



**Agenda Item 7  
Report PC 21/22-23**

Report to **Planning Committee**

Date **11 November 2021**

By **Director of Planning**

Local Authority **East Hampshire District Council**

Application Number **SDNP/21/03811/FUL**

Applicant **Southcott Homes (Fareham) Ltd**

Application **Development of 12 new dwellings comprising 2 no. detached two-storey houses, 6 no. semi-detached two-storey houses, 1 no. two-storey building comprising 4 flats, detached car barns, 2 no. new accesses from Coombe Road, new footpath, attenuation pond, swales and landscape buffer on southern boundary.**

Address **Land adjacent to Coppice Cottages, Coombe Road, East Meon, Hampshire. GU32 1NX**

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**Recommendation:**

**That planning permission be refused for the reasons set out in paragraph 10.1 of this report.**

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## Site Location Map



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## Executive Summary

- This application is the resubmission of a refused application (SDNP/19/06024/FUL) on 15<sup>th</sup> April 2021 planning committee which has subsequently been appealed (the appeal is ongoing). The proposals submitted have not fundamentally changed since this refusal in terms of landscape and design. The applicant has also reduced the amount of affordable housing provision proposed on site from 50% to 33%. Positively however the applicant has addressed concerns previously raised by the Local Lead Flood Authority and the East Hants Drainage Officer and as such they no longer raise objection. Finally, the applicant has provided sufficient information and detail which addresses the concerns that HCC Highways raised in the previous application and as such they now have no concerns.
- Therefore, the key considerations of this application are as follows:
  - Landscape harm from layout and design
  - Lack of sufficient affordable housing provision
  - Absence of completed Section 106 for nutrient neutrality of the water in the Solent protected areas
- It is considered that this application does not accord with key policies within the South Downs Local Plan, the purposes of the Park or the NPPF (2021) and as such, it is recommended that it is refused.
- The application is placed before the Committee given it is a resubmission of an application that was previously determined by the Committee.

## I. Site Description

- I.1 The site is located within the rural village of East Meon, within the settlement boundary (as defined within SD25 of the South Downs Local Plan 2019). It is accessed via Coombe Road and is south of a row of semi-detached houses built circa 1950. The East Meon

Conservation Area is approximately 250 metres to the north east of the site and there are no listed buildings or designated heritage assets in close proximity to the site.

- 1.2 Following the South Downs Landscape Character Assessment 2020 (SDLCA), the site falls within landscape character E3b: Meon Valley - Valley Side. It also falls within the Dark Sky Core (Zone E0) and is medium-low level of relative tranquillity as shown on the SDNP Tranquillity Study.
- 1.3 The site is a rectangular field of 0.50 hectares and it is currently used for agricultural uses and pasture grazing present during the recent site visit. The site is currently well screened by mature hedgerows on all boundaries of the site and the topography of the site is sloped and it is on an elevated level from Coombe Road. The land further slopes up beyond the southern boundary of the site, leading to the site being at the bottom end of the sloped topography.

## 2. Relevant Planning History

- 2.1 SDNP/19/06024/FUL – Development of 12 new dwellings comprising 1 no. detached 2 storey dwelling and 10 no. semi-detached 2 storey dwellings, detached garage block, 2 no. new access from Coombe Road and 5 metre landscape buffer on southern boundary – Refused at Planning Committee – 15<sup>th</sup> April 2021. Reasons for refusal were:
1. By reason of its scale and design, fails to conserve and enhance landscape character. The proposed changes to ground levels and engineered solutions along the frontage of the site would result in an unacceptably suburban form of development that would fail to contribute to local distinctiveness and integrate with and respect local character in this part of the National Park. Proposal fails to adequately protect trees.
  2. Insufficient information has been provided to demonstrate that the drainage proposals incorporate a satisfactory means of managing surface water sustainably and the development would not result in flood risk within the site or elsewhere.
  3. Insufficient information has been provided to demonstrate that the development would not have an unacceptable impact on highway safety and the continued safe and efficient operation of the road network. Particularly, the applicant has not demonstrated that the access and layout are adequate for large delivery, firefighting and emergency vehicles.
  4. In the absence of a completed Section 106 Legal Agreement to secure the following:
    - a) An on-site affordable housing contribution of 50% of dwellings;
    - b) A scheme of mitigation towards nutrient neutrality of water in the Solent protected areas,
 the proposal fail to secure a level, mix and tenure of onsite accord with policy SD27 and SD28 and to mitigate against its direct impacts and does not satisfy SDLP Policies.
- 2.2 APP/Y9507/W/21/3274207 – Appeal for refused planning application SDNP/19/06024/FUL – Appeal is in progress.

