officers that would suggest that this development would cause harm to the structural stability of neighbouring properties, especially given the separation from these properties. Existing vegetation along boundaries will be retained and protected.
- 8.55 For the above reasons, the proposed development will avoid harmful impacts upon surrounding residents, in line with policy SD5 of the Local Plan.

Sustainable construction

- 8.56 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 development.

- 8.57 This application has been accompanied with a Sustainability and Energy Statement (October 2020) which sets out the measures assessed and to be incorporated in the design. Having reviewed the supporting information with the SDNPA Design Officer, the proposed measures are considered to meet the requirements of the SPD, including:
- 19% improvement of CO2 emissions through the energy efficiency of buildings;
 - A 20% CO2 offset through low or zero carbon technologies (PV panels);
 - 1 no. Passive House Certified (plot 1);
 - Electric vehicle charging points available to all dwellings;
 - Compost bins, internal recycling bins.
 - No plastic windows, doors, badge boards and architectural details. Use of timber, brick, local stone 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 approximately 150 sq. metres of green roofs, amongst others.
- 8.58 The proposed layout and building design have been demonstrated to meet the requirements of policies SD22 and SD48 of the Local Plan. Buildings are shown to use durable sustainable materials for construction, subject to details controlled by condition.
- 8.59 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

- 8.60 Policies SD9 of the SDLP and FITT2 of the FNDP require development proposals to conserve and enhance biodiversity and to identify and incorporate opportunities for net gains in biodiversity. Policy SD10 of the Local Plan also establishes specific requirements relating to international nature conservation sites. The latter applies as the application site is located within the 5km buffer zone for the Arun Valley SPA, the 6.5km buffer for The Mens SAC, and 12 km buffer for the Ebernoe Common SAC.
- 8.61 The site comprises a grazed field of poor semi-improved grassland, with other habitats on site including a pond, scattered trees, scrub and hedgerows. In terms of protected species, the latest 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 use the site and that there is limited suitable habitat for reptiles. The site is however unlikely to support other protected/notable species.
- 8.62 Whilst bat surveys did not identify any roosting bats within trees to be felled, trees within the site are part of their foraging and commuting. Measures recommended in the report included the protection of all remaining trees, felling trees under the supervision of a qualified ecologist and to reduce the impact of lighting by directing it away from vegetation. The report also recommended to install bat and bird boxes on buildings and trees for post-development opportunities.
- 8.63 An appropriate assessment was carried out to identify any potential adverse effect on the integrity of the international nature conservation sites. The County Ecologist and Natural England were consulted on this application and agreed with the results and recommendations of the Ecological Impact Assessment submitted with the application. Following their advice, a series of conditions securing appropriate ecological mitigation and enhancements, including lighting details, have been incorporated into the list of conditions. These will ensure that there are no adverse effects on protected species and the integrity of key habitats.
- 8.64 Whilst the mitigation and enhancement strategy is acceptable, policies SD9 and FITT2 require proposals to identify and incorporate opportunities for net gains in biodiversity. The application has been accompanied with a Biodiversity Metric Assessment, which audit the existing and proposed biodiversity on site as result of this development. It confirms that the

proposals will result in a net gain of 93% of hedgerow units and 42% of habitat units. Consequently, the development will incorporate gains in biodiversity in accordance with policy. This is controlled by condition.

- 8.65 This proposal will locally mitigate the identified adverse effect on the internationally designated sites (the Mens and Ebernoe Common), ensuring their integrity. The design of the scheme gives consideration to habitats and protected species, retaining key features that support bats, avoiding light spill and mitigating any adverse effect. It will also deliver biodiversity net gains. Given the above, the proposal is compliant with policies SD9 and SD10 of the Local Plan and policies FITT2 and FITT8 of the FNDP.

Green infrastructure and trees

- 8.66 Existing green infrastructure (GI) on site comprises a mature line of trees along the southern and eastern boundaries along the Fleet and Limbourne Lane as well as a group of trees near the pond and a hedge along the northern boundary. There are two wooded areas immediately to the east and the north west. And there is also a clear opportunity for the development to retain existing linkages between the two woodlands and to reinforce existing networks.
- 8.67 This proposal retains and protects existing GI on site as much as feasible given that any access to the site would result in the loss of some trees and the principle of new development would entail the loss of the field as it is. Notwithstanding this, the design process has identified the key GI elements and the layout retains the mature tree line along Limbourne Lane and the Fleet, with the exception of six trees to be felled, most of which are of low quality and of an estimated 10 year remaining life. To compensate this loss, the proposal will protect remaining trees and will replant medium sized trees following the same line. This will result in a joined-up tree line in the long term.
- 8.68 Additional planting includes trees within the open space around the pond, scattered trees within private gardens and reinforcing and infilling the existing hedge along the northern boundary. Furthermore, most new boundaries will be planted with hedges (which are conditioned to be of native species only).
- 8.69 No development will take place within the root protection areas of trees, with the exception of an overflow swale and a restored open ditch, for which appropriate methodology to limit potential damage to vegetation has been conditioned, as recommended by the Tree Officer. Other tree and hedge protection measures are controlled by condition to ensure their retention and protection during construction works.
- 8.70 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 term success.
- 8.71 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

- 8.72 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 design and delivering all opportunities to manage natural resources sustainably.
- 8.73 The Landscape Officer commented that the site offers many opportunities to deliver benefits for people and wildlife. The initially submitted Ecosystem Services Statement was of concern as it failed to identify and incorporate in the design many interventions that would deliver ecosystem services. Following work with the applicant, an additional Ecosystem Services Statement and revisions of plans were submitted. These set out a series of on-site actions and principles:

- a) 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 manage water on site using Sustainable Drainage Systems and the existing water infrastructure.
- b) The GI and planting strategy is based on retaining existing key features and joining-up exiting GI (woodlands to the north and east). The development will result in biodiversity net gain. Planting is controlled by condition to ensure that the vast majority is native and characteristic of this landscape. The pond's aquatic habitat will also be improved.
- c) In terms of water management, this application has demonstrated that dwellings will consume no more than 110 litres of water per person per day. The Drainage Strategy also incorporates measures to prevent pollutants into the surface water system.
- d) The layout, landscaping and drainage strategy have been designed to facilitate a sustainable drainage system. The development will not increase the flood risk in the area and will address the ongoing water logging issues on site. Hedge planting along garden boundaries will intercept surface water.
- e) Regarding sustainability criteria, there are several aspects that contribute to mitigation and adaptation to climate change such as: EV charging points, deciduous trees across the site to regulate climate, minimal use of hard surfaces, avoidance of unsustainable construction materials such as plastic windows and doors, green roofs, CO2 reduction through renewable energy and energy efficiency of buildings as well as passive house certification of one dwelling. Compost bins are provided.
- f) Although the development would lead to carbon emissions, it has also taken reasonable steps to store carbon through retention of trees and hedges, additional tree cover and the use of timber and locally sourced materials, which have a lower carbon footprint.
- g) In terms of soils, the development will raise the ground levels following the landform to a maximum of 400mm in some areas. Whilst some of the soil would be sourced from the application site (pond and other excavations), there will be a need to import soil. Conditions have been put in place to control the resulting levels, the amount of soil to be imported, its source and chemical values to ensure a sustainable use of soils and successful planting.
- h) In terms of reducing air pollution, the proposal will facilitate and promote the use of electric vehicles. No significant noise is expected to result from this development. Suitable insulation and window details controlled by condition to ensure that habitable rooms are free from noise pollution that could be caused by vehicles circulating on the A283.
- i) The layout has been designed to provide access to residents and visitors to open spaces and pedestrian routes across the site, with good connectivity to neighbouring areas to the north and the village's facilities. The site is also relatively well located to the public right of way network and Fittleworth and Hesworth Commons, which contribute to the recreational opportunities and well-being of residents.

8.74 Although the site 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 for people and wildlife. Further opportunities will result from conditions. Therefore, this development proposal meets the requirements of Policy SD2 of the Local Plan.

Dark night skies and relative tranquillity

8.75 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 level of relative tranquillity as shown in the SDNP Tranquillity Study.

8.76 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.

28 The main element that lowers the tranquillity value of the site is the Fleet and its associated

traffic and noise as well as the presence of built environment to the south. Whilst the proposal would introduce new houses on a green field, the development will not necessarily lead to levels of visual and aural disruption as to detract from the existing low tranquillity value.

- 8.77 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. Policy FITT8 also requires for development to avoid light spill onto key features used by bats. The existing site is undeveloped and does currently conserve the dark skies. It would be expected from any development the potential to cause some degree of light pollution, therefore careful attention is given to any street/external lighting and the design of the houses in terms of openings that could lead to internal light transmission.
- 8.78 Layout and building designs have adopted appropriate principles with regards to light pollution and acknowledge the sensitive edge of settlement location in close distance to key bat commuting routes. This proposal has omitted any street lighting within the site. Notwithstanding this, some external lighting is expected but to be limited to lights located at each dwelling's front entrance with motion sensors and time delay off. This is controlled by condition. Buildings do not feature any roof openings (skylight, rooflight, etc.), avoiding upwards light transmission. Buildings have also been designed with traditional modestly sized openings, which help to reduce light transmission. Details of the type of glazing and their light transmittance values are controlled by condition. 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 submitted Ecological Impact Assessment's recommendations.
- 8.79 Given the above, no harmful light pollution is expected to result from the development and local habitats will be protected from light pollution. 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.

Minerals

- 8.80 The site is partially located within a mineral safeguarded area of unconsolidated sand, where development proposals should not significantly harm impact on the supply of local minerals.
- 8.81 This proposal will not be for mineral development, but that it might comprise incidental extraction and recovery of any sands encountered during excavation works required such as preparatory excavation for SuDS, foundations and other infrastructure. A condition will ensure that works make a sustainable use of on-site sands. The development will not negatively impact on the environment and the local mineral resources.
- 8.82 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 FNDP allocation outweigh the need to safeguard part of the site for mineral extraction. A construction management plan condition controls the extraction and management of any sand from site. It is considered that although the proposed development will impede future 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 this small area for mineral extraction. This is consistent with policy M9 of the West Sussex Joint Minerals Local Plan.

Other matters

- 8.83 The application site is well served with utilities such as water supply, sewer, broadband, electricity and gas. Connection to these networks are considered feasible.
- 8.84 The Environmental Health Officer has recommended pre-commencement conditions to better understand any potential contamination of the site. The land has remained undeveloped over the years but there are signs of animal farming in the north west corner. Furthermore, a garage/petrol station existed across the road (now Padwicks Field). These are potential sources of ground contamination that would need to be investigated.

Conditions have been added to the recommendation in order to gain more information about the site, and for any contamination remediation, should this be required.

8.85 Pre-commencement conditions have been agreed with the applicant.

9. Conclusion

9.1 The proposals have addressed matters raised by officers at pre-application and during the life of this application. It has also been informed by local knowledge and a good understanding of the landscape sensitivities of the site. The applicant has also carried out an extensive engagement work with the local community and in particular with the Parish Council.

9.2 The development will result in an overall biodiversity net gain and the delivery of affordable homes, 5 of which will be of the most affordable type of all. Furthermore, the development will successfully address the ongoing water logging issues on site and will contribute to traffic calming measures in the area, which are a community aspiration.

