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| Report to         | <b>Planning Committee</b>   |
| Date              | <b>18 January 2018</b>  |
| By                | <b>Director of Planning</b>   |
| Title of Report   | <b>Draft Development Brief for Land at Pulens Lane, Sheet</b>   |
| Purpose of Report | <b>To approve this draft Development Brief for consultation and, subject to any necessary changes, to approve its use for development management purposes</b> |

**Recommendation: The Committee is recommended to:**

- 1) Subject to any comments of the Planning Committee being addressed (the wording of which is delegated to the Director of Planning in consultation with the Chair of Planning Committee) approve this draft Development Brief for consultation.**
- 2) Delegate authority to the Director of Planning, in consultation with the Chair of Planning Committee, to consider the results of the consultation, make any minor changes and then approve the Development Brief for development management purposes as a material consideration in the determination of planning applications. If major changes are required as a result of consultation a further report will be presented to Planning Committee.**

**I. Summary**

- I.1 Development Briefs are an established method of providing guidance to developers, the local community and stakeholders on how a Local Planning Authority wishes to see a particular site developed. Development Briefs help shape proposals from an early stage in the design process, guide decision making and help speed up the overall planning application process. They are a proactive way in which a Local Planning Authority can influence the development of a particular site and, once approved, they are material considerations in the determination of planning applications.
- I.2 The Pre-Submission version of the South Downs Local Plan allocates a number of sites for development. The SDNPA has given a commitment, through these site allocations, to produce Development Briefs for four sites as follows:
  - Land at Pulens Lane, Sheet allocated under emerging Policy SD89.
  - Land South of London Road, Coldwaltham allocated under emerging Policy SD64.
  - West Sussex County Council Depot and Former Brickworks Site, Midhurst allocated under emerging Policy SD81.
  - Holmbush Caravan Park, Midhurst allocated under emerging Policy SD82.
- I.3 The preparation of Development Briefs does not prejudice the consideration of these site allocations through the Local Plan process. Should, however, any of these four sites come forward through the Local Plan a Development Brief provides guidance on how the site

should be developed. If this site does come forward the final Development Brief would be submitted to the Planning Inspectorate as part of the Local Plan Core Document Library.

- 1.4 It is intended that the draft Development Brief presented here is updated in response to any comments received from Planning Committee and that it is then subject to a short consultation process running for 3 weeks, similar to the timeframe given to comment on planning applications. The consultation will invite feedback and comments from the Parish Council, residents nearest to the site and from the landowner. Prior to the Development Brief being made final changes will be made as necessary following input and feedback received from the consultation.
- 1.5 The draft Development Brief is based upon the emerging Local Plan policy context for the site, includes site specific analysis, sets out the Authority's approach to contextual analysis and landscape led design and sets out the key principles that should be observed in any development on the site against the backdrop of the relevant Local Plan policies.
- 1.6 The work that has been undertaken on this draft Development Brief is a precursor to the more detailed, National Park wide design guidance which will be included in a Design Guide Supplementary Planning Document (SPD). A draft of this document will be tabled late in 2018.

## **2. Background**

- 2.1 As part of the Local Plan process Members considered that four proposed site allocations were of a scale and/or importance that warranted a Development Brief being prepared. This was in order to explore each site's constraints and opportunities and to communicate to developers in more detail the type of development expected, together with the Authority's site specific aims and expectations.
- 2.2 This draft Development Brief has been drawn up in collaboration with the Authority's Design Review Panel.

