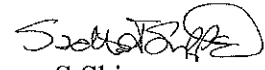




Seaford Town Council

To Members of the Planning & Highways Committee

A meeting of the **Planning & Highways Committee** will be held at the **Council Chamber, 37 Church Street, Seaford**, on **Thursday 3 April 2014**, at **7.00pm**, which you are summoned to attend.


S Shippen
Town Clerk
28 March 2014

1. Apologies for Absence and Declaration of Substitute Members

2. Minutes

To approve the minutes of the meeting held on 13 March 2014.

3. Disclosure of Interests

To deal with any disclosure by Members of any discloseable pecuniary interests and interests other than pecuniary interests, as defined under the Seaford Town Council Code of Conduct and the Localism Act 2011, in relation to matters on the agenda.

4. Public Participation

In accordance with Standing Order 1 and Seaford Town Council Policy members of the public will be entitled to speak on general issues concerning this Committee on non-planning application matters at this point. People wishing to speak on planning applications may do so immediately before each planning application.

5. Planning Applications

To consider planning applications in respect of Seaford.

Planning Applications week ending 7 March 2014

Seaford **5 Normansal Park Avenue**
LW/14/0080 Planning Application - Conversion of detached double garage to a workshop and creation of additional hardstanding for Mr M Ashley

Seaford **Chyngton Rise South Way**
LW/14/0122 Planning Application - Erection of two storey rear extension for Mr J Duvivier

Seaford **5 Dymchurch Close**
LW/14/0128 Planning Application - Erection of a single storey rear extension and loft conversion incorporating rear dormer window for Mr & Mrs Nimmo

Seaford **Land Rear Of 53 Vale Road**
LW/14/0130 Planning Application - Erection of a pair of 3 bedroom semi-detached houses for Mr R Ottley

Seaford **86 Valley Drive**
LW/14/0140 Planning Application - Erection of a two storey side extension with pitched roof for Mr & Mrs J Winder

Seaford **5 Marine Crescent**
LW/14/0136 Planning Application – Replacement of one window with two windows to the rear (north) elevation and conversion of loft area including the creation of a new flat roof for Ms G Coward

Seaford **81 Sherwood Road**
LW/14/0159 Planning Application - Ground floor and first floor rear extensions for Mr J Simmons

Planning Applications week ending 14 March 2014

Seaford **6 Sutton Park Road**
LW/14/0174 Advertisement Consent Application - Installation of illuminated fascia and projecting signs for Domino's Pizza UK & Ireland Ltd

Seaford **Re-advertisement – Amended Description**
LW/12/0857 **The Old House Depository Claremont Road**
Construction of 35 dwellings (26 x open-market and nine x affordable) accessed from Claremont Road and Station Approach with associated parking and hard and soft landscaping. Amended drawings include a reduction in the no. of 4 bed houses and an increase in the no. of 2 and 3 bed houses together with elevational changes to the materials and design.

Seaford **Elm Court Blatchington Road**
LW/14/0177 Consultation by ESCC - Variation of condition 1 (LW/3100/CC/1) to extend the time period for the removal of the temporary building from the land by 31 March 2014 to 30 September 2014 for East Sussex County Council

Planning Applications week ending 21 March 2014

Seaford **Former Central Garage Sutton Park Road**
LW/14/0150 Planning Application - Demolition of the former garage building and construction of a five storey building comprising 38 retirement apartments, basement car park, access and landscaping for PegasusLife

Seaford **8 Friston Close**
LW/14/0189 Planning Application - Erection of a first floor flat roof extension at rear for Mr P Smith

Seaford **Norlington House 15 Avondale Road**
LW/14/0197 Planning Application - Erection of double garage for Mr D Wall

Tree Works

Seaford TW/14/0028/ TPO	5 Kingston Avenue 1 x Corsican Pine (T3 of Order, T1 on plan) - Remove selected limbs overhanging footpath back to growth points 1 metre from main stem. Remove selected branch blocking the street lamp
Seaford TW/14/0031/ TCA	25 Hamsey Lane Reduce mulberry tree by 25-30% and thin crown 20%

6. South Downs National Park – Local Plan Consultation Programme

To consider report 178/13 regarding the Local Plan Consultation Programme (pages 5 to 55).

Circulation:

Committee:

Councillor L Wallraven (Chairman)

Councillor R Allen (Vice Chairman)

Councillors; M Brown, S Dunn, T Goodman, A Latham, S McStravick,

P Franklin (Ex-officio).

For information: Councillors S Adeniji, B Burfield, S Gauntlett, B Groves, A Hayder, P Heseltine, R Needham and B Warren and I White.

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Seaford Town Council

Report 178/13

Agenda Item No:	6
Committee:	Planning & Highways Committee
Date:	3 April 2014
Title:	South Downs National Park – Local Plan Consultation Programme
By:	Lucy Clark, Support Services Manager
Purpose of Report:	To advise the Committee on The South Downs National Park Authority's Local Plan Options Consultation and the Community Infrastructure Levy (CIL), Preliminary Draft Charging Schedule.

Recommendations

1. To consider any comments on The South Downs National Park Authority's Local Plan Options Consultation and the Community Infrastructure Levy (CIL) Preliminary Draft Charging Schedule.
 2. To consider responding online to both these consultations.
-

1. Information

- 1.1 As previously reported, The South Downs National Park Authority is currently preparing a Local Plan for the National Park. When adopted the Local Plan will set out the planning policies for the South Downs National Park and all planning applications for development within the National Park will be judged against these policies. This will be the first time that the National Park will be planned for as a single entity.
- 1.2 The Options Consultation represents the first stage in developing the Local Plan. Fifty five key issues have been identified and a number of options for how the Local Plan could deal with these issues have been put forward. Comments on these issues and options along with any additional issues and options that should be considered are being invited during this consultation.
- 1.3 The South Downs National Park – Local Plan Options Consultation Document is a 128 page document which can be viewed online at www.consult.southdowns.gov.uk. The Introduction and Housing sections are attached in Appendix A. There is also a hard copy of the full document available to view in the Members' Room.

- 1.4** The Community Infrastructure Levy (CIL) is a new system of planning charges that the local planning authorities can use to raise funds from new developments to pay for infrastructure. The National Park Authority is preparing a Community Infrastructure Levy Charging Schedule for the whole National Park. This will set out the charges to levy on development. The money collected will be used to pay for a wide range of infrastructure that is needed to support development across the National Park.
- 1.5** Comments and views are being invited on the Preliminary Draft Charging Schedule (attached in Appendix B) including the proposed charges set out in this document. This represents the first formal consultation stage in preparing a Charging Schedule. A copy of the Frequently Asked Questions and the Summary of the Preliminary Draft Charging Schedule are attached in Appendices C and D for further information.
- 1.6** The consultations will run until Wednesday 30 April 2014 and there are three different ways to respond:
1. View and comment on the documents online at www.consult.southdowns.gov.uk
 2. Fill in an electronic comment form and email to planningpolicy@southdowns.gov.uk
 3. Fill in a paper copy form or write to Local Plan Team, SDNPA, Hatton House, Bepton Road, Midhurst, West Sussex, GU29 9LU
- 1.7** Following the attendance by Councillor Syliva Dunn and the Support Services Manager to a recent workshop regarding these consultations, it is recommended that the Committee register to respond online.

2. Financial Appraisal

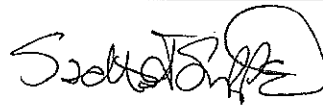
There are no financial implications as a result of this report.

3. Contact Officer

The Contact Officer for this report is Lucy Clark, Support Services Manager.

Support Services Manager

Town Clerk





South Downs National Park – Local Plan Options Consultation Document

February 2014

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I. Introduction

What is the Local Plan?

- 1.1 When adopted the Local Plan will set out the planning policies for the South Downs National Park. This will be the first time that the South Downs National Park will be planned for as a single entity. The Local Plan policies will cover a wide range of topics setting out the approach to different types of development from the very detailed issues, such as the size of extensions to houses, to National Park-wide issues, such as levels of affordable housing over a 15-year period from adoption. It will also include site allocations (for example, identifying a site for housing, or a site for employment use). Once the Local Plan has been adopted, all planning applications for development within the National Park will be judged against these adopted policies.
- 1.2 The Local Plan is being developed in the context of the *South Downs Partnership Management Plan (PMP)* which sets out the long-term Vision for the National Park. The policies in the Local Plan will contribute to the achievement of the Vision and help deliver many of the objectives of the PMP. Once adopted, the Local Plan policies will replace all the 'saved' Local Plan and Core Strategy policies inherited¹ by the South Downs National Park Authority (SDNPA) when it became the local planning authority for the National Park in April 2011, and also Joint Core Strategies adopted since April 2011 (see para. 1.24).

¹ On 1 April 2011 the South Downs National Park Authority inherited all the existing policies from the 15 previous planning authorities (Adur District, Arun District, Brighton & Hove City, Chichester District, Eastbourne Borough, East Hampshire District, East Sussex County, Hampshire County, Horsham District, Lewes District, Mid Sussex District, Wealden District, West Sussex County, Winchester City and Worthing Borough Councils).

- 1.3 Minerals and waste policies are being developed through Joint Minerals and Waste Plans, working with the adjoining Minerals and Waste Authorities across the three counties covering the National Park. Consequently minerals and waste will not be part of the Local Plan and are, therefore, not discussed in this *Options Consultation Document*. The relevant Minerals and Waste Plans are:

- *East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan (2013)*
- *Hampshire (Portsmouth, Southampton, New Forest National Park and South Downs National Park) Minerals and Waste Plan (2013)*
- *West Sussex Waste Local Plan (submitted to Secretary of State for Examination, 2013)*
- *Draft West Sussex Minerals Local Plan.*

What is this Options Consultation about?

- 1.4 This *Options Consultation Document* represents the first stage in developing the Local Plan. It will represent the formal Regulation 18 stage (of the *Town and Country Planning (England) Regulations 2012*), whereby the local planning authority notifies stakeholders of its intention to produce a local plan. The aim of the Options Consultation is to ask for your views on what approach the Local Plan policies should take on various key planning issues. At this early stage in the development of the Local Plan the discussions will be broad and at a high level.

- 1.5 This *Options Consultation Document* consists of 10 chapters:

1. Introduction
2. A Portrait of the South Downs National Park
3. Landscape and Natural Resources

4. Historic Environment
 5. Design
 6. Settlement Strategy
 7. Housing
 8. Economy and Tourism
 9. Community Facilities and Infrastructure
 10. Transport and Accessibility.
- 1.6 The development of the Local Plan and the choice of issues that this consultation focuses on builds on the conversations and engagement which have been on-going through the development of the South Downs National Park Vision, the Special Qualities, the *State of the National Park Report* and, most recently, for the development of the *South Downs Partnership Management Plan*. Each chapter covers a different topic, but there is considerable cross-over and important links between the chapters and issues. Links between chapters and also to other reference material are highlighted in the side bars throughout the document.
- 1.7 For each of the issues realistic, broad approaches have been given for consideration and discussion. For most of the issues the document sets out 'what we propose to do' statements, which give the suggested approach for the Local Plan to follow taking into account the National Park's Purposes and Duty, the requirements of national planning policy and guidance from documents such as the *English National Parks and the Broads: UK Government Vision and Circular 2010*, the *National Planning Policy Framework 2012* and the *Localism Act 2011*, and the evidence collected so far. This *Options Consultation Document* then sets out other realistic options and seeks feedback on these.
- 1.8 At the same time as the *Options Consultation Document* is being consulted upon, the SDNPA is consulting on a *Preliminary Draft Community Infrastructure Levy (CIL) Charging Schedule*. This represents the first format

consultations stage in implementing a CIL for the National Park and comments are sought on the document.

What are the next stages?

- 1.9 Following the Options Consultation all of the responses received during this consultation will be collated and analysed against the options outlined. The responses will be taken into account alongside the evidence base and other considerations, such as national policy and guidance, to produce the Preferred Options Document. This will be the first draft of the Local Plan, including draft policies and proposed site allocations.

Key dates for the development of the Local Plan

Local Plan Stage	Date
Options Consultation	February 2014
Preferred Options Consultation	January 2015
Publication and Pre-Submission	November 2015
Submission to Secretary of State	June 2016
Examination	to be confirmed
Adoption	Spring 2017

- 1.10 Once the SDNPA has considered the comments received on the Preferred Options outlined with the first draft of the Local Plan, a final draft Local Plan will be prepared. This will be published as a 'Pre-Submission' version, where representations can be made on the soundness and legal compliance of the plan. All representations made at this stage, along with the Pre-Submission version of the plan, will then be submitted to the Planning Inspectorate (on behalf of the Secretary of State), which will appoint an Inspector to carry out an examination of the plan.

How to respond to this Local Plan and the Preliminary Draft CIL Charging Schedule consultation

1.11 The Local Plan Options and the Preliminary Draft CIL Charging Schedule consultations will run from **28 February 2014 to 23.59 hours Wednesday 30 April 2014**. There are three different ways to respond to the *Options Consultation Document* and *Preliminary Draft CIL Charging Schedule*:

- the preferred consultation response is online via the consultation website: <http://consult.southdowns.gov.uk>
- by filling in an electronic comment form and emailing it to planningpolicy@southdowns.gov.uk, cil@southdowns.gov.uk or
- by either filling out a paper copy comment form or writing to:

Options Consultation

SDNPA Local Plan Team
Hatton House, Bepton Road
Midhurst, West Sussex
GU29 9LU

CIL Charging Schedule Consultation

CIL Project Manager
Hatton House, Bepton Road
Midhurst, West Sussex
GU29 9LU

So that the responses can be accurately recorded, please ensure that for each comment that you outline the part of the topic, issue and option you are commenting on.

- Further information on how to respond can be found at: <http://www.southdowns.gov.uk/localplan> and www.southdowns.gov.uk/cil

National context

National Park Purposes and Duty and Section 62

1.12 National Park status recognises, and gives great weight to, its high-quality landscape, natural beauty, wildlife and cultural heritage.

The SDNPA has statutory purposes and socio-economic responsibilities as specified in the *Environment Act 1995*:

1) of conserving and enhancing the natural beauty, wildlife and cultural heritage of the area, and

2) of promoting opportunities for the understanding and enjoyment of the special qualities of the National Park by the public.

Shall seek to foster the economic and social well-being of the local communities within the National Park, without incurring significant expenditure in doing so and shall co-operate with local authorities and public bodies.

1.13 In addition, Section 62 of the *Environment Act 1995* requires all relevant authorities,² including statutory undertakers and other public bodies, to have regard to these Purposes. Where there is an irreconcilable conflict between the statutory purposes, the Sandford Principle³ is statutorily required to be applied and the first Purpose of the National Park will be given priority.

² Relevant authorities are listed in the *Environment Act 1995*, <http://www.legislation.gov.uk/ukpga/1995/25/contents>.

