

Appendix I – Information concerning consideration of applications before committee

Officers can confirm that the following have been taken into consideration when assessing the application:

National Park Purposes

The two statutory purposes of the SDNP designation are:

- To conserve and enhance the natural beauty, wildlife and cultural heritage;
- To promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public.

If there is a conflict between these two purposes, greater weight shall be given to the purpose of conserving and enhancing the natural beauty, wildlife and cultural heritage of the area comprised in a National Park, whereby conservation takes precedence. There is also a duty upon the National Park Authority to foster the economic and social wellbeing of the local community in pursuit of these purposes.

National Planning Policy Framework and the Vision & Circular 2010

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied. It was first published in 2012. Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010.

The Circular and NPPF confirm that National Parks have the highest status of protection in relation to landscape and scenic beauty. The NPPF states at paragraph 176 that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks and that the conservation and enhancement of wildlife and cultural heritage are important considerations which should also be given great weight in National Parks. The scale and extent of development within the Parks should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.

Major Development

Paragraph 177 of the NPPF confirms that when considering applications for development within the National Parks, permission should be refused for major development other than in exceptional circumstances and where it can be demonstrated that the development is in the public interest.

For the purposes of Paragraph 177 whether a proposal is 'major development' is a matter for the decision maker, taking into account its nature, scale and setting, and whether it could have a significant adverse impact on the purposes for which the area has been designated or defined.

For the purposes of this application, assessment as to whether the development is defined as major for the purposes of Para 177 is undertaken in the Assessment Section of the main report.

Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990

Sections 16 and 66 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 are relevant.

Section 16 states that 'in considering whether to grant listed building consent for any works the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'.

Section 66 relates to the grant of planning permission and states 'in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority...shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'.

Relationship of the Development Plan to the NPPF and Circular 2010

The development plan policies listed within the reports have been assessed for their compliance with the NPPF and are considered compliant with it.

The South Downs National Park Partnership Management Plan 2020-2025

The Environment Act 1995 requires National Parks to produce a Management Plan setting out strategic management objectives to deliver the National Park Purposes and Duty. National Planning Policy Guidance (NPPG) states that Management Plans “contribute to setting the strategic context for development” and “are material considerations in making decisions on individual planning applications.” The South Downs Partnership Management Plan as amended for 2020-2025 on 19 December 2019, sets out a Vision, Outcomes, Policies and a Delivery Framework for the National Park over the next five years. Relevant Policies are listed within the main body of this report.

South Downs Local Plan and relevant made Neighbourhood Plan

The South Downs Local Plan (SDLP) was adopted by the Authority in July 2019.

The Stedham with Iping Neighbourhood Plan 2018 – 2033 was made on 10 June 2021.

All development plan policies are taken into account in determining planning applications, along with other material considerations.

The Planning and Compulsory Purchase Act 2004 S38 (6) confirms that ‘If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise’.

Policies of the South Downs Local Plan which are of relevance to these applications

- Core Policy SD1 - Sustainable Development
- Core Policy SD2 - Ecosystems Services
- Core Policy SD3 – Major Development
- Strategic Policy SD4 - Landscape Character
- Strategic Policy SD5 - Design
- Strategic Policy SD6 – Safeguarding Views
- Strategic Policy SD7 – Relative Tranquillity
- Strategic Policy SD8 – Dark Night Skies
- Strategic Policy SD9 – Biodiversity and Geodiversity
- Strategic Policy SD10 – International Sites
- Development Management Policy SD11 - Trees, Woodland and Hedgerows
- Strategic Policy SD12 - Historic Environment
- Development Management Policy SD13 - Listed Buildings
- Development Management Policy SD14 – Climate Change Mitigation and Adaption of Historic Buildings
- Development Management Policy SD16 – Archaeology
- Strategic Policy SD17 - Protection of the Water Environment
- Strategic Policy SD19 - Transport and Accessibility
- Strategic Policy SD20 - Walking, Cycling and Equestrian Routes
- Strategic Policy SD21 – Public Realm, Highway Design and Public Art
- Strategic Policy SD22 – Parking Provision
- Strategic Policy SD25 - Development Strategy
- Strategic Policy SD26 – Supply of Homes
- Strategic Policy SD27 – Mix of Homes

- Strategic Policy SD28 - Affordable Homes
- Development Management Policy SD31: Extensions to existing dwellings and Provision of Annexes and Outbuildings
- Development Management Policy SD43 – New and Existing Community Facilities
- Strategic Policy SD45 - Green Infrastructure
- Development Management SD46 – Provision and Protection of Open Space, Sport and Recreational Facilities and Burial Grounds / Cemeteries
- Strategic Policy SD48 - Climate Change and Sustainable Use of Resources
- Strategic Policy SD49 – Flood Risk Management
- Development Management Policy SD50 – Sustainable Drainage Systems
- Development Management Policy SD54 – Pollution and Air Quality
- Development Management Policy SD55 – Contaminated Land

Policies of the Stedham with Iping Neighbourhood Plan which are of relevance to these applications

- Policy SINDP1 – Stedham Settlement Boundary
- Policy SINDP2 – Preserving our rural character
- Policy SINDP3 – Recreational and Community Facilities
- Policy SINDP6 – Unallocated residential development
- Policy SINDP10 – Wildlife in the wider Parish
- Policy SINDP11 – Tranquillity
- Policy SINDP12 – Landscape and Views
- Policy SINDP13 – Parish Heritage Assets
- Policy SINDP15 – Sunken Lanes & Retaining Walls
- Policy SINDP16 – Permissive and Public Rights of Way
- Policy SINDP17 – Car Parking
- Policy SINDP18 – Maintaining and improving Accessibility

Policy Documents (SPDs and TANs) which are of relevance to these application(s)

- Biodiversity Net Gain – technical advice note, March 2024
- Design Guide, Supplementary Planning Document – adopted July 2022
- Dark Skies – technical advice note version 2, May 2021
- Parking for Residential and Non-Residential Development Supplementary Planning Document – adopted April 2021
- Habitats Regulations Assessment and Planning Applications – Technical Advice Note, March 2021
- Sustainable Construction Supplementary Planning Document – adopted August 2020
- Ecosystems Services – technical advice note (non-householder)

Human Rights Implications

This planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

Equality Act 2010

Due regard has been taken within this application of the South Downs National Park Authority's equality duty as contained within the Equality Act 2010.

Crime and Disorder Implication

It is considered that the proposal does not raise any crime and disorder implications.