9.3 Overall, officers are satisfied on the design, landscape and ecological implications of the proposal. 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 contribute to the implementation of the Neighbourhood Development Plan. It is considered that the application is consistent with allocation FITT8 and the remaining Development Plan. 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 Recommendation:

1. That planning permission be granted subject to:
 - i) 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) 7 affordable dwellings, of which 5 of social rented tenure and 2 of shared ownership;
 - b) A financial contribution of £4,000 towards traffic calming measures in the area;
 - ii) The conditions as set out in paragraph 10.2 of this report.
2. That authority be delegated to the Director of Planning to refuse the application with appropriate reasons if the S106 Agreement is not completed or sufficient progress has not been made within 6 months of the 12th November 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) 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);
- (viii) details of public engagement both prior to and during construction works;
- (ix) temporary arrangements for access and turning for construction traffic for each part of the site; and
- (x) an indicative programme for carrying out of the works;
- (xi) protection of trees, hedges and water infrastructure to be retained;
- (xii) a sensitive lighting strategy during construction, in line with the measures detailed in section 6.5.2 of the submitted Ecological Impact Assessment (23 October 2020);
- (xiii) measures to control the emission of dust and dirt during construction;
- (xiv) measures to mitigate noise, including vibration, during construction works.
- (xv) a scheme for recycling / disposing of waste resulting from demolition and construction works, including extraction details and management of any extracted sand from the 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.

5. No development shall take place until details of existing and proposed finished site levels, finished floor and ridge levels of the buildings to be erected, and finished external surface levels have been submitted to and approved by in writing by the Local Planning Authority. The development shall thereafter be constructed in accordance with the approved details and any variation to these shall require the written consent of the Local Planning Authority.

Reason: to ensure that the site responds to its landform, which is an essential element of the landscape character, as well as to ensure an appropriate relationship between the site and the watercourse network and neighbouring properties. 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.

Land contamination

6. No development shall commence until a scheme to deal with contamination of land and/or controlled waters has been submitted to and approved in writing by the Local Planning Authority. Unless the local planning authority dispenses with any such requirement specifically in writing the scheme shall include the following, a Phase I report carried out by a competent person to include a desk study, site walkover, production of a site conceptual model and human health and environmental risk assessment, undertaken in accordance with national guidance as set out in DEFRA and the Environment Agency's Model Procedures for the Management of Land Contamination CLR11.

Reason: In the interests of amenity and to protect the health of future occupiers of the site from any possible effects of land contamination in accordance with local and national planning policy. 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.

7. If the Phase 1 report submitted pursuant to condition 6 identifies potential contaminant linkages that require further investigation then no development shall commence until a Phase 2 intrusive investigation report has been submitted to and approved in writing by the Local Planning Authority detailing all investigative works and sampling on site, together with the results of the analysis, undertaken in accordance with BS 10175:2011+A1:2013 - Investigation of Potentially Contaminated Sites - Code of Practice. The findings shall include a risk assessment for any identified contaminants in line with relevant guidance.

Reason: In the interests of amenity and to protect the health of future occupiers of the site from any possible effects of land contamination in accordance with local and national planning policy. 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. If the Phase 2 report submitted pursuant to condition 7 identifies that site remediation is required then no development shall commence until a Remediation Scheme has been submitted to and approved in writing to the Local Planning Authority detailing how the remediation will be undertaken, what methods will be used and what is to be achieved. Any ongoing monitoring shall also be specified. A competent person shall be nominated by the developer to oversee the implementation of the Remediation Scheme. The report shall be undertaken in accordance with national guidance as set out in DEFRA and the Environment Agency's Model Procedures for the Management of Land Contamination CLR11. Thereafter the approved remediation scheme shall be fully implemented in accordance with the approved details.

Reason: In the interests of amenity and to protect the health of future occupiers of the site from any possible effects of contaminated land in accordance with local and national planning policy. 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.

9. The development hereby permitted shall not be first occupied until a verification report for the approved contaminated land remediation has been submitted in writing to the Local Planning Authority. The report should be undertaken in accordance with national guidance as set out in DEFRA and the Environment Agency's Model Procedures for the Management of Land Contamination CLR11.

Reason: In the interests of amenity and to protect the health of future occupiers of the site from any possible effects of land contamination in accordance with local and national planning policy.

Foul and surface water drainage

10. 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.

11. 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. No building shall be occupied until the complete surface water drainage system serving the whole site has been implemented in accordance with the agreed details.

The scheme shall include full details of the maintenance and management of the SuDS system (including the on-site pond and watercourses). 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, to reduce surface water flood risk and improve water quality in accordance with policies SD17, SD49 and 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.

12. Development shall not commence, other than works of site survey and investigation, until formal consent has been obtained in writing from the Lead Local Flood Authority (WSSC) or its agent (CDC) for the discharge of any flows to watercourses, or the culverting, diversion, infilling or obstruction of any watercourse on the site.

Reason: To ensure that the proposed development is satisfactorily drained, reduce surface water flood risk in accordance with policies SD49 and 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 (including discharge to watercourse) prior to commencing any building works.

Hard and soft landscaping

13. 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 any existing movement of soil on site and any imported soil, including soil type, amount, and existing and imported soil pH and Nitrogen (N), Phosphorus (P) and Potassium (K) values.
 - b) Layout of surfaces including materials, permeability, kerbs, edges, steps, retaining walls, ramps, and similar;
 - c) Schedule of surfacing materials, including the turning heads, over-run, upstands and demarcations;
 - d) 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;
 - e) Details of the proposed overflow swale and restored open ditch (including sections and measures to protect trees and roots);
 - f) Street furniture including seating, signage, litter bins, cycle racks, tree grilles/surface treatment and guards, if any;
 - g) Tree pits design, materials and size;
 - h) Boundary treatments details including gates and doors;
 - i) 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.

14. 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 Ecological Impact Assessment (23 October 2020) and the Biodiversity Metric Assessment (16 October 2020) 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.);

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

15. 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. 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;
- f) preparation of a work schedule (including a 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

16. 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;

demonstrating that the dwellings have:

- a) reduced predicted CO₂ emissions by at least 19% due to energy efficiency and;
- b) reduced predicted CO₂ emissions by 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 of 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 measures;
- b) selection of sustainable materials;
- c) one dwelling certified as Passive House;
- d) compliance with the submitted and approved Sustainability & Energy Statement (19 October 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 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the 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

17. No part of the development shall be first occupied until the offsite highway works have been constructed, in accordance with the approved plan drawing no: ITB12569-GA-015 Rev G (Proposed Site Access Arrangements). Once implemented, these shall remain as approved in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of road safety

18. No part of the development shall be first occupied until the car 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 parking space for the use.

19. No part of the development shall be first occupied until the covered and secured cycle parking spaces have been provided in accordance with plans which shall be submitted to, and approved by, the Local Planning Authority. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

20. 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 SPD³⁵

21. No part of the development shall be first occupied until the vehicle turning space has been constructed within the site in accordance with the approved site plan. This space shall thereafter be retained at all times for their designated use.

Reason: In the interests of road safety.

22. No part of the development shall be first occupied until visibility splays of 2.4 metres by 120 metres have been provided at the proposed site vehicular access onto The Fleet in accordance with the approved plans. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level in perpetuity or as otherwise agreed.

Reason: In the interests of road safety.

External lighting

23. 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), the submitted Environmental Impact Assessment (23 October 2020) and the SDNPA "Dark Skies Technical Advice Note (2018)".

The approved installation shall be operated and retained in accordance with the approved details unless a 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

24. 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, and sample panel details of the stonework, 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 satisfactory appearance.

25. No development above slab level shall commence unless and until architectural details have been submitted to, and approved in writing by, the Local Planning Authority. The details shall include:

- a) Details of all eaves, barge boards, fascias and soffits;
- b) Details of chimneys;
- c) Details of porches, projections and recesses;
- d) Windows (including glazing, head, sill and window reveal details and shutters/louvres, if applicable);
- e) Manufacturers' details of light transmittance of glazing;
- f) Doors and outbuildings doors;
- g) Outbuildings, carports and sheds;
- h) 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.

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

Noise

26. No development above slab level shall commence unless and until detailed measures to secure internal sound levels have been submitted to and approved by the Local Planning Authority. Once approved, the development shall be implemented in accordance with the approved details and shall be retained in perpetuity unless otherwise agreed in writing by the Local Planning Authority. These details shall include:
- a) Measures to secure internal sounds levels within all habitable rooms that do not exceed 35dB LAeq, 16 hours (07:00-23:00);
 - b) Measures to secure internal sound levels within all bedrooms that do not exceed 30dB LAeq, 8 hours (23:00-07:00); and
 - c) Measures to secure that a level of 45dB LA[F]max is not exceeded on a regular basis (10 times) during night time (23:00-07:00) within bedrooms.

Reason: To ensure that dwellings have suitable habitable spaces in terms of environmental health, particularly in relation to noise pollution from the A283 (the Fleet).

Ecology

27. Development shall proceed in complete accordance with the measures detailed in the updated Biodiversity Metric Assessment Technical Note by ECOSA (October 2020) and Section 6 'Assessment of Ecological Effects and Mitigation/Compensation/Enhancement Measures' of the updated Ecological Impact Assessment report by ECOSA (October 2020). Thereafter, all enhancement measures shall be protected and retained in perpetuity unless agreed in writing by the Local Planning Authority.

Reason: to safeguard the habitats and protected species on site and ensure a net gain in biodiversity in line with policies SD9 and SD10 of the Local Plan and policies FITT2 and FITT8 of the Neighbourhood Development Plan. To ensure the safeguard of protected species in line with the Wildlife and Countryside Act 1981 (as amended).

Refuse and recycling bins

28. 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.

Removal of permitted development rights

29. 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.