³ The Sandford Principle – a statement first made by Lord Sandford in his committees report on possible changes to the management and legislation governing National Parks and now in the *Environment Act 1995* which states that: 'if it appears that there is a conflict between those two Purposes, any relevant Authority shall attach greater weight to the first [Purpose]'.

English National Parks and the Broads: UK Government Vision and Circular 2010⁴

- 1.14 In 2010 the Government published the Circular as guidance for National Park Authorities as to how to achieve the Purposes and Duty. The Circular refocuses attention on achieving National Parks' Purposes of conserving and enhancing the natural and cultural environments and ensuring the widest range of people are able to access and enjoy National Parks responsibly.
- 1.15 The Circular makes clear the responsibility of National Park Authorities to be: 'exemplars in achieving sustainable development'.⁵ The Circular builds on this by adding that the National Parks have a key role as exemplars of how to adapt to and mitigate the impacts of climate change, and to lead the way as exemplars of how to live within environmental limits.
- 1.16 The Circular also provides further guidance on delivery of the second Purpose. It focuses on the opportunities for people from within and visitors to National Parks to learn about these areas and what makes them special. It stresses the need for people to enjoy those special qualities responsibly, so as to enable future generations to enjoy them too, with an emphasis on new educational tools to engage a variety of users, as well as sustainable tourism.
- 1.17 The Circular recognises the key role that people have had in shaping the landscapes of National Parks. People have lived, worked, farmed and enjoyed these areas for centuries and their activities have shaped how our National Parks appear today. The importance of sustaining the communities who live and work within the National Park is recognised and supported through the Duty placed on National Park Authorities. The Circular describes the different elements which can contribute to

⁴ <https://www.gov.uk/government/publications/english-national-parks-and-the-broads-uk-government-vision-and-circular-2010>.

⁵ *English National Parks and the Broads: UK Government Vision and Circular 2010*, para.28.

sustainable local communities, including supporting the rural economy, the importance of truly affordable housing to sustain the long-term needs of local communities and the infrastructure which underpins these rural, and often remote, communities with a particular emphasis on electronic communication networks.

National Planning Policy Framework

- 1.18 The *National Planning Policy Framework* (NPPF) was published in March 2012. It sets out the Government's priorities and principles for development across the country and replaces the previous Planning Policy Statements. Its core principles reflect the need to identify and plan for the housing and employment needs of the area, with specific mention of supporting thriving rural communities. It makes clear the preference for efficient use of resources by identifying the re-use of previously-developed land and existing buildings, including the re-use or conversion of cultural and historical assets. It recognises the wider contribution of open land and the varied functions that it performs, such as for recreation, carbon storage and food production, acknowledging the wider benefits of ecosystem services and that development should be directed to land of lesser environmental value. Climate change, carbon reduction and energy from renewable resources are embedded principles within the NPPF.
- 1.19 The NPPF is based on the principle of 'sustainable development', which combines environmental sustainability, social sustainability and economic sustainability. These three elements underpin the policies and aims of the NPPF – the delivery of sustainable development. The NPPF promotes a 'presumption in favour of sustainable development', emphasising the need for positive plan-making and that local planning authorities must objectively assess the need for future housing and then meet that need unless specific policies in the NPPF indicate development should be restricted (para. 14), such as those for land within National Parks.

1.20 The NPPF makes several references to the importance of National Parks and states that 'great weight should be given to conserving landscape and scenic beauty in National Parks', areas which have the highest status of protection. National Parks are highlighted as one of the important instances where specific policies in the NPPF indicate development should be restricted. It also states that the conservation of wildlife and cultural heritage are important considerations and should be given 'great weight' and refers to the *English National Parks and the Broads: UK Government Vision and Circular 2010* for further guidance.

1.21 The NPPF goes on to say that:

'planning permission should be refused for major developments in these designated areas except in exceptional circumstances and where it can be demonstrated they are in the public interest. Consideration of such applications should include an assessment of:

- *the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;*
- *the cost of, and scope for, developing elsewhere outside the designated area, or meeting the need for it in some other way; and*
- *any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.'* (para. 116, emphasis added)

It is, therefore, important to be clear what is considered to be 'major development' in the National Park.

1.22 The interpretation of the major development test for National Parks and Areas of Outstanding Natural Beauty varies. Some NPAs in England and Wales have used the definition of major development set out in the *Town and Country Planning Development Management Procedure Order 2010*.⁶

1.23 The SDNPA has sought legal advice on this point.⁷ The definition that the SDNPA has taken with regard to major development is development that; by reason of its scale, character or nature, has the potential to have a serious adverse impact on either the natural beauty of, or recreational opportunities provided by, the National Park. Generally the SDNPA expects that within the urban forms of Petersfield and Lewes, in recognition of their unique size and scale in a National Park context, major development assessment will take into account how different these settlements are from other parts of the National Park.

South Downs National Park context

Current planning policy context for the South Downs National Park

1.24 The current set of planning policies for the National Park is made up of the districts' planning policies (inherited by the SDNPA on 1 April 2011), as well as adopted and emerging joint planning policies that the SDNPA has worked on with neighbouring local authorities, including:

- *Worthing Borough Core Strategy* – adopted August 2011
- *Winchester Joint Core Strategy – Local Plan Part I* – adopted March 2013
- *Wealden Core Strategy (Incorporating Part of the South Downs National Park)* – adopted February 2013

⁶ *Town and Country Planning Development Management Procedure Order 2010*, section 2, p.5, http://www.legislation.gov.uk/uksi/2010/2184/pdfs/uksi_20102184_en.pdf.

⁷ Maurici legal opinion: www.southdowns.gov.uk/localplan.

- *East Hampshire District Local Plan: Joint Core Strategy* – submitted May 2012, and
- *Lewes District Local Plan Part 1 – Joint Core Strategy* – due for submission May 2014.

1.25 While much of the development of the joint plans was carried out prior to the National Park coming into being they do (or will) provide an up-to-date policy framework for much of the National Park. The Local Plan will incorporate as far as possible the recently developed policies in these joint plans.

1.26 Neighbourhood planning provides the opportunity for local people to influence the types and location of development for their community. The ambition of the community should be aligned with the strategic needs and priorities of the wider area and Neighbourhood Plans must be in general conformity with the policies of the local plan. Once adopted Neighbourhood Plans will form part of the 'development plan'.

1.27 Neighbourhood Plans are one form of community-led planning. Others include Village Design Statements and Parish Plans. These can provide valuable local insight to issues in a specific town, village or parish. The SDNPA encourages all communities to be actively involved in shaping the planning process through direct input either into the Local Plan, or more focused community-level plans. These other community-led plans, where it is considered that they provide guidance to the planning process, will be formally adopted by the SDNPA as Supplementary Planning Documents which gives them 'material weight' in determining planning applications.

Delivering the Partnership Management Plan and National Park Vision

1.28 The Local Plan will represent the last in the suite of documents produced by the SDNPA since its inception in April 2011:

- *South Downs National Park Special Qualities (2011)*
- *State of the South Downs National Park Report (2012)*
- *South Downs National Park Partnership Management Plan (2014)*.

The South Downs National Park Special Qualities

1.29 During 2011 the SDNPA and partners established what it is about the National Park that makes it such a very special place – the 'Special Qualities', and also agreed the Vision for the South Downs to 2050,⁸ setting out how we would like the National Park to look and feel in the long term. The seven Special Qualities⁹ of the National Park are in Figure 2 below:

⁸ <http://www.southdowns.gov.uk/about-us/vision>.

⁹ http://www.southdowns.gov.uk/_data/assets/pdf_file/0017/180017/SDNPA_Special_Qualities.pdf.

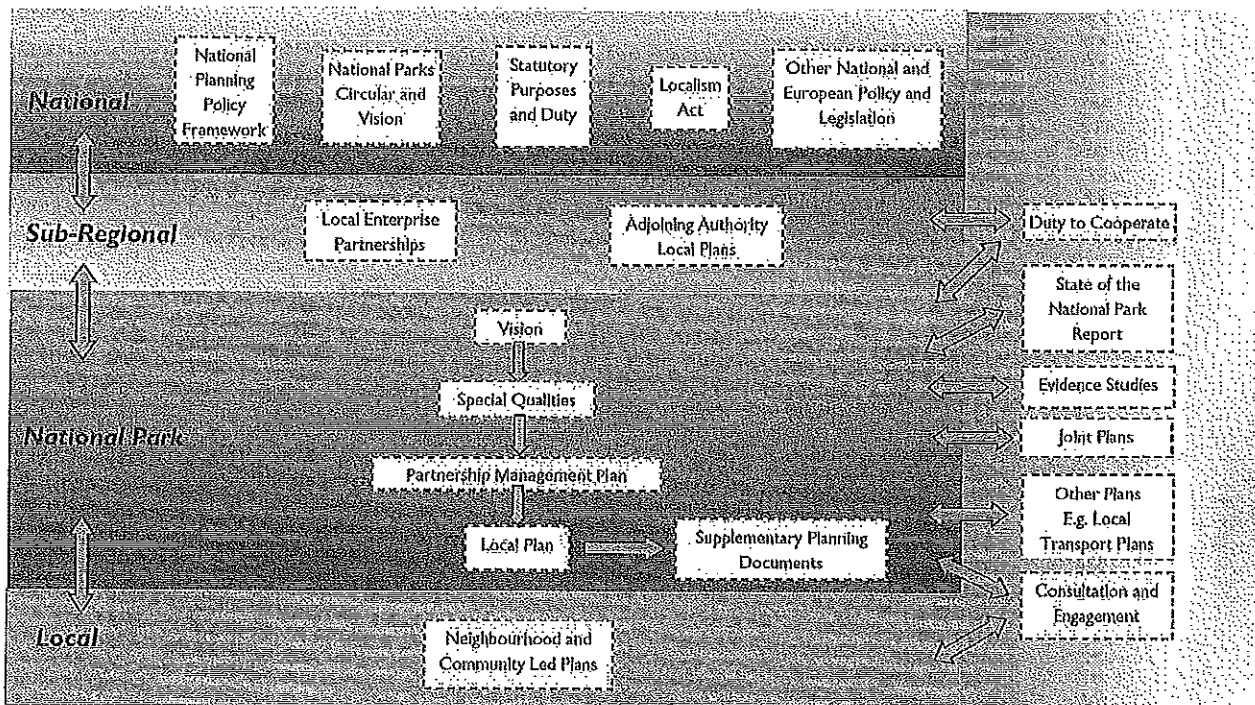


Figure 1: Policies and Plans

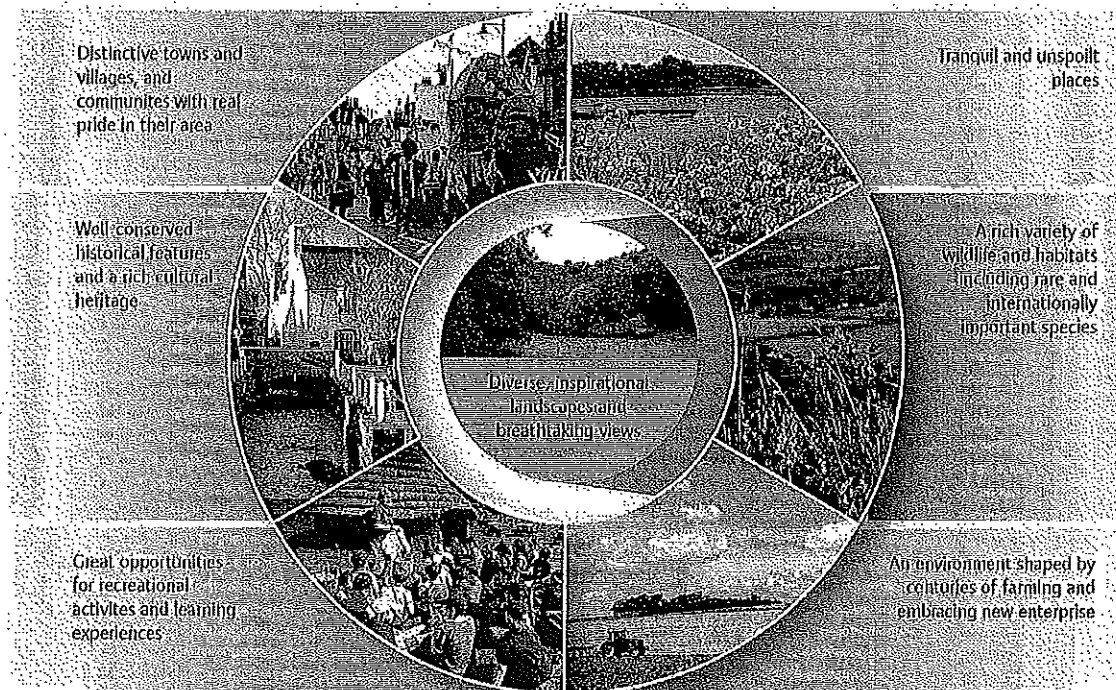


Figure 2: The Seven Special Qualities

1. Diverse, inspirational landscapes and breathtaking views

The geology of the South Downs underpins so much of what makes up the special qualities of the area: its diverse landscapes, land use, buildings and culture. The rock types of the National Park are predominately chalk and the alternating series of greensands and clays that form the Western Weald. Over time a diversity of landscapes has been created in a relatively small area which is a key feature of the National Park. These vary from the wooded and heathland ridges on the greensand in the Western Weald to wide-open downland on the chalk that spans the length of the National Park, both intersected by river valleys. Within these diverse landscapes are hidden villages, thriving market towns, farms both large and small and historic estates, connected by a network of paths and lanes, many of which are ancient.

There are stunning, panoramic views to the sea and across the Weald as you travel the hundred mile length of the South Downs Way from Winchester to Eastbourne, culminating in the impressive chalk cliffs at Seven Sisters. From near and far, the South Downs is an area of inspirational beauty that can lift the soul.

2. A rich variety of wildlife and habitats including rare and internationally important species

The unique combination of geology and microclimates of the South Downs has created a rich mosaic of habitats that supports any rare and internationally important wildlife species. Sheep-grazed downland is the iconic habitat of the chalk landscape. Here you can find rare plants such as the round-headed rampion, orchids ranging from the burnt orchid and early spider orchid to autumn lady's tresses, and butterflies including the Adonis blue and chalkhill blue.

The greensand of the Western Weald contains important lowland heathland habitats including the internationally designated Woolmer Forest, the only site in the British Isles where all our native reptile and amphibian species are found. There are large areas of ancient woodland, for example the yew woodlands of Kingley Vale and the magnificent 'hanging' woodlands of the Hampshire Hangers.

The extensive farmland habitats of the South Downs are important for many species of wildlife, including rare arable wildflowers and nationally declining farmland birds. Corn bunting, skylark, lapwing, yellowhammer and grey partridge are notable examples.

