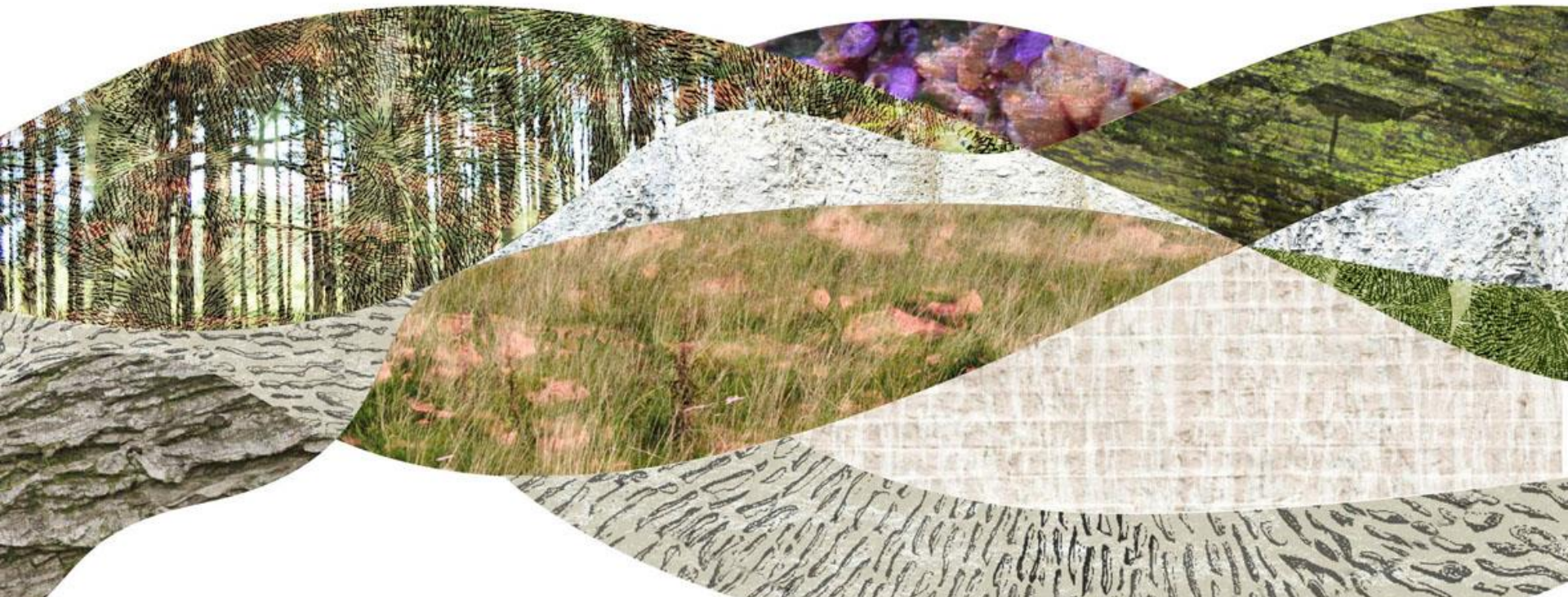


# Local Plan Review

East Sussex Parishes – 28/11/23

Hampshire Parishes – 06/12/23

West Sussex Parishes Workshop – 07/12/23



# Agenda

Item No.	Item
1	<b>Welcome &amp; Purpose of Workshop</b> (18:30) (10mins) TB
2	<b>Introduction</b> (18:40) (10 mins) CT
3	<b>Parish Engagement</b> (18:50) (10mins) CT
4	<b>Housing and Economic Needs Assessment (HEDNA)</b> (19:00) (15mins) ATJ
5	<b>Completions &amp; Commitments</b> (19:15) (10mins) ATJ
6	<b>Land Availability Assessment (LAA)</b> (19:25) (15 mins) KS
7	<b>Settlement Facilities Study (SFS)</b> (19:35) (10 mins) ATJ
8	<b>Next Steps for the LPR</b> (19:45) (10 mins) KS
9	<b>Next Steps &amp; timeline</b> (19:55) (5 mins) CT
10	<b>Q&amp;A</b> (20:00) (20 mins) Chaired by CT
<b>Close at 20:30</b>	



# Purpose of Workshop

1. To update Parishes on the progress of the Local Plan Review and the implications of national plan-making reforms; and
  2. For Parishes to ask questions and input into the evidence gathering.
- We want to keep Parishes informed about the Local Plan and provide opportunities for them to input at an early stage.
  - There will be further opportunities to input as the Plan develops.
  - The adopted SDLP was an innovative plan that led the way in landscape-led design and ecosystems services, but we need to **up our game** again on **climate change** policies and adapt to changing context.





