

## **NE8 - South Downs National Park**

- Support - 12
- Neither support of object - 10
- Object – 6

The changes to the supporting text and the Local Plan policies have not only been informed by the responses to the Regulation 18 consultation but they have also taken on board any additional feedback that has come out of discussions/meetings with statutory consultees and members in order to improve the clarity and understanding of the contents of the Local Plan.

<b>Comments in support of NE8 - South Downs National Park</b>		
<b>Respondent number</b>	<b>Comment</b>	<b>Officer comment</b>
ANON-KSAR-NKHA-K	1. Of relevance to Wickham is its immediate proximity to SDNP 2. The policy states: “Development adjoining the South Downs National Park will only be permitted.... where they conserve and enhance the intrinsic quality of dark night skies and the setting of the National Park”. 3. WRA fully supports this policy and shall oppose any attempt to infringe by the installation of lighting that will diminish this criterion	Comments Noted and Support Welcomed.  <b>Recommended Response: No Change</b>
ANON-KSAR-N8YF-P	Totally agree that the natural beauty of the park should be maintained, but there needs to be some balance, so that relatively new housing is not expected to use more traditional materials just for the sake of it, especially if not visible from the road/footpaths and older properties should aim for keeping the traditional look, but be allowed to use more up to date, greener, more energy efficient materials in doing so	Comments Noted. This is a design matter, rather than a policy in relation to the National Park.  <b>Recommended Response: No Change</b>
ANON-KSAR-N856-2	I feel strongly that any development on the edge of the National Park should be very carefully managed particularly with regard to noise and light pollution. I am pleased to see that this is emphasised in this section of the Local Plan and in relation to the Environment Act 1995 which	Comments Noted and support welcomed. Any development proposal will need to demonstrate how it is compliant with this policy.

	<p>conserves and enhances the intrinsic quality of dark night skies. The proposed siting of floodlit 3G football pitches by the parish council, with the inclusion of a 1000 seater stadium in the original plan, right on the boundary of the National Park and the Meon Valley Trail needs serious consideration at the planning stage, of its adverse effects on the locality. I am pleased to read that 'this Local Plan respects the proximity of the park in its own policy'.</p> <p>I entirely agree that 'it is important that this area which has the highest landscape protection is not adversely impacted upon by development taking place close to the boundary'.</p>	<p><b>Recommended Response:</b> No Change</p>
ANON-KSAR-NKUB-1	<p>I do support but despite Resource Issues currently and the delay with their Plan it's imperative that they make the time to comment on Planning Applications that have an effect on the SDNP.</p>	<p>Support welcomed and comments noted.</p> <p><b>Recommended Response:</b> No Change</p>

<b>Comments which neither support nor object to NE8 - South Downs National Park</b>		
<b>Respondent number</b>	<b>Comment</b>	<b>Officer comment</b>
ANON-KSAR-NKN8-G	<p>No development should encroach on the South Downs</p>	<p>Comments Noted.</p> <p><b>Recommended Response:</b> No Change</p>
ANON-KSAR-NKC8-5	<p>I would like to see the South Downs national park extended westwards to include the land areas south of Oliver's Battery and including Hursley. I say this despite cost pressures that have been highlighted in maintaining their status</p>	<p>Comments Noted. It is a matter for the National Park Authority and/ or central government to justify an extension of the National Park Boundary.</p>