## 3. Proposal

- 3.1 The applicant is seeking permission for the erection of 12 dwellings comprising 2 no. detached two-storey houses, 6 no. semi-detached two-storey houses, 1 no. two-storey building comprising 4 flats, detached car barns, 2 no. new accesses from Coombe Road, new footpath, attenuation pond, swales and landscape buffer on southern boundary.
- 3.2 The housing mix is detailed below:

Dwelling Size	Open Market	Affordable	Total
2 bedroom	4	4	8
3 bedroom	4	0	4
Total	8	4	12

3.3 The proposed 4 affordable units would be affordable rented. The remaining 8 units would be open market. This equates to 33% of the dwellings to be affordable. The applicant has submitted a viability assessment which states that it would not be viable to increase the proposed affordable units.

#### **4. Consultations**

##### **4.1 East Meon Parish Council – No objection but concerns raised:**

- Management of surface water and effective drainage as one of the biggest challenges to implemented development on this site. Sewerage is a similarly challenging issue.
- Proposed use of LPG seems contrary to the climate emergency declared by HCC
- Costs of maintaining or upgrading the proposed private drainage, sewage and power systems have the potential to represent an unsustainable financial burden on the people living on the site.
- A footpath would be better situated on the north side of Coombe Road instead of the south side as proposed.
- The proposal exceeds the stated 11 dwellings in East Meon Neighbourhood Development Plan and as such will only support the increase in dwellings from 11 to 12 if it enables the delivery of a suitable number of affordable homes.
- EMPC requires that the Wildlife Corridor is implemented in full and that, before development is started, an agreement to maintain the corridor in perpetuity is signed.
- Condition to be placed on this application that, before development commences, a covenant is in place detailing a non-build or no development zone immediately to the south of the site, adjacent to the site but outside the site itself to the effect that it cannot be used for any purpose other than agriculture without the formal approval of the Parish Council.
- Condition to limit permitted development rights and prevent all future owners expanding houses beyond the current number of bedrooms, including construction which would increase the size of the property beyond the requirements expressed in the EMNDP and the Housing Needs Survey.
- The wildlife corridor at the south of the site should consist of native trees and shrubs and should be typical of hedgerows in and around East Meon. Wildlife permeable boundaries should be installed between gardens and open spaces.
- Improved design with the view from Coombe road consistent with the existing street scene while retaining the principle of the 2 clusters indicated in the EMNDP. The roof heights for plots 7 10 and some eaves heights have been lowered. Want to avoid bins being left in places which spoil the street scene.
- Requires confirmation that the layout meets parking space requirements and the proposed car barn is tall enough to accommodate vans and to include electric vehicle charging points.
- Condition to require a Construction Management Plan to be submitted and approved prior to commencement.

##### **4.2 Natural England – No objection subject to conditions**

##### **4.3 Ecology – No objection subject to conditions**

##### **4.4 East Hants Drainage Engineer – No objection**

##### **4.5 Hampshire Highways – No objection subject to conditions**

##### **4.6 LLFA HCC – No objection subject to conditions**

#### 4.7 **Landscape Officer – Objection**

- Note the scheme has not changed considerably since the previous application for this site, which was refused by the Authority. As such comments made under SDNP/19/06024/FUL still stand.

