

Parish Priorities Statement



Introduction

The South Downs National Park Authority decided in May 2022 that it would review parts of its Local Plan in line with Government Policy and to ensure the Plan delivers on corporate priorities relating to Climate Action, ReNature and a National Park for All. The views and input of the local community into the Local Plan Review are vital to us particularly those of our town and parish councils. One way in which town and parish councils can contribute to the Local Plan Review is through a **Parish Priority Statement (PPS)**.

Neighbourhood Priority Statements (NPS) as a concept were introduced in the Levelling Up and Regeneration Bill (LURB), which was published by the Government in May 2022. NPS are statements prepared by local communities that summarise the principal needs and prevailing views for their local area. There is currently very little information available from the Government, but this will be provided at a later date through secondary legislation and regulations.

In the interim we are inviting all our town and parish councils that are located entirely in the National Park or whose main settlement is located in the National Park to prepare a PPS. A full list of these councils is set out in the appendix to this letter. It will not be necessary for the Council to be designated for the purposes of neighbourhood planning in order to do this. The format and content of PPS follows the very broad approach set out in the LURB, to enable any PPS to evolve into NPS as legislation and guidance is provided by Government.

Please use the attached template to prepare your PPS, following the template will assist the SDNPA in collating information and reviewing priorities across the National Park. There are guidance notes for each question about the sort of information we are looking for. The PPS should focus on the principal needs and prevailing views of your local community. Please identify any opportunities to contribute to the Authority's priorities on Climate Action, Nature Recovery and a National Park for All. More information on these priorities can be found in the [SDNPA Corporate Plan](#). We have indicated a word limit for each section to ensure the documents are focused on the main issues any text beyond the word limit may not be considered by the Authority.

It is really important to gather the views of as many people as possible, who live, work or visit your parish. The second question of the template asks you how you have consulted with your local community. A PPS that demonstrates a high level of community engagement and support will ensure the document will influence when informing the Local Plan Review process. As a minimum the draft PPS should be published inviting comments from the wider community. Town and Parish Councils should also make particular efforts to engage with hard to reach and underrepresented groups such as young people. To help you with the template we have written a PPS for the hypothetical parish of Greenville.

Please submit your PPS to us at the address below by 20 October 2023. Officers from the Authority will review your PPS and get back to you with any queries. The intention is for all PPS to be considered by our Policy and Resources Committee with the intention of publishing them on our website.

Your PPS will not be made part of the development plan for the National Park, but it will form part of the evidence base for the Local Plan Review. We will consider the principal needs and prevailing views set out in your PPS as we progress the Local Plan Review and update local planning policy. PPS will also be useful when applying for funding from the Authority, for example, from the Community Infrastructure Levy (CIL) and Sustainable Communities Fund. Finally, your PPS may be useful for funding applications to other bodies. Where a Town or Parish Council have an adopted Neighbourhood Plan the PPS will supplement the Plan not supersede it as the PPS will not form part of the Development Plan.

I. Your Details

Information Required	Response
Contact name	██████████
Town or Parish Council	Slindon Parish Council
Main contact address	██ ██████████ ██████████.
Main contact telephone number	██████████
Main contact email	██
Details of public consultation and engagement used in the preparation of the PPS	<p>Working Party including Parish Councillors & volunteers from the community;</p> <p>Parish Consultation included:</p> <ul style="list-style-type: none"> • Short open-ended question ‘form’ delivered to the 270 Parish households & available on line • 40% response rate • A total of 31 ‘stakeholder’ groups (organisations, clubs, businesses etc) were sent the same ‘form’ – we received responses from all key groups – including school (&PTA), College & churches; and notably the National Trust (who own 90% of parish land and c25% of houses). • Follow-up request for photos to clarify what Parishioners meant by Parish ‘Character’ <p>Publicity/communication to encourage participation;</p> <ul style="list-style-type: none"> • Details at Annual Parish Meeting & on the PC website • Articles in Parish magazine • Reminder emails sent to residents via established village email news service - contact telephone numbers for queries • Posters on 5 village noticeboards • Various parish social events attended by Working Party (to encourage participation & answer questions) • Collection points throughout the Parish completed ‘forms’; dedicated email address for on-line submissions <p>Detailed analysis (responses ‘mapped’ against PPS template topics) Findings referenced against 2018 CAAMP Statement and relevant SDNPA policy documents</p>

The vision for the future...