The river valleys intersecting the South Downs support wetland habitats and a wealth of birdlife, notably at Pulborough Brooks. Many fish, amphibians and invertebrates thrive in the clear chalk streams of the Meon and Itchen in Hampshire where elusive wild mammals such as otter and water vole may also be spotted. The extensive chalk sea cliffs and shoreline in the East host a wide range of coastal wildlife including breeding colonies of seabirds such as kittiwakes and fulmars.

3. Tranquil and unspoilt places

The South Downs National Park is in south-east England, one of the most crowded parts of the United Kingdom. Although its most popular locations are heavily visited, many people greatly value the sense of tranquillity and unspoilt places which give them a feeling of peace and space. In some areas the landscape seems to possess a timeless quality, largely lacking intrusive development and retaining areas of dark night skies. This is a place where people seek to escape from the hustle and bustle in this busy part of England, to relax, unwind and re-charge their batteries.

4. An environment shaped by centuries of farming and embracing new enterprise

The rural economy has strongly influenced the landscape and over 80 per cent of the South Downs is farmed. Past agricultural practices have produced some nationally valuable habitats including chalk downland and lowland heath, with traditional breeds specific to the area such as Southdown and Hampshire Down sheep significant in the past and still bred today. Many farmers and landowners are helping to conserve and enhance important habitats through environmental stewardship schemes. Large estates such as Goodwood, Cowdray, Petworth and Fife, with their designed parklands, have a significant effect on the landscape and the rural economy. The ownership of large areas of the eastern Downs by local authorities or the National Trust is a legacy of the early 20th century conservation movements to protect the iconic cliffs and Downs and the water supply to coastal towns.

Farming has always responded to the economy of the day and continues to do so. Some farmers are diversifying their businesses, for example by providing tourist accommodation and meeting the growing market for locally produced food and drink. Climate change and market forces continue to influence the landscape leading to new enterprises such as vineyards, and increasing opportunities for producing alternative energy, for example wood fuel. However, the economy of the National Park is by no means restricted to farming. There are many popular tourist attractions and well-loved local pubs which give character to our towns and villages. The National Park is also home to a wide range of other businesses, for example new technology and science, which supports local employment.

5. Great opportunities for recreational activities and learning experiences

The South Downs offers a wide range of recreational and learning opportunities to the large and diverse populations living both within and on the doorstep of the National Park, and to visitors from further afield.

With 3,200 kilometres (2,000 miles) of public rights of way and the entire South Downs Way National Trail within the National Park there is exceptional scope for walking, cycling and horse riding. Many other outdoor activities take place, such as paragliding, orienteering and canoeing. There is a chance for everyone to walk, play, picnic and enjoy the countryside, including at Queen Elizabeth Country Park in Hampshire and Seven Sisters Country Park in East Sussex.

The variety of landscapes, wildlife and culture provides rich opportunities for learning about the South Downs as a special place, for the many school and college students and lifelong learners. Museums, churches, historic houses, outdoor education centres and wildlife reserves are places that provide both enjoyment and learning. There is a strong volunteering tradition providing chances for outdoor conservation work, acquiring rural skills, leading guided walks and carrying out survey work relating to wildlife species and rights of way.

6. Well-conserved historical features and a rich cultural heritage

The distinct character of many areas of the South Downs has been created by well-conserved historical features, some of which are rare and of national importance. Bronze Age barrows, Iron Age hill forts, Saxon and Norman churches, dew ponds, historic houses and landmarks of the two World Wars help to give the National Park strong links to its past human settlement. These links are reinforced by the variety of architectural building styles spanning the ages. Evidence of earlier farming traditions can still be seen today in the pattern of field boundaries, and relics of the industrial past remain in the form of old iron workings, brickworks, quarries and ancient coppiced woodlands.

The South Downs has a rich cultural heritage of art, music and rural traditions. There is a strong association with well-known writers, poets, musicians and artists who have captured the essence of this most English of landscapes and drawn inspiration from the sense of place: Virginia Woolf, Jane Austen, Hilaire Belloc, Edward Thomas, Gilbert White, Edward Elgar, Joseph Turner, Eric Gill and Eric Ravilious, among many others. Today traditions continue through activities such as folk singing and events like Findon sheep fair. Culture lives on with new art and expression, celebrating the strong traditions of the past.

7. Distinctive towns and villages, and communities with real pride in their area

The South Downs National Park is the most populated National Park in the United Kingdom, with around 110,000 people living within the boundary. Significantly more people live in the major urban areas and villages that surround the National Park including communities that are actively involved in the South Downs, such as Brighton & Hove, and Eastbourne.

The South Downs is unique in having the largest market towns of any UK National Park – Lewes, Petersfield and Midhurst. The character and appearance of these and many other settlements throughout the National Park derives in large part from the distinctive local building materials. Picturesque villages like Selborne, Charlton and Allfriston blend into their landscapes.

Many of these settlements contain strong and vibrant communities with much invested in the future of where they live, and a sense of identity with their local area, its culture and history. Across the South Downs there are also communities of people who come together through common interests, for example farming, conservation and recreation. These communities dedicate time and resources to enhancing community life, conserving what is important to them and planning for future generations.

The State of the National Park Report

1.30 These special qualities were used as the basis for the *State of the Park Report 2012*¹⁰ which paints a picture of the National Park at that time against which future progress can be measured. This document provides a baseline of information and data on a wide range of aspects of the National Park. For example, the current condition of protected sites, the number of historic buildings and assets considered to be 'at risk', and key data on levels and types of employment.

South Downs National Park Partnership Management Plan

1.31 Throughout 2012 and 2013 the SDNPA, together with partners and stakeholders, developed a series of outcomes, or long-term goals, for the National Park that would help to achieve the Vision, and defined a set of shorter-term policies, which will guide work over the next five years towards achieving the outcomes and the Vision:

¹⁰ <http://www.southdowns.gov.uk/about-us/state-of-the-national-park-report-2012>.

The South Downs National Park Vision

By 2050 in the South Downs National Park:

- the iconic English lowland landscapes and heritage will have been conserved and greatly enhanced. These inspirational and distinctive places, where people live, work, farm and relax, are adapting well to the impacts of climate change and other pressures;
- people will understand, value, and look after the vital natural services that the National Park provides. Large areas of high-quality and well-managed habitat will form a network supporting wildlife throughout the landscape;
- opportunities will exist for everyone to discover, enjoy, understand and value the National Park and its special qualities. The relationship between people and landscape will enhance their lives and inspire them to become actively involved in caring for it and using its resources more responsibly;
- its special qualities will underpin the economic and social well-being of the communities in and around it, which will be more self-sustaining and empowered to shape their own future. Its villages and market towns will be thriving centres for residents, visitors and businesses and supporting the wider rural community;
- successful farming, forestry, tourism and other business activities within the National Park will actively contribute to, and derive economic benefit from, its unique identity and special qualities.

1.32 Together these formed the *Partnership Management Plan (PMP) 2014-2019*, which was formally adopted by the SDNPA in December 2013. The PMP¹¹ is a five-year plan for the National Park. While it is not part of the formal 'development plan'¹² it can be a material consideration¹³ in determining planning applications. The Local Plan and subsequent development management decisions are key ways that the SDNPA will help deliver the PMP's policies and work towards delivering the 2050 Vision.

1.33 The PMP has had a comprehensive engagement programme with key stakeholders, residents and recreational users of the National Park and the results of this engagement have helped inform this *Options Consultation Document*. The PMP consultation identified policy areas where there was agreement on the priorities for the National Park, such as the importance of encouraging sustainable modes of transport, support for facilities in rural communities and provision of enhanced communication technology, including high-speed broadband and mobile-phone coverage. There were also several areas of disagreement and differing views, such as balancing the needs of different users of the National Park, for example the needs of residents, business, recreational users and visitors. The planning-related issues are explored in this *Options Consultation Document*. By looking in more detail at these issues and listening to the responses of stakeholders, the SDNPA will begin to identify the right approaches for the National Park.

¹¹ <http://www.southdowns.gov.uk/about-us/management-plan>.

¹² The South Downs National Park Development Plan includes adopted Local Plans, including the Joint Minerals and Waste Plans for Hampshire, West Sussex and East Sussex and Neighbourhood Plans.

¹³ A 'material consideration' is a factor or issue that should be taken into account when determining a planning application, these can include previous planning decisions, nature conservation, government policy or noise.

Landscape and natural beauty: the Local Plan's golden thread

1.34 In planning for the future of the National Park it is essential to understand the value of this unique environment. The landscape that we know today has been shaped by centuries of interaction between human activity and natural processes and it is this interaction (see Figure 3) which has created the places, vistas and townscapes we value so greatly. The places we live and work in, visit and enjoy are part of and embedded in the natural environment. This can be seen in the way settlements sit in their surrounding landscape, the building materials sourced locally or the way settlement patterns can follow the contours or other physical features of the land.

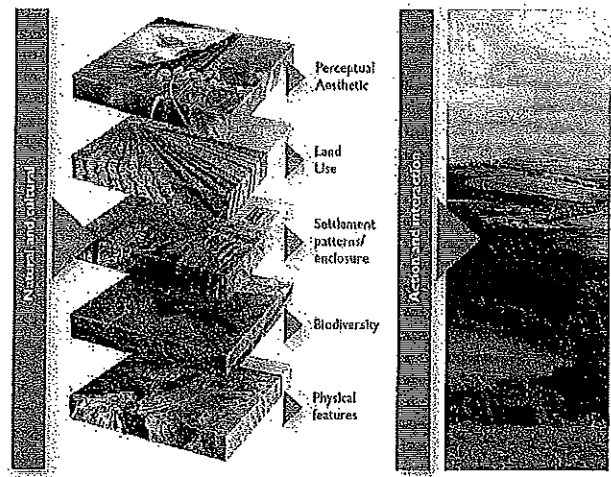


Figure 3: How Landscape is Formed

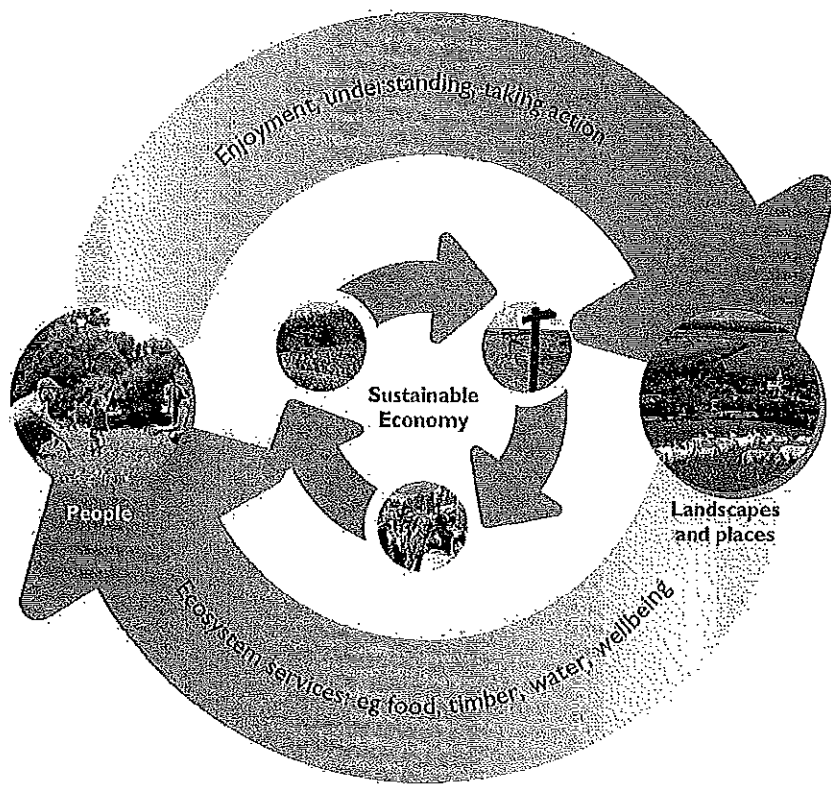


Figure 4: 'People supporting landscape, landscape supporting people'

1.35 From land use practices to settlement patterns and building designs, there are relationships between people and places. These patterns and relationships need to be fully understood and reflected in both new development and the adaptation of existing buildings to accommodate new uses, for the National Park first purpose of conserving and enhancing the natural beauty, wildlife and cultural heritage to be met. The definition of sustainable development within the National Park's context must take account of the complex relationship between the landscape and people that has developed over centuries, see Figure 4 above.

The importance of well-connected green infrastructure (GI)

- 1.36 The natural environment underpins the National Park's economy, providing an enormous range of products and services making a considerable contribution to the local, regional and national economies. In addition, a well-planned and managed natural environment is fundamental to shaping the character and quality of places in which people live and work. Contact with nature contributes to people's physical and mental health and well-being. Nature is also a valuable resource for the whole community, providing opportunities for learning, artistic expression, spiritual refreshment, research, outdoor education, exploration, recreation, exercise and play.
- 1.37 To maximise all the environmental, economic and social benefits that development can facilitate, biodiversity and recreational improvements should be carried out in a coordinated way (as set out in a green infrastructure (GI) strategy). Green Infrastructure (GI) is defined in Government policy as: *'a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities'*.
- 1.38 GI makes use of natural features and systems to create places that are more resilient to climate change, have distinct local character, offer increased recreational opportunities, promote well-being, productivity,

educational benefits and crime reduction, and where communities can actively engage with their local environment. In order to conserve and enhance the natural environment within the National Park it is important to look at the overall existing location, type and condition of the green and blue features¹⁴ and systems, and assess what needs to be done to support and improve their size, quality and condition.

- 1.39 The response to climate change is a cross-cutting issue that is discussed in several chapters and will require policies in different contexts of the Local Plan. The Local Plan provides the opportunity to put in place planning policies that take into account the changes that are, and will be, occurring during the plan period due to climate change. Issues such as rising sea levels, changes in weather patterns and increases in severe weather events need to be factored into the Local Plan. Our ability to adapt to climate change is greatly dependent on a well-functioning natural environment with connected and robust ecological networks. GI also helps to mitigate the impacts of climate change by reducing greenhouse gas emissions, for example through carbon storage and sequestration and by reducing car use through facilitating walking and cycling. The Local Plan will provide strategic guidance as to how the National Park will contribute towards national objectives to reduce carbon emissions.

¹⁴ Blue features relate to water-borne features such as rivers, streams, lakes and canals.

1.40 The impacts of climate change can be dealt with in two ways: firstly through 'mitigation' measures, and secondly through 'adaptation'. Mitigation measures focus on:

- reducing emissions of CO₂ and other greenhouse gas, and
- carbon sequestration, that is, the planting of woodland and other vegetation to absorb and store CO₂, and the management of soils.

Adaptation measures are those that help communities and businesses prepare for the consequences of climate change, in order to safeguard what we value in our historic and natural environment for future generations.