30. 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 that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted. Additional information about the licence application process can be found at the following web page:
<https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/>

Online applications can be made at the link below, alternatively please call 01243 642105.
<https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/vehicle-crossover-dropped-kerb-construction-application-form/>
3. The applicant is required to obtain all appropriate consents from West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact The Implementation Team Leader (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.
4. 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

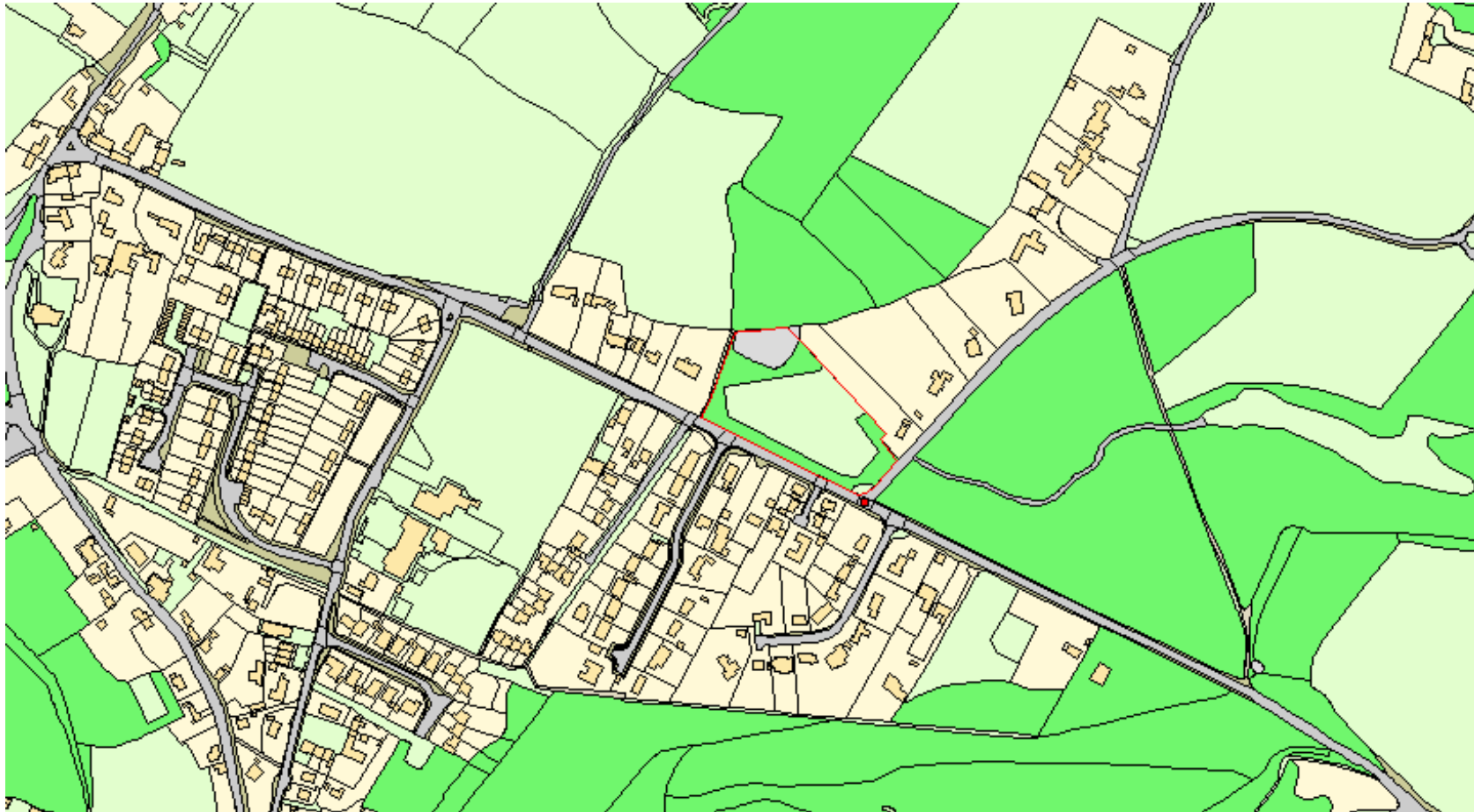
- 14.1 In reaching this decision the Local Planning Authority has worked with the applicant in a positive and proactive way, in line with the NPPF. This has included the provision of extensive advice from the SDNPA Design, Landscape, Development Management Officers, the CDC Drainage Engineer and the WSCC Highways Officer 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
Appendices	I. Site Location Map
SDNPA Consultees	Legal Services
Background Documents	<p>Planning application (documents, representations and consultation responses)</p> <p>https://planningpublicaccess.southdowns.gov.uk/online-applications/simpleSearchResults.do?action=firstPage</p> <p>South Downs Local Plan 2014-2033</p> <p>https://www.southdowns.gov.uk/planning/south-downs-local-plan_2019/Fittleworth-Neighbourhood-Development-Plan-2018-2033</p> <p>https://www.southdowns.gov.uk/planning/planning-policy/neighbourhood-planning/neighbourhood-development-plans/fittleworth-neighbourhood-plan/</p> <p>West Sussex Joint Minerals Local Plan (2018)</p> <p>https://www.westsussex.gov.uk/about-the-council/policies-and-reports/environment-planning-and-waste-policy-and-reports/minerals-and-waste-policy/joint-minerals-local-plan/</p> <p>National Planning Policy Framework (2019)</p> <p>https://www.gov.uk/government/publications/national-planning-policy-framework--2</p> <p>The South Downs National Park Partnership Management Plan (2020-2025)</p> <p>https://www.southdowns.gov.uk/national-park-authority/our-work/partnership-management-plan/</p> <p>English National Parks and the Broads: UK Government Vision and Circular (2010):</p> <p>https://www.gov.uk/government/publications/english-national-parks-and-the-broads-uk-government-vision-and-circular-2010</p> <p>South Downs Integrated Landscape Character Assessment (2011)</p> <p>https://www.southdowns.gov.uk/planning-policy/landscape-character-assessments/south-downs-integrated-landscape-character-assessment/south-downs-integrated-landscape-character-assessment-icla-2011/</p> <p>National Design Guide (2019)</p> <p>https://www.gov.uk/government/publications/national-design-guide</p> <p>Affordable Housing SPD (2020)</p> <p>https://www.southdowns.gov.uk/planning-policy/supplementary-planning-documents/affordable-housing-spd/</p> <p>Sustainable Construction SPD (2020)</p> <p>https://www.southdowns.gov.uk/planning-policy/supplementary-planning-documents/sustainable-construction-supplementary-planning-document/</p>



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Agenda Item 8
Report PC20/21-22

Report to	Planning Committee
Date	12 November 2020
By	Director of Planning
Title of Report	Draft Camping and Glamping Technical Advice Note (TAN)
Purpose of Report	Approve for consultation the Draft Camping and Glamping Technical Advice Note

Recommendation: The Committee is recommended to

- 1) Approve the draft Camping and Glamping Technical Advice Note for public consultation**
- 2) Delegate to the Director of Planning, in consultation with the Planning Committee Chair, authority to make further minor changes to the Technical Advice Note prior to public consultation.**

I. Summary

- I.1 The South Downs Local Plan (SDLP) was adopted on 2 July 2019 and includes Strategic Policy SD23: Sustainable Tourism. Along with compliance with all other relevant policies, this Policy sets out criteria for development proposals for visitor accommodation, visitor attractions and recreational facilities. This Technical Advice Note (TAN) is one of a number of SPDs and technical advice notes that are being prepared by the Authority following the adoption of the Local Plan, which aim to assist with its implementation.
- I.2 The Camping and Glamping Technical Advice Note (TAN), referred to hereafter as the 'Camping and Glamping TAN', provides additional information and has been produced to help guide applicants and agents when applying for planning permission for camping and glamping tourism accommodation. This document should be read alongside policies in the South Downs Local Plan (SDLP) and the Partnership Management Plan (PMP). On adoption, the TAN will be a material consideration that will be taken into account by decision makers at the Authority and the host authorities when determining planning applications for camping and glamping.

The purpose of the Camping and Glamping TAN is to give clear direction to all those who will be submitting a planning application for new camping or glamping development in the SDNP. This TAN refers to camping and glamping tourist accommodation only. The draft TAN forms **Appendix I** of this report.
- I.3 Technical Advice Notes do not require public consultation as per the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended). However, officers recommend that there should be a limited consultation with statutory consultees (Parish Councils), tourism specialists and members of our Agents' Forum.
- I.4 Planning Committee Members are therefore asked to approve for public consultation the draft Camping and Glamping TAN.

2. Structure and Key Requirements

2.1 The Camping and Glamping TAN has five objectives:

- Explain the special qualities of the National Park that attract campers and glampers to the area
- Explain how to make an appropriate planning application for camping or glamping within the sensitive landscape of the National Park
- Explain how to meet Local Plan Policies especially Policy SD23: Sustainable Tourism
- Provide information on permitted development and other planning matters
- Provide further information on sustainable tourism in the National Park

Camping and Glamping Technical Advice Note

- 2.2 This TAN explains how camping and glamping applications can meet both national park purposes by both providing great places for people to camp or glamp and enjoy the special qualities of the National Park whilst conserving and enhancing its landscape, wildlife and cultural heritage. Camping and glamping development should contribute to the National Park's First Purpose and not detract from it.
- 2.3 The TAN has six parts. It firstly introduces the reader to the National Park, setting out a brief context to the purposes and duty and the Glover Review. Secondly, the National Park as a tourist attraction and the Special Qualities. Thirdly, the Policies and Strategies that will inform planning applications, with links to the Partnership Management Plan and outcomes, the Local Plan, a link to Neighbourhood Plans and the Tourism Strategy.
- 2.4 Section four expands upon policy SD23: Sustainable Tourism. It adds further context to each point of the policy, to provide clarity to applicants on how to fulfil the requirements. There is also a list of other policies that may be relevant to a camping or glamping application. Section five sets out useful information to help toward acquiring planning permission. It includes pre-application advice, permitted development, temporary permissions and CIL. Lastly, the TAN has a section on wild camping and funding/grants.
- 2.5 The aim of the Camping and Glamping TAN is to provide clear guidance, to applicants who need further information on Camping and Glamping within the National Park. The TAN will provide clarity and consolidate planning information into one document, whilst clearly sign posting the full versions of planning documentation. The TAN will become a material consideration that will be taken into account by decision makers at the Authority and the host authorities¹ when determining planning applications for camping and glamping.

3. Next stages

- 3.1 Planning Committee is recommended to approve the draft version of the Camping and Glamping TAN presented at **Appendix I** for public consultation for a period of six weeks. This will incorporate any changes suggested by Planning Committee. The anticipated timetable for the Camping and Glamping TAN is as follows:

12 November 2020	Planning Committee authorises the draft TAN for consultation
16 Nov – 20 Nov	Address comments made by Planning Committee
Nov – Jan 2021	6 week targeted consultation
Jan 2021	Produce consultation statement giving summary of main issues raised and how these have been addressed (including explaining where revisions have been made to the document)
Jan/Feb 2021	Consultation statement along with amended TAN made public
Feb 2020	Director of Planning approves revised TAN under Delegated Powers

¹ Host Authorities; Winchester District Council, East Hampshire District Council, Chichester District Council, Horsham District Council and Lewes District Council

- 3.2 When the consultation is carried out the main issues raised will be summarised in a consultation statement, which will be made publically available along with the amended TAN.
- 3.3 The Camping and Glamping TAN will be a material consideration in the determination of planning applications.

