



South Downs

National Park Authority

**Agenda Item 14
Report PCI9/20-06**

Report to	Planning Committee
Date	11 July 2019
By	Director of Planning
Title of Report	Save and Carry Forward Supplementary Planning Documents to the South Downs Local Plan
Purpose of Report	To save and carry forward Supplementary Planning Documents to relevant policies of the South Downs Local Plan

Recommendation: The Committee is recommended to:-

- 1) Save and carry forward Buriton Village Design Statement as a Supplementary Planning Document**
- 2) Save and carry forward East Dean and Friston Village Design Statement as a Supplementary Planning Document**
- 3) Save and carry forward Liss Village Design Statement as a Supplementary Planning Document**
- 4) Save and carry forward Lodsworth Parish Design Statement as a Supplementary Planning Document**
- 5) Save and carry forward Worldham Village Design Statement as a Supplementary Planning Document**
- 6) Save and carry forward Wealden Heaths Phase II Special Protection Area Supplementary Planning Document**

1. Summary

- 1.1 On adoption of the South Downs Local Plan, all inherited saved Local Plan and Joint Core Strategy policies were replaced by the policies of the South Downs Local Plan (SDLP). There are number of Supplementary Planning Documents (SPD) which were previously adopted as supplementary to saved Local Plan and Joint Core Strategy policies. Officers have reviewed all these SPDs for their relevance and consistency with the new Local Plan policies. Where SPDs are still relevant and where they are consistent with the new Local Plan, it is proposed to save and carry forward these SPDs as supplementary to the Local Plan.

2. Background

- 2.1 Supplementary Planning Documents (SPD) add further detail to the policies in the development plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. SPDs can be prepared by the Local Planning Authority or local community to provide more detail on policies in adopted Development Plan Documents (DPDs). SPDs should align with policies contained in the

- Development Plan. They should also be consistent with national planning policy. SPDs can be material consideration in planning decisions, but are not part of the development plan.
- 2.2 A number of communities across the National Park have prepared Village Design Statements (VDS) and where appropriate these have been adopted by the SDNPA as SPD. VDSs describe the character of the landscape including the built environment of their parish and include guidelines to help ensure that this character is conserved and enhanced in any new development in the area. These VDSs were adopted as SPD to the design policies set out in the relevant DPD at the time of adoption.
- 2.3 Officers have reviewed all the VDS currently adopted by the SDNPA as SPDs. This review indicates that the SPDs are consistent with the new Local Plan policies and can be carried forward post the adoption of the South Downs Local Plan. There are five VDSs that have previously been adopted as SPDs and are now proposed to be saved and carried forward by the SDNPA as supplementary to Policy SD4: Landscape Character and Policy SD5: Design, of the SDLP. Both policies SD4 and SD5 require development proposals to take into account VDSs. All the VDSs proposed to be saved and carried forward were subject to the necessary checks at the time of their original adoption. Officers have reviewed these VDSs and are content that they are appropriate to be saved and carried forward. The VDSs will be periodically reviewed to assess whether they need updating or revisions.
- 2.4 Wealden Heaths Phase II Special Protection Area SPD sets out the approach the SDNPA and East Hampshire District Council will take to ensure there are no adverse effects on the integrity of the SPA, which is internationally recognised and designated for its breeding bird species. The SPD safeguards the remaining windfall allowance within 400 metres of the Wealden Heaths Phase II Special Protection Area for Gypsy, Traveller and Travelling Showpeople accommodation and rural exception affordable housing only as the need for these uses cannot be solely met outside of the 400 metre buffer zone. Policy SD10 of the South Downs Local Plan requires that any new housing that is proposed within 400 metres of the Wealden Heaths Phase II SPA undertake a project-specific Habitats Regulations Assessment (HRA). It is therefore considered appropriate to save and carry forward the SPD as supplementary to Policy SD10: International Sites.
- 2.5 Other SPDs reviewed by officers and not considered to be relevant or consistent with the new Local Plan are:
- Wealden Design Guide (2008) – this contains guidance which conflicts with SDLP policies. SDNPA is preparing its own Design Guide which will be adopted as SPD in due course.
 - East Hampshire District Council Guide to Developers' Contributions (2014) – this has been superseded by the adoption of the SDNPA Community Infrastructure Levy. In addition, the SDNPA is preparing an Affordable Housing SPD which includes in lieu financial contributions and will be considered by Planning Committee in July..
- 2.6 SPDs are subject to Regulations, including a specific process of consultation and engagement with relevant parties, before they can be adopted as an SPD. The Town and Country Planning (Local Planning) (England) Regulations 2012 (part 5) require Local Planning Authorities to consult on proposed SPDs for a minimum of 6 weeks. The details of consultation undertaken by the SDNPA on SPDs prior to their adoption are set out in Table I below. Unlike DPDs, SPDs do not go through the formal submission or examination process.