7. Housing

Introduction

- 7.1 The provision of new housing is a major issue for the National Park which will need to be addressed through the Local Plan. The Local Plan must determine the extent to which the 'objectively assessed housing need'³⁴ of the area's local communities can be met for the plan period while ensuring that the first Purpose, to conserve and enhance the natural beauty, wildlife and cultural heritage is met. It will also need to ensure that paragraphs 115 and 116 of the NPPF are met, that is: National Parks have the highest level of landscape protection and only in exceptional circumstances should major development in National Parks be permitted.
- 7.2 The 'objectively assessed housing need' will be assessed through a National Park-wide Strategic Housing Market Assessment (SHMA), which builds on the existing joint SHMAs carried out for parts of the National Park and surrounding areas. If the National Park is unable to meet its objectively assessed housing need then the NPA must discuss how the shortfall will be met with its neighbouring local authorities through the duty to co-operate.
- 7.3 Having determined the extent to which the objectively assessed housing need can be met within the National Park, and the way that it is to be achieved, the Local Plan must set out housing allocations. The distribution of new housing will need to follow the settlement strategy. The housing policies of the Local Plan will also need to set out the types

of housing that will be encouraged and general criteria setting out where housing development may be permitted.

- 7.4 The Local Plan will incorporate as far as possible the policies within the adopted and emerging Joint Core Strategies. This will include housing allocations made within these jointly prepared policy documents and where levels of housing development are proposed. These existing commitments will be considered against any updated National Park-wide evidence and incorporated as appropriate.
- 7.5 The Local Plan will also address the need for different types of accommodation to meet the specific needs of different sections of the community. This includes provision of low-cost/affordable housing, housing to meet the needs of the elderly, and accommodation for gypsies, travellers and travelling showpeople.
- 7.6 This chapter focuses on issues that we consider need a planning response and possibly specific policies in the Local Plan. These are:
- Issue 30** – How can the Local Plan best ensure a 'sufficient' supply of housing?
- Issue 31** – How can the Local Plan best address housing mix in the National Park?
- Issue 32** – What approach should the Local Plan adopt to best meet local need?
- Issue 33** – What approach should the Local Plan adopt for rural exception sites?
- Issue 34** – How can the Local Plan best meet the housing needs of agricultural and forestry workers?

³⁴ Objectively assessed need is explicitly referred to in the NPPF (para.14). Within the context of the reference to objectively assessed need in the NPPF it also identifies that in the case of the national landscape designations other factors will play an important determining role in what is the appropriate level of housing.

Issue 35 – How can the Local Plan best ensure the housing needs of older people are met?

Issue 36 – How can the Local Plan best ensure that the housing needs of gypsies, travellers and travelling showpeople are met?

Issue 37 – How can the Local Plan best encourage Community Land Trusts?

South Downs National Park context

7.7 The key outcome related to housing within the *Partnership Management Plan* is:

Outcome 9: Communities and businesses in the National Park are more sustainable with an appropriate provision of housing to meet local needs and improved access to essential services and facilities.

Background

- 7.8 National Parks, alongside Areas of Outstanding Natural Beauty, receive the highest protection in the UK in relation to conserving and enhancing their natural beauty, wildlife and cultural heritage. This, the first Purpose, will underpin the objectives and policies of the emerging Local Plan.
- 7.9 There were 112,343 National Park residents in 2011 (Census 2011) and about 50,100 homes. Of these homes about 2,800 are second or holiday homes, or vacant. Thus, the average household size is approximately 2.37 people per household. An estimated 2,500 new homes were built in the National Park area between 2001 to 2011, based on wards predominantly in the National Park, an average of approximately 250 per year.
- 7.10 House prices across the National Park are well above the national and regional averages, and there are significant differences in price between

the towns and the surrounding rural areas. The average rural house price is approximately £400,000, while in the towns it is significantly less at £265,000, although this may partly be a reflection of the different types of properties that are found in the rural areas compared to the towns. In general, housing is more affordable outside the National Park to the south, whereas to the north of the National Park house prices are higher, reflecting proximity to London and the M25 corridor.

- 7.11 With relatively high house prices, jobs that tend to be lower paid and a comparatively small proportion of 'affordable' homes (both market, intermediate and social rented), it can be difficult for people working in the National Park to afford to live within it. This impacts on the availability of people resident in the National Park to fill lower paid jobs and consequently adds to the high level of traffic movements. Given the high proportion of larger houses and the associated high prices of housing, access to affordable housing is a key issue facing many local communities. Young people and young families, in particular, have difficulty finding low-cost housing and, therefore, may have to leave the area.
- 7.12 There were 3,780 households on housing waiting lists in 2010, about seven per cent of all households in the National Park. However, it is important to note that the housing needs waiting list is not always a good indicator of urgent housing need, and that numbers on waiting lists in individual areas can fluctuate significantly over time.
- 7.13 The National Park's resident population is ageing at an increasing rate, with a median age of residents being 46.6 years in 2010. This overall ageing mirrors the wider national trend. However, the number of people in the National Park aged over 65 is significantly higher in percentage terms than in the south-east England region, though this characteristic is common in many of the more rural areas.

7.14 There are currently 75 gypsy, traveller and travelling showpeople's pitches within the National Park. These are shown in the table below, grouped according to which County or Unitary Authority area they are in.

Number of Existing Gypsy and Traveller Pitches

Area of the National Park within each County/Unitary Authority	Total	Permanent	Transit	Temporary
East Sussex and Brighton & Hove	36	4	32	0
Hampshire	18	9	0	9
West Sussex	21	19	0	2
TOTAL	75	32	32	11

7.15 In Hampshire the three largest communities are English gypsies (Romany), Irish travellers and travelling showpeople. In West Sussex in the south of the county the largest population is English gypsies and a small population of new travellers and travelling showpeople. The largest gypsy population in the county is in Chichester District. Within the north of the county there are English, Irish and a small population of 'new travellers'. Over the last few years the number of travellers passing through and staying for short periods has increased, although there is no known reason for this.

7.16 Within East Sussex and Brighton & Hove there is a small but significant population of English gypsies, most of whom are settled in the area. Brighton & Hove is predominantly visited by Irish travellers and a smaller number of Romany gypsies and new travellers. It also has a

comparatively high number of people locally known as 'van dwellers', predominantly outside the National Park. Van dwellers usually live in their vehicles on the roadside or on unauthorised encampments and are generally not nomadic. Van dwellers are not dealt with further in this *Options Consultation Document* because they do not meet the definition of a 'traveller' as collectively they are not a recognised ethnic group nor are they considered 'new travellers' as they are effectively permanently resident.

National policy and guidance

7.17 The policies of the Local Plan will need to accord with national planning policy, the authority's evidence studies, which are currently underway, and evidence jointly commissioned with other authorities. As referred to in para.7.2 of this chapter Local Plans should meet:

'objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless:

- *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF taken as a whole, or*
- *specific policies in the NPPF indicate development should be restricted (including National Parks)' (para.14, emphasis added).*

7.18 Paragraphs 115 and 116 of the NPPF say that National Parks have the highest level of landscape protection and only in exceptional circumstances should major development in National Parks be permitted.

7.19 To achieve the delivery of a wide choice of high-quality homes, widening opportunities for home ownership and the creation of sustainable, inclusive and mixed communities, local planning authorities should:

- plan for a mix of housing based on current and future demographic trends, market trends and needs of different groups

- identify the size, type, tenure and range of housing required in particular locations, reflecting local demand
- develop policies for meeting affordable housing need on site, unless off-site provision or a financial contribution can be robustly justified.

7.20 The *English National Parks and the Broads: UK Government Vision and Circular 2010* states that NPAs have important roles to play as planning authorities in the delivery of affordable housing and that the expectation is that new housing will be focused on meeting affordable housing requirements and that authorities will maintain a focus on affordable housing, working with local authorities and others to ensure that the needs of local communities are met and affordable housing remains so in the longer term (paras 78 and 79). The reference to not providing general housing targets (para.78) is dated as following publication of the NPPF the Government does not provide any general housing targets. It is now for local authorities to identify the extent of local housing need and then to make provision in their Local Plans to meet that need.

7.21 National planning policy, *Planning Policy for Traveller Sites 2012 (PPTS)*, requires all local planning authorities to assess the need for sites for gypsies, travellers and travelling showpeople within their area for both permanent and temporary accommodation; to identify suitable land for sites and include fair, realistic and inclusive policies³⁵ within their Local Plans. The document states that local planning authorities should, in producing their Local Plan:

- identify and update annually, a supply of specific deliverable sites sufficient to provide five years' worth of sites against their locally set targets
- identify a supply of specific, developable sites or broad locations for growth, for years six to ten and, where possible, for years 11–15

- consider production of joint development plans that set targets on a cross-authority basis, to provide more flexibility in identifying sites, particularly if a local planning authority has special or strict planning constraints across its area (local planning authorities have a duty to co-operate on planning issues that cross administrative boundaries)
- relate the number of pitches or plots to the circumstances of the specific size and location of the site and the surrounding population's size and density, and
- protect local amenity and environment.

Evidence base studies

Strategic Housing Market Assessments

7.22 Strategic Housing Market Assessments (SHMAs) are intended to provide an assessment of the needs for all types of housing taking into account demographic projects, economic projections and the needs of different groups in the community, as well as housing demand and the level of housing supply necessary to meet this demand.

7.23 To arrive at an 'objectively assessed need' figures or ranges for the National Park, the SDNPA is commissioning an update of the SHMAs and related work that have already been carried out for different parts of the National Park, that is:

- *Coastal West Sussex Strategic Housing Market Assessment* (GL Hearn, 2012)
- *Coastal West Sussex Duty to Co-Operate Housing Report* (GL Hearn, 2013)
- *East Hampshire Strategic Housing Market Assessment* (NLP, 2013)
- *Winchester Housing Market and Housing Need Assessment Update* (DTZ, 2012).

³⁵ *Planning Policy for Traveller Sites* (CLG, 2012), para.4.

Strategic Housing Land Availability Assessment

7.24 As part of the evidence regarding potential housing sites the NPA is required to carry out a Strategic Housing Land Availability Assessment (SHLAA). The SHLAA will consider all sites that the NPA has been made aware of that have potential for housing development under the three assessment criteria set out in the Government's SHLAA practice guidance of: suitable, available and achievable. Work on the SHLAA is being carried out by officers of the SDNPA and a draft report will be available in spring 2014. This SHLAA will be central in determining which potential housing sites are proposed in the preferred options draft Local Plan as housing allocations.

Gypsy and Traveller Accommodation Assessments

7.25 In order to meet the requirements of the *Planning Policy for Travellers Sites* the SDNPA, in partnership with adjoining local planning authorities, is undertaking several accommodation assessments.³⁶ These evidence base studies provide an assessment of the current needs for traveller sites as well as the need for sites in the future. At the time of publication studies in Hampshire and West Sussex have been completed and the East Sussex and Brighton & Hove study has commenced but is not completed. Until updated studies have been completed, the existing data for Brighton & Hove, Lewes, Wealden, Eastbourne and Horsham are based on the

studies³⁷ completed prior to the SDNPA being established. Therefore, the data for the need for additional pitches are based on the district-wide need.

- Brighton & Hove -- *Brighton & Hove City Plan Part 1* identifies a five-year need of 18 pitches (2014–2019)
- Lewes District -- *Lewes Joint Core Strategy* states a need for nine pitches until 2018
- Wealden District -- *Wealden District (Incorporating the South Downs National Park) Core Strategy Local Plan* identifies a need for 23 additional pitches within the district by 2016
- Eastbourne Borough -- *South East Plan* identifies a need of three permanent pitches and one for travelling showpeople by 2016
- Horsham District -- there is an identified need for 10 pitches (2012–2017).

³⁶ *Travellers Accommodation Assessment for Hampshire 2013* (working with East Hampshire and New Forest District Council, Eastleigh, Fareham, Gosport, Havant and Test Valley Borough Councils, New Forest National Park Authority and Winchester City Council); *Coastal West Sussex Authorities Gypsy and Traveller and Travelling Showpeople Accommodation Assessment 2013* (working with Chichester, Arun, Adur District Councils and Worthing Borough Council); *Mid Sussex District Gypsy and Traveller and Travelling Showpeople Accommodation Assessment 2013*; *Horsham District Gypsy and Traveller Accommodation Assessment*; *East Sussex and Brighton & Hove Gypsy and Traveller Accommodation Assessment* (working with Brighton & Hove City Council, Lewes, Wealden, Rother District Councils and Eastbourne and Hastings Borough Councils).

³⁷ *West Sussex Gypsy and Traveller Accommodation Needs Assessment 2007*; *East Sussex and Brighton & Hove Gypsy & Traveller Study 2005*.

7.26 The newly completed studies (since the establishment of the SDNPA) show the following need for new pitches within the National Park:

Identified Need for Gypsy and Traveller Permanent Pitches

Area of the National Park within each district	Identified need (Permanent pitches)
East Hampshire and Winchester	7 (2012-27)
Adur, Arun, Chichester, Worthing (Coastal West Sussex)	4 (2012-27) ³⁸
Mid Sussex	1 (2013-31)

7.27 Many travelling showpeople across the National Park actively travel across the country to funfairs and shows, which serves as regular employment. Many own and transport large rides and attractions to these shows. These require safe areas for storage when not in use. Therefore, the space requirement for accommodation for travelling showpeople is different to that considered appropriate for those of the gypsy or traveller communities. The studies that have been undertaken have considered these specific needs of travelling showpeople and established that there is a need for at least one additional travelling showpeople's plot in the Hampshire area of the National Park. Once completed, the East Sussex and Brighton & Hove study will provide up-to-date data on the need for additional plots within the eastern area of the National Park.

7.28 Working with neighbouring authorities, the SDNPA has assessed the need for transit pitches across the sub-region. The joint study with Adur, Arun, Chichester and Worthing Councils identified a need for 10 transit pitches across the Coastal West Sussex area and a site has been identified within the area which would provide nine new transit pitches.

7.29 The Hampshire study differentiated the identified need between the western and the eastern part of Hampshire. The eastern area covers Fareham, Winchester, Gosport, Havant and East Hampshire Districts (including the Hampshire part of the National Park) and has a notional target of 29 transit pitches.

³⁸ Since December 2012 nine new pitches have been granted permanent planning permission in the Coastal West Sussex area within the South Downs National Park. One additional pitch has been granted permanent personal permission within the Coastal West Sussex area of the SDNP.

Issues and potential options

Issue 30 – How can the Local Plan best ensure a 'sufficient' supply of housing?

- 7.30 The NPPF requires Local Plans to meet the full objectively assessed needs for market and affordable housing in the housing market area, where consistent with the rest of the NPPF. This policy reflects that set out in NPPF, para. 14 – need should be met in full only so far as is consistent with the rest of the policies in the NPPF. In other words, if restrictive policies within paragraphs 115 and 116 of the NPPF mean that the full objectively assessed need cannot be met, the approach is that those needs do not have to be met in full.

Issue 30 – How can the Local Plan best ensure a 'sufficient' supply of housing?