## Introduction - Claire Tester

National Park Authority agreed May 2022 to review the Local Plan and in December 2022 updated the timetable and agreed to add the work on Shoreham Cement Works into the Local Plan Review.

Agreed that it would be a **focussed review** which would

**Keep:** the landscape led approach; ecosystem services; and the development strategy of a medium level of dispersed development

**Review:** development needs and provision numbers; and delivery of corporate priorities relating to Climate Action, ReNature and a National Park for All.

Since then, we have more information about the new planning system we are likely to be preparing the Plan under, brought in by the **Levelling Up and Regeneration Act** passed on 7<sup>th</sup> November 2023. Whilst much will require secondary legislation, we have a **strengthened duty** to seek to further the purposes of the National Park which takes effect on Boxing Day and applies to all of us, including in how we prepare the Local plan Review.



## Introduction - Claire Tester

The changes include:

- The introduction of National Development Management Policies which will replace many 'generic' policies which are similar to those in other Local Plans;
- A new process for preparing Plans which will include an early 'participation' stage and 'gateways' – advisory visits with PINs or similar to guide LPAs and must be completed within 30 months; and
- Shorter, more visual and digital plans and evidence bases.

We are currently at evidence gathering stage, including development need and potential sites (later in presentation) but also work on transport, water and habitats.

We are working towards first formal public consultation in early 2025 but subject to guidance and secondary legislation on the new planning system.



# Parish Engagement - Claire Tester

## What we have asked for so far:

We encouraged PCs to participate in the Call for Sites in 2022, including for Local Green Spaces.

We wrote in February 2023 asking for information on settlement facilities and open spaces by April 2023 and encouraging Parish Priorities Statements to be prepared and submitted by October 2023. We subsequently extended the timeline for information on open spaces to October.

Thank you to those who achieved these very challenging deadlines, especially when many of you had elections in May and new members to induct. In light of this we have agreed extensions for some PCs to submit information a little later.

Kate will talk later about the assessment of the submitted sites and Amy will say what we are doing with the information on settlement facilities and open space.



## Parish Priorities Statements - Claire Tester

- PPS lighter touch than NDPs and more achievable for smaller parishes.
- Purpose to set out the vision and objectives for the Parish and provide views on type and location of potential new development and necessary infrastructure to provide 'bottom up' evidence for the Local Plan Review.
- Community engagement key so they are more than just the view of Parish Councillors but have broader community support.
- Some PCs have preferred to rely on existing NDPs and VDS where these are up to date.
- However, approximately 30 PPS have been submitted, and others under preparation. We will report these to Planning Committee in March and provide links to them and other relevant evidence in our Settlements Study.



## Other Parish Engagement - Claire Tester

- Some parishes still progressing Neighbourhood Development Plans or NDP reviews but advising them not to allocate sites as will duplicate the LPR.
- Some also progressing Village/Parish Design Statements. The existing ones in train we will adopt as Supplementary Planning Documents if suitable but will not be doing any more as SPD not part of new planning system going forward.
- Individual meetings with parishes affected by potential allocations in Spring 2024
- Additional public participation on vision and scope of the Plan and how people want to be engaged including Parishes in Summer 2024