		<b>Recommended Response: No Change</b>
ANON-KSAR-NK4Z-R Soberton Parish Council	There should be a clearer definition of 'adjoining', such as a guide to distance or features as this could be subject to different interpretations.	Comments Noted. Adjoining is where any part of a site or boundary is connected to the National Park Boundary or other boundary.  <b>Recommended Response: No Change</b>
ANON-KSAR-NKXA-3	Draft Policy NE8 (South Downs National Park) restricts development adjoining South Downs National Park except where it will be in accordance with the statutory purposes and duty for National Parks. The site is on the fringe of the South Downs National Park and therefore impacted by this policy. It is recognised that one of the statutory duties of the National Park is to promote opportunities for the understanding and enjoyment of the special quality of the National Park by the public. Similar to our comments on Policy NE4, specific mention should be made within this policy for the provision of glamping, pods, lodges and ancillary uses and buildings, including storage, that support the needs and long-term viability of the associated tourism accommodation.	Comments Noted. It is important that the LP is read as whole. Adding every use class to the policy would result in policy which contains too much text.  <b>Recommended Response: No Change</b>
BHLF-KSAR-N8TJ-N	Draft Policy NE8 (South Downs National Park) restricts development adjoining South Downs National Park except where it will be in accordance with the statutory purposes and duty for National Parks. The site is on the fringe of the South Downs National Park and therefore impacted by this policy. It is recognised that one of the statutory duties of the National Park is to promote opportunities for the understanding and enjoyment of the special quality of the National Park by the public. Similar to our comments on Policy NE4, specific mention should be made within this policy for the provision of glamping, pods, lodges and ancillary uses and buildings, including storage, that support the needs and long-term viability of the associated tourism accommodation.	Comments Noted. It is important that the LP is read as whole. Adding every use class to the policy would result in policy which contains too much text.  <b>Recommended Response: No Change</b>

<p>BHLF- KSAR- N8Z7-8 South Downs National Park Authority</p>	<p>Policy NE8 – South Downs National Park We welcome the inclusion of Policy NE8 and recommend that the policy, and its explanatory text, is amended to:</p> <ul style="list-style-type: none"> <li>• State that National Parks have the highest status of protection in relation to conserving and enhancing landscape and scenic beauty as per Paragraph 176 of the NPPF;</li> <li>• Refer to land within the setting of the SDNP (not just adjacent);</li> <li>• Refer to avoiding and/or minimising visual impacts, and impacts on landscape character;</li> <li>• Refer to special qualities including views, tranquillity and dark night skies; and</li> <li>• Refer to protecting, enhancing, and connecting access routes, biodiversity, green infrastructure, and recreation links.</li> </ul> <p>In conjunction with the above, we recommend that Policy NE8 is amended in line with Policy DP18 (p65) in the Adopted Mid-Sussex District Local Plan 2031. Please see link below: <a href="https://www.midsussex.gov.uk/planning-building/mid-sussex-district-plan/">https://www.midsussex.gov.uk/planning-building/mid-sussex-district-plan/</a></p>	<p>Comments Noted. It is important that the LP is read as whole. There is no need to repeat the NPPF/policies that are in the SDNP LP.</p> <p><b>Recommended Response:</b> No Change</p>
<p>BHLF- KSAR- N86F-K Natural England <a href="#">Link here</a></p>	<p>Policy NE8 South Downs National Park Natural England expects the Plan to include strategic policies to protect and enhance valued landscapes, as well as criteria based policies to guide development with the potential to impact protected landscapes. We consider the Policy would benefit from closer alignment to paragraphs 176 and 177 of the NPPF that relate to protected landscapes. Development proposals (including those brought forward through the Plan) should avoid significant impacts on protected landscapes, including those which fall within the setting of the National Park. Where major development is proposed, the Policy should set out a requirement for early consideration of the major development tests, as described in the NPPF para 177 (a-c) i.e. the presumption is against any major development unless it is demonstrated it is in public interest. Impacts to</p>	<p>General support welcomed.</p> <p>The NPPF does not require local authorities to designate ‘Valued Landscapes’. The majority of the district is protected ‘Countryside’ under current Local Plan policies MTRA4 and CP20 of the current local plan Part 1, and Policies DM15 and DM23 of the Local Plan Part 2. The site that have been allocated in the new Local Plan for development have been assessed by Officers working in the Council’s Natural Environment Team. The</p>