4. Other Implications

Implication	Yes*/No
Will further decisions be required by another committee/full authority?	None.
Does the proposal raise any Resource implications?	The TAN has been produced using internal resources, written primarily by Planning Policy with input from CPM and Development Management.
Has due regard been taken of the South Downs National Park Authority's equality duty as contained within the Equality Act 2010?	Due regard has been taken of the South Downs National Park Authority's equality duty as contained within the Equalities Act 2010. The Camping and Glamping TAN will guide applicants to ensure appropriate camping and glamping applications that will benefit all persons including those with a protected characteristic.
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?	<p>1.Living within environmental limits</p> <p>The TAN supports policy SD23 and the expectation that this additional guidance will contribute to ecosystem services, while conserving and enhancing the landscape.</p> <p>2. Ensuring a strong healthy and just society</p> <p>Provision of appropriate camping and glamping development will provide opportunities for visitors to increase their awareness, understanding and enjoyment of the special qualities of the National Park.</p> <p>3.Achieving a sustainable economy</p> <p>Provision of appropriate camping and glamping development will support farm diversification and local enterprise that will sustainably support the economy of the National Park.</p>

5. Risks Associated with the Proposed Decision

Risk	Likelihood	Impact	Mitigation
Consultation on the TAN attracts significant objection, thereby damaging the reputation of SDNPA and/or undermining the adopted South Downs Local Plan.	2	2	The TAN clearly links to adopted Local Plan policies that have been subject to independent examination. Where objections are made, they will be considered and where appropriate the TAN will be revised to take into account concerns that have been raised.
Increase in Covid-19 restrictions results in the South Downs Centre being closed during the consultation with failure to meet the Statement of Community Involvement (SCI) requirement to make copies available. Consultation postponed as a result.	3	5	If local restrictions were to be increased, we would review the situation and take all necessary actions to meet both national and local guidance. The SCI is due to be updated this year. When this happens it could be amended to require making copies available on the SDNPA website rather than hard copies. This amendment to the SCI would still comply with the legal requirements for planning consultation as the law was recently changed to allow copies to be made available online only.

TIM SLANEY

Director of Planning

South Downs National Park Authority

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 Tel: 01730 819345 (currently diverted to 07471 997343)
 email: Hannah.collier@southdowns.gov.uk
 Appendices I. Draft Camping and Glamping Technical Advice Note
 SDNPA Consultees Legal Services; Chief Finance Officer; Monitoring Officer; Director of Planning
 External Consultees None
 Background Documents South Downs Local Plan 2014-33
https://www.southdowns.gov.uk/wp-content/uploads/2019/07/SD_LocalPlan_2019_17Wb.pdf
 Partnership Management Plan
https://www.southdowns.gov.uk/wp-content/uploads/2020/04/SDNP_PMP_20-25_F_21-FINAL.pdf
 Tourism Strategy (2015-2020)
https://www.southdowns.gov.uk/wp-content/uploads/2015/10/PP_2015October-13-Agenda-Item-9-Appendix-1.pdf

South Downs National Park

Camping and Glamping Technical Advice Note (TAN)

November 2020

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Introduction

This Technical Advice Note (TAN) has been produced to help guide applicants and agents when applying for planning permission for camping and glamping tourism accommodation. This document should be read alongside policies in the South Downs Local Plan (SDLP)¹ and the Partnership Management Plan (PMP)².

On adoption the TAN will be a material consideration that will be taken into account by decision makers at the Authority and the host authorities³ when determining planning applications for camping and glamping.

The objectives of this TAN are:

- Explain the special qualities of the National Park that attract campers and glampers to the area
- Explain how to make an appropriate planning application for camping or glamping within the sensitive landscape of the National Park
- Explain How to meet Local Plan Policies especially Policy SD23: Sustainable Tourism
- Provide information on permitted development and other planning matters
- Provide further information on sustainable tourism in the National Park

Consultation

We will be consulting on the Camping and Glamping TAN for six weeks from Monday 30 November to Monday 11 January 2021.

We will be consulting with our Statutory Consultees (including Parish Councils), Host Authorities, tourism specialists including the National Trust and members of our Agents' Forum.

¹ South Downs National Park Authority, 2019, South Downs Local Plan: https://www.southdowns.gov.uk/wp-content/uploads/2019/07/SD_LocalPlan_2019_17Wb.pdf

² South Downs National Park Authority, 2020, Partnership Management Plan: https://www.southdowns.gov.uk/wp-content/uploads/2020/04/SDNP_PMP_20-25_F_21-FINAL.pdf

³ Host Authorities; Winchester District Council, East Hampshire District Council, Chichester District Council, Horsham District Council and Lewes District Council

Camping and Glamping in the National Park

The South Downs National Park (SDNP) came into existence in 2010 and the South Downs National Park Authority (SDNPA) was established as the Local Planning Authority in 2011.

Tourism is a vital part of the economy of the SDNP. It attracts over 19 million visitors annually, with 18.4 million day visitors and 641,900 people staying overnight. These visitors contributed to £436.810 million of GVA to the National Park, with staying visitors accounting for £125.99 million annually. The most popular activity in the National Park is walking, followed by visiting a pub/tea room/café and then shopping. Visiting a historic house or garden and wildlife watching were also popular activities. Camping and glamping have risen in popularity recently both nationally and in the National Park, and evidence shows that glamping businesses, which have opened in the National Park have quickly found a strong market.

Purposes and Duty

The National Park purposes are:

1. *To conserve and enhance the natural beauty, wildlife and cultural heritage of the area*
2. *To promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public*

The National Park Authority also has a duty when carrying out the purposes: To seek to foster the economic and social well-being of the local communities within the National Park.

Public bodies, and statutory undertakers such as utility companies, when undertaking any activity which may have an impact on the designated area, have a duty to have regard to these purposes.

The statutory purposes and duty for national parks are specified in the National Parks and Access to Countryside Act 1949, as amended by the Environment Act 1995. The DEFRA Vision and Circular on English National Parks and the Broads provides guidance to national park authorities on how to achieve their purposes and duty. The purposes and duty are set out in Figure 3 as illustrated in the Partnership Management Plan.

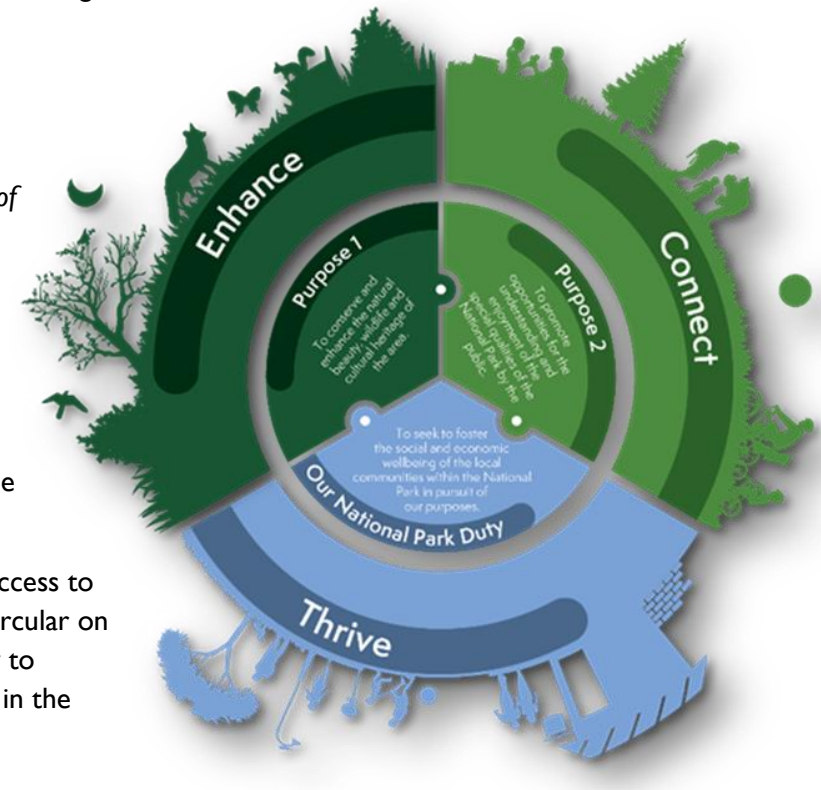


Figure 1 SDNPA Purposes and Duty

The first purpose of the National Park will be given greater weight in a case where there is a significant conflict between the two purposes. This TAN will explain how camping and glamping applications can meet both purposes by both providing great places for people to camp or glamp and enjoy the special qualities of the National Park whilst conserving and enhancing its landscape, wildlife and cultural heritage. Camping and glamping development should contribute to the National Park's first purpose and not detract from it. This is especially important now as there are higher levels of campsite applications, as people are choosing 'staycations' over travelling abroad.

The Glover Review

“We want our national landscapes to work together with big ambitions, so they are happier, healthier, greener, more beautiful and open to everyone.” – Julian Glover, front page of the Landscapes Review

Published in September 2019, the Landscape review⁴ (also known as the Glover Review) written by Julian Glover was a comprehensive look at protected landscapes. Within the review, it listed 27 proposals to work towards landscape reform. Tourism will play a part in this, as set out in Proposal 14: National landscapes supported to become leaders in sustainable tourism.

National Parks were created in part to provide an open healing space. As our country is “changing fast. It is becoming more diverse. More Urban. Much busier. New forms of farming, carbon emission, the sprawl of housing, new technology and social shifts have changed the relationship between people and the countryside...” (page 7) New campsites in the National Park can provide low-cost and well-designed tourist accommodation. Benefits from the human interaction with nature going beyond the physical. Glover noted the GROW⁵ Project that was delivered by the SDNPA eastern area ranger team, on page 99 of his report. By enabling individuals to access the natural environment more regularly, 87% of participants reported a “significant or great benefit to their mental health.” With a further 67% had benefits to their physical health.

⁴ Julian Glover, 2019, Landscapes Review: National Parks and AONBs:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/833726/landscapes-review-final-report.pdf

⁵ South Downs National Park Authority, GROW Project: <https://www.southdowns.gov.uk/grow-project-importance-connecting-nature/>

The South Downs as a Tourist Attraction

The SDNP is an extraordinarily beautiful part of the country and offers a unique experience for visitors. The National Park covers over 1600km² of England's most valued lowland landscapes shaped over millennia by people who lived and worked here. There is the historic city of Winchester to the west, through to Butser Hill and Petersfield, over to the historic county town of Lewes and the iconic Seven Sisters.

The SDNP was designated as a National Park in recognition of its exceptional natural beauty. The special qualities of the SDNP can be seen in figure 2, figure 3 provides a snapshot of the National Park with key facts and figures and figure 3 explains that it is an international dark night sky reserve.

In May 2016 the South Downs National Park became the world's newest International Dark Sky Reserve (IDSR). We think our star-studded skies overhead are as valuable as our beautiful rolling landscapes and, with properly dark skies in the South East of England under threat, this is a statement that the skies of the South Downs are worth protecting.

Dark Night Skies are a special quality of the South Downs and benefit both people and wildlife. 'Dark Skies' are generally defined as skies relatively free of light pollution where people can see a clear starry sky and Milky Way. However, the impact of light pollution is not confined to the visibility of stars and a nuisance to humans. Evidence is showing that light can be very disruptive to many species, some mentioned earlier such as bats and birds. In terms of migration, body clocks and ecosystem integrity. Some species need a dark habitat and although the SDNPA wants as many people as possible to enjoy the special qualities but not at the cost of our natural environment.