#### 4.8 **Design Officer – No Objection**

#### 4.9 **Southern Water – No Objection**

### 5. **Representations**

5.1 A total of 7 letters of representation were received, 6 were letters of objection and 1 neutral letters.

5.2 The letters of objections received raise the following concerns:-

- Parking
- Too many units
- Flood risk
- Increase in traffic causing increase danger to users of the road and wildlife
- Sewerage overflow flooding
- Very little difference to previously refused application

5.3 The general letter raised the following points:-

- Recommend installing 12 integral swift bricks via condition if planning permission is granted

### 6. **Planning Policy Context**

6.1 Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory development plan comprises the South Downs Local Plan (SDLP) 2014-2033. The policies relevant to this application 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 the area
- To promote opportunities for the public understanding and enjoyment of the special qualities of the area

6.3 If there is a conflict between these two purposes, greater weight shall be attached to the purpose of conserving and enhancing the natural beauty, wildlife and cultural heritage of the area comprised in the National Park.

#### National Planning Policy Framework and Circular 2010

6.4 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 July 2021. The Circular and NPPF confirm that National Parks have the highest status of protection and the NPPF states at paragraph 176 that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks. It also states that the scale and extent of development within these designated areas should be limited.

### National Planning Policy Framework (NPPF) 2021

6.5 The NPPF has been considered as a whole and its following sections are particularly relevant 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

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

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

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

6.7 The Environment Act 1995 (as amended) 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 out 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 7: Health and Wellbeing
- Outcome 9: Great Places to Live

### Other relevant material considerations

6.8 The following are relevant material considerations:

- Adopted Parking SPD
- Adopted Sustainable Construction SPD
- Affordable Housing SPD
- South Downs Landscape Character Assessment
- Ecosystems Services Technical Advice Note
- Dark Skies Technical Advice Note
- Roads in the South Downs

## **7. Planning Policy**

7.1 Whilst the South Downs Local Plan (2019) must be read as a whole, the following policies are of significant relevance:

- SD4: Landscape Character
- SD26: Supply of Homes
- SD27: Mix of Homes
- SD28: Affordable Housing
- SD49: Flood Risk Management

7.2 The following policies are also considered relevant

- SD 1: Sustainable Development
- SD2: Ecosystem Services
- SD5: Design
- SD6: Safeguarding Views
- SD7: Relative Tranquillity
- SD8: Dark Night Skies
- SD9: Biodiversity and Geodiversity
- SD 10: International Sites
- SD 11: Trees, Woodland and Hedgerows
- SD 16: Archaeology
- SD 17: Protection of the Water Environment
- SD 19: Transport and Accessibility
- SD20: Walking, Cycling and Equestrian Routes
- SD21: Public Realm, Highway Design and Public Art
- SD22: Parking Provision
- SD25: Development Strategy
- SD34: Sustaining the Local Economy
- SD45: Green Infrastructure
- SD48: Climate Change and sustainable Use of Resources
- SD50: Sustainable Drainage Systems
- SD54: Pollution and Air Quality

7.3 The following policies of the East Meon Neighbourhood Development Plan 2016-2032 are relevant to this application:

- EM1: East Meon Housing Allocation to 2032
- EM2: Settlement Policy Boundary
- EM3: Size of Dwellings
- EM4: Allocation of Affordable Housing
- EM5L Protection of Valued Views
- EM6: Layout and Form
- EM7: Building Materials and Detailing

- EM8: Outbuildings and Enclosure
- EM12: Sewage and Drainage
- EM13: Surface Water Management
- EM16: Land South of Coombe Road

## **8. Planning Assessment**

### Background

8.1 This application is a resubmission following the refusal of planning application SDNP/19/06024/FUL at planning committee on the 15<sup>th</sup> April 2021. The applicant has sought to address issues relating to design, landscape, drainage, flood risk, highway safety, affordable housing and nitrate neutrality.

