

Report to	Planning Committee
Date	11 July 2024
By	Director of Planning
Title of Report	Sompting Conservation Area Appraisal & Management Plan (CAAMP)
Purpose of Report	To seek adoption of the Sompting Conservation Area Character Appraisal & Management Plan for the purposes of development management and to inform the wider activities of the National Park and its partners.

Decision

Recommendation: The Committee is recommended to:

- I. Endorse and adopt the Conservation Area Character Appraisal & Management Plan, forming Appendix 2 to this report, for the purposes of development management and to inform the wider activities of the National Park Authority and its partners, insofar as it relates to that part of the Conservation Area north of the A27 which lies within the South Downs National Park.**
-

Executive Summary

Section 69(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities to review existing Conservation Area designations, including consideration of their current boundaries. This review is often accompanied by the creation or updating of a Conservation Area Character Appraisal and Management Plan (CAAMP).

Sompting was first designated as a Conservation Area by Adur District Council in March 1976 and minor amendments were made to the boundary in 1992.

The existing boundary of the Conservation Area straddles the boundary of the National Park with Adur District Council, such that it falls within two different Local Planning Authorities.

Adur District Council commissioned a consultant to review and produce CAAMPs for several of its conservation areas, including Sompting. The National Park Authority has partnered with Adur District Council for the work relating to Sompting and the final form and content of the document now being presented has been significantly influenced as a result.

Adur District Council will adopt the document for that part of the Conservation Area that falls within its remit and the National Park Authority needs to do the same for its part of the Conservation Area (which lies to the north of the A27)

I. Background

- I.1 Sompting lies on the southern edge of the Downs, between Worthing to the west and Shoreham to the east.**

- 1.2 The Conservation Area covering the village was created before the National Park came into being.
- 1.3 The village is bisected by the A27 which also forms the National Park boundary at this point. As a result, the bulk of the old village, including the main street, is south of the A27 and, therefore, outside the National Park. The area to the north of the road, which comprises the lower reaches of the Downs dip slope, is now in the National Park. This section includes the church for which Sompting is particularly well known, and most of the higher status historic buildings.
- 1.4 The draft CAAMP for Sompting was initially compiled by a conservation consultant employed by Adur District Council. However, the first draft was reviewed and enhanced by National Park officers.
- 1.5 The format of the document is not that usually used for National Park CAAMPs, which reflects the fact that it is a joint document, but many elements of it will be quite familiar to previous readers of our CAAMPs.

2. Public Consultation

- 2.1 A public consultation exercise was undertaken by Adur District Council on behalf of both local planning authorities.
- 2.2 The draft document was available on the Adur DC’s website. Letters were sent to all properties within the Conservation Area giving notice of the consultation and specific consultations were sent to Sompting Parish Council, West Sussex County Council, National Highways, Historic England and Adur District Community Advisory Group.
- 2.3. Six responses were received as a result of the consultation exercise, comprising two from local residents and one each from Sompting Parish Council, Historic England, National Highways, Adur District Community Advisory Group and Strutt and Parker (on behalf of Sompting Estates and Persimmon (Thames Valley)).
- 2.4 The responses are set out in a summary, prepared by Adur District Council, which can be found in Annex I to this report. As might be expected most of the comments related to the village south of the A27 and the document has been amended to meet them as far as possible
- 2.5 There was only one comment specific to the area to the north; this being Adur Community Advisory Group’s welcoming of the proposed approach to Sompting Abbots School regarding the preparation of a Conservation Management Plan for the site.

3. Conclusion

- 3.1 The CAAMP is a sound document. It has been the subject of a meaningful public consultation, and the document has been revised where appropriate to meet comments received. It is, therefore, appropriate to adopt it for the purposes of development management and to inform the wider activities of the National Park and its partners insofar as it relates to that part of the Conservation Area north of the A27 and within the National Park.

4. Other implications

Implication	Yes*/No
Will further decisions be required by another committee/full authority?	No
Does the proposal raise any Resource implications?	No
How does the proposal represent Value for Money?	Not applicable

Implication	Yes*/No
Which PMP Outcomes/ Corporate plan objectives does this deliver against	PMP Outcome 1.1 To protect that natural beauty and character of the National Park. PMP Outcome 4.1 To increase conservation awareness, access to and understanding of South Downs cultural heritage
Links to other projects or partner organisations	Adur District Council
How does this decision contribute to the Authority's climate change objectives	No direct contribution
Are there any Social Value implications arising from the proposal?	No implications
Have you taken regard of the South Downs National Park Authority's equality duty as contained within the Equality Act 2010?	Yes, insofar as no such impacts have been identified
Are there any Human Rights implications arising from the proposal?	It does have an impact on the rights of property owners in the proposed conservation area. However, given the role of the planning system in protecting the historic environment, this is considered to be proportionate with the aims sought to be realised.
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 Data Protection implications?	None

3 Risks Associated with the Proposed Decision

Risk	Likelihood	Impact	Mitigation
Failure to meet the duty placed on the National Park Authority by S.69 of the Planning (Listed Buildings and Conservation Areas) Act 1990.	Low	Low	Adopt the CAAMP as recommended in this report

Risk	Likelihood	Impact	Mitigation
Should the draft CAAMP not be adopted, both applicants and officers may lack sufficient information to make informed planning decisions.	Low	Low	Adopt the CAAMP as recommended in this report

MIKE HUGHES

Director of Planning (Interim)

South Downs National Park Authority

Contact Officer: David Boyson
 Tel: 01730 819233
 Email: david.boyson@southdowns.gov.uk
 Appendices Appendix 1- Consultation responses
 Appendix 2 - Draft Conservation Area Appraisal and Management Plan
 SDNPA Consultees Director of Planning; Chief Finance Officer; Monitoring Officer; Legal Services
 External Consultees None
 Background Documents [Planning \(Listed Buildings and Conservation Areas\) Act 1990](#)