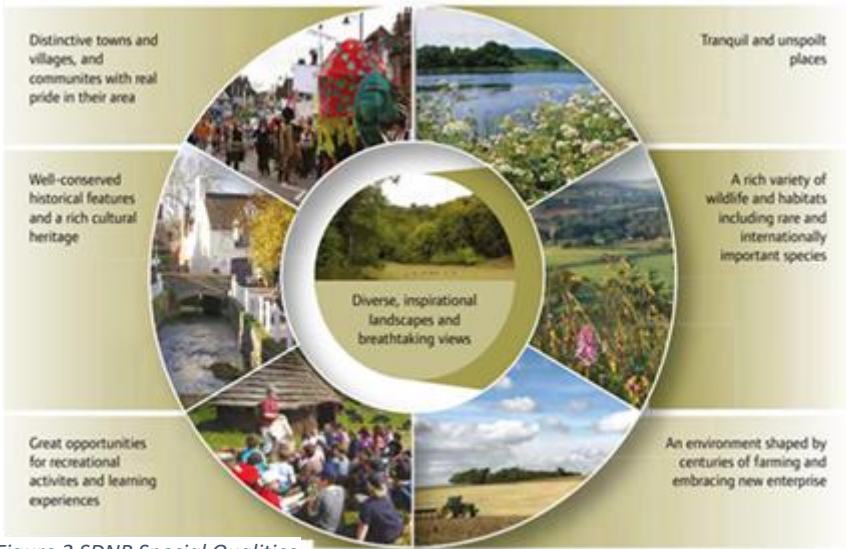


Figure 2 SDNP Special Qualities



Figure 3 PMP Info Graphic

SDNPA Policies and Strategies

This section sets out the policy and guidance that applicants should be aware of when making a planning application.

The Partnership Management Plan (PMP)⁶

- The PMP sets out the over-arching five-year strategy for the management of the SDNP. The Plan sets out strategic themes and 10 outcomes which set where the National Park would like to be by 2050. Outcome 5 and 10 relate to camping and glamping;
- Outcome 5: *Outstanding Experiences* which relate to the National Park for all, improving accessibility and encouraging sustainable transport.
- Outcome 10: *Great Places to work* which relates to strengthening enterprise, increasing destination awareness and promoting sustainable tourism.

South Downs Local Plan (SDLP)⁷

- The SDLP is the first local plan to cover the SDNP in its entirety and establishes the strategic planning policy framework. It is a landscape-led plan that seeks to deliver multiple ecosystems services and sets out how the Authority will manage development over the next 15 years.

Neighbourhood Development Plans (NDP)

- At a local level, neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. When a NDP is 'made' (adopted), it becomes part of the development plan for the National Park, and its policies will be used to determine planning applications within the relevant parish alongside the Local Plan and mineral and waste plans. When making a planning application you should check on our website whether there is an NDP for the area: <https://www.southdowns.gov.uk/planning-policy/neighbourhood-planning/neighbourhood-development-plans/>

Tourism Strategy (2015-2020)⁸

- The Strategy promotes a sustainable approach to the development of tourism, so that visitors can enjoy more of the National Park without compromising its special qualities. It will be reviewed shortly for the next 5-year period. The Strategy identifies four different visitor themes: *Adventure, Cultural, Natural and Working Lands*.

⁶ South Downs National Park Authority, Partnership Management Plan: https://www.southdowns.gov.uk/wp-content/uploads/2020/04/SD_PMP_2019_F_22-FINAL.pdf

⁷ South Downs National Park Authority, South Downs Local Plan: https://www.southdowns.gov.uk/wp-content/uploads/2019/07/SD_LocalPlan_2019_17Wb.pdf

⁸ South Downs National Park Authority, Tourism Strategy (2015-2020): https://www.southdowns.gov.uk/wp-content/uploads/2015/10/PP_2015October-13-Agenda-Item-9-Appendix-I.pdf

Planning Policy

Strategic Policy SD23: Sustainable Tourism is the main Local Plan policy that applications for camping and glamping need to comply with. We set out below and explain the criteria of the policy that are relevant to camping and glamping.

The SDLP is landscape led and sets out a gentle balance between development and the landscape itself. This section of the document is to inform how camping can take place in the National Park, in a sustainable way. In the National Park, landscape plays a key role in how a development location, layout and design should evolve. As part of the evidence for the Local Plan and for planning applications, all applicants should refer to the [South Downs Integrated Landscape Character Assessment \(SDILCA\)⁹](#). This tool can be used by communities, and potential developers, to assess the condition of their landscape and attribute value to certain aspects. The distinct character of a site opportunities within that landscape can then be understood. The [Viewshed Study¹⁰](#) may also be useful. This document takes 120 of the most widely known views and landmarks in the National Park and maps them using computer modelling to a 35 kilometre distance. These plots of views are called Zone of Theoretical Visibility (ZTVs), which are used to help assess and understand the impact of visible change in the views.

Camping can provide low cost, overnight stays within the beauty of the natural landscape. Have in mind the type of visitor you may attract, due to location, for example, nearby long distant pathways for ramblers, or a particular yearly event. It may also be helpful within a proposal to state your target audience, along with seasonality.

Please note that throughout this section the term ‘campsite’ is used to reflect all tenures and types of camping, glamping. This is used for simplicity but is meant to encompass all types of camping/glamping development.

SD23: Sustainable Tourism

I. Development proposals for visitor accommodation, visitor attractions and recreation facilities will be permitted where it is demonstrated that:

a) The proposals will provide opportunities for visitors to increase their awareness, understanding and enjoyment of the special qualities;

The principle of well-designed and thoughtfully located accommodation can help people enjoy the special qualities. Campsite owners can provide an informal education to their visitors about the National Park, increasing their sense of guardianship and pride. Campsites could provide activities for children

⁹ South Downs National Park Authority, South Downs Integrated Landscape Character Assessment 2020: <https://www.southdowns.gov.uk/planning-policy/landscape-character-assessments/south-downs-integrated-landscape-character-assessment/south-downs-integrated-landscape-character-assessment-ilca-2020/>

¹⁰ South Downs National Park Authority, Viewshed Study: <https://www.southdowns.gov.uk/wp-content/uploads/2015/10/Viewshed-Study-Report.pdf>

that involve them in the countryside such as wildflower walks, information boards about local habitats and the animals that live there, maps of the night sky and stars, local orchards and treasure trails.

b) The design and location of the development minimises the need for travel by private car and encourages access and/or subsequent travel by sustainable means, including public transport, walking, cycling or horse riding;

Campsites that are situated close to public transport reduce the need to drive. Minimising the use of the private car can add to tranquillity and wider climate change mitigation. Sites that are well linked to Public Rights of Way encourage visitors to walk instead of taking a car to nearby facilities. Sustainable transport should be incorporated into the overall design. Applicants should consider provision of cycle parking, links to Public Rights of Way and electric car hook ups.

c) Development proposals will not detract from the experience of visitors or adversely affect the character, historical significance, appearance or amenity of the area;

New camp sites should not detract from the special qualities of the National park, for example, by lessening tranquillity or blocking views. Development should enhance the experience for visitors but should take into consideration the wider amenity and character beyond the development boundary. Any development should be sensitively designed, following a landscape-led approach (see Policy SD5: Design).

d) Development proposals make use of existing buildings, and, if no suitable existing buildings are available, the design of any new buildings are sensitive to the character and setting;

Developments that can make use of or redevelop existing buildings, such as redundant barns will be supported, and reference should be made to Policy SD4I: Conversion of Redundant Agricultural or Forestry Buildings. When there are no suitable buildings available for conversion, the design of any new buildings should be sensitive to the overall character and setting of the local vicinity, following a landscape-led approach. More information on what is required can be found in the SDLP Figure 5.2 of the SDLP (page 45), Policy SD4: Landscape Character and Policy SD5: Design.

e) Ancillary facilities are not disproportionately large in relation to the rest of the visitor facilities;

Ancillary facilities,¹¹ such as campsite shops or cafes, should not overtake the development in terms of scale and should be proportionate to the overall development size.

¹¹ Ancillary facilities are building(s) that support the function of the primary development. They are not the primary purpose of the site, but are required so the primary purpose can function.

f) Any proposal does not have an adverse impact on the vitality and viability of town or village centres or assets of community value; and

This is linked to the previous point. Ancillary facilities such as shops and cafes should not compete with shops and cafes in neighbouring town and village centres. Instead campers and glampers should be encouraged to visit local shops and pubs.

g) Where proposals are located outside settlement policy boundaries as defined on the Policies Map, they:

i. Positively contribute to the natural beauty, wildlife and cultural heritage of the National Park; and

Policy SD25: Development Strategy identifies a number of settlements across the National Park where the principle of development will be supported and the boundaries of these settlements are shown on the Policies Map. If a site is located outside of the Settlement Policy boundaries, it is deemed as being in the open countryside. Camping and glamping developments must make positive contributions and enhancements to the natural beauty, cultural heritage and wildlife of the National Park in line with its first purpose.

ii. Are closely associated with other attractions/established tourism uses, including the public rights of way network; or

Part ii comments on the general locality of a proposed site. A site being nearby to sustainable links such as Public Rights of Way and bridleways is positive, minimising the use of private travel such as cars. Integration of sustainable transport routes, and local connections is favourable. Sites that are nearby to other tourism facilities and attractions means there is more likely to have increased interest in the site. It is then also beneficial for potential visitors as there are things that are easily accessible nearby.

iii. Are part of farm diversification schemes or endorsed Whole Estate Plans.

Farm diversification

The history of the South Downs is linked closely to farming, with centuries of cultivation and management which have shaped the landscape of the SDNP. Medieval sheep farmers grazed the chalk grasslands, creating the conditions for fauna and flora to flourish and delivering multiple Ecosystems Services. Today, 85% of the South Downs is farmed, and farmers have diversified into other enterprises such as tourism, vineyards and producing high quality local produce.

As part of a camping or glamping application that is part of a farm diversification scheme, it must explain how the proposal fits within the wider agricultural business. Policy SD40: Farm and Forestry Diversification sets out what would be expected from a farm diversification plan, and how the enterprise will contribute to the first purpose of the National Park. Along with what the applicant thinks will be the expected gains from diversifying into tourism, such as any Higher-Level Stewardship (HLS) or woodland schemes the farm is involved in. Farming is diversifying, and the SDNP wants to support farmers in undertaking tourist enterprises. Campsites as part of a wider farming scheme can work well, by the natural incorporation of

education into the daily on-site activities. Farmers have a lot of local knowledge and expertise, that can be passed on to visitors, along with any local sourced produce.

Whole Estate Plans (WEP)¹²:

Policy SD25: Development Strategy says that positive regard will be given to development proposals that are part of a Whole Estate Plan (WEP) that has been endorsed by the Authority. WEPs are documents prepared by individual landowning organisations. They set out the assets of the organisation and the opportunities and threats the organisation may encounter and describe their plans for the future. WEPs may decide to include information on identified opportunities for camping or glamping. [A guidance note has been prepared by the Authority on WEPs.](#)

It is important to note, that although SD23 is a key SDLP policy for which camping, and glamping proposals will be judged against, the Local Plan needs to be read as a whole, as there will be other policies that relate to your development proposal. There is not an exhaustive list available, as every location, landscape and site will be slightly different. However, we suggest the following policies alongside SD23 are a good starting point:

- SD2: Ecosystems Services

Ecosystems Services are the goods and services that people and society get from the natural environment. The diagram on page 12 highlights some small steps that can be taken to implement and utilise Ecosystems Services. Examples include restoring grassland, using sustainable and locally sourced wood and materials; Reducing and sensitively managing water usage in terms of climate change and wastewater; Looking at what can be done to protect our soils from erosion and degradation and implementation of composting toilets; Avoiding areas of hard standing to reduce water infiltration; Small scale, sensitively designed energy production such as turbines and solar panels. Hedgerows make an important contribution to landscape character, the historic environment, and ecosystems services. Hedgerows, in particular, have an important role, by providing connections between habitats, and these need to be managed and maintained. Restoring hedgerows that may have previously been removed to widen fields can enhance heritage assets and provide appropriate natural screening of a campsite. More information on Ecosystems Services can be found in Policy SD2 of the SDLP, the [Ecosystems Services Technical Advice Note](#)¹³ and, on our website.