	<p>the setting of the National Park are considered in paragraph 7.71 of the Plan, however we would advise that the NE8 Policy wording contains specific reference to the setting of the National Park. The NPPF states 'development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas'.</p> <p>Tranquillity is also an important landscape attribute in certain areas e.g. within National Parks/AONBs, particularly where this is identified as a special quality. The CPRE have mapped areas of tranquillity which are available here and are a helpful source of evidence for the Local Plan and SEA/SA.</p> <p>Your authority should seek the views of the South Downs National Park Authority on this Policy.</p>	<p>wording of the policies has also been discussed with them. There is no need to repeat the wording in the NPPF in the policies in the LP.</p> <p>As mentioned above, in practice the landscape and the areas of undeveloped areas of land that adjoin the National Park already enjoys protection from development through the current countryside policies in the adopted Development Plan and this will continue with the policies in the emerging Local Plan. There is no requirement to include tranquillity mapping in a Local Plan.</p> <p><b>Recommended Response:</b> No Change</p>
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<b>Comments which object to NE8 - South Downs National Park</b>		
<b>Respondent number</b>	<b>Comment</b>	<b>Officer comment</b>
ANON-KSAR-NKZX-V	The policy requires development adjoining the National Park to accord with the statutory purposes and duty for National Parks, as specified in the National Parks and Access to Countryside Act 1949, as amended by the Environment Act 1995 and which are summarised at paragraph 7.70 of the Local Plan.	Comments Noted. This is already clearly set out in the policy and it is not considered that the wording needs to change.

	<p>However, it is unclear how the development of sites outside of the Park can be required to accord with the statutory purposes and duty for the National Park. It is therefore recommend that the policy be amended to state that development on land adjoining the National Park should not affect or conflict with the ability of the Park to continue to carry out its statutory purposes / duty.</p>	<p><b>Recommended Response: No Change.</b></p>
<p>ANON-KSAR-NKJV-A</p>	<p>Bloor Homes agrees that development within the setting of the National Park should be sensitively located and designed. However, the policy text as currently wording goes beyond this, referring instead to the statutory purposes of National Parks. The policy as drafted does not comply with the NPPF and should be amended to reflect the wording within the NPPF, as set out in paragraph 7.71.</p> <p>Whilst Land at Mill Lane, Wickham is close to the South Downs National Park, it is outside this designation and the emerging masterplan has responded to this accordingly. There is an opportunity to retain the northern part of the site an open area. A new copse and tree planting could act as a landscape buffer along the northern boundary of the residential development to further strengthen the containment of the site, protecting the setting of the National Park.</p>	<p>Comments Noted. It has not been set out as to why the policy is not complaint with the NPPF. Local Plan policies should not simply repeat the wording in the NPPF.</p> <p><b>Recommended Response: No Change</b></p>
<p>ANON-KSAR-N85G-K</p>	<p>6. In relation to the SDNPA (Policy NE 8), the draft plan should restate the Statutory Duty imposed by the Environment Act 1995 para 62(1) (1)- (3). This requires WCC to have regard to the National Park purposes in any of its decisions that affect it. The duty is not limited to the National Park Authorities and is not limited to land only within the National Park. As this Duty must affect decisions made by WCC as Local Planning Authority it should be clearly restated in the Local Plan as a central consideration in its decision making.</p>	<p>Comments Noted. The Local Plan aims to avoid repeating wording in the Environment Act and where possible to avoid a repetitive and lengthy Local Plan.</p> <p><b>Recommended Response: No Change.</b></p>
<p>ANON-KSAR-NKFQ-1</p>	<p>The policy is fine as far as it goes. However explicit reference is required to the issue of traffic generated by large scale development at a distance from the Park, or smaller scale development closer to it, in terms of the</p>	<p>Comments Noted. This is a site specific issue. Any development proposal will need to adhere to the</p>