## **Housing and Economic Needs Assessment (HEDNA) (19:00) (15mins) Amy Tyler-Jones**

- Purpose of the HEDNA
- How we calculate local housing need
- Headline results



# Housing & Economic Development Needs Assessment (HEDNA)

Establishes need for housing and employment land in the SDNP

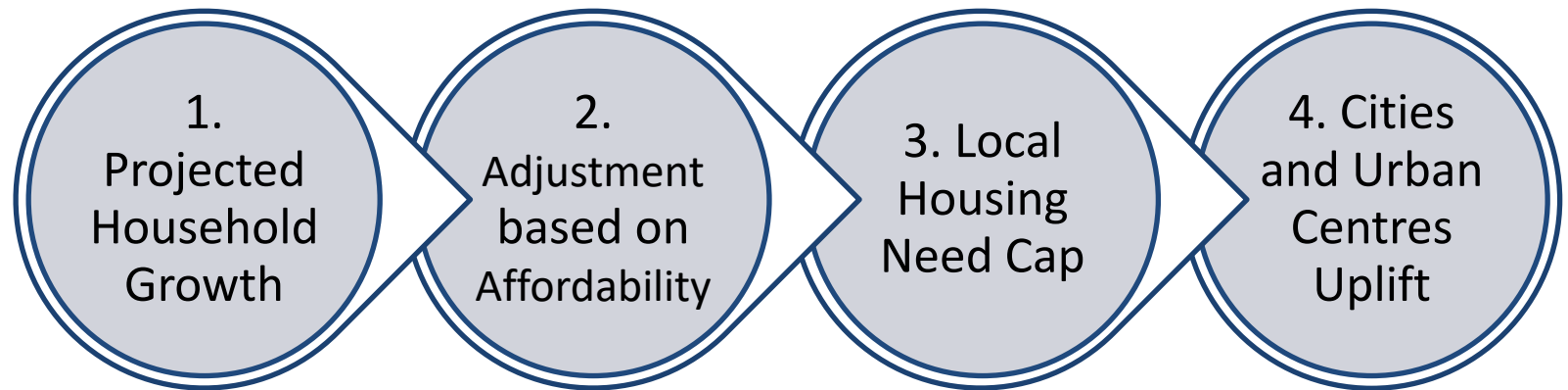
Key piece of evidence base, must be robust & defensible

‘Policy off’ / without development constraints – needs not provision figure



# How to calculate local housing need

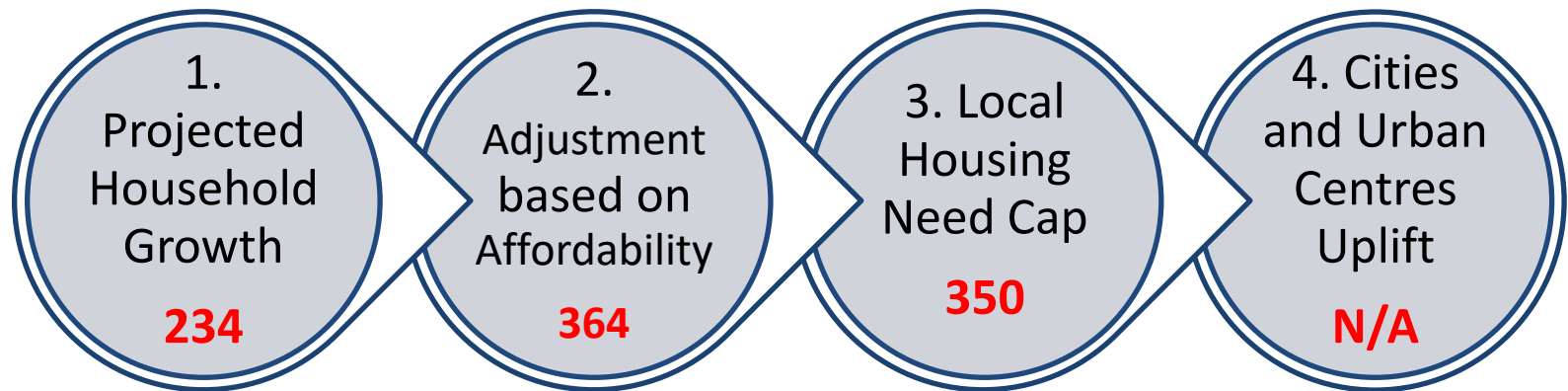
The Standard Method (as required by NPPF para 61 *unless exceptional circumstances justify an alternative approach*)



# SDNP Bespoke method

- 2021 population of SDNP is 113,339, ~1% growth since 2011
- Increase in no. of households = 2.7%

## Bottom-Up Approach



*(Top-down approach = 650)*





# HEDNA – Key outputs

- **350 dpa** local housing need (locally derived figure – cb SM of 650dpa)
- Need for 370 affordable homes per year (not additional to overall need but emphasises importance of **maximising AH**)
- 20% increase in population aged **65+**
- Need for **13.2ha** for industrial use and **5.9ha** for offices



# Key messages

- Local need figure must be robust, defensible & policy off
- Other neighbouring Local Planning Authorities will be using a different approach
- Need figure is our starting point, not our housing provision
- 350 dwellings per year = 6,300 homes for 2024-2042