- SD4: Landscape Character and SD5: Design

These policies set out the requirement for development proposals to adopt a landscape-led approach. This means development should enhance, respect and reinforce the landscape informed by contextual analysis of the local landscape character and built character. Paragraph 5.13 of the SDLP says; The design and layout of proposals should be consistent with local landscape character. Proposals should consider and respond to landscape features and elements, including contours. They should be sited well in the first instance to avoid the need for screening, which could appear incongruous in the landscape. Visual impacts should be considered from relevant vantage points. Design should consider how it can avoid and

¹² South Downs National Park Authority, Whole Estate Plans (WEPs): <https://www.southdowns.gov.uk/planning-policy/whole-estate-plans/>

¹³ South Downs National Park Authority, Ecosystems Services Householder TAN: <https://www.southdowns.gov.uk/wp-content/uploads/2018/04/Core-06-Ecosystem-Services-Technical-Advice-Note-householder.pdf>

minimise any urbanising/suburbanising impacts, how it can contribute to connections for people and wildlife, have regard to functionality and ensure a high quality and sustainable design.

- SD9: Biodiversity and Geodiversity

Conserving and enhancing wildlife is part of the National Park's first purpose. Opportunities to achieve net gains in biodiversity should be identified and incorporated into the development proposal. The landscape context is helpful to identify opportunities for net gain, for example restoration of a hedgerow. Consideration should be given to opportunities to conserve and enhance habitat connections, opportunities to restore or create priority habitats and opportunities to protect and support the recovery of protected species. Adverse impacts to biodiversity as a direct or indirect result of development must be considered in the first instance, followed by consideration of robust mitigation for any impacts which cannot be avoided. Information should be provided on how the biodiversity of the site will be managed on an ongoing basis.

- SD11: Trees, woodland and hedgerows

The South Downs is the most wooded national park in England and Wales. The trees and woodland are significant features of the landscape, with a high proportion of ancient and veteran trees. Trees and woodland are a significant asset with regard to ecosystem services, contributing to many supporting, provisioning, regulating, and cultural ecosystem services, including for example carbon storage, biodiversity, air quality, and tranquillity. New planting should be appropriate and contribute to the character of the location. If used correctly trees can offer many ecosystems services and local climate change mitigation.

- SD40: Farm and forestry diversification

As part of an overall diversification scheme, a diversification plan must be submitted that sets out the overall proposed development for the site and how it will positively contribute to Purpose One.

- SD48: Climate change and sustainable use of resources

Applicants are strongly encouraged to consider what measures could be incorporated into their proposals. For example, it can be the case that the most sustainable building materials to use are those sourced locally. As suggested in Jill's Campsite on page 12, applicants should think about on-site energy, will the site be on or off grid, water use, retrofitting and having regard to sustainable construction and technologies.

- SD6: Safeguarding Views, SD7: Relative Tranquillity and SD8: Dark Night Skies.

Jill's Campsite

a. Small, sensitively designed wind turbine to produce green energy

b. Sensitively located solar panel to produce green energy

c. Restored hedgerows to provide ecosystems services, natural screening (where suitable and informed by landscape evidence) and safeguarding routes for wildlife and protected species

d. Locally sourced materials, for locally designed tourist accommodation (not prefabricated/off the shelf pods)

e. Sensitive, downward facing, sensor timed lighting

f. Information boards to increase awareness, understanding and enjoyment of the National Park

g. Tree cover of a type which contributes to the landscape character of the area supports biodiversity, offers natural shading and a barrier (where appropriate), whilst providing local climate change mitigation

h. Increasing biodiversity by leaving areas of grass to grow, or grass restoration. Improves tranquillity, connections to nature and carbon storage

i. Integrating sustainable transport options

j. Using locally and sustainably sourced wood for firepit (natural heat and lighting) k. Composting toilets l. Solar panels on out buildings m. Bird/bat boxes for local wildlife/biodiversity mitigation n. Water management: reed beds to help filter water before returning to wider environment, incorporating of rain gardens or SuDS.

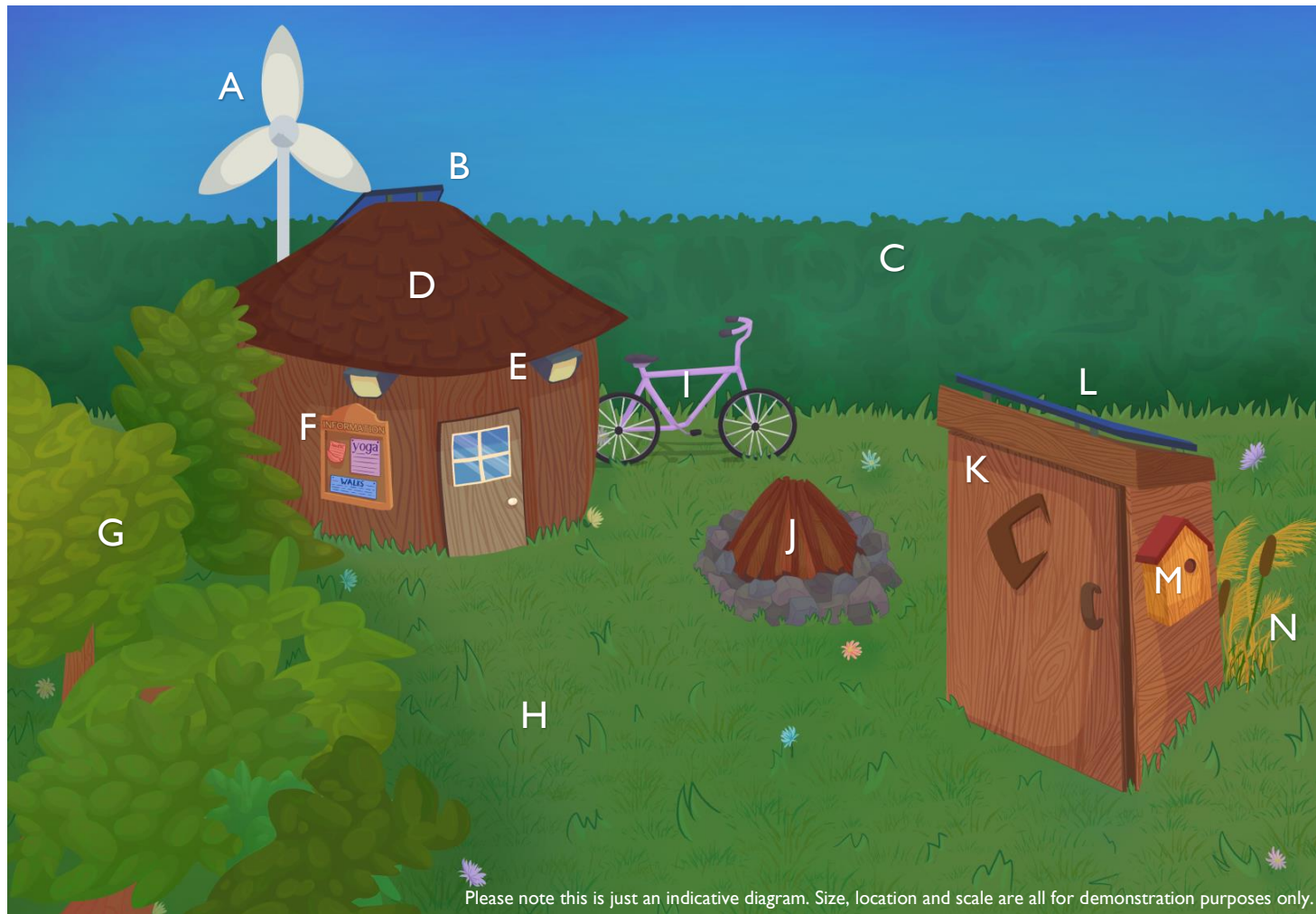


Figure 4 Jill's Campsite - Ecosystems Services

Do I need planning permission?

Not all camping and glamping schemes will require planning permission, so it is advisable to seek advice from us at the earliest opportunity.

When in doubt, the SDNPA offers a free service that helps applicants know if their proposal will require a planning application. Please note that this is not pre-application advice that is referred to in the next section. More information on this service, a direct link to the proforma can be found here:

<http://www.southdowns.gov.uk/wp-content/uploads/2015/01/DINPP-pro-forma.doc>

Pre application advice

We would always advise anyone who is thinking of making a planning application for camping or glamping to seek pre-application advice. It can provide an opportunity for an applicant to receive a professional opinion from the local planning authority on a potential application, and highlight from a planning perspective, any concerns or potential issues the application may have. It can also comment on certain considerations the applicant may want to think about, as to how the application can add value to the National Park.

The website has further useful information on [pre-application advice](#), such as information on benefits, steps and fees.

If you are intending on carrying out development work, it is important to contact planning officers or to check on the SDNPA website. The best way to submit a planning application in the National Park is online through the Planning Portal Website. Applications will be automatically forwarded to the correct authority. The planning portal website has both interactive forms that can be completed online, or forms that can be printed and posted in. Our website does cover aspects of applications such as cost, how applications are decided and how long it will take to decide an application:

<https://www.southdowns.gov.uk/planning-applications/apply/>

In order to make the best-informed decisions as planning officers, the right information should be provided. As well as mandatory national requirements, the Authority has a set of local requirements, that can be found on the [local validation list](#).

Permitted development

Permitted Development (PD) rights refer to work that can be carried out without applying for planning permission. Information on what constitutes as Permitted Development can be found on the Planning Portal website:

https://www.planningportal.co.uk/info/200187/your_responsibilities/37/planning_permission/2

It is the applicant's responsibility to know for sure if a development can be undertaken under PD rights. PD rights are different in national parks so it is always a good idea to check. If you are unsure whether you need planning permission, it is recommended that you submit a 'Do I Need Planning Permission' request in the first instance, or apply for a Lawful Development Proposal for a formal determination as to whether the proposed camping use is lawful without planning permission for a change of use of the land.

In some instances, activities can be carried out for a set number of days a year as explained in the following section.

28-day rule

Some minor development can be carried out without the need for planning permission and within the confines of planning law. Even within the National Park, landowners are allowed to use land for camping for up to 28 days within a year, without the need for planning permission. These may be referred to as 'pop-up campsites' where applicants are able to test the concept for a campsite, without seeking permanent use. This option may be more suitable for basic campsites as it may be harder for glamping development to be established in just 28 days.

If indeed planning permission is not required, it is still advisable to contact the relevant Parish or Town Council and neighbours to make them aware of any possible increase in activity on the site. It is important to add, that any landowner exceeding the 28 days in a year may be liable to planning enforcement action or be required to apply for retrospective planning permission. However, due to the Covid-19 pandemic, certain aspects of the 28-day rule have been temporarily updated. Please see below.