What we propose to do

The Local Plan will set out a level of new housing (combined affordable and market) provision for the National Park. The level of the new housing provision set out in the Local Plan will be determined from:

- the 'Objectively assessed need' of the National Park as determined through the SHMA, and
- the constraints identified from the evidence base, particularly the landscape character assessments of the major settlements and how paragraphs 115 and 116 of the NPPF are met.

Do you agree with this approach?

Do you agree with any of the alternative approaches set out below?

Option 30a – The Local Plan will not set a specific overall level of new housing provision for the whole of the National Park but will set levels for areas of the National Park, which could be based on local authority boundaries.

Option 30b – The Local Plan will not set a specific overall level of new housing provision for the whole of the National Park but will set individual levels of new housing provision for the different housing market areas that overlay the National Park.

Option 30c – The Local Plan will not set a specific level of new housing provision for the whole of the National Park but will set individual housing targets for major settlements (that is, those in settlement Tiers 1, 2 and 3).

Are there any other options you think need to be considered?

Issue 31 – How can the Local Plan best address housing mix in the National Park?

- 7.31 In helping to achieve sustainable communities it is important for the South Downs National Park to have a well balanced mix of tenures and dwelling types within its housing stock. Due to its attractive environment and location, the housing stock of the National Park is skewed towards large, owner-occupied, detached properties, with a relatively small proportion of smaller homes and affordable tenures. Consequently it is important that, through new development over time, a better balance of tenures, sizes and types is achieved. This approach is consistent with para.50 of the NPPF.

Issue 31 – How can the Local Plan best address housing mix in the National Park?

What we propose to do

The Local Plan to set out how, through meeting housing requirements and building sustainable communities, residential development will provide:

- a range of dwelling tenures, types and sizes based on identified local needs to meet a range of housing requirements of the local community, including the elderly and those with special or supported needs, and
- a range of affordable housing types and sizes, based on the local need.

New housing development will be required to ensure that it contributes to conserving and enhancing the natural beauty, wildlife and cultural heritage of the National Park.

Do you agree with this approach?

To deliver the above approach, do you agree with one or more of the following options?

Option 31a – Put an emphasis on the delivery of smaller properties for market tenures, and a mix of sizes for affordable tenures, unless indicated otherwise by local housing need information and whilst respecting the setting of the development site.

Option 31b – Existing properties should not be extended excessively,³⁹ further diminishing the existing property stock of small and medium sized dwellings.

Option 31c – On larger sites the different types and tenures will be required to be spread across development sites, whilst recognising the management requirements of registered providers of affordable housing. Also, there should be no distinguishing in terms of design between market and affordable homes.

Option 31d – Existing properties should not be replaced (one for one) by significantly larger⁴⁰ properties.

Option 31e – Any proposed size restrictions to extensions and replacement dwellings should apply only to dwellings outside settlement policy boundaries.

Are there any other options you think need to be considered?

³⁹ Definition of 'excessive' in this context would be developed for the Preferred Options Draft Local Plan stage should this option be selected.

⁴⁰ Definition of 'significantly larger properties' would be developed for the Preferred Options Draft Local Plan stage should this option be selected.

Issue 32 – What approach should the Local Plan adopt to best meet local need?

- 7.32 The high cost of housing in the National Park raises issues over accessibility to both affordable market and social housing for those households with strong local connections to the area but without significant equity or above-average incomes. The provision of affordable housing is one of the National Park Authority's priorities, working in partnership with the housing authorities.
- 7.33 The provision of new housing within the National Park will be focused on meeting affordable housing need, while recognising the necessity for development schemes to be economically viable. There are other aspirations that will also limit the level of affordable housing that can be achieved, such as high-quality design, sustainable construction and energy-efficient buildings, and the collection of developer contributions. The SDNPA will need to work closely with local authorities, parish councils and other partners to ensure the needs of local communities are met, where they can be within the constraints of the National Park designation, and affordable housing remains so in the longer term.
- 7.34 The level of local affordable housing need within most of the communities of the National Park is such that it can rarely be fully met through the building of new market homes to subsidise the affordable housing element.

Issue 32 – What approach should the Local Plan adopt to best meet local need?

What we propose to do

The Local Plan to set out a proportion for affordable housing provision of all residential development proposals, subject to confirmation that this level is

achievable from the Viability Assessment⁴¹. Affordable homes will normally be required to be built on-site, unless it can be demonstrated to be unsuitable, where a financial contribution would be required. Affordable housing will need to remain available as affordable housing for people with a local connection in perpetuity.

Do you agree with this approach?

Do you agree with any of the following options?

Option 32a – The Local Plan could include a 'local connections' policy for the provision of affordable housing within parishes and towns in the National Park, with local connection being defined as those households unable to access the open housing market and having a residential, employment, family or primary carer connection within first the local parish (whether wholly or only partly within the National Park) and second neighbouring parishes.

Option 32b – The Local Plan could include a policy that all residential development that is one net additional dwelling should contribute towards the provision of affordable housing.

Option 32c – The Local Plan could include a policy that there is a dwelling threshold, either by site area or number of dwellings, for the provision of affordable housing on market housing sites.

Option 32d – The Local Plan could set an affordable housing proportion of at least 40 per cent, subject to confirmation that this level is achievable from the updated Viability Assessment. This provision will normally be on-site, unless it can be demonstrated to be unsuitable where a financial contribution would be required.

Are there any other options you think need to be considered?

⁴¹ South Downs National Park Authority Viability Assessment Community Infrastructure Levy and Affordable Housing (Dixon Searle LLP, 2013), <http://www.southdowns.gov.uk/planning/planning-policy/local-plan>.

Issue 33 – What approach should the Local Plan adopt for rural exception sites?

- 7.35 Rural exception sites provide a significantly higher proportion of affordable housing than elsewhere (the NPPF encourages some element of market housing on exception sites to encourage developers to come forward more readily for development proposals on rural exception sites). For a rural exception scheme to be approved the local community's need for additional affordable housing must be proven by an up-to-date local housing need survey.

Issue 33 – What approach should the Local Plan adopt for rural exception sites?

What we propose to do

The Local Plan to support and encourage rural exception schemes, provided they are led and supported by local communities, on sites either within the settlements or immediately adjacent to either:

- settlement policy boundaries, or
- the built form, where there is no settlement policy boundary defined, and
- where the National Park's first Purpose of conserving and enhancing the natural beauty, wildlife and cultural heritage is supported.

The scale of the development proposal will need to be modest in size and relate well, in terms of location and size, to the existing settlement. The focus of new housing on rural exception sites will need to be on affordable housing and the need for a small proportion of market housing must be demonstrated through a Viability Assessment.

Do you agree with this approach?

Do you agree with either of the following options?

Option 33a – The Local Plan could set a site threshold for rural exception sites.⁴²

Option 33b – The Local Plan could extend the definition of housing permitted on rural exceptions sites to allow individual 'self-build' schemes to come forward where supported locally.

Are there any other options you think need to be considered?

⁴² If the option of setting a site threshold for the number of homes on rural exception sites was taken forward that threshold would be defined at the Preferred Options Draft Local Plan stage.

Issue 34 – How can the Local Plan best meet the housing needs of agricultural and forestry workers?

7.36 The agricultural and forestry industries are an essential part of the National Park. Whilst the numbers of workers required in these operations has declined significantly over recent decades there is still a need for a local workforce to work on the land, generally on modest salaries, that mean they are unable to afford the high values of market housing.

Issue 34 – How can the Local Plan best meet the housing needs of agricultural and forestry workers?

What we propose to do

The Local Plan to set a policy whereby tied affordable residential accommodation for local workers within close proximity⁴³ to agricultural or forestry enterprises, including temporary workers, will be permitted in the countryside as an exception provided:

- it is essential for the workers to live permanently at or near their place of work in the countryside
- it is in keeping with the local context, and does not adversely affect National Park Purposes
- is retained in perpetuity as accommodation for local agricultural and forestry workers, and

⁴³ The definition of 'close proximity' in this context will be provided through the Preferred Options Draft Local Plan.

- other residential properties on the farm or economic unit have not been sold or redeveloped for other uses within the recent past.⁴⁴

Do you agree with this approach?

Do you agree with either of the following options?

Option 34a – In addition to the approach described above, the Local Plan could limit the size of such accommodation for agricultural or forestry workers.⁴⁵

Option 34b – The allowance of additional affordable residential accommodation for local workers could be restricted by the Local Plan to instances where there has been no sale of another residential property on the estate.

Are there any other options you think need to be considered?

⁴⁴ The definition of the 'recent past' in this context will be developed through the Preferred Options Draft Local Plan should this option be taken forward.

⁴⁵ The definition of the threshold on property sizes permitted should this option be taken forward will be defined in the Preferred Options Draft Local Plan.

Issue 35 – How can the Local Plan best ensure the housing needs of older people are met?

7.37 As the proportion of the resident population that is older increases there is a need to ensure that their housing requirements, where they do change, are addressed.

Issue 35 – How can the Local Plan best ensure the housing needs of older people are met?

What we propose to do

The Local Plan to include a policy to encourage new residential development which aims at providing accommodation for the older people, both those in early retirement and those needing some form of care.

Do you agree with this approach?

Do you agree with any of the alternative options set out below?

Option 35a – The Local Plan could set out that residential development for older people be provided through smaller properties and opportunities for flats and bungalows exclusively for those aged 55/60 years and over, and retirement accommodation and care homes in the more sustainable settlements (Tiers 1, 2 and in some cases 3), both with access to a good range of services and facilities, including public transport.

Option 35b – The Local Plan could identify specific appropriate sites in the larger and more sustainable settlements (Tiers 1 and 2) for special needs housing, including for the elderly.

Option 35c – The Local Plan could make no specific provision for elderly persons' housing but assumes that this will be delivered by the market as part of the overall housing provision within the National Park.

Option 35d – The Local Plan could allow for appropriately sized annexes and free-standing accommodation to be built within the curtilage of existing properties where they do not detract from the existing built form.

Are there any other options you think need to be considered?

Issue 36 – How can the Local Plan best ensure that the housing needs of gypsies, travellers and travelling showpeople are met?

7.30 *Planning Policy for Traveller Sites* states that local planning authorities should, when producing their Local Plan, identify and maintain a five year supply of specific, deliverable sites. Local planning authorities should also identify a supply of developable sites or broad locations for growth for future growth (up to 15 years). This is for permanent and transit sites in either public or private ownership.

Issue 36 – How can the Local Plan best ensure that the housing needs of gypsies, travellers and travelling showpeople are met?

What we propose to do

The Local Plan to identify sites to provide a 15-year supply to meet identified accommodation needs, working with our partners/adjoining authorities. A policy will be included within the Local Plan setting out the criteria for assessing sites and applications. This will follow the principles set out in Government policy.

Do you agree with any of the following options?

Option 36a – The Local Plan could identify specific locations for temporary stopping places⁴⁶ to provide alternatives to illegal encampment for those gypsies and travellers passing through.

Option 36b – The Local Plan could protect existing sites with permanent planning permission for gypsy and traveller accommodation from other uses. As there are existing sites with permanent permission one option is for the Local Plan to safeguard these existing sites against loss through the granting

of subsequent planning permissions.

Option 36c – The Local Plan could protect any future site granted planning permission for gypsy and traveller accommodation and which has been implemented. These sites could be safeguarded as long as there is an identified need.

Are there any other options you think need to be considered?

⁴⁶ 'Temporary stopping places' are areas where gypsies or travellers can stop for up to 28 days.

Issue 37 – How can the Local Plan best encourage Community Land Trusts?

7.39 A Community Land Trusts (CLT) is defined in Statute as a corporate body satisfying the conditions laid out in Section 79 of the *Housing and Regeneration Act 2008*. The *Localism Act 2011* introduced new opportunities for communities to shape their local area by developing a vision through a Neighbourhood Plan. This provides an opportunity for CLTs to be identified as part of the solution to locally identified needs. CLTs can range in size and provide a variety of housing tenures as well as other community facilities. Despite the diversity in the sector, there are five key features of a CLT:

- Community-controlled and community-owned – assets can only be sold or developed in a manner that benefits the local community
- Open democratic structure – people living and working in the defined local community must have the opportunity to become members of the CLT
- Permanently affordable housing or other assets – they will endeavour to keep the homes or assets permanently affordable
- Not for profit – CLTs are not for profit and any profit that is made must be used to further the community's interests
- Long-term stewardship – a CLT has a long-term stewarding role, including when the homes are sold or re-let.

Issue 37 – How can the Local Plan best encourage Community Land Trusts?

What we propose to do

The Local Plan to encourage the establishment of Community Land Trusts as a way of encouraging affordable housing for local people where the CLT proposals are consistent with conserving and enhancing the natural beauty, wildlife and cultural heritage.

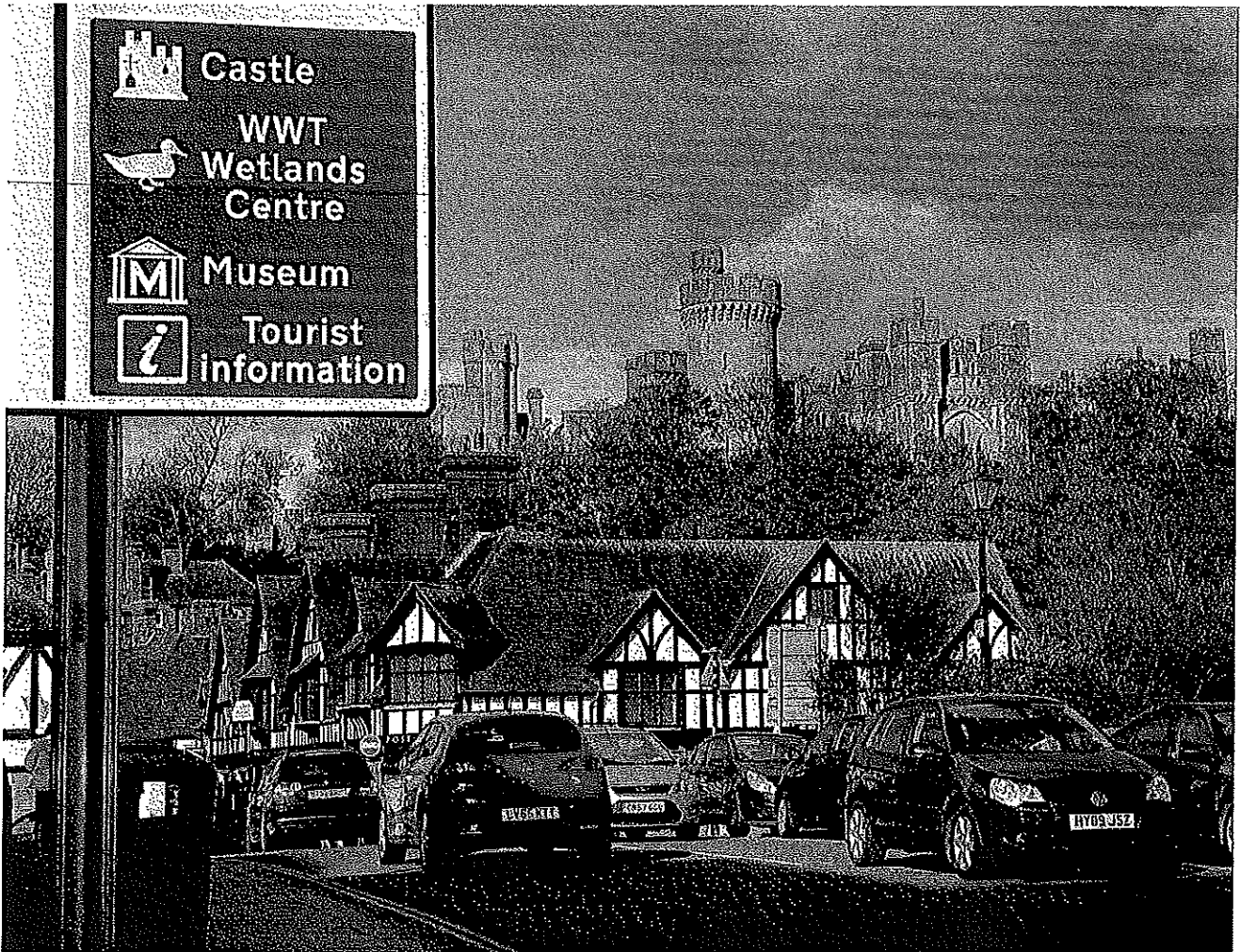
Do you agree with this approach?

