

SDNPA Planning Committee – 12 November 2020

Update Sheet

Agenda Item	Page No	Para	Update	Source/Reason
7	13	4.1	<p>Fittleworth Parish Council have withdrawn their initial “holding objection” and they support the planning application as revised. Their main comments are outlined below:</p> <ul style="list-style-type: none"> • Support is conditional upon matters being adequately conditioned. • The Parish Council wish to see greater provision made for on-site flood water attenuation. They consider that the amenity area around the pond should maximise its functionality in terms of flood water storage. A condition is suggested as means to secure additional provision of on-site storage and attenuation. Landscaping conditions are suggested to be amended to reflect this change of the open space from “amenity area” to “wetland/dry bed”. <p>Officer comment: Conditions 11 and 12 control drainage and require details to be submitted and approved prior to commencement. Additional provision for on-site water storage and attenuation beyond what is currently proposed is not thought to be required.</p> <ul style="list-style-type: none"> • On balance, the Parish Council feel that the offer to assist the community in dealing with the challenge of speeding along the Fleet is fair. The Parish Council requests a condition requiring the bus stop and crossing point to be put in place prior to the occupation of dwellings. <p>Officer comment: Condition 17 requires that the bus stop and pedestrian crossing shall be implemented prior to the occupation of the development.</p> <ul style="list-style-type: none"> • The Parish Council is pleased to see amendments to address some of their concerns. The Parish Council is satisfied that the current scheme represents an acceptable outcome. In order to ensure that the level of design quality is maintained through the discharge of conditions process they require a condition controlling materials and architectural details. <p>Officer comment: Conditions 13, 24 and 25 control landscaping, building materials and architectural details.</p> <ul style="list-style-type: none"> • There is no objection to the delivery of 14 units, but the Parish Council is keen to ensure that there is adequate outside space for residents and sufficient space to store water and for biodiversity. <p>Officer comment: This matter has been addressed in the officer report.</p>	Parish Council consultation response

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7	15	5	10 additional objection comments have been received from local residents. They refer to previously submitted objection letters and outstanding issues. These issues include landscape impact, design and density, flooding, pollution, traffic increase, access safety, light pollution and the lack of sufficient facilities and infrastructure in the village. The concerns raised are addressed in the officer report.	Third party representations
7	21	8.15	An additional plan was received delimiting the exact extent of the public open space, which corresponds to the area to the north west around the pond.	Additional plan
7	21	8.20	Typing error: “timber badge boards”. It should say “timber bargeboards”.	Typo
7	26	8.57	Typing error: “badge boards”. It should say “bargeboards”.	Typo
8			Throughout the TAN: 'Ecosystem Services' rather than 'Ecosystems Services'	Typing error
8	41	1.3	Omission of “Town Councils” when discussing Statutory consultees. Report should read: “However, officers recommend that there should be a limited consultation with statutory consultees (Town and Parish Councils), tourism specialists and members of our Agents’ Forum.	Mistake: omission of ‘town councils’
8 Appendix I	47	Under subheading ‘Consultation’, second sentence	Same as above Omission of “Town Councils” when discussing Statutory consultees. Document should read: “We will be consulting with our Statutory Consultees (including Town and Parish Councils), Host Authorities, tourism specialists including the National Trust and members of our Agents Forum.”	Mistake: omission of ‘town councils’
8 Appendix I	48	Second paragraph Third sentence	‘These visitors contributed to £436.810 <u>464.3</u> million of GVA (Gross Value Added) to the National Park’	Typing error
8 Appendix I	48	Final sentence of final paragraph	The purposes and duty are set out in Figure 3 1 as illustrated in the Partnership Management Plan.	Typing error

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8 Appendix I	49	First paragraph	<p>'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 <u>TAN</u> is especially important now <u>with people choosing 'staycations' over travelling abroad resulting in as there are</u> higher levels of campsite applications, as people are choosing 'staycations' over travelling abroad.'</p>	Re-wording
8 Appendix I	49	Second & third paragraphs	<p>'Published in September 2019, the Landscapes 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. <u>There are 27 proposals listed in the Review.</u> Tourism will play a part in this, as set out in Proposal 14: National landscapes supported to become leaders in sustainable tourism.</p> <p>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 <u>reporting</u> benefits to their physical health.'</p>	Re-wording
8 Appendix I	49	First & second paragraphs	<p>The SDNP is an extraordinarily beautiful part of the country and offers a unique experience for visitors. The National Park covers over 1,600km² 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 <u>in the east.</u></p> <p>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 4 explains that it is an international dark night sky reserve.'</p> <p><u>Add title to Figure 3: Dark Night Sky Reserve</u></p>	Re-wording