Covid-19 temporary changes to the rule

The Government updated the Town and Country Planning General Permitted Development Order regulations, in light of the Coronavirus pandemic. From July 2020 noted that between the dates of 1 July 2020 and 31 December 2020, a site can now be used for additional temporary use for a further 28 days, which makes 56 days in total. This includes any temporary structures that are needed on site for the use, for example a toilet cubicle. There are still certain circumstances where the 28 days may still apply, if a development is within a curtilage of a listed building or a scheduled ancient monument (Part 12A, paragraph A1 b/c.) Currently these temporary changes are set to expire 31 December 2020.

The changes to the regulations can be found here: <https://www.legislation.gov.uk/uksi/2020/412/article/3/made>

Temporary Permissions

Grant of temporary permission may be applied by the Authority in cases where the principle of development is on balance deemed acceptable but where there is uncertainty as to the actual effects and a more intense use of a site and resultant noise or visual impacts could have an impact on tranquillity and other perceptual landscape qualities. Temporary permission allows these impacts to be assessed over a limited period, and if proven to be acceptable, permanent permission may then be applied for.

The flexibility of temporary permission can mean that applicants can assess the viability of a campsite over a period of time, for example three months of a summer season. We would expect that if the temporary permission was deemed successful by the applicant, permanent permission would be sought. If any issues arise during the period of temporary permission, it should be demonstrated that these are capable of being overcome

Operational months

Another aspect to consider is the time of year the campsite will be open. Policy SD23 states that the Authority supports a year-round visitor economy, however, camping and glamping is very much a seasonal activity. Applications can consider measures to extend the season, for example providing yurts and shepherd huts as well as camping pitches.

Operational months can affect the viability of a site. Opening a campsite under 28-day PD rights gives the applicant a chance to see if there is interest for extending the opening period. However, even with a short operational period for example, May to the end of September, full planning permission must be sought, and conditions will be put in place.

Community Infrastructure Levy¹⁴

The SDNPA is a 'CIL' (Community Infrastructure Levy) charging authority. Within the SDNP you may need to pay the levy if you are undertaking development which creates new residential or retail floor space.

Within the SDNP, residential development includes the creation of holidays lets, but not pitches for tents. For example, permanently sited pods and glamping tents may have to pay the levy, but small 'pitch up' style tents would not.

The charge associated with CIL is non-negotiable and is charged on £ per metres squared, this information is set out in the SDNP Charging Schedule. For residential within the National Park, there are two geographical 'zones' associated, zone one £150.00 and zone two £200.00 (plus indexation). In some cases, these charges may be relevant for tourism/glamping accommodation. Zone one covers the settlements of Liss, Petersfield, Midhurst, Petworth and Lewes. Zone two covers all other areas. The maps associated with these charges can be found in the SDNPA CIL Charging Schedule.

For more information about CIL, [please visit the SDNPA website](#) or the government's website or email cil@southdowns.gov.uk.

¹⁴ South Downs National Park Authority, Community Infrastructure Levy (CIL): <https://www.southdowns.gov.uk/community-infrastructure-levy/>

Further information on sustainable tourism

Day visitors from outside the National Park make up the largest proportion of visitors (39% in both 2018 and 2015) and overnight visitors staying within the park the smallest. Couples were the most common party type (37%) particularly among staying visitors (47%). Families accounted for 28% of visitors – but they were less likely to be staying visitors (23% of staying visitors described themselves as families). Your application for camping and glamping will help us increase the amount of low cost overnight accommodation in the National Park.

Good guide to camping

The Countryside Code is a useful tool to pass onto visitors to the campsite. The code is general public advice to visitors on how to enjoy the countryside whilst remembering to respect, protect and enjoy. The code explains why it is important to plan ahead, stay safe, control your dog near livestock and prevent fires.

Passing on the knowledge to respect other people, members of the community and visitors. That actions can affect peoples lives and livelihoods. Incorporating thoughtful design and education into a potential site, so that respect and considering the local community is engrained. If the potential site is located on a farm, education on animals and farm vehicles could be beneficial.

Using the countryside code to help educate visitors is welcomed by the Authority.



Wild Camping

Wild Camping is an overarching term, given to camping outside the confines of a campsite, in the open countryside. It is currently illegal in England. Wild camping is pitching up a tent anywhere in the countryside, without asking consent of the landowner.

Wild camping is not a planning issue, as the person part taking in the activity does not seek planning permission to do so. A campsite cannot be referred to as “a wild camping campsite”, because there will be certain rules for being on that site and does not fall into that definition of wild camping.

Economic Development Grants

Information on Business and Economic Development can be found on our grants and funding page - <https://www.southdowns.gov.uk/national-park-authority/our-communities/grants-and-funding/>. There are several links to the different available options and contact details for somebody to talk to at the National Park Authority.

Further Information

South Downs National Park Authority - <https://www.southdowns.gov.uk/>

Campsite in the South Downs - <https://www.southdowns.gov.uk/where-to-stay/camping-glamping/>

NFU - <https://www.nfuonline.com/about-us/our-offices/south-east/>

Camping and Caravanning Club - <https://www.campingandcaravanningclub.co.uk/>

National Trust (SDNP) - <https://www.nationaltrust.org.uk/days-out/regionlondonsoutheast/south-downs>

South Downs Farmers - <http://southdownsfarming.com/>

Countryside Code - <https://www.gov.uk/government/publications/the-countryside-code/countryside-code-full-online-version>

Glossary

South Downs National Park Authority: *SDNPA*

Partnership Management Plan: *PMP*

South Downs Local Plan: *SDLP*

Neighbourhood Development Plans: *NDP*

Whole Estate Plans: *WEP*

Habitats Regulation Assessment: *HRA*

Community Infrastructure Levy: *CIL*

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**Agenda Item 9
Report PC20/21-23**

Report to	Planning Committee
Date	12 November 2020
By	Director of Planning
Title of Report	Half Year Update on the Progress of Neighbourhood Planning
Purpose of Report	To update Members of the progress of Neighbourhood Development Plans across the South Downs National Park

Recommendation: The Committee is recommended to note the progress to date on the preparation of Neighbourhood Development Plans across the National Park.

I. Summary

- I.1 Support for neighbourhood planning and the volunteers who contribute so much is a very important aspect of the South Downs National Park Authority's role. Once Neighbourhood Development Plans (NDPs) have successfully passed a community referendum, they become part of the Development Plan for the National Park, alongside the South Downs Local Plan (SDLP) policies and minerals and waste plans. They are also subsequently 'made' i.e. adopted by the National Park Authority (NPA). NDP's reflect the vision and aims of the local community and will help to deliver the objectives and strategy of the SDLP by making positive provision for development, in line with the Local Plan's development strategy. Once made they are used to determine planning applications within the parish. We now have 31 made NDPs of which two have been reviewed and re-made now in place across the National Park and so the focus is increasingly on the implementation of these community-led plans.
- I.2 These reports are produced twice a year for presentation at Planning Committee as some responses on NDPs are made by Officers under delegated powers. This update enables Members to be aware of the breadth of NDP's across the National Park as well as the work officers are undertaking with respect to progressing these. The reports will also be used to inform the Authority Monitoring Report published at the end of the year.
- I.3 The main highlights over the past six months are listed below. Firstly, there is an update on the two SDNPA led NDPs, Rogate and Twyford. Both settlements were given housing provision figures in the Local Plan and are the only such settlements not to have made NDPs. The following five NDPs are led by neighbouring authorities. When the South Downs is not the lead authority on an NDP, the Decision Statement is prepared by the lead authority. The South Downs will work with the lead authority through the examination process as needed. It is the role of the lead authority to produce the decision statement in consultation with the other authority.
 - Rogate Parish Council submitted the Rogate & Rake NDP to the SDNPA in early October 2020. The Parish Council had consulted on a pre-submission draft of the Plan in 2017, however, progress on was delayed due to the need for additional evidence base work on the Sustainability Appraisal and Habitats Regulations Assessment. This work has now been completed and the Regulation 16 consultation is underway, and will run

from 19 October to 14 December 2020. Our response to the Rogate NDP will be presented to Planning Committee in December 2020.

- The Twyford Neighbourhood Development Plan will be formally submitting their Plan to the Authority in the next one to two months. The next steps after submission will be to run a Regulation 16 consultation.
- The Bramber NDP passed Examination, with the independent examiner publishing his report on 27 July 2020. The Decision Statement was agreed by Horsham District Council on 25 August 2020. The plan is ready to proceed to referendum, but unfortunately due to Coronavirus/COVID-19 this has now been delayed. It is currently anticipated, from liaison with Horsham District Council Electoral Services team and in line with current Neighbourhood Planning regulations, that the referendum will be held in May 2021.
- The Boxgrove NDP passed Examination, and the decision statement was agreed by Chichester District Council in July 2020. The plan is ready to proceed to referendum, but unfortunately due to Coronavirus/COVID-19 this has now been delayed. It is currently anticipated, from liaison with Chichester District Council Electoral Services team and in line with current Neighbourhood Planning regulations, that the referendum will be held in May 2021.
- The Henfield NDP passed Examination, with the independent examiner publishing his report on 11 May 2020. The Decision Statement was agreed by Horsham District Council on 22 June 2020. The plan is ready to proceed to referendum, but unfortunately due to Coronavirus/COVID-19 this has now been delayed. It is currently anticipated, from liaison with Horsham District Council Electoral Services team and in line with current Neighbourhood Planning regulations, that the referendum will be held in May 2021.
- Delegated officer comments were made to the Regulation 16 Steyning NDP that ran for eight weeks between 17 July to 11 September 2020.

1.4 Omitted from previous update (May 2020):

- Upper Beeding NDP passed Examination, with the independent examiner publishing his report on 5 December 2019. The Decision Statement was agreed by Horsham District Council on 10 February 2020. The plan was ready to go to referendum on 19 March 2020, but unfortunately due to Coronavirus/COVID-19 this had to be cancelled and now has been delayed. It is currently anticipated, from liaison with Horsham District Council Electoral Services team, that the referendum will be held in May 2021.

A summary of the current status of NDPs across the National Park is provided in Table 1.

Table 1: Status of NDPs as of May 2020

Stage	Total NDPs	SDNPA lead
Made	31	15
Submission (Reg 16) and Examination	8	3 (4 Rogate and Rake)
Pre-submission (Reg 14) draft	6	2
Designated neighbourhood areas	56 (inc. Sheet, and Singleton which have abandoned)	22

1.5 Key areas of work carried out under delegated powers by the Authority since 1 May 2020 are set out in **Appendix I** of this report. Details of all the made NDPs are also provided in the appendix.

2. Planning Committee

- 2.1 In the last six months there have not been any reports on Neighbourhood Planning that were considered by Planning Committee. However, the Authority will be preparing a response to the Regulation 16 consultation for the Rogate Neighbourhood Plan. We anticipate this response going to the December Planning Committee for Members consideration.