What are the three key changes you would like to see in your Parish over the next 15 years? These changes should relate to the priorities set out below. It will also be helpful to explain when you think these changes should happen over the 15 year period.

In order to remain a vibrant Parish (relevant **to all** residents and for future generations), it is imperative that tensions between new technologies and 'the way we live life today' are balanced with safeguarding the special rural characteristics and character of our Parish. Whilst Parishioners greatly value and take very seriously the conservation and preservation of Slindon, we do not want to live in a museum.

Most land & many buildings are owned & managed by the National Trust which impacts hugely on everything discussed within this PPS. See Fact Sheet - 'The Parish of Slindon and the National Trust' [\[link\]](#)

Residents require;

- properties that meet their needs; taking account of family size, income, lifestyle, working practices and net zero policies; with innovation & repurposing.
- traffic management that promotes safety and accommodates future vehicle types
- visitor & parking management to ensure schools and businesses flourish without negative impact on residents and the character of the Parish.

Development and management of land

Information required	Response
<p>What type and level of development would you like to see in the parish?</p>	<p>Parishioners are broadly against more development. The National Trust own almost all Parish land on an ‘inalienable’ basis and this limits development opportunities – a limitation Parishioners generally like. Development land is sought for some very limited and specific housing. (See next section on ‘Homes’ for details). Also, as existing non-domestic buildings become available there is a desire to re-purpose them for work or studio spaces to encourage a vibrant and economically sustainable community.</p>
<p>Are there any areas of the Parish you would like to see developed?</p>	<p>This exercise has not identified any suitable development areas (consistent with SDNPA plans). The Slindon Community Land Trust (CLT) is actively seeking a ‘rural exception’ site for Affordable Housing (almost certain to be a National Trust owned site).</p>
<p>Are there any specific areas you want protected for other uses?</p>	<p>Slindon is generally well protected – we believe all relevant specific areas are covered by the combination of the following ;</p> <ol style="list-style-type: none"> 1. National Trust ‘inalienable’ land ownership. 2. Current Conservation Area & Settlement Boundary. 3. The current specific list of protected ‘Local Green Spaces’(SD47) <p>Parishioners did not identify any additional specific areas needing protection – aside from a comment that Sunnybox Meadow needs protection to preserve the wildlife - deer, rabbits birds/bats.</p>

Homes

Information required	Response
What type of homes would you like to see in your local community?	<p>Very limited and specific types of home are sought:</p> <ul style="list-style-type: none"> • Income-related affordable rental & owner-occupier homes, for younger people, to enable people who grew up here to remain. • (Noting that the Slindon CLT is actively seeking a site for homes). • Smaller ‘downsizing’ accessible homes for elderly current residents, to enable them to remain here.
What size of home is needed locally?	All sizes of home are required – in small numbers and suitably located and designed.
Any other requirements?	<p>It is important to allow homes to be updated to reflect life today and in the future – including;</p> <ul style="list-style-type: none"> • Reliable power supply - without power failure • An increasing requirement for ‘home working spaces’ and garden office/room • The ability to re-purpose existing non-domestic buildings as work spaces/studios. • Renewable energy & efficiency considerations (a particular challenge for listed buildings) • Access to electric vehicle charging points. • Reliable mobile signal and fast broadband.

Design

Information Required	Response
Are there any areas of local character which are particularly important to the local community?	<p>The whole Parish is an area of important local character. Slindon is a quintessential flint Downland village in a rural setting, and the main point here is the important physical features and high number of buildings of local character within the Parish. This includes 63 listed buildings - almost 25% of houses.</p> <p>The views of Parishioners align closely with the CAAMPS policy and the principles reflected in the Slindon Conservation Area (and beyond), and the settlement boundary.</p> <p>The absence of infilling (along with the views and vistas highlighted in CAAMPS) are very important factors contributing to local character.</p>
Particular features of buildings of local character	<p>See previous point. Details of architectural styles & materials are fully documented in CAAMPS.</p> <p>The visual ‘context’ for the buildings and the street scape is as important as the buildings themselves, to retain the essentially rural unspoilt ‘character’ of the Parish. Parishioners supplied photos to help define and clarify this rather subtle & subjective topic.</p> <p>Inappropriate ‘suburbanisation’ and too much signage are significant Parish concerns.</p>