### East Meon Neighbourhood Development Plan

8.2 The application site is allocated for residential development in Policy EM16 of the East Meon NDP; therefore, the principle of development is established. Policy EM16 of the NDP states that the land south of Coombe Road is allocated for 11 dwellings to include:

- a) Two clusters of 6 and 5 dwellings, each served by their own access.
- b) The mix of dwellings to comply with NDP.
- c) No more than 2 storeys, no accommodation within the roof.
- d) Public footway along frontage of site.
- e) Wildlife corridor to be provided along south edge of site of 5 metres in depth.
- f) Landscape and visual impact assessment appraisal to inform the design and layout of proposals.
- g) Details of site levels, existing and proposed.
- h) Detailed foul and surface water drainage strategy including Sustainable Urban Drainage (SuDS), to demonstrate how surface water drainage can be satisfactorily accommodated to, and, if practical and feasible, alleviate current problems in Coombe Road.
- i) Demonstrate that the development will not have an adverse impact on the quality of surface or groundwater.
- j) An archaeological investigation.

8.3 Whilst the proposal follows the general parameters of EM16 allocation policy it includes an additional dwelling and the red line also protrudes further south from the allocated boundary within the Neighbourhood Development Plan. However, as National and Local Planning Policy seeks to make an effective use of land and it is considered that this additional dwelling is considered acceptable, even if a departure from the allocation policy, as it could have the potential to maximise the provision of affordable housing, subject to accordance with development plan policies.

8.4 There is clear guidance within EM16 of layout design requirements which are considered prescriptive and are included in an indicative layout of the supporting text. It should be noted that whilst the layout generally follows EM16 this will have an impact on other policies within the development plan. As such there is some conflict between these two plans when trying to achieve all policy requirements within the East Meon Neighbourhood Development Plan and the South Downs Local Plan.

8.5 Due to this proposal being within an allocation within the East Meon Neighbourhood Development Plan, considerable weight has been given to the specific criteria on how East Meon wish the site to be developed. Thus it is not considered a full re-design from the previous application is required but that a scheme should minimise harm on landscape and seek opportunities to provide multiple benefits which accord with the South Downs Local Plan policies.

- 8.6 Officers still consider that a scheme is possible that follows the general design principles of EM16 whilst according to the South Downs Local Plan with specific attention to local landscape character. However, it is not considered that this has been achieved within this resubmission as detailed within the rest of this assessment.

#### Design and Landscape

- 8.7 It is important to note that the resubmission of this proposal has not provided fundamental changes to the layout and design of the site and thus the SDNPA Landscape Officer continues to raise an objection on this scheme and reiterates that their objection comments from the previous application.
- 8.8 The site is elevated and is on a historic rural road (Coombe Road). The site is screened currently by an existing hedgerow on all boundaries and it is considered that the location and boundary treatment positively promote the rural character of Coombe Road as there is an absence of development. It is also a catchment area for surface water from neighbouring land and surface water flooding is an ongoing concern for Coombe Road.
- 8.9 Development is required to accord with SD4 (Landscape) and SD5 (Design) to ensure they provide a landscape led approach which seeks to respond positively to local character. It is considered that the resubmission is still a departure from the settlement pattern where buildings are positioned parallel with the landform and routes. This established settlement pattern minimise the need for excavation and engineered changes to levels. The proposal should aim to work with the existing contours and respect the topography and this is not considered to have been achieved within this application due to the very little changes proposed. Finally, the proposal is still considered to promote an urbanisation of a rural road through scale and appearance, including the footpath, swales and accesses and through the loss of the existing hedgerow. As such it is not considered that this proposal accords with South Downs Local Plan policies, particularly SD4 and SD5.
- 8.10 The design of the buildings have not been amended significantly in this resubmission, however the SDNPA Design Officer has raised no objection and note that the Design comments from the previous application still stand. The Design Officer considers that the design of the buildings reflect a variety of materials which are consistent to buildings and forms in the local area such as flint, brick, clay tiles and slate. As such it accords with EM7 of the East Meon Neighbourhood Development Plan.
- 8.11 The application is supported by a sustainability statement which commits to:
- Ensuring that the internal water usage of 110 litres/person/day
  - 2 houses for passive housing (this would require further assessment)
  - Rainwater harvesting
  - Internal waste segregation in all dwellings
  - Compost bins for ground flood private gardens of 50m<sup>2</sup> or above
  - All timber to be either FSC or PEFC sourced
  - Solar panels to all plots
  - Electric Vehicle charging points
  - Mechanical ventilation heat recovery
  - Enhanced insulation U-Values in the building envelope (walls, roofs, floors and glazing)