3. Resource implications

- 3.1 The SDNPA receives funding from the Ministry of Housing, Communities & Local Government (MHCLG) to support work on neighbourhood planning, known as the New Burdens Grant. The cost of Neighbourhood Planning to the SDNPA (excluding staff costs) is normally covered by the grant. A table listing the made NDPs in the South Downs National Park is shown at the end of Appendix I of this report.
- 3.2 There are further emerging NDPs yet to be 'made' in the National Park. All of these are NDPs for villages where the cost of examination and referendum is unlikely to exceed the available grant.
- 3.3 As NDPs come up for review, the SDNPA is able to use MHCLG funding to cover the cost of reviews proportionate to the scope of review undertaken.

4. Other Activity

- 4.1 Since April 2017, officers have been working with parishes and local planning authorities outside the National Park to share best practice through our Specialist Advisory Service. Currently this includes the following work:
- Egerton – Continued support on policy drafting support and working towards Regulation 14 consultation (Ashford Borough Council).
 - Horsham District Council (HDC) – The Specialist Advisory Service won a year's contract with HDC in November 2019 to support all their NDPs. We were initially asked to support 13, but after an initial meeting with officers this was increased to 15 (including one Business Neighbourhood Forum). Since May, Officers have continued to support HDC with supporting communities on the various stages of their Neighbourhood Plans. Over the past six months' officers have supported five plans to decision statement stage, two to examination and five to Regulation 16 consultation.
 - Further evidence base work is being carried out on three plans, including work on Habitats Regulation Assessment, site assessments and Sustainability Appraisal.

5. Coronavirus/COVID-19

- 5.1 The South Downs National Park Authority has been following the latest Government advice on the ongoing Coronavirus/COVID-19 pandemic. Meetings with qualifying bodies are being held online via telecoms and video-chats. Officers are still doing their utmost to offer support and guidance to communities during these difficult times.

Referendums

- 5.2 Recently the government updated the Neighbourhood Planning Regulations on Referendums; the update can be found on the Government Legislation website (<http://www.legislation.gov.uk/uksi/2020/395/regulation/13/made>) . Part 3 Regulation 13 states that any Neighbourhood Plan Referendum that would have been held during the relevant period affected, will be held in 2021. Currently, we have five Neighbourhood Development Plan affected by this that are set out in table 2 below. The Regulations state that NDPs that have undergone examination, but are awaiting referendum can be given significant weight in the determination of planning applications.

Table 2: Neighbourhood Plans stalled at Referendum due to Covid-19

Neighbourhood Plan	Lead Authority	Decision Statement Completed	Proposed Referendum Date
Stedham with Iping	South Downs National Park Authority	16 Jan 2020	May 2021
Upper Beeding	Horsham District Council	30 Jan 2020	May 2021
Henfield	Horsham District Council	22 June 2020	May 2021
Boxgrove	Chichester District Council	7 July 2020	May 2021
Bramber	Horsham District Council	25 August 2020	May 2021

6. Other Implications

Implication	Yes*/No
Will further decisions be required by another committee/full authority?	No
Does the proposal raise any Resource implications?	No
Has due regard been taken of the South Downs National Park Authority's equality duty as contained within the Equality Act 2010?	Due regard has been taken of the South Downs National Park Authority's equality duty as contained within the Equalities Act 2010. The qualifying body with responsibility for preparing the neighbourhood plan must prepare a Consultation Statement demonstrating how they have consulted the local community and statutory consultees. The examiner who assesses the plan will consider whether the Consultation Statement meets regulatory requirements.
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:	The qualifying body with responsibility for preparing the neighbourhood plan must demonstrate how its plan will contribute to the achievement of sustainable development. This is set out in the Basic Conditions Statement. The examiner who assessed the plan considered that it met the requirements. Please note that the sustainability objectives used by qualifying bodies may not be the same as used by the SDNPA, but they will follow similar themes.

7. Risks Associated with the Proposed Decision

7.1 None proposed.

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Appendices	I. Neighbourhood Development Plan Update
SDNPA Consultees	Legal Services; Chief Finance Officer; Monitoring Officer; Director of Planning
External Consultees	None
Background Documents	All plans referred to and responses made by the SDNPA are available at https://www.southdowns.gov.uk/planning/community-planning/neighbourhood-development-plans/

Neighbourhood Development Plan Update

SDNPA Led NDPs	Update	Housing Numbers Compared with the SDLP	Links to relevant documents (where applicable)
Rogate and Rake	<p>Rogate Parish Council submitted the Rogate & Rake Neighbourhood Plan (RRNP) to the SDNPA in early October 2020. The Parish Council consulted on a pre-submission draft of the RRNP in 2017, however progress on the plan was delayed due to the need for additional evidence work (Sustainability Appraisal and Habitats Regulations Assessment) which has now been completed. The submission RRNP includes planning policies addressing various matters including: locally distinctive design, the village settlement boundary, supporting the rural economy, renewable energy and parking provision. The plan also includes two housing site allocations at the Renault Garage, Rogate and Land west of the Flying Bull Pub, Rake. A Regulation 16 consultation on the RRNP is underway and will run from the 19th October to 14th December 2020, after which an independent examination will take place.</p>	<p>NDP: 13 (Submission) SDLP: 11</p>	<p>Rogate and Rake Submission NDP</p> <p>Further documentation on the Regulation 16 consultation</p>

Other Local Authority-Led NDPs	Update	Housing Numbers Compared with Existing LP and Submission SDLP	Links to relevant documents (where applicable)
Boxgrove	The Boxgrove Neighbourhood Plan passed Examination, and the decision statement was agreed by Chichester District Council in July 2020. The plan is ready to proceed to referendum, but unfortunately due to Coronavirus/COVID-19 this has now been delayed. It is currently anticipated, from liaison with Chichester District Council Electoral Services team and in line with current Neighbourhood Planning regulations, that the referendum will be held in May 2021.	NDP: 0 SDLP: n/a Chichester Local Plan: 25 (Policy 5 Parish Housing Sites)	Decision Statement Examiners report
Bramber	The Bramber Neighbourhood Plan passed Examination, with the independent examiner publishing his report on 27 July 2020. The Decision Statement was agreed by Horsham District Council on 25 August 2020. The plan is ready to proceed to referendum, but unfortunately due to Coronavirus/COVID-19 this has now been delayed. It is currently anticipated, from liaison with Horsham District Council Electoral Services team and in line with current Neighbourhood Planning regulations, that the referendum will be held in May 2021.	NDP: 0 SDLP: n/a Horsham District Planning Framework: Share of 1500 homes (outside of SDNP)	Referendum version of the Bramber NDP Decision Statement Examiners Report SDNPA comments at Regulation 16 consultation
Henfield	The Henfield Neighbourhood Plan passed Examination, with the independent examiner publishing his report on 11 May 2020. The Decision Statement was agreed by Horsham District Council on 22 June 2020. The plan is ready to proceed to referendum, but unfortunately due to Coronavirus/COVID-19 this has now been delayed. It is currently anticipated, from liaison with Horsham District Council Electoral Services team and in line with current Neighbourhood Planning regulations, that the referendum will be held in May 2021.	NDP: 0 SDLP: n/a Horsham District Planning Framework: Share of 1500 homes (outside of SDNP)	Decision statement Examiners report

Steyning	<p>The Steyning Neighbourhood Plan recently finished an eight-week Regulation 16 consultation. The consultation ran from 17 July to 11 September 2020. SDNPA officer's representation congratulated the parish council on a clear and well laid out NDP, and welcomed the focus on the natural environment, design and green space which are key to the Purposes of the National Park.</p> <p>the consultation focused on additional policy wording for clarity and detail. We anticipate the examination will start shortly.</p>	<p>NDP: 0</p> <p>SDNP: n/a</p> <p>Horsham District Planning Framework: Share of 1500 homes (outside of SDNP)</p>	<p>Submission Steyning Neighbourhood Plan</p> <p>SDNPA comments at regulation 16 consultation</p>
Upper Beeding	<p>Upper Beeding Neighbourhood Plan passed Examination, with the independent examiner publishing his report on 5 December 2019. The Decision Statement was agreed by Horsham District Council on 10 February 2020. The plan was ready to go to referendum on 19 March 2020, but unfortunately due to Coronavirus/COVID-19 this had to be cancelled and now has been delayed. It is currently anticipated, from liaison with Horsham District Council Electoral Services team, that the referendum will be held in May 2021.</p>	<p>NDP: 109 (none within SDNP)</p> <p>SDLP: Shoreham Cement works within Neighbourhood Area</p> <p>Horsham District Planning Framework: Share of 1500 homes (outside of SDNP)</p> <p>AECOM projection 213</p>	<p>Decision Statement</p> <p>Examiners report</p>

Made Neighbourhood Development Plans

Made Plans	Date Made by SDNPA	Date of SDNPA Area Designation	Referendum Turnout	Cost *
Albourne	13 October 2016	13 September 2012	43.4%	N/A
Aldingbourne	8 December 2016	7 November 2013	24%	N/A
Amberley	15 June 2017	5 March 2015	57.7%	£12,125
Angmering	14 March 2015	14 March 2013	31.3%	N/A
Arundel (Updated)	12 June 2014	14 March 2013	26.6%	N/A
Bury	12 April 2018	12 December 2015	38%	£11,885.75
Clapham	12 May 2016	13 November 2014	52.7%	£3,664.98
Ditchling, Westmeston and Streat	10 May 2018	13 June 2013 and extension 16 January 2014	34.0%	£6789.50 ¹
East Meon	14 December 2017	14 August 2014	37%	£13,868.15
Fernhurst	14 April 2016	13 September 2012	18.2%	£33,703.94
Ferring	12 March 2015	14 March 2013	45.2%	N/A
Findon (now being revised 2018)	8 December 2016	12 October 2012	25.5%	£35,518.40
Fittleworth	20 December 2019	5 March 2015	25%	£2581.09
Hamsey	14 July 2016	13 September 2012	28.0%	N/A
Hassocks	TBC	13 September 2012	26.43%	N/A
Hurstpierpoint & Sayers Common	14 March 2015	13 September 2012	42.0%	N/A

Made Plans	Date Made by SDNPA	Date of SDNPA Area Designation	Referendum Turnout	Cost *
Kirdford	12 June 2014	13 September 2012	44.0%	N/A
Lavant	10 August 2017	18 March 2013	24%	£21,145.64
Lewes	11 April 2019	8 May 2014	24.8%	£31,474.66 ¹
Liss	14 December 2017	14 August 2017	30%	£26,069.84
Milland	9 June 2016	13 June 2013	33.8%	£1,986.50
Newhaven	14 November 2019	8 July 2013	14.74%	N/A
Patching	12 April 2016	14 March 2013	21%	£7368.90
Petworth	12 th July 2018	16 Jan 2014	36.32%	£27,113.80
Petersfield	21 January 2016	13 September 2012	26.0%	£45,209.01
Plumpton	12 April 2018	28 April 2014	47.0%	N/A
Ringmer	21 January 2016	13 September 2012	42.0%	N/A
Seaford	12 March 2020	18 January 2016	31.8%	N/A
Storrington, Sullington & Washington	12 September 2019	10 December 2013	19.13%	N/A
Walberton	9 March 2017	14 March 2013	48%	N/A
Wisborough Green	9 June 2016	13 September 2012	36.6%	N/A
Woodmancote	15 June 2017	17 February 2014	46%	N/A

¹ The cost of the referendum is not yet included in this figure