The natural environment

Information Required	Response
<p>Opportunities to make nature bigger, better and more joined up</p>	<p>An important opportunity came to the fore as a direct result of this exercise. Parishioners spoke of ‘rewilding’ opportunities at various sites (Orchard, Forge Field, The Copse, Recreation and playing fields, Sunnybox Meadow etc).</p> <p>The National Trust also explained their vision for managing their ‘open spaces’ to enhance biodiversity.</p> <p><i>In combination</i> these opportunities have the potential to create bigger, better and more joined up areas and wildlife corridors within the Parish.</p> <p>(All of this complements SDNPA ‘Beelines’ in general, and Slindon ‘Beelines’ project in particular).</p>

Jobs (and ‘work’)

Information Required	Response
<p>Information about business you would like to protect and business opportunities that should be provided</p>	<p>Parishioners are keen to see key Parish businesses/enterprises protected for their value in maximising social & economic sustainability and ensuring a thriving, vibrant community. This includes The Spur, The Forge but also Coronation Hall, the Sports Pavilion, the 2 churches and schools.</p> <p>The 3 working tenant farms (owned by the National Trust) are a prerequisite to sustain the agricultural elements of the Parish.</p> <p>None of the Slindon businesses are currently registered as “Assets of Community Value” with Arun District Council – and we will explore the feasibility and desirability of doing this.</p> <p>Business opportunities (and jobs) could be provided through the re-purposing of unoccupied buildings, as mentioned earlier (studios, cottage industries and small/home offices). These are predominantly owned by the National Trust.</p>

Public spaces

Information Required	Response
<p>Public Open Space, Public realm, Pocket Parks</p>	<ul style="list-style-type: none"> • Parishioners greatly value our public spaces (including those left by the absence of infilling and the ‘outlooks’ they afford) but are concerned that the rural, tranquil, ‘unspoilt’ and natural character is fragile and easily eroded. Parishioners are also greatly concerned that they are appropriately maintained. • Particular attention is needed to avoid creeping suburbanisation (inappropriate landscaping and materials) and the proliferation of intrusive signage. • Photos give examples of what is meant by ‘in character’ and ‘out of Character’ elements – [LINK] • Key spaces mentioned by Parishioners are Forge Field, the pond, recreation ground, Top Playing Field - albeit there are other listed ‘Local Green Spaces’. • More generally, trees are greatly valued in terms of both their numbers & quality (as acknowledged by CAAMPS) and TPOs will be explored.

Infrastructure

Information Required	Response
<p><i>Active travel priorities, roads / parking, community buildings needs, waste / water infrastructure, broadband, renewable energy</i></p>	<ul style="list-style-type: none"> • The major Parish concern is parking & traffic. There is consensus that it is important, but no consensus on what to do. It is important to differentiate resident and visitor parking. We propose Working Party research of options and ‘best practice’ from relevant locations. Potential approaches in SDNPA ‘Roads in the South Downs’ and Heritage England’s ‘Streets for All’ & also National Trust and other National Park sources. • The A29 crossing is a particular concern. There is a Parish desire to review this long-standing problem. • Telecommunication & mobile signals need improvement and future proofing. • The switch to digital landlines will be a challenge for many Parishioners when considered alongside poor mobile reception and frequent power failures. • Electric car charging is needed. • Better public transport networks are needed, including buses and cycle paths suitable for; <ul style="list-style-type: none"> • Residents - to ensure the Parish remains viable (especially those who cannot drive for varied reasons) • Those visiting the Parish for leisure - with the aim of reducing car dependency, parking pressures etc.

FINALISING YOUR SUBMISSION

As a reminder, before finalising your submission, please check you have addressed the following:

- **You have completed the details in section I, including details of public engagement events and consultation activities which have informed the statement. Where possible please identify the percentage of the community that have engaged in the preparation of the PPS.**
- **Please try to summarise the community's views and aspirations as much as possible, do not provide details of individuals who have commented, and bullet points for key priorities where possible.**
- **If you have supporting evidence or information please use a hyperlink to the data where available, and summarise the information as much as possible in the PPS.**

DISCLAIMER


The assessment process and outputs will feed into the Local Plan review process but we cannot guarantee the delivery of specific community aspirations in the South Downs Local Plan policies, allocations or designations.