Are there any other options you think need to be considered?

Other Issues that can be considered in the Local Plan are:

- self-build

Q5 – Are there other Housing Issues that the Local Plan should address?



South Downs National Park – Community Infrastructure Levy Preliminary Draft Charging Schedule

February 2014

1. The South Downs National Park Authority ('the Authority') has published this Community Infrastructure Levy ('CIL') Preliminary Draft Charging Schedule as the Local Planning Authority and CIL Charging Authority for the entire area of the South Downs National Park, under powers provided by Section 206 of the Planning Act 2008.
2. This Preliminary Draft Charging Schedule is published for public consultation as the first step in setting a CIL charge for the South Downs National Park. It is published in accordance with Regulation 15 of the CIL Regulations 2010 and the consultation process will follow the statutory Guidance 2013. The Authority will take into account any comments made on this document before publishing a Draft Charging Schedule for examination.
5. The rates proposed in this consultation document have therefore been informed by evidence of both infrastructure needs and development viability. The finance secured through the CIL will provide additional investment for infrastructure delivery in support of new development across the National Park area. It will not threaten the viability of the development strategy in the emerging South Downs National Park Local Plan and the Partnership Management Plan, as required by the statutory Guidanceⁱⁱ and the National Planning Policy Framework.ⁱⁱⁱ

Appropriate evidence

The South Downs National Park CIL

3. The CIL was introduced by Part 11 of the Planning Act 2008 and is governed by the CIL Regulations 2010 (as amended). Statutory Guidance was published by the Department for Communities and Local Government in April 2013. The South Downs National Park Authority intends to adopt and implement a CIL Charging Schedule on 1 May 2015. The current requirements for planning obligations under Section 106 of the Planning Act will continue until the CIL is adopted.
4. The Authority is required to, in setting CIL rates, 'strike an appropriate balance between' the desirability of funding infrastructure from the levy and 'the potential effects (taken as a whole) of the imposition of CIL on the economic viability of development across its area'.ⁱ
6. The South Downs National Park CIL rates must be informed by appropriate available evidence.^{iv}
7. The evidence underpinning the CIL rates is:
 - South Downs National Park Local Plan options consultation document
 - Partnership Management Plan
 - Draft Infrastructure Delivery Plan, and
 - Community Infrastructure Levy and Affordable Housing Viability Assessment.
8. This evidence can be found at the Authority's website: www.southdowns.gov.uk/CIL.

ⁱ Regulation 14 (as amended by Regulation 5(3) of the CIL Amendment Regulations 2014).

ⁱⁱ CIL Guidance 2013, para.8.

ⁱⁱⁱ National Planning Policy Framework 2012, paras 173-177.

^{iv} Defined by Section 211 (7A) of Planning Act 2008 (as amended by Section 114(2) of the Localism Act 2011) and Regulation 14 (as amended by Regulation 5 of the CIL Amendment Regulations 2014).

Preliminary Draft Charging Schedule rates

9. The proposed rates set out below are supported by evidence of development viability across the South Downs National Park area. These rates will come into force in May 2015, subject to amendment if necessary, and will be non-negotiable.

Use of Development	Proposed Levy (£/m ²)
Residential – Zone 1	150 ^v
Residential – Zone 2	100 ^v
Residential – Zone 3	200 ^v
Large format retail ^{vi}	120
All other development	0

10. The 'chargeable amount' of CIL for any new development is calculated in accordance with Part 5 of the CIL Regulations (2010, as amended). The locally set rates above are multiplied by the 'gross internal area'^{vii} of new buildings and enlargements to existing buildings, taking demolished floorspace into account and subject to the exemptions listed in Part 6 of the Regulations.

11. Part 6 of the CIL Regulations 2010 (as amended) exempts the following types of development from CIL liability:

- Social (affordable) housing

^v The proposed 'Residential' levy rates are based on an interim assumption of 40 per cent affordable housing policy in the emerging Local Plan. If a different affordable housing policy is set following the Local Plan options consultation, the CIL rate will be adjusted accordingly. See the Viability Assessment for further information.

^{vi} 'Large format retail' means convenience-based supermarkets and superstores and retail warehouses with a net retail selling space of over 280m²; units are shopping destinations in their own right where weekly food shopping needs are met and can include non-food floorspace as part of the overall mix of the unit; or specialising in the sale of household goods (such as carpets, furniture and electrical), DIY items and other ranges of goods, catering for mainly car-borne customers.

^{vii} The Authority will use the HMRC Valuation Office Agency's definition of gross internal area.

- Domestic residential extensions
- Self-build development
- Development by charitable institutions
- Changes of use that do not increase floorspace
- Buildings into which people do not normally go or go only intermittently for the purpose of maintaining or inspecting machinery, and
- Buildings with temporary planning permission.

12. The Authority is proposing to set differential rates, in accordance with Regulation 13, for different intended uses of development. For residential uses, the Authority also proposes to set differential rates for different geographical zones with reference to viability evidence. The boundaries of residential zones are shown on the Preliminary Draft Charging Schedule Map (at the end of this document). Zone 1 relates to Petersfield, Lewes, Petworth and Midhurst; Zone 2 relates to Liss; Zone 3 relates to all other areas.

13. The CIL rates will increase with market inflation over time to ensure their effectiveness at delivering infrastructure. They are linked to the All-in Tender Price Index published by the Building Cost Information Service of the Royal Institute of Chartered Surveyors.

Discretionary matters

14. The CIL Regulations allow the Authority to make certain choices about how to implement the CIL. Some of these discretionary matters relate to exemptions from paying a CIL levy for certain types of development. All choices on discretionary matters are flexible and can be amended or removed at any time.

15. The Authority welcomes your comments on the following discretionary matters.

Payment by instalments^{viii}

16. Payment of a CIL charge is due from the date a chargeable development commences. The Authority can offer the payment of CIL by

^{viii} Enabled by Regulation 69B of the CIL Regulations 2010 (as amended).

instalments to provide flexibility and support for more complicated developments. An 'instalment policy' stating the parameters of this process would be published alongside the adopted Charging Schedule. The Authority welcomes your comments on the use of an instalments policy and what it should contain.

Relief for exceptional circumstances^{ix}

17. Liability to pay a CIL charge on chargeable development is a statutory obligation and is non-negotiable. The Authority can, however, in exceptional circumstances offer discretionary relief from liability to pay a CIL charge. Offering this relief would provide the Authority with some flexibility to deal with complex sites which are proved to have exceptional costs or other requirements which make them unviable. Justification for this relief would have to be demonstrated through appropriate evidence of viability and is entirely at the discretion of the Authority. This relief can be activated and deactivated at any time subject to a notice of intention to be published by the Authority. The Authority welcomes your comments on exceptional circumstances relief.

Land- and infrastructure-in-kind^x

18. The Authority can allow, at its discretion, the value of land transferred to the Authority and infrastructure provided or constructed by a developer to be offset against the CIL charge. This would enable developers to provide the infrastructure needed to support new development directly, rather than paying for it indirectly through the CIL. The value of land- and infrastructure-in-kind would be determined by the District Valuer. The Authority welcomes your comments on payment-in-kind.

Relief for charitable investment activities^{xi}

19. The Authority can allow, at its discretion, relief from CIL liability to charity landowners where the greater part of a development is held as an investment from which the profits are applied for charitable purposes. The Authority welcomes your comments on this form of relief.

Relief for low-cost market housing^{xii}

20. The Authority can allow, at its discretion, relief from liability to pay a CIL charge to new market houses that are to be sold at no more than 80 per cent of their market value. The Authority welcomes your comments on this form of relief.

Consultation process

21. The consultation period for this Preliminary Draft Charging Schedule will run from February to April 2014. Comments are invited from all stakeholders, individuals and groups in this open consultation particularly related to the proposed rates, the 'discretionary matters' and any other issues you wish to raise.

22. Comments are invited using the following contact details:

Website:

www.southdowns.gov.uk/cil

Email:

CIL@southdowns.gov.uk

Phone:

0300 303 1053

Post:

CIL Project Manager

Hatton House

Bpton Road

Midhurst

West Sussex

GU29 9LU

^{ix} Enabled by Regulations 55 and 57 of the CIL Regulations 2010 (as amended) and [CIL Relief: Information document \(May 2011\)](#).

^x Enabled by Regulations 59 and 73 of the CIL Regulations 2010 (as amended by Regulation 8 of the CIL Amendment Regulations 2014).

^{xi} Enabled by Regulations 44-48 of the CIL Regulations 2010.

^{xii} Enabled by Regulation 49A of the CIL Regulations 2010 (as amended by Regulation 7 of the CIL Amendment Regulations 2014).

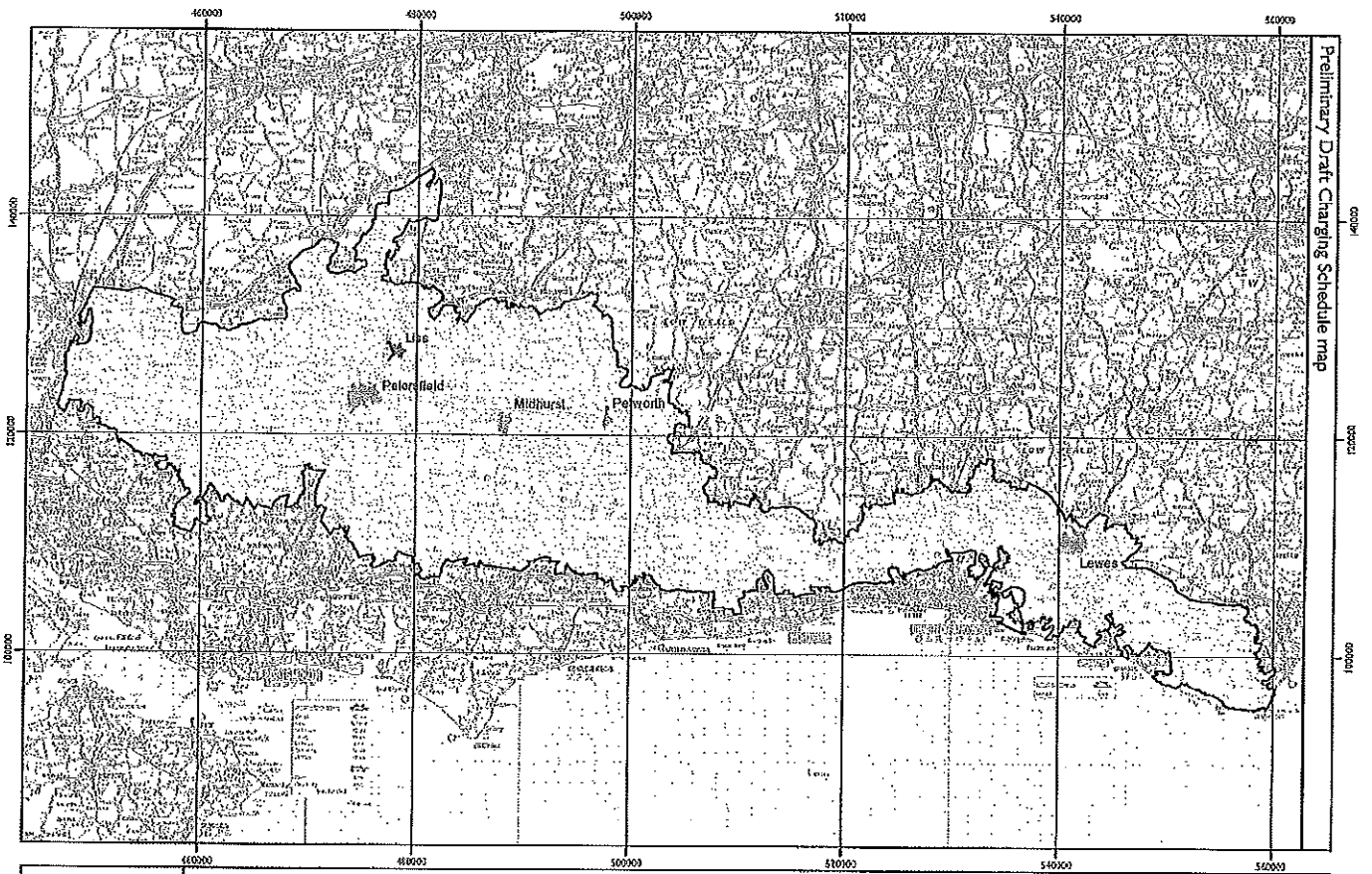
Accessibility

23. All documents related to this consultation are available on the Authority's website (www.southdowns.gov.uk/cil). Printed copies, a large-print version and other formats can be requested using any of the contact details above or viewed at the Authority offices in Midhurst.

Next steps

24. The Authority will take into account any comments made on this document before publishing a Draft Charging Schedule in late 2014. An independent examiner must approve the Draft Charging Schedule before the Authority can adopt a final Charging Schedule. The CIL charge will be applied to all liable planning permissions from the date of adoption in May 2015. The CIL rates will be reviewed periodically thereafter.