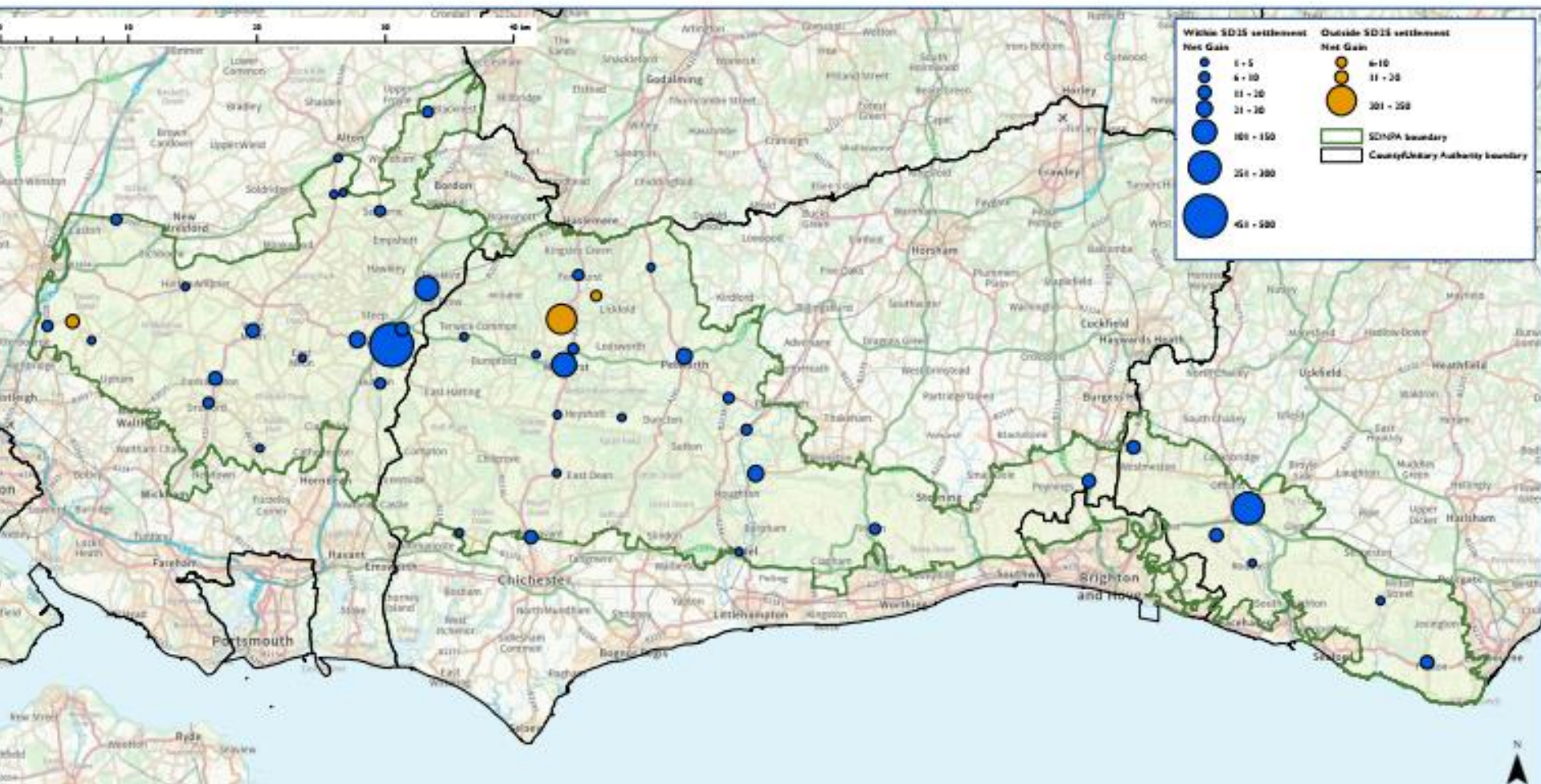
# Completions & Commitments (19:15) (10mins)

## Amy Tyler-Jones





# Housing Completions 2014/15 to 2022/23 SDNP





# Completions & Commitments in East Sussex (Policy SD25 towns & villages)

Settlement	Completions 2014-2022	Commitments 2023 onwards
Lewes	265	974
Pyecombe	17	1
Ditchling	13	5
East Dean & Friston	11	1
Kingston nr Lewes	11	15
Alfriston	3	15
Rodmell	1	-