<p>Upham Parish Council</p>	<p>impact on the network of rural lanes which are an integral part of the Park's character. As the major road network becomes overloaded, particularly on roads into Winchester, traffic uses the rural lanes of the Park as rat runs to the Morestead road. This point was tested at the EiP into the Eastleigh local plan, where the Inspector noted in her letter of the 1st April 2020,</p> <p>"The proposed SGO is close to the South Downs National Park. Paragraph 115 of the Framework is clear that great weight should be given to conserving the landscape and scenic beauty of National Parks. The Council has a statutory duty to have regard to the purposes of the National Park, which include to conserve and enhance the natural beauty, wildlife and cultural heritage of the area, as well as promoting opportunities for the understanding and enjoyment of the special qualities of the National Park. The evidence notes that the selected option would generate a greater increase in traffic overall on the rural roads within and on the edge of the South Downs National Park when compared to the other SGO options. This is not surprising given the close proximity of the SGO to this location 4. I note that the Council advises that caution should be exercised over these results as they are based on a strategic transport model. In this Council's view, the increases predicted could be lower. However, the evidence base does not support this position. Furthermore, I am not convinced that suitable mitigation could be brought forward to mitigate against this increase in traffic movements having regard to the South Downs National Park guidance on this issue. Despite continued dialogue on this issue between the Council and the South Downs National Park Authority, no strategy has been prepared and there is disagreement between the two authorities as to when such a strategy should be in place.</p> <p>25. The National Park comprises a sensitive rural landscape and given the significant scale of development proposed by policies S5 and S6 in such close proximity, the SGO has the potential to cause significant harm in this</p>	<p>transport policies in the Local Plan. The Council has appointed HCC Trading Arm to prepare a Strategic Transport Assessment that will assess the impact of the Local Plan site allocations. This will be published alongside the Regulation 19 Local Plan. Officers from the Strategic Planning team are working closely with Officers from the SDNPA.</p> <p><b>Recommended Change: No Change.</b></p>
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	<p>regard. The rural nature of these roads forms an integral part of the overall National Park experience. In particular, additional traffic at the sort of level predicted to be likely could have a detrimental effect on the communities concerned. Given the statutory importance of the National Park, the scale of development proposed and the potential impacts of increases in traffic movements within and on the edge of the National Park, I am unable to conclude that the selected SGO represents the most suitable option when considered against all other reasonable alternatives.'</p> <p>This judgement establishes the significance of the rural lanes network. While the SGO proposed by Eastleigh was larger and closer than anything as yet put forward in Winchester District, we suggest that the impact of traffic from developments within (say) 3km of the park should be assessed for their traffic impacts. The same could logically be applied to the AONB.</p>	
ANON-KSAR-NKQN-9	To tie in with SDNPA policy, this needs to emphasise the importance of providing safe active travel routes from transport hubs and town centres (including the market towns) into the national park, to boost the rural economy without damaging the environment by encouraging "green" tourism.	Comments Noted. Sustainable Transport Modules are addressed in Policy T1. <b>Recommended Response: No Change</b>
BHLF-KSAR-N8R5-X Twyford Parish Council	In relation to the SDNPA (Policy NE 8), the draft plan should restate the Statutory Duty imposed by the Environment Act 1995 para 62(1) (1)- (3). This requires WCC to have regard to the National Park purposes in any of its decisions that affect it. The duty is not limited to the National Park Authorities and is not limited to land only within the National Park. As this Duty must affect decisions made by WCC as Local Planning Authority it should be clearly restated in the Local Plan as a central consideration in its decision making.	Comments Noted. The Local plan aims to avoid repeating national law where possible to avoid a repetitive and lengthy Local Plan. <b>Recommended Response: No Change.</b>

	Recommendations	Officer response
Comments from SA	N/A	N/A
Comments from HRA		



Add new supporting text underneath paragraph 7.67:

**In delivering the National Park's purposes the National Park Authority has a duty to seek to foster the economic and social well-being of the local communities within the National Park.**

**The South Downs National Park is an International Dark Sky Reserve. The adopted South Downs National Park Plan identifies a dark sky core and buffer and transition zones. Development proposals in close proximity to the National Park and have significant external lighting are expected to refer to the Dark Skies Technical Advice Note published by the SDNPA and demonstrate how it conserves or enhances the intrinsic qualities of the dark night sky and the setting of the national park.**

**The adopted South Downs National Park Plan is supported by assessments of landscape character and tranquillity.**

#### **Amendments to policy**

Development ~~adjoining~~ **in close proximity** the South Downs National Park will only be permitted where it would be in accordance with the statutory purposes and duty for National Parks as specified in the National Parks and Access to Countryside Act 1949, as amended by the Environment Act 1995 and where they conserve and enhance the intrinsic quality of dark night skies and the setting of the National Park.

**Development proposals in close proximity to the South Downs National Park are expected to take account of the National Park assessments of landscape and tranquillity and demonstrate how a proposal conserves and enhances the special qualities of the Park.**