## **3. Development Brief – Land at Pulens Lane, Sheet**

- 3.1 The site is irregularly shaped and is located to the east of Sheet. It is east of Pulens Lane (from where there is existing vehicular access) and is to the north of Rother and Cope Close whose rear gardens adjoin the site. The River Rother makes up the northern boundary of the site.
- 3.2 The site is approximately 3.6 hectares in size and comprises paddock and, particularly adjacent to the River Rother, woodland. There are a handful of buildings located on the northern part of the site near to the vehicular access from Pulens Lane.
- 3.3 The site is located within the Sheet Mill Alders Site of Importance for Nature Conservation. Part of the site adjacent to the River Rother is within the Rother Biodiversity Opportunity Area and the site is in a Mineral Safeguarding Area for sharp sand and gravel. Adjacent to the river parts of the site fall within flood zones 2 and 3, although the majority of the site falls within flood zone 1 (areas at the lowest risk of flooding).
- 3.4 The emerging Local Plan Policy SD89 states that development of 30 to 32 residential dwellings and publicly accessible open space will be allowed on site and that other uses will not be permitted.
- 3.5 The draft Development Brief is structured as follows:
  - Section 1.02 reiterates the Site Allocation Policy from the emerging Local Plan, including the broad development quantum that the site could accommodate together with a number of site specific requirements laid out in the emerging policy.
  - An explanation of the landscape led approach to design that is sought in the National Park is provided (section 1.03) and it is explained how this approach should directly influence the design of any development scheme. This to try and ensure that landscape character is well understood and integrated into development scheme designs.
  - General design principles that should be observed are also set out (section 1.03) with guidance being given on matters including vehicular access, connectivity, block structure, street design, scale, car parking, materials and sustainability. Section 1.03 is the same in all four Development Briefs as it contains general details relevant to all four sites.

- An indicative vision (section 1.04) is given to help inform any development scheme on this site.
- In section 2 background information on the site is provided including its location, surrounding built form, landscape layers, landscape history, connectivity and an assessment of landscape sensitivity for this site.
- Section 3 provides site specific guidance and details how the Authority expects to see this site developed. It contains a design principles diagram that graphically shows key elements to be provided whilst comprehensive design principles that should be used to shape and guide the development of the site are also provided. Specific guidance and advice is provided in respect of landscape and biodiversity, access and connectivity, use and density, layout, scale, massing and form and architectural appearance and materials.
- Section 4 lists key, emerging Local Plan policies and provides references for further reading.

#### 4. Other Implications

| Implication   | Yes*/No  |
|---|--|
| Will further decisions be required by another committee/full authority?   | Three further draft Development Briefs (West Sussex County Council Depot and Former Brickworks Site, Midhurst; Land South of London Road, Coldwaltham; and Holmbush Caravan Park, Midhurst are presented to this Planning Committee. |
| Does the proposal raise any Resource implications?  | No – any work will be carried out in house.  |
| Has due regard been taken of the South Downs National Park Authority's equality duty as contained within the Equality Act 2010?   | The draft Development Brief supports improvements to the built environment to improve access for all. This will be considered further should a planning application come forward.  |
| Are there any Human Rights implications arising from the proposal?  | None   |
| Are there any Crime & Disorder implications arising from the proposal?  | The draft Development Brief supports the orientation and layout of buildings to increase natural surveillance of public areas, in line with the principles of 'designing out crime'.   |
| 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:<br>1. Living within environmental limits<br>2. Ensuring a strong healthy and just society<br>3. Achieving a sustainable economy<br>4. Promoting good governance<br>5. Using sound science responsibly | The draft Development Brief supports and encourages sustainable design, helping us to live within environmental limits.  |

## 5. Risks Associated with the Proposed Decision

| Risk   | Likelihood | Impact | Mitigation  |
|--|------------|--------|---|
| The Development Brief is seen as too prescriptive and stalls development of the site                                 | Low        | Medium | The draft Development Brief does not impose substantial additional requirements on developers but rather makes it clear what the Authority expects to see in the development of the site. Setting this out at an early stage gives clarity to developers and should make the planning application process (including pre-application discussions) more efficient. |
| A Development Brief is not produced and the Authority has no site specific guidance for the development of this site | Low        | Medium | Prepare and approve a Development Brief.  |

**TIM SLANEY**

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Appendices I. Draft Development Brief – Land at Pulens Lane, Sheet - Standalone Document Pages 49-94

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

External Consultees None

Background Documents [Pre-Submission South Downs Local Plan](#)  
[East Hampshire Joint Core Strategy](#)  
[East Hampshire Local Plan Saved Policies](#)