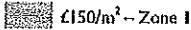
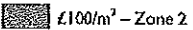
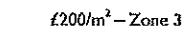
Cover photo: © SDNPA / A.Purkiss




Preliminary Draft Charging Schedule map



Residential Rates: Differential Zones

	£150/m ² – Zone 1		£100/m ² – Zone 2		£200/m ² – Zone 3
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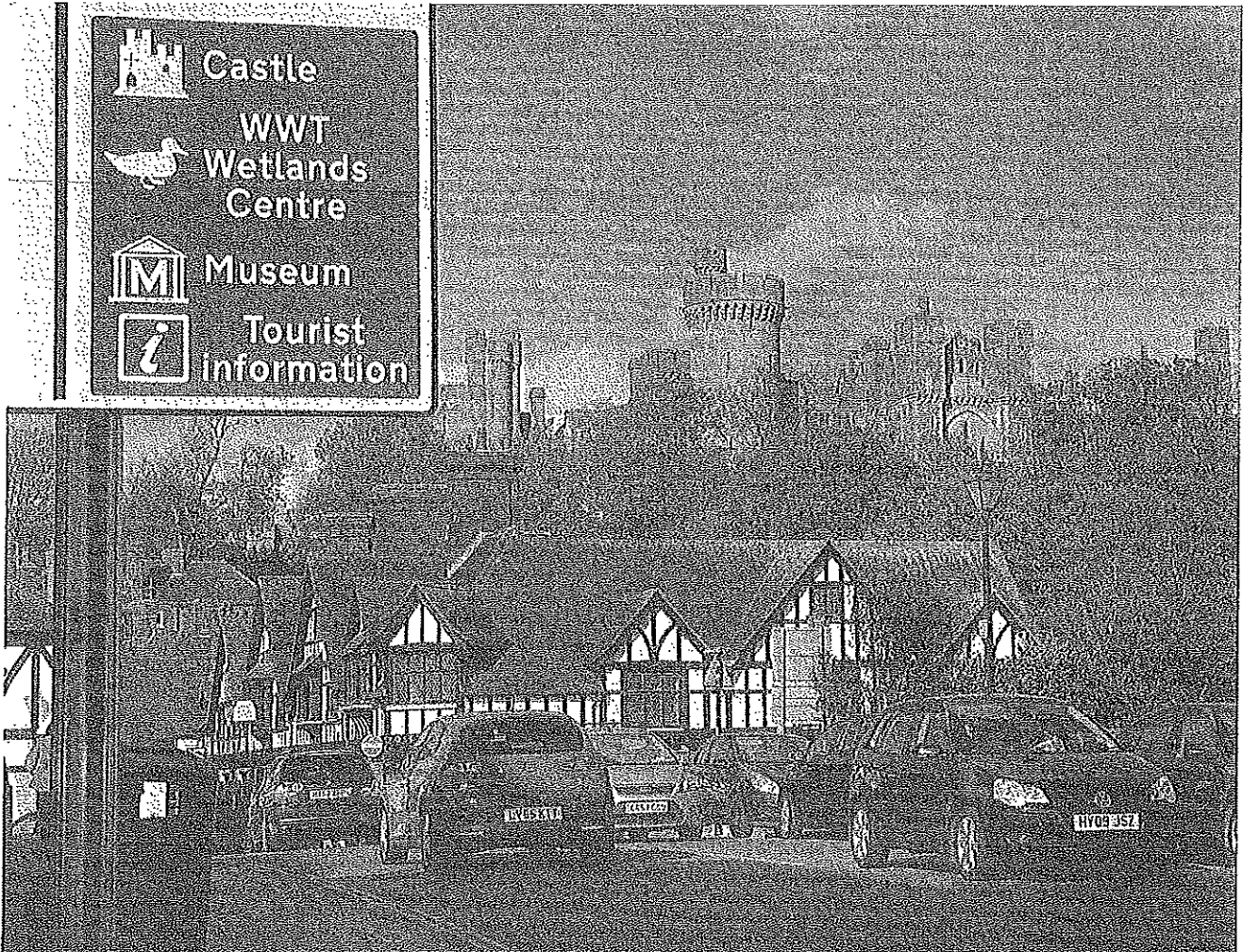
 SDNPA Charging Authority area

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Ordnance Survey 100050083

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South Downs
National Park Authority



South Downs National Park – Community Infrastructure Levy Frequently Asked Questions

February 2014

What is a Community Infrastructure Levy?

The Community Infrastructure Levy (CIL) is a new system of charges that local planning authorities can use to raise funds from developers. The CIL can be charged on most new building projects, to fund a wide range of Infrastructure needed to support new development.

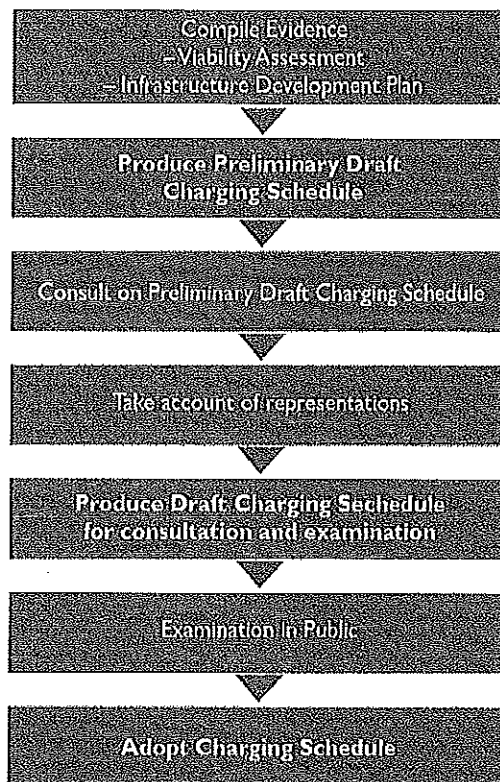
Does the South Downs National Park Authority have a Community Infrastructure Levy?

As the local planning authority and 'CIL charging authority' for the area within its boundary, the South Downs National Park Authority ('the Authority') is developing a CIL for the entire National Park. The CIL will be adopted by May 2015.

What stage is the CIL at now?

The Authority is consulting on a **Preliminary Draft Charging Schedule** until April 2014.

All comments from interested parties will be taken into account before a **Draft Charging Schedule** is produced for a final round of consultation in early 2015. The Draft Charging Schedule is subject to independent examination in early 2015 before the final **Charging Schedule** is adopted in May 2015.



What will the CIL look like?

The core part of a CIL is a list of charges which are applied to new developments when they are granted planning permission. These charges are adopted by the Authority in a legal document called a **CIL Charging Schedule** and are non-negotiable. The CIL Charging Schedule will contain a list of charges, explanatory text and an Ordnance Survey map showing the areas covered by the charges.

The charges are expressed in pounds-per-square-metre, for example: £200/m²

How are the charges decided?

The Authority decides on the appropriate charges, also known as 'rates', based on detailed evidence of economic viability and infrastructure planning. The CIL Charging Schedule (containing the charges) must be examined (see below) before the CIL can be applied to new developments to ensure it is fit for purpose, supports the delivery of the Local Plan, and would not negatively affect the viability of development in this area.

How is the CIL examined?

The Authority will appoint an Independent examiner to determine if the Draft Charging Schedule complies with the Planning Act and CIL Regulations and if the proposed charges are informed by and consistent with appropriate available evidence. This evidence base includes the Local Plan, Partnership Management Plan, Viability Assessment and Infrastructure Delivery Plan.

A key role for the examiner is to ensure the CIL would not threaten the viability or delivery of the development plan as a whole. The examiner can approve, modify or reject the Draft Charging Schedule with binding recommendations.

What does "viability" mean?

In planning terms, the "viability" of development refers to whether a developer can make a competitive return from building a scheme or not. A viable development is one where a developer will make a competitive return, and therefore deliver the scheme, with all policies and costs taken into account.

The Authority's Local Plan must be deliverable with careful attention to viability and costs¹. Planning policies, combined with the CIL, should not therefore be of such a scale or burden as to threaten the delivery of viable sites across the area as a whole².

Can the charges be changed or challenged?

When the Authority adopts the CIL Charging Schedule after independent examination, the CIL charges are fixed and non-negotiable. The charges should be reviewed periodically to ensure they are fit for purpose and reflect any significant changes in the economic market or planning policies for the area. A review requires further consultation and re-examination and so it is anticipated this would occur approximately five-yearly.

CIL charges are linked to the RPI Index to protect against inflation over time and maintain their effectiveness to provide infrastructure.

¹ National Planning Policy Framework, 2012 (NPPF) paragraph 173.

² CIL Guidance, 2013 paragraph 8; CIL Regulation 14, 2010 (as amended).

What is the Community Infrastructure Levy used for?

Funds raised through the CIL must be applied to infrastructure projects that support the development strategy established in the Partnership Management Plan and emerging Local Plan. These infrastructure projects are set out in the Infrastructure Delivery Plan (IDP).

What is infrastructure?

The definition of 'infrastructure' has a broad scope³ and can apply to many projects including new road schemes, schools, community services, sports and leisure facilities and green infrastructure necessary to support development. Funds can be applied to the provision, improvement, replacement, operation or maintenance of Infrastructure.

The Authority is committed to working in partnership with local communities, partner local authorities and infrastructure providers to govern expenditure of CIL funds.

What is the Infrastructure Delivery Plan (IDP)

The Infrastructure Delivery Plan (IDP) lists all infrastructure projects needed to support sustainable growth, as set out in Neighbourhood Plans and the Authority's emerging Local Plan. The IDP will inform future funding decisions through the Community Infrastructure Levy and other funding sources so it is important to include all projects on the IDP.

Projects identified on the IDP are not guaranteed funding: prioritisation and spending decisions are made by the Authority and parish councils, taking into account many other factors.

A published version of the IDP will be available before the CIL Examination in 2015.

Can I add a project to the IDP?

Yes. The IDP is a 'live document' and is amended over time as infrastructure needs and circumstances

³ 'Infrastructure' is broadly defined in the Planning Act 2008, para.216.

change and as more information becomes available. You could discuss any potential infrastructure project with your local parish council who may wish to promote a project on your behalf. Alternatively, you can contact the Authority's CIL Project Manager by email: cil@southdowns.gov.uk

What is a "Regulation 123" list?

This refers to a formal list required by Regulation 123 of the CIL Regulations. The "Regulation 123" list should state the infrastructure projects that will be funded by CIL and the infrastructure projects that will be funded separately by Section 106. It is to ensure the Authority does not 'double-charge' developers from both CIL and Section 106 for the same infrastructure projects.

This list will be made available at the CIL Examination. It does not set spending priorities and can be amended regularly, as appropriate.

What are 'differential rates'?

The CIL Regulations allow for differential CIL charges to be applied to different uses of development, for development in different locations, or for development of different sizes. The use of differential rates must be justified on the grounds of economic viability.

If differential rates are used, they will be clearly set out and explained in the Charging Schedule, including on an Ordinance Survey map.

Which developments will pay a CIL charge?

Subject to criteria in the CIL Regulations, most new development could be liable to pay a CIL charge. Charges apply to the gross internal area of new buildings (or extensions to existing building) over 100 square metres. There is no minimum size threshold for new homes, which will pay a charge, regardless of size. The landowner(s) is liable to pay the CIL charge when development begins. A developer or other interested party can 'assume liability' of the CIL charge from the landowner as required through the development process.

Which development won't pay a CIL charge?

The CIL Regulations exempt the following types of development from paying a CIL charge:

- Social (affordable) housing
- Domestic residential extensions and annexes
- Self-build houses
- Development by charities for their direct benefit
- Changes of use (that do not increase floorspace)
- Buildings without human access, and
- Buildings with temporary planning permissions

Will local communities receive any of the CIL funds?

Fifteen per cent of CIL funds collected by the Authority will be passed directly to the parish council in which development takes place (capped at a total of £100 per existing house per year in the parish). As an example, if a parish has 50 existing homes and any number of new homes are built, the parish council will receive 15 per cent of CIL income from the new homes up to a total of £5,000 per year (£100 x 50 homes).

If the parish council has an adopted Neighbourhood Plan, it will receive 25 per cent of CIL funds. The funds are to be spent on locally chosen infrastructure projects.

Does the CIL replace the section 106 process?

Mostly. The CIL will be the main process for collecting infrastructure funding from developers to support growth in the National Park. However, it will work alongside a scaled-back section 106 system that is still used to deliver affordable housing and specific on-site mitigation measures for larger developments.

Highway improvements, often necessary to make new developments acceptable, will continue to be delivered through section 278 agreements.

Will the CIL generate more money than the section 106 process?

Experience from elsewhere in England suggests that the CIL will generate more income than current section 106 obligations. From April 2015, the government will significantly scale-back the ability of local authorities to collect funds through section 106 obligations and so the CIL will certainly generate more funds.

How does the CIL differ from the section 106 process?

Section 106 agreements and unilateral undertakings are negotiated on a protracted case-by-case basis and usually only apply to larger housing developments. Nationally, this results in only 6 per cent of all planning permissions paying towards the cost of supporting infrastructure⁴.

- The CIL is a fixed, non-negotiable charge relative to the size and type of the chargeable development.
- It is fairer, more transparent and less time-consuming than the current system of section 106 obligations which are negotiated on a site-by-site basis.
- Parish councils will receive a proportion of CIL funds and have more control over the process than through section 106.
- Local communities will have a clearer understanding of how new development contributes to infrastructure.
- CIL can apply to more types of development (not just residential) and all sizes of development (not just larger sites) to ensure they contribute towards the provision or enhancement of the infrastructure they rely upon.
- The CIL process has more robust enforcement provisions than the section 106 system, to protect against late payment and non-compliance.

What is the legal basis for the Community Infrastructure Levy?

Powers to charge a Community Infrastructure Levy were conferred to the South Downs National Park Authority in the Planning Act 2008 (Part 11, section 206). These powers were amended by the Localism Act 2011.

The Community Infrastructure Levy Regulations 2010 (amended by the CIL Amendment Regulations 2011, 2012, 2013 and 2014) govern the process of introducing CIL charges and spending CIL funds.

Further reading:

Statutory Guidance has been published by the Government (May 2013).

Community Infrastructure Levy Regulations came into force on 6 April 2010. Amendment Regulations (2011) came into force on 6 April 2011. Further Amendment Regulations (2012) came into force on 28 November 2012. Further Amendment Regulations (2013) came into force on 25 April 2013. Further Amendment Regulations (2014) came into force in January 2014.

The Planning Advisory Service has produced a CIL Resource page.