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8 Appendix I	49	First bullet point under PMP	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. Outcomes 5 and 10 relate <u>are relevant</u> to camping and glamping:	Re-wording
8 Appendix I	52	First three paragraphs	<p>'Strategic Policy SD23: Sustainable Tourism is the main Local Plan policy that <u>with which</u> 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.</p> <p>The SDLP is landscape led and sets out a gentle balance between development and the landscape itself. This section of the document <u>TAN</u> is to inform <u>explain</u> 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.</p> <p>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.</p> <p>Please note that throughout this section the term 'campsite' is used to reflect all tenures and types of camping <u>and</u> glamping. This is used for simplicity but is meant to encompass all types of camping/glamping development.'</p>	Typos
8 Appendix I	54	g(ii)	<p>'ii. Are closely associated with other attractions/established tourism uses, including the public rights of way network; or</p> <p>Part ii comments on <u>relates to</u> the general locality of a proposed site. A site being near 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 <u>be</u> increased interest in the site. It is then also beneficial for potential visitors as there are things that are easily accessible nearby.'</p>	Re-wording

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8 Appendix I	54	Text after heading 'Farm diversification'	<p>Farm diversification</p> <p>The history of the South Downs in <u>is</u> 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 Ecosystem 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.</p> <p>As part of a <u>A</u> 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 <u>It must also explain</u> 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 SDNPA wants to support farmers in undertaking tourist enterprises. Campsites as part of a wider farming scheme can work well, by the natural incorporation of</p>	Re-wording
8 Appendix I	55	Line above 'Whole Estate Plans'	<p>Insert new sub-heading:</p> <p><u>'Other Local Plan policies'</u></p>	Re-wording
8 Appendix I	55	Third paragraph	<p>'It is important to note that although SD23 is a key SDLP policy for which against 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:'</p>	Re-wording
8 Appendix I	55	Fourth paragraph	<p>SD2: Ecosystems Services</p> <p>Ecosystem Services are the goods and services that people and society get from the natural environment. The diagram on page 12 <u>Figure 4</u> highlights some small steps that can be taken to implement and utilise Ecosystems Services. Examples include restoring grassland <u>and</u> 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 <u>increase</u> 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, <u>They</u> have an important role, by providing connections</p>	Re-wording

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Continued			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.	
8 Appendix I	58	All	<p>Do I need planning permission?</p> <p>Not all camping and glamping schemes will require planning permission, so it is advisable to seek advice from us at the earliest opportunity.</p> <p>When in doubt, the 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 <u>whether you need planning permission can</u> be found here: http://www.southdowns.gov.uk/wp-content/uploads/2015/01/DINPP-proforma.doc</p> <p>Pre application advice</p> <p>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 <u>is</u> 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 <u>We will also suggest how</u> an application can add value to the National Park.</p> <p>The website has further useful information on pre-application advice, such as information on benefits, steps and fees.</p> <p>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:</p> <p>https://www.southdowns.gov.uk/planning-applications/apply/</p> <p>The correct information should be provided up front so that we can make well informed decisions. 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.</p>	Re-wording

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Continued			<p>Permitted development</p> <p>Permitted Development (PD) rights refer to work that can be carried out without applying for planning permission. Information on what constitutes <u>PD Permitted Development</u> can be found on the Planning Portal website: https://www.planningportal.co.uk/info/200187/your_responsibilities/37/planning_permission/2</p>	
8 Appendix I	59	First sentence of first paragraph under 'Temporary Permissions'	<p>'Grant of Temporary permission may be applied granted 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.'</p>	Re-wording
8 Appendix I	62	First paragraph	<p>'Wild camping is not a planning issue, as the person part taking part 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.'</p>	Re-wording
9	66	1.3	<p>Add a bullet point in regards to Pulborough Neighbourhood Plan. Will read as follows:</p> <ul style="list-style-type: none"> • "Delegated officer comments were made on the Regulation 14 Pulborough NDP that ran for eight weeks between 6 July to 31 August 2020." 	Omission
9 Appendix I	72	Other led Authority NDPs Update	<p>Add a row for 'Pulborough', with the following text; "The Pulborough Neighbourhood Plan ran their Regulation 14 consultation for 8 weeks from 6 July to 31 August 2020. Delegated officer comments were made in response to this consultation."</p> <p>The third column that sets out housing numbers compared with existing LP and submission SDLP will have the following text: NDP: 294 SDLP: 0 Horsham District Planning Framework: Share of 1500 homes (outside of SDNP)</p> <p>Fourth column to links to relevant documents, will link the SDNPA response to the Regulation 14 consultation.</p>	Omission