DATA PROTECTION STATEMENT

The information collected in this response form will be used by the National Park Authority, as part of its public task, to inform the local plan-making processes and other relevant Authority documents or processes. This information will then be retained until it is superseded. By responding you are accepting the information within your response, may be made available to the public. Any personal information provided (names, addresses, phone numbers, email addresses or other contact details) will not be made public. Please let us know if you do not wish for your information to be shared in this way.

All information held by the South Downs National Park Authority may be subject to release under the Freedom of Information Act. If any information included is sensitive and you would like to have the opportunity to object to its release in the event of a Freedom of Information request, please contact us.

Further details on how we manage your information, including your rights under the GDPR, are available in our Privacy Notice <https://www.southdowns.gov.uk/national-park-authority/transparency/privacy-statement-2/>

	Please tick here to confirm you have read and agree to submit your information in accordance with the disclaimer and data protection statement.
Information required	Response
Print Name	██████████
Date	11/10/23

We ask that forms are returned by email to planningpolicy@southdowns.gov.uk

If you are unable to return the form by email please post to:
Planning Policy Team, South Downs National Park Authority, South Downs Centre, North Street
Midhurst, West Sussex, GU29 9DH

FACT SHEET;

The Parish of Slindon and the National Trust

Supporting Evidence to accompany Slindon PPS submission

This Fact Sheet summarises an important point of context that affects virtually every aspect of the Slindon Parish Priorities Statement.

As owners of the Slindon Estate, the National Trust are freeholders and guardians of land, properties (domestic and non-domestic) and open and public spaces within the Parish.

The National Trust, Europe's biggest conservation Charity, own;

- An estimated 143,000 hectares of land within the Parish of Slindon - roughly 90% of the total Parish land. 97% of National Trust land within the Parish is owned on an 'inalienable' basis (ie cannot be sold – compulsory purchase is one possible exception, as happened when the A27 was upgraded 35 years ago). The remaining 3% (45 hectares) is owned on an 'alienable' basis and could potentially be sold, in certain circumstances.
- The freehold of a total of 64 houses within the Parish (mostly in the Conservation Area, the northern 'historic' part of the Parish).
 - 8 held on long leases.
 - 5 cottages that are part of farm tenancies.
 - 51 rental properties.

This is roughly 50% of the houses within the northern historic part of the village or almost 25% of all houses within the overall Parish.

They also hold 'restrictive covenants' on an unknown number of other freehold houses.

- A number of non-domestic properties and built features – including the Forge village shop & café on Reynolds Lane (leased to community organisation 'Slindon Forge Society'), the Pottery and the Pumpkin ground on Top Road, the lock-up on Dyers Lane, the Pound in Mill Lane, the old walled garden (off Top Road), Nore Folly on Nore Hill, Downes Barn, the Caravanning & Camping Site (Slindon Bottom), Gumber Bothy.
- Long stretches of flint walling and 'post and rail' fencing
- The freehold of the 3 working farms in the Parish (Mill Farm, Gaston Farm and Courthill Farm – all tenanted) including their associated farm buildings.
- The freehold to Slindon College (formerly Slindon House)
- The freehold to many of the Open and Public Spaces in the Parish
 - The Allotments (Church Hill)
 - The Community Orchard (Reynolds Lane)
 - Forge Field (licensed to Coronation Hall)
 - Soldiers Wood on Slindon Common
 - Sunnybox Meadow (Mill Road)
 - Park Lane and Dukes Road car parks
 - Slindon Park

Slindon Parish Priorities statement

SUPPORTING PHOTOS FOR PUBLIC SPACES (PPS page 6)

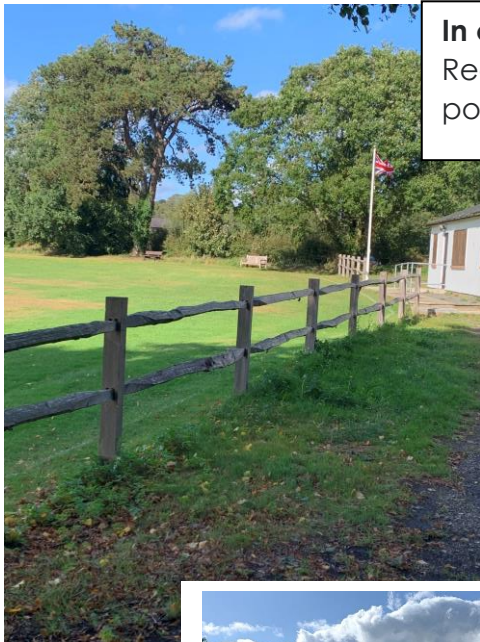
Parishioners greatly value our public spaces, including those left by the absence of infilling and the outlooks they afford and are concerned that the rural, tranquil and natural character is retained.

