

## **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 182 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.

### 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 in each report.

### South Downs Local Plan

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

- Core Policy SD1 - Sustainable Development
- Core Policy SD2 - Ecosystems Services

- Strategic Policy SD4 - Landscape Character
  - Strategic Policy SD5 - Design
  - Strategic Policy SD6 – Safeguarding Views
  - Strategic Policy SD8 – Dark Night Skies
  - Strategic Policy SD9 – Biodiversity and Geodiversity
  - Development Management Policy SD11 - Trees, Woodland and Hedgerows
  - Strategic Policy SD12 - Historic Environment
  - Development Management Policy SD15 – Conservation Areas
  - Development Management Policy SD16 – Archaeology
  - 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
  - Strategic Policy SD36 – Town and Village Centres
  - 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
  - Strategic Site Policy SD57 – North Street Quarter and adjacent Eastgate Area, Lewes
- Policy Documents (SPDs and TANs) which are of relevance to this application
- Affordable Housing, Supplementary Planning Document - adopted July 2020
  - Design Guide – adopted July 2022
  - Parking for Residential and Non-Residential Development Supplementary Planning Document – adopted April 2021
  - Sustainable Construction Supplementary Planning Document – adopted August 2020
  - Biodiversity Net Gain – technical advice note, January 2022
  - Dark Skies – technical advice note version 2, May 2022
  - Ecosystems Services – technical advice note (non-householder)
  - Lewes Conservation Area Appraisal and Management Plan

### Lewes Neighbourhood Plan

The Lewes Neighbourhood Development Plan was made in April 2019 and forms part of the Development Plan.

### Policies of the Lewes Neighbourhood Plan which are of relevance to this application

- Policy LE1 – Natural Capital
- Policy LE2 – Biodiversity
- Policy HCI – Protection of Existing & New Community Infrastructure
- Policy HC3 A – Heritage Protection of Landscape and Townscape
- Policy HC3 B – Planning Application Requirements and Heritage Issues
- Policy PL1 A – General Housing Strategy
- Policy PL2 – Architecture & Design
- Policy PL3 – Flood Resilience
- Policy PL4 – Renewable Energy and the Resource and Energy Efficiency of New Buildings
- Policy AM1 – Active Travel Networks
- Policy AM2 – Public Transport Strategy
- Policy AM3 – Car Parking Strategy
- Policy SSI – Historic Streets

### Human Rights Implications

These planning applications have 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. Notably, the provision of two purpose built bus stops with associated shelters would represent an improvement to bus facilities for all users when compared to the existing temporary bus stop facilities which have been in place for 2 years.

### Crime and Disorder Implication

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