# Completions & Commitments in Hampshire (Policy SD25 towns & villages)

Settlement	Net Completions 2014-22	Commitments 2023 onwards
Petersfield	470	378
Liss	136	84
Stroud	30	-
Corhampton & Meonstoke	20	1
Sheet	20	8
West Meon	13	4
Greatham	-	38
Twyford	10	22
Buriton	6	13
East Meon	2	17

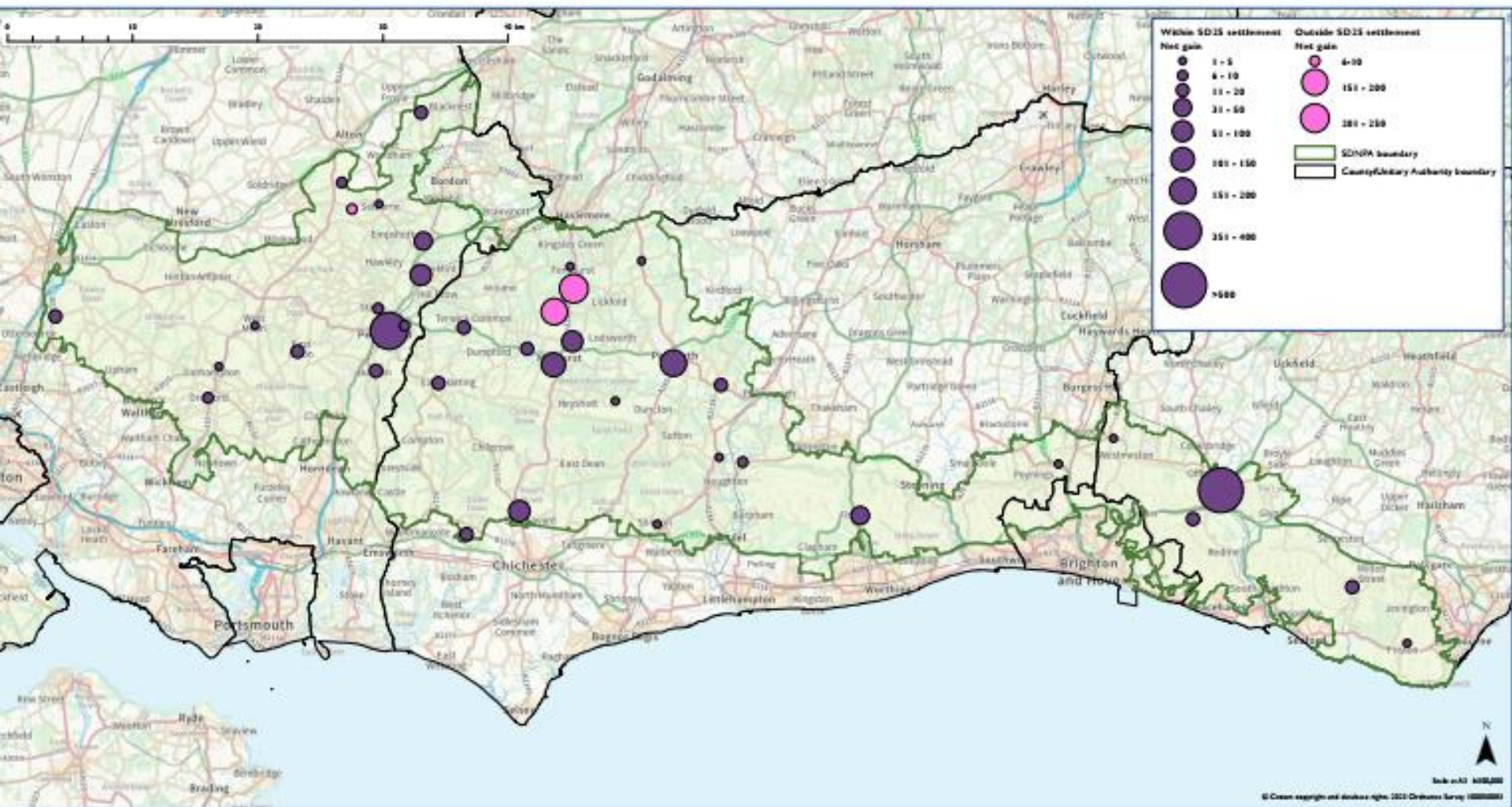


# Completions & Commitments in West Sussex (Policy SD25 towns & villages)

Settlement	Net Completions 2014-22	Commitments 2023 onwards
Midhurst	110	146
Petworth	26	164
Amberley	22	8
Lavant	19	58
Fittleworth	9	14
Fernhurst	9	(210 at Syngenta)
Findon	7	31
Easebourne	8	58
Stedham	2	16