To define these characteristics, parishioners were asked to supply photographs of what they meant as 'in character' and 'out of character'. The working party of the Parish Council felt it important to understand these differences and illustrate what they meant. This supporting document provides a summary to aid understanding of these viewpoints.

Permission has been obtained for all images used.

Care has been taken to not highlight individual properties or vehicles

1. Fencing and Gates



In character – (top & bottom) The Recreation Ground these show post and rail fencing in character



Not in character – (top) CAAMP Figure 29 and (below) Meadway – these detail close boarded fencing

Figure 29: Replacement of the close-boarded fence by a flint or brick wall would be a small but significant improvement to the Conservation Area.



These photos also reflect examples of mature trees in open spaces valued for the outlook they afford



Photos and comments have been received in respect of Gates - in particular domestic gates.

It is not appropriate to include photos of individual properties, however we are able to capture the essence of the feedback

Domestic Gates

Rural characteristics of large gates include use of natural materials (e.g. wrought iron, wood) in a style that is period appropriate to the dwelling; fitting the streetscape without spoiling a view or vista. Non rural characteristics of large gates would be shown by a style out of keeping with the period of the dwelling, or using a modern material (e.g. pvc or composite); or being solid such that it interrupts a view or vista or the streetscape.

Countryside Gates

Historically, a special rural characteristic of Slindon Parish, is the 6 bar wooden gates, used for access to fields and open spaces

Examples **In character** include (left) the gates to Soldiers Wood and (below) from the Coronation Hall to the National Trust Field



Examples **Not in character** include the field adjacent the Pond with large industrial gates and vibrant blue plastic fencing

2. Kerb Stones & Planting and Verges



Parishioners felt that granite setts surrounding a verge, such as (left) the Lime Tree Seating, is **In Character**



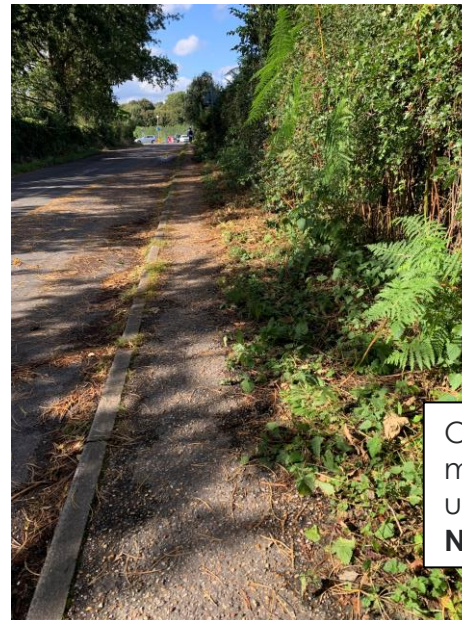
Whereas the tarmac against concrete paving (right) is **Not in character** – as seen along Church Hill

TARMAC & CONCRETE PAVEMENT



Loose planting (left) with no formal edging is **In character**

“LOOSE” PLANTING ALONG ROADS



Overgrown brambles make the footpath unusable and are **Not in Character**

3. Signage



In character – Slindon location sign featuring the historic link with cricket

Not in character – numerous health & safety notices duplicated on the main sign pond signage



In character - welcoming, informative and well-maintained pond sign



TOO MANY LITTLE SIGNS AROUND POND

4. Mature Trees



The streetscape (left) featuring attractive trees & (right) the Village Green mature trees both reflecting the importance and value of mature trees – some examples of **in character** elements



5. Walls & Flints

Reference CAAMP figure 14 – ‘The appearance of flintwork varies throughout the village, the panels show some of the variety from fairly rustic through to quite fine and includes some examples of galleting’



Figure 14: The appearance of the flintwork varies throughout the village; the panels above show some of this variety, which ranges from fairly rustic through to quite fine and includes some examples of galleting. The irregular nature of most flint requires the use of an alternative material to form corners. In Slindon this is almost invariably brick and it is often used in a distinctive fashion in which the brickwork jambs of the ground floor and first floor windows/ doors are continuous.