#### Surface Water Drainage

- 8.12 One of the reasons for refusal in the previous application was that of Surface Water Drainage and Flood Risk. The District Drainage Engineer and LLFA were consulted on the previous proposals and objected to the proposed development. The main concerns raised were:

- a) The submitted ground water winter monitoring test only took place for a week, rather than a prolonged time in the winter and there is no conclusive evidence of the absence of ground water below the base of the proposed soakaways to allow infiltration.
  - b) Detailed network calculations have not been provided. These are a simulation of the network's work and would demonstrate that the proposed drainage design can cope with all potential events of rainfall and deal with water successfully without flooding. In the absence of these calculations the feasibility of the system cannot be demonstrated.
  - c) The location of soakaways in close relation to buildings and trees may require amendment (further investigation would be needed).
  - d) Flood flow routes in case of exceedance events suggest potential flooding of both vehicular and pedestrian accesses to the site, restricting access.
  - e) No information has been provided on how rainwater gardens will work effectively.
  - f) The culverts below the proposed access is too shallow and difficult to maintain.
  - g) Soakaways within rear gardens could have restricted access for maintenance (further investigation would be needed).
- 8.13 The refused application suggested that surface water infiltration was feasible within the site and that no groundwater is encountered within the first 5 metres in depth. It was considered that there was no compelling evidence demonstrating the absence of groundwater to the minimum depth required for the drainage design to be feasible.

- 8.14 The applicant has worked on these concerns since the refusal and within this resubmission have provided detailed hydraulic calculations which satisfied the LLFA who require conditions to be applied should the application be approved. East Hants Drainage Engineer has also assessed the new information and they confirm that their previous concerns have also been addressed and that the drainage proposals are suitable to serve the proposed development.

Highways safety, access and parking

- 8.15 Within the proposal various highways documents were provided and assessed by HCC Highways who initially raised concerns, however, the applicant provided further information which has been further assessed and Highways no longer have concerns and require a number of conditions should permission be granted. Therefore, impact on highways is no longer a reason for refusal.
- 8.16 With regards to parking, the proposal has changed the statement to remove a reference to formal number of parking spaces and as such this is a concern that has been raised by local residents and the Parish Council. However, it is considered that as the proposal has not varied much from the previous application, the parking arrangements required on site could be achieved. The parking within the previous application was for a total of 28 parking spaces, 25 for residents and 3 for visitors and it was considered that this is compliant with the Adopted Parking SPD.

Affordable Housing

- 8.17 The application has been supported by a viability assessment which is currently being appraised by Bruton Knowles and an update will be provided within the update sheet in due course. The applicant's viability assessment concludes that it would not be viable to achieve 50% affordable housing on site and as such it is offering 33% (4 units instead of 6). This is a marked change from the previously proposed affordable housing units in the last application which proposed 50%. As such this is not in accordance with SD28 of the South Downs Local Plan. Furthermore, the site is on a greenfield site outside of the settlement boundary as defined in SD25 but is within the settlement boundary as defined in EM2 of the East Meon Neighbourhood Development Plan. Therefore, not meeting the required 50% of affordable housing is unacceptable.

### Nitrate Neutrality

- 8.18 There were previous concerns on the refused application regarding nitrate neutrality and that no securement through a Section 106 was provided. However, within this application further information has been provided to demonstrate that nitrate neutrality could be achieved through the additional provision of mitigation land to the south of the site which is not within the planning red line but is in the applicant's control. The applicant is committed to providing mitigation land for nitrate neutrality and they propose this land would be planted with native broadleaved woodland. It is also proposed that native species are planted to infill gaps in existing hedgerows to provide benefits to hazel dormice and bats. Finally, they provide proposals for two in-built and two tree-mounted bat boxes. Therefore, should this planning permission be granted then nitrate neutrality could be secured through a Section 106 and as such the concerns for nitrate neutrality have been satisfied.