# Outstanding Commitments, as at 31 March 2023 SDNP





# Housing supply

**Need:** 350dpa = **6,300 homes**  
for 2024-2042

**Commitments** (allocated or  
with planning  
permission): **approx. 3,300  
homes**



**NPPF 11:** Must meet needs unless assets of particular importance (including National Parks) **provides a strong reason for restricting the overall scale, type or distribution of development in the plan area.**



# Land Availability Assessment (19:25) (15 mins)

## Katharine Stuart

- Purpose of the LAA
- LAA process
- Initial findings
- Next steps



# Land Availability Assessment (19:25) (15 mins)

## Katharine Stuart

### Purpose of the Land Availability Assessment:

The purpose of a Land Availability Assessment (LAA) is to provide an evidence base for the palette of sites we can select our allocations from.

The LAA does not allocate sites or say which sites should be allocated.



# Land Availability Assessment (19:25) (15 mins)

## Katharine Stuart

### The Process:

- **‘Leaving no stone unturned’** - sites sourced from previously considered sites in the SHLAA, the 2022 Call for Sites, and other sites such as those considered in NDPs
- For this LAA we are considering a **broader range of uses** and assessing sites in proximity to settlements on the **edge of the National Park**.

### Two stage assessment:

#### Stage 1

Do sites meet the **basic criteria** to be considered in this LAA? Sites which fail this are **‘excluded’**.



#### Stage 2

Sites are then assessed for their **suitability, availability, achievability**. Sites are either **‘rejected’** or have **‘potential’**.





# Land Availability Assessment (19:25) (15 mins)

## Katharine Stuart

### Initial findings:

Work to date has focused on **assessing sites for housing.**

These are **initial findings.**

Work so far indicates sites with **potential** for approximately **3,000 homes** across the national park.

About **1,000** of which are on **large sites**, including three sites on the boundary which would be extensions to settlements outside. About **half the sites are for under 10 homes**



# Land Availability Assessment (19:25) (15 mins)

## Katharine Stuart

### Next steps:

Fact check and refinement of initial findings.

Assessment of any **additional sites** we receive.

Assessment of sites put forward for the **other land uses**.  
Also undertake Local Green Space Assessment.

**Publish** draft findings in Spring.



# Land Availability Assessment (19:25) (15 mins)

## Katharine Stuart

### Key messages:

- The purpose of a LAA is to provide an evidence base for the palette of sites we can select our allocations from.
- The version we have been working on will be our initial findings – we will be undertaking further work to refine.
- Work so far indicates sites with potential for approximately 3,000 homes, about 1,000 of which are on large sites on the edge of the Park which would be extensions to settlements outside.
- Given, the number of sites and complexity of the issues means we are intending to publish in spring to allow the necessary time to fact check for accuracy.



## Settlement Facilities Study (19:35) (10 mins)

Amy Tyler-Jones

- Purpose of the SFS
- What facilities are included
- Information gathered to date
- Next steps





## Purpose of the study:

Provide an updated assessment of **settlement facilities** across the National Park and assist in our understanding of the **relative sustainability** of settlements based on the availability of facilities and services which residents can access daily.

Use of the **living locally** concept whereby residents can access goods, services and places by a short walk or cycle, or without the use of a private car.

Help **inform decisions** regarding the provision of future housing development and help to focus development within established and well-connected settlements.



## Facilities included:

- Childcare & Education provision (nursery, pre-school, primary & secondary schools)
- Local shops & supermarkets
- Transport (regular bus service, train station, active travel routes and electric vehicle charging)
- Health facilities (GP surgery, pharmacy)
- Community facilities (village halls, playgrounds, high speed fibre broadband and other community facilities e.g. library, post office, public house or bank/building society)



## Information gathered to date & next steps:

- Request to all parishes to complete settlement facilities proforma **Feb - April**
- **57 proformas** completed and returned – thank you!
- Desktop research to fill the gaps
- Following the parish workshops, we will write to parishes asking them to **fact-check** the facilities information we have gathered to date
- Although not part of the original request in Feb, we would welcome information on facilities in settlements outside but on the **edge of the National Park**



## Public Open Space assessment:

- A review of the **quantity and quality** of public open space in the national park.
- Focus on **publicly accessibly open spaces** e.g. recreation grounds, children's playgrounds and country parks. It excludes sports facilities.
- The study will inform an update to our **criteria-based policy**, any provision as part of **allocations** and an evidence base for **CIL bids** or similar.
- Request to parishes to provide any information about their open spaces by the **end of Oct.**
- We are currently reviewing the submissions (and may well come back to you if we have any follow up questions). The information kindly provided will help inform our assessment.