For further information:

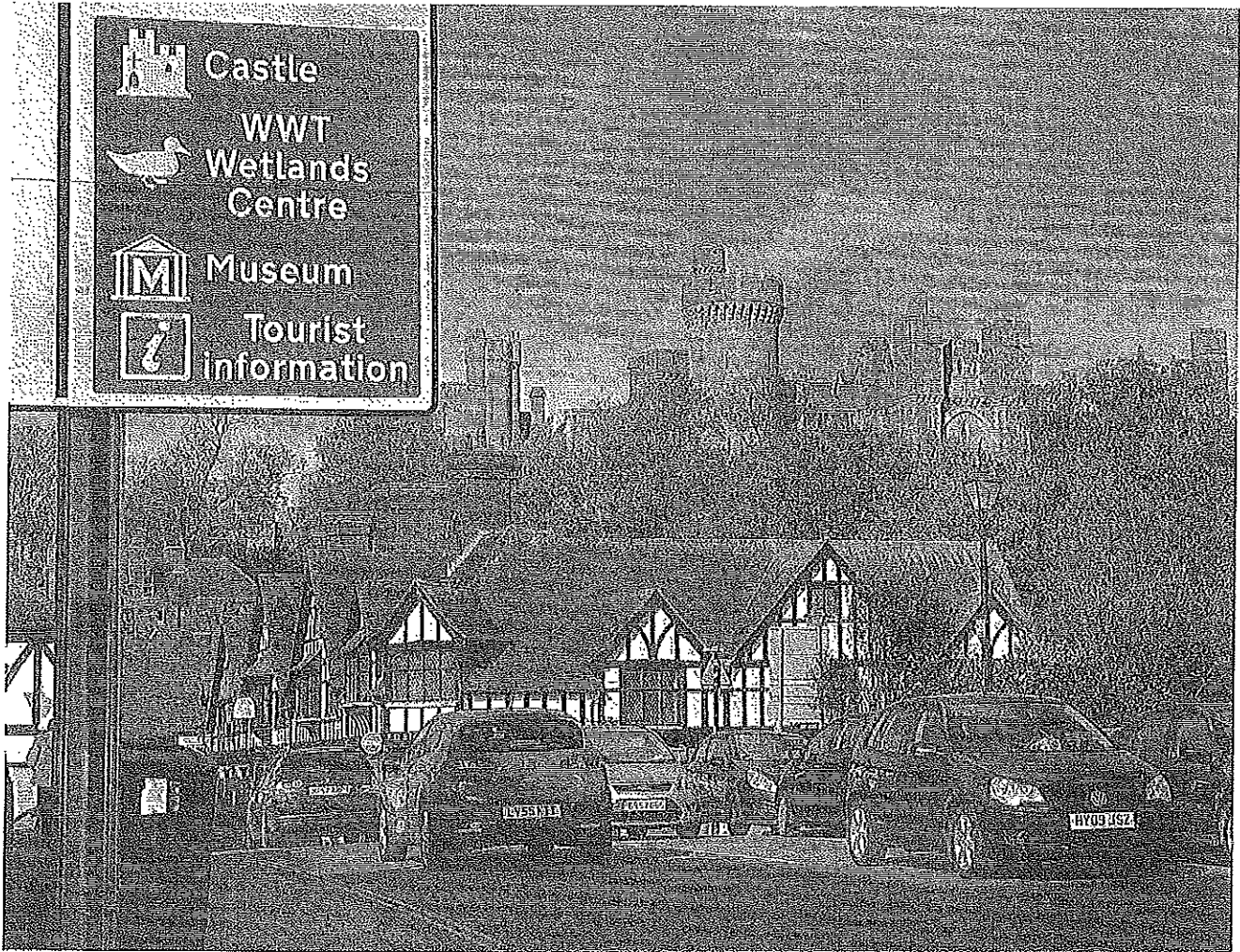
Please visit the National Park Authority's CIL web page: <http://southdowns.gov.uk/CIL>

Contact us:

Email: CIL@southdowns.gov.uk
Phone: 0300 303 1053
Post: CIL Project Manager
Hatton House
Bepton Road
Midhurst
West Sussex
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⁴ *The Incidence, Value and Delivery of Planning Obligations in England in 2007-08* (University of Sheffield, 2010).



Summary

South Downs National Park – Community Infrastructure Levy Preliminary Draft Charging Schedule

February 2014

This Non-technical summary sets out to clearly explain about the Community Infrastructure Levy. Please see the published Preliminary Draft Charging Schedule document for the official wording, proposed charges and definitions of development.

A Frequently Asked Questions guide is also available on our website: www.southdowns.gov.uk/cil

Introduction

The Community Infrastructure Levy (CIL) is a new system of charges that the South Downs National Park Authority will use to raise funds from developers. From 2015, developers will pay a charge relative to the size of new buildings (so bigger developments pay more CIL). The funds raised will be used to deliver a wide range of infrastructure across the National Park.

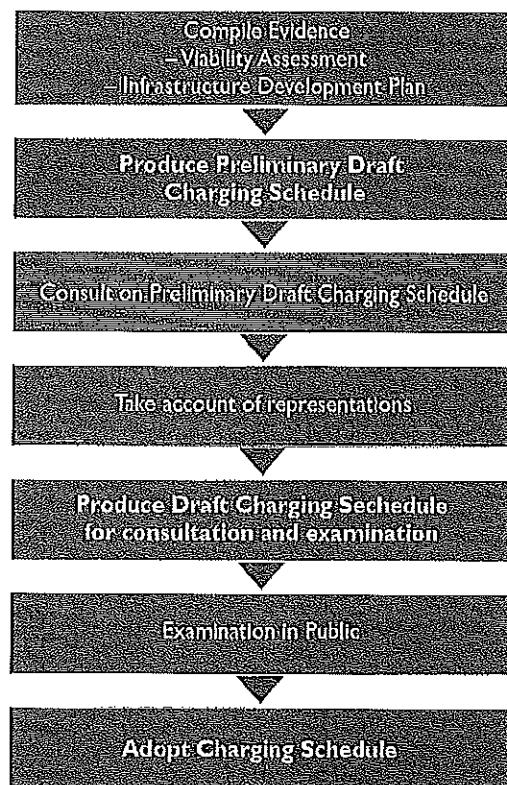
Funding for 'Infrastructure' can include new road schemes, schools, community services, sports and leisure facilities and green infrastructure. CIL funds can be spent on the provision, improvement, replacement, operation or maintenance of this infrastructure. Fifteen per cent of CIL funds received (up to a total of £100 per existing home in the parish) are passed directly to parish councils to spend on infrastructure projects of their choice.

The CIL is introduced when the Authority adopts a legal document called a 'CIL Charging Schedule'. The main part of a CIL Charging Schedule is the list of charges (known as 'rates') which developers will pay when they gain planning permission.

The Process

The Authority must undertake two periods of consultation and pass an examination by a government inspector before introducing a CIL Charging Schedule. The first consultation exercise (February 2014) is on a document called a 'Preliminary Draft Charging Schedule' (PDCS). The PDCS states the Authority's intentions for the CIL and includes a list of proposed charges.

Figure 1 below shows the full process for introducing a CIL charging schedule.



Consultation on the proposed charges (Preliminary Draft Charging Schedule)

The proposed charges are shown below and the full document can be viewed on the Authority's website (www.southdowns.gov.uk/cil).

CIL charges are set at a rate of pounds per square meter (£/m²) multiplied by new internal floorspace. After the CIL is adopted in 2015, all new developments listed will pay a charge which is non-negotiable.

Type of development	Proposed Levy
New homes in Petersfield, Lewes, Petworth, Midhurst (Zone 1)	150 (£/m ²)
New homes in Liss (Zone 2)	100 (£/m ²)
New homes in all other areas (Zone 3)	200 (£/m ²)
Supermarkets, superstores and retail warehouses	120 (£/m ²)
All other development	0 (£/m ²)

Q1: Do you have any comments on the above proposed charges?

The Government has exempted the following types of development from a CIL charge:

- Social (affordable) housing;
- Domestic residential extensions;
- Self-build development;
- Development by charitable institutions;
- Changes of use that do not increase floorspace;
- Buildings into which people do not normally go or go only intermittently for the purpose of maintaining or inspecting machinery;
- Buildings with temporary planning permission.

CIL and Affordable Housing

CIL charges and affordable housing provision are both costs to a developer. Through the current consultations on CIL and the Local Plan, the Authority will need to find a suitable balance between infrastructure funding from CIL charges and affordable housing provision – without making development financially unviable. All decisions on affordable housing will be set first in the emerging Local Plan and the CIL charges will be set accordingly.

In order to propose a single schedule of CIL charges for this consultation, the Authority has used an interim assumption of 40 per cent affordable housing. However, if a different affordable housing policy is set in the emerging Local Plan following the options consultation, the CIL charges will be adjusted accordingly.

Other choices

By law, the Authority is allowed some discretion on how it operates the CIL. The Authority is therefore also consulting on five of these options and we welcome your views on these options:

Payment by instalments

An 'instalment policy' would allow the CIL charges to be paid over time rather than upfront. This would allow larger developments to afford the CIL charges rather than suffer the burden of full payment at the beginning.

Q2: Do you think an instalment policy is a good idea?

Q3: Do you have any comments on the number or phasing of instalments it should include?

Relief for exceptional circumstances

This optional relief would allow developments with the most complex problems or costs to avoid paying the CIL charge, subject to independent financial assessment and at the discretion of the Authority.

Q4: Do you think allowing CIL to be avoided in the most exceptional circumstances is a good idea?

Land- and Infrastructure-in-kind

This policy would allow developers to give the Authority land or infrastructure to an equivalent value of some or all of the CIL charge instead of paying all financially. This could be preferable to the Authority in areas where land is limited and community needs can be met more effectively through this approach.

Q5: Do you think a payment-in-kind policy is a good idea?

Relief for charitable investment activities

This policy would allow charities to build developments with a greater part being used as an investment for the financial benefit of the charity rather than for its direct use. This is separate from development by charities for their direct use which is already exempt from CIL charges.

Q6: Do you think relief for charitable investment activities is a good idea?

Relief for low-cost market housing

This policy would allow developers to avoid paying the CIL charge when they build market housing for sale at no more than 80% of market value. This is separate from affordable housing development which is already exempt from CIL charges.

Q7: Do you think relief for low-cost market housing is a good idea?

Consultation process

The consultation period for this Preliminary Draft Charging Schedule will run from February to April 2014. Comments are invited from all stakeholders, individuals and groups in this open consultation particularly related to the proposed rates, the 'discretionary matters' and any other issues you wish to raise.

Comments are invited using the following contact details:

Website:

www.southdowns.gov.uk/cil

Email:

CIL@southdowns.gov.uk

Phone:

01730 811759

Post:

CIL Project Manager
Hatton House
Bepton Road
Midhurst
West Sussex
GU29 9LU

Accessibility

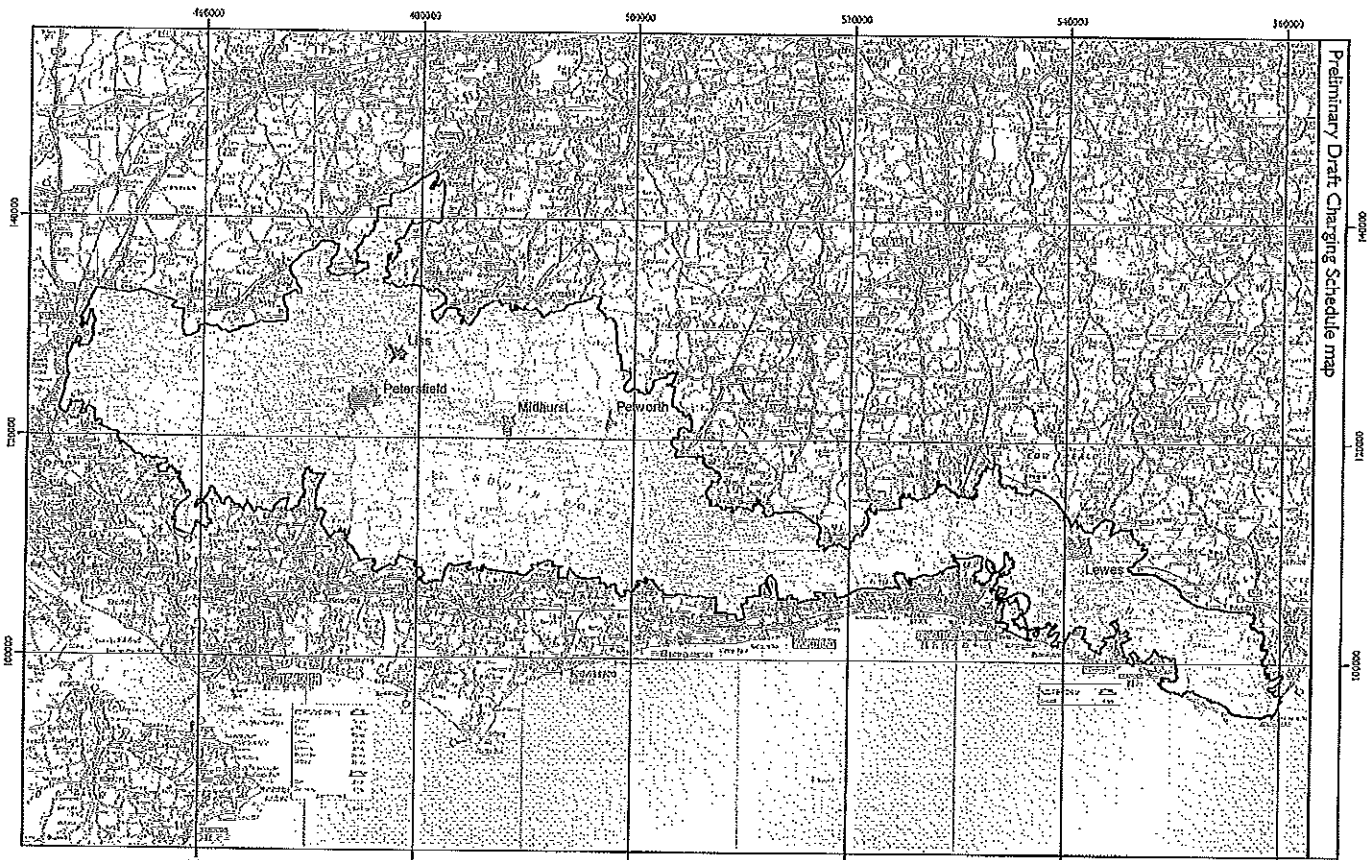
All documents related to this consultation are available on the Authority's website (www.southdowns.gov.uk/cil). Printed copies, a large-print version and other formats can be requested using any of the contact details above or viewed at the Authority offices in Midhurst.

Next steps

The Authority will take into account any comments made on this document before publishing a Draft Charging Schedule in late 2014. An independent examiner must approve the Draft Charging Schedule before the Authority can adopt a final Charging Schedule. The CIL charge will be applied to all liable planning permissions from the date of adoption in May 2015. The CIL rates will be reviewed periodically thereafter.

Date published: February 2014

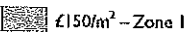
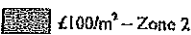
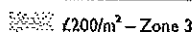
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


Preliminary Draft Charging Schedule map



Residential Rates: Differential Zones

	£150/m ² – Zone 1		£100/m ² – Zone 2		£200/m ² – Zone 3
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 SDNPA Charging Authority area

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