### Other Matters

- 8.19 Whilst no formal calculation has been provided for the estimated biodiversity net gain proposed, the County Ecologist has raised no objection to this proposal and states that the mitigation area for nitrates would benefit successfully from natural regeneration and the gradual succession of habitats. They further stated that if permission is granted conditions would include the provision for swift boxes/bricks, the safeguarding of the wildlife corridor along the southern boundary and its management, and an ecological mitigation and enhancement measures to be submitted prior to commencement. With regards to ecosystem services the applicant has provided information to accord with SD2 b, c, d, e, f, j and k.

## **9. Conclusion**

- 9.1 In conclusion, the proposals are acceptable in principle insofar as the site is allocated for housing in the East Meon NDP. However, for the reasons above it results in harm to local landscape and does not accord with policies SD4, SD5, SD6 and SD28 of the Local Plan. As such it is recommended that this application is refused for the reasons within 10.1 of this report.

## **10. Reason for Recommendation**

- 10.1 Planning permission is recommended to be refused for the following reasons:

- 1) The proposal, by reason of its scale and design, fails to conserve and enhance landscape character. In particular, the proposed changes to ground levels and engineered solutions along the frontage of the site would result in an unacceptably suburban form of development that would fail to contribute to local distinctiveness and integrate with and respect local character in this part of the National Park. Moreover, the proposal fails to adequately protect trees. The proposed development is therefore contrary to policies SD1, SD4, SD5 and SD6 of the South Downs Local Plan 2014-2033, policies EM5, EM6 and EM16 of the East Meon Neighbourhood Development Plan 2016- 2032, the National Planning Policy Framework 2019 and the First Purpose of the National Park.
- 2) Inadequate provision for affordable housing for a rural greenfield site with 12 proposed units. Thus the proposed development is therefore contrary to policy SD28 of the South Downs Local Plan 2014-2033, National Park Purposes and statutory duty of a National Park.
- 3) The absence of a completed Section 106 Legal Agreement to secure a scheme of mitigation towards nutrient neutrality of water in the Solent protected areas. The proposed development is therefore contrary to policy SD1, SD9, SD10 and SD17 of the South Downs Local Plan 2014-2033, National Park Purposes and statutory duty of a National Park.

## **11. Crime and Disorder Implications**

- 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 advice from the SDNPA Development Management Officer and SDNPA Historic Buildings Officer during the application and the opportunity to provide additional information to add additional value as identified by SDNPA Officers and consultees.

### **TIM SLANEY**

#### **Director of Planning South Downs National Park Authority**

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SDNPA Consultees: Director of Planning & Legal Services

Background Documents: Current Application Documents  
<https://planningpublicaccess.southdowns.gov.uk/online-applications/applicationDetails.do?keyVal=QWJ9CXTUK2C00&activeTab=summary>

South Downs Partnership Management Plan  
<https://www.southdowns.gov.uk/partnership-management-plan/>

South Downs Local Plan  
[https://www.southdowns.gov.uk/wp-content/uploads/2019/07/SD\\_LocalPlan\\_2019\\_17Wb.pdf](https://www.southdowns.gov.uk/wp-content/uploads/2019/07/SD_LocalPlan_2019_17Wb.pdf)

National Planning Policy Framework  
[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/1005759/NPPF\\_July\\_2021.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf)

Adopted Parking SPD  
<https://www.southdowns.gov.uk/planning-policy/supplementary-planning-documents/supplementary-planning-documents/parking-spd/>

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

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

Ecosystem Services Technical Advice Note

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

Dark Skies Technical Advice Note

<https://www.southdowns.gov.uk/planning-policy/supplementary-planning-documents/technical-advice-notes-tans/dark-skies-technical-advice-note-tan/>

South Downs Landscape Character Assessment

<https://www.southdowns.gov.uk/landscape-design-conservation/south-downs-landscape-character-assessment/south-downs-landscape-character-assessment-2020/>

Roads in the South Downs

<https://www.southdowns.gov.uk/wp-content/uploads/2015/09/Roads-in-the-South-Downs.pdf>