6. Parking

Out of character — Parking detracts from character and is also mentioned in CAAMP document Figure 30



Non-residents day-time parking by the College



Non-residents day-time parking by the Primary School



7. Public using Green /Open spaces – all are In Character

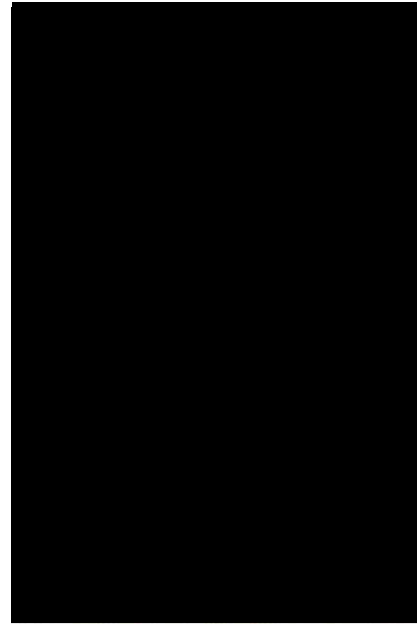
Cricket played on the Parish Recreation field sustains Slindon history



The features of the Apple Orchard encourage social interaction; it is not just a green, safe, unspoilt, space but a joy to be there, loved by all ages



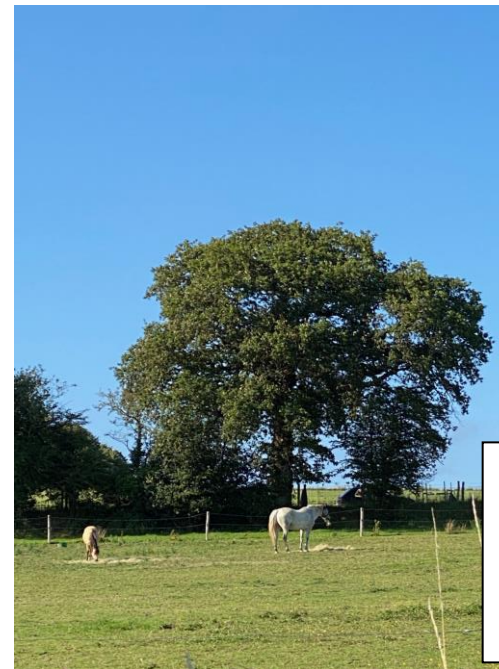
The Outdoor Gym on the Recreation Field is used by many Parishioners and visitors



The Sunnybox Meadow with mature trees and open space encourages wildlife and demonstrates natural character



The Paddock behind Meadsway with mature trees and open space reflects the favoured absence of infilling



Slindon PPS Supporting Photos – descriptions for the Alt + text

1. Fencing & Gates

Photo of village cricket pitch with mature trees in the background & wooden post and rail fencing in the foreground

Same as above

Photo of wooden close boarded fence with posters displayed next to a flint and brick wall

Photo of a mature tree in the background and wooden close boarded fence in the foreground

Photo of a wooden 6 bar gate and fence to the entrance of a wooded area

Photo of a wooden 6 bar gate and post and rail fencing to a green field

Photo of a galvanised gate and blue plastic fence to a green field

2. Kerb stones & planting & verges

Photo of a lime tree surrounded by a verge at the top of a street scene

Photo of flowers and shrubs alongside a flint wall

Photo of a tarmac pavement alongside a concrete kerb and flint wall

Photo of an overgrown hedgerow and brambles on a footpath alongside a road

3. Signage

Photo of a wooden cricket bat on a plinth representing Slindon Village

Photo of the Village pond sign

Photo of the village pond with circles around little sign posts

4. Mature Trees

Photo of a mature tree alongside a street scene with the cricket bat sign in the foreground

Photo of several mature trees on a village green

5. Walls and Flints

Photo of samples of flintwork walls

6. Parking

Photo of cars parked along a street scene x3

7. Public space

Photo of a 6 bar gate at the entrance to the cricket field

6 Photo collage of people using outdoor gym equipment

Photo of 2 little girls enjoying apples in an orchard

Photo of a meadow with deer circled around

Photo of horses in a paddock with mature tree behind