Table I: SPD proposed to be saved and carried forward by the SDNPA

Supplementary Planning Document	SDNPA Consultation Details	Date of first adoption	Policy formally adopted to

Buriton VDS	5 April – 17 May 2017	11 August 2017	CP29 East Hampshire District Local Plan: Joint Core Strategy
East Dean and Friston VDS	6 weeks from 24 October 2014	14 April 2016	EN27 Wealden Local Plan
Liss VDS	6 weeks from 19 February 2013	10 July 2014	CP29 East Hampshire District Local Plan: Joint Core Strategy
Lodsworth PDS	10 June – 22 July 2016	13 October 2016	BE11 saved policies of the Chichester Local Plan 1999
Worldham VDS	6 weeks from 10 October 2014	10 September 2015	CP29 East Hampshire District Local Plan: Joint Core Strategy
Wealden Heaths Phase II SPA SPD	22 January – 19 March 2018	12 July 2018	CP22 East Hampshire District Local Plan: Joint Core Strategy

3. Other Implications

Implication	Yes*/No
Will further decisions be required by another committee/full authority?	No
Does the proposal raise any Resource implications?	There are no direct resource implications arising from this report. If the above SPDs are agreed and carried forward as SPD to the new South Downs Local Plan they will be published on the SDNPA webpage. Hard copies of the SPDs will be made available in the South Downs Centre library, and copies made available for the Development Management team, who will use the SPDs when assessing relevant planning applications. Costs associated with this would come from existing budgets.
Has due regard been taken of the South Downs National Park Authority's equality duty as contained within the Equality Act 2010?	Due regard, where relevant, has been taken to the South Downs National Park Authority's equality duty as contained within the Equalities Act 2010. An Equalities Impact Assessment has been prepared for the South Downs Local Plan which considers supplementary planning documents.
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: 1. Living within environmental limits 2. Ensuring a strong healthy and just society 3. Achieving a sustainable economy 4. Promoting good governance 5. Using sound science responsibly	The Village Design Statements have been prepared under the Governance of the relevant Parish Councils. Appropriate consultation with the wider community has been carried out by the Parish Councils in the preparation of the VDS's. The Wealden Heaths Phase II Special Protection Area SPD supports sustainable development by ensuring that there is no adverse effect on the integrity of Wealden Heaths Phase II Special Protection Area and that affordable housing and gypsy and traveller accommodation needs in the area can be met.

4. Risks Associated with the Proposed Decision

Risk	Likelihood	Impact	Mitigation
SPDs lose their status as the SDLP replaces Local Plan policies they were previously adopted as supplementary to.	High	Medium	Save and carry forward SPD as supplementary to relevant policies of the South Downs Local Plan.
The content of the VDS could conflict with the National Park purposes or duty.	Low	Medium	SDNPA officers reviewed the VDS on a number of occasions during their preparation and provided appropriate recommendations to the Parish Councils.
VDS prepared historically may not be in line with the latest version of the NPPF.	Medium	Low	Should a conflict occur between the VDS and the NPPF, the NPPF will take precedent as this is national policy and VDS are only supplementary guidance.

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Appendices

1. Buriton Village Design Statement
2. East Dean & Friston Village Design Statement
3. Liss Village Design Statement
4. Lodsworth Parish Design Statement
5. Worldham Village Design Statement
6. Wealden Heaths Phase II SPD

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

External Consultees: None