## Next Steps for the LPR (19:50) (10 mins)

### Katharine Stuart

Aim of the LPR is to **align** more closely with the **corporate priorities** via:

- The vision and measurable outcomes for **climate action, nature recovery and National Park for All**; and
- The **strategy** for the Local Plan to deliver **the best outcomes for these priorities**. For example this could mean bigger sites that can deliver more for nature, climate adaptation and mitigation, and affordable housing.

**Early Engagement** – Summer 2024 on the vision and approach to engagement going forward.



# Next Steps for the LPR (19:50) (10 mins)

## Katharine Stuart

### Spatial strategy

- **'How much'**: Different **growth scenarios** – i.e. meeting 350dpa and going lower or higher.
- **'Where'**: Only looking at extensions to settlements entirely within the Park.  
Or also looking at extensions to settlements outside the Park where they are on the boundary.



# Next Steps for the LPR (19:50) (10 mins)

## Katharine Stuart

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### Park-wide policies

The LPR will need to focus on those **policies which are specific to the SDNP**. These will be developed over the coming year, taking into account National DM Policies (when available).



# Next Steps for the LPR (19:50) (10 mins)

## Katharine Stuart

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### Park-wide policies

The LPR will need to focus on those **policies which are specific to the SDNP**. These will be developed over the coming year, taking into account National DM Policies (when available).

### Assess options

Using evidence assess **reasonable alternative options for strategy, policies and allocations** through **SA/SEA** – whilst being ready to switch to an **Environmental Outcome Report**.





# Next Steps and Timetable - Claire Tester

- **Current agreed timetable** sees us carrying out first formal public consultation early 2025, second in early 2026, submission for examination June 2026, with final adoption 2027
- **Report to Planning Committee** on 12<sup>th</sup> October on Plan-Making Consultation. Identified risks to this timetable:
  - Not able to formally start under new planning system until **Autumn 2024** at the earliest (if one of the 10 frontrunners)
  - If placed in **later waves** this could delay us for 6, 12 or even 18 months
  - Need to **maintain momentum** so can take advantage of any changes to these proposals and minimise the period when we are without an up to date Local Plan (5 years old in July 2024).
- **We will continue to work on evidence base and reviewing the Plan with the aim of having a draft Plan ready for NPA members to agree Autumn 2024 for consultation January 2025.**
- **We want to take Parishes with us on that journey so that we can build in your ideas and address any concerns at an early stage.**



# New Plan-making System

# South Downs Local Plan Review

Figure 1: The new 30 month plan timeframe



## Scoping and early participation:

Can start some of this before giving the 4 month notice:

- Prepare Project Initiation Document including timetable (**now**)
- Notify and invite public and statutory bodies to comment on scope of plan and engagement proposals (**summer 2024**)
- Gather evidence and draft vision and options doc (near full Plan as possible **now – Autumn 2024**)
- **Serve 4 month notice** as early as DLUCH allow (possibly **September 2024** meaning 30 month starts **January 2025**)

## Plan visioning and strategy development:

- **Gateway 1 January 2025**
- Finalise vision and options document and gain member signoff
- **Consult** for 8 weeks **March – April 2025**

## Evidence gathering and drafting the plan:

- Most evidence will have been gathered in 2023/24 but supplement if necessary and draft Plan
- **Gateway 2 September 2025**

## Engagement, proposing changes, submission:

- Following member signoff **Consult** for 6 weeks **Jan – Mar 2026**
- Consider representations and make any changes to Plan
- **Gateway 3 November 2026**

## Examination:

- Member signoff **November 2026**
- **Submit December 2026**
- **Examination until May 2027** (if mods August 2027)

## Finalising and adoption of digital plan:

- **Adopt June 2027** (if mods September 2027)
- Monitor effectiveness of plan annually
- Commence next Local Plan update Jan-Mar 2029