

SOUTH DOWNS PLANNING

NEWS FROM YOUR NATIONAL PARK AUTHORITY



Welcome to the planning newsletter for the South Downs National Park Authority
Send your comments to us at planningnewsletter@southdowns.gov.uk

Innovative design to be recognised as new awards are launched

An exciting new awards scheme is being launched to promote outstanding and innovative design in the South Downs National Park.

The **South Downs National Park Design Awards** celebrate projects that have made a standout contribution to the landscape, heritage, built environment and local communities.

The awards will recognise and promote high standards of design and raise awareness of the positive contribution that good design can make to the quality of the local environment.

Tim Slaney, Director of Planning at the South Downs National Park Authority, says: "The awards are a



fantastic opportunity to raise awareness of the contribution that good design can make to the quality of our local environments and communities.

"There is design work across Hampshire and



Sussex that pays homage to this special landscape and has the highest standards of architectural and landscape design, conservation and sustainability. It's time that these kind of inspirational projects are recognised and we're expecting the standard of the competition to be very high."

A special awards ceremony will be held on 12 November – tying in with the anniversary of Hillary Benn signing the National Park's official designation.

Nominations are now open in the following categories:

- **Residential (individual building, housing development small or large)**

Authority approves two innovative projects for farm diversification



Two innovative farm diversification schemes have been given the green light by the South Downs National Park Authority.

The Planning Committee voted to approve plans for multi-million pound projects at the Wiston Estate, North Farm, Washington, and Sky Park Farm in West Harting.

Work has now started to create a rural business park anchored by the Wiston Estate Winery. The plans include demolishing, converting, and extending the current winery and offices, in addition to building five self-contained holiday units.

The work is being supported by a wide-ranging infrastructure package, including improved habitat connectivity, better routes and wayfinding for users and visitors to the site, and surface water drainage that will help improve water quality.

Meanwhile, at West Harting, an educational and visitor enterprise will diversify the existing agricultural operation of the site as a working Deer Farm. Supported by a new farm shop, visitor café, and outdoor children’s activity area, the project will promote opportunities for the understanding and enjoyment of the special qualities of the National Park. The plans were also supported by The British Deer Farms and Parks Association, which noted it is a model for diversification and sustainable deer farming in the UK.

Both landscape-led schemes were approved following pre-application discussions, giving careful consideration to design and impact.

Tim Slaney, Director of Planning at the South Down National Park Authority, said: “Both these schemes

- **Non-residential (commercial, industrial, or infrastructure)**
- **Conservation (landscape, buildings, gardens or craftsmanship)**

There will also be a **People’s Choice** award – voted for by the general public as their favourite across these three categories.

Tim adds: “We are welcoming entries of all sizes for each of the categories.”

Entries can be submitted by anyone who considers the scheme suitable for an award, including the owners, architects, designers, developers, parish councils, amenity societies or any member of the public. In all cases the consent of the owner must be obtained prior to making a formal nomination.

For more details and to download a nomination form visit www.southdowns.gov.uk/designaward

The deadline for nominations is 5pm on June 28.

Completed entry forms should be e-mailed to design@southdowns.gov.uk

National Parks England, of which the South Downs National Park Authority is a member, has produced a detailed paper on high-quality design and other aspects of planning in National Parks.

The collective of 10 National Parks believes urban and landscape design skills are a significant advantage in protecting and enhancing our most precious environments.

National Parks provide technical advice at inception and feasibility stages to ensure that design is integral to the planning process. Margaret Paren is Chair of both the South Downs National Park Authority and National Parks England. To download the document visit

www.southdowns.gov.uk/designaward



represent large-scale and well-thought-out rural diversification.

“They are perfect examples of a landscape-led planning approach to deliver high-quality schemes that deliver on multiple levels. These include supporting a sustainable rural economy through job creation and promoting people’s enjoyment of the National Park.

“In the case of the Wiston proposals, the Wiston Whole Estate Plan enabled members and the local community to see how this significant development relates to the management of the estate and wider landscape.

“For Sky Park Farm, the proposals benefitted from being embedded in a long-term farm management plan.”

Tim added: “Both these schemes were breaking new ground and show how successful the planning process can be. This was the result of both applicants giving a full understanding to the Authority of how the diversification schemes worked in the context of the whole business, their overall philosophy and the landscape.”

South Downs Local Plan progresses to final stages



A landscape-led strategy that will shape all planning decisions in the National Park is close to being adopted, writes Lucy Howard, Planning Policy Manager at the SDNPA.

The South Downs Local Plan is the first Local Plan to cover the entire South Downs National Park. It provides policies which put our nationally important landscapes at the heart of every planning decision we make. The Local Plan was submitted to the Government in April of last year, who appointed an

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independent planning inspector, Mr Brian Sims, to assess the ‘soundness’ of the Plan.

Following a series of public hearings in November and December last year, the Inspector asked us to publish a set of ‘main modifications’ to the Local Plan. This is excellent news for the National Park as the Inspector has agreed to making very limited changes to the policies. This means that ground-breaking policies on ecosystem services, tranquillity, dark night skies and affordable housing can now start to be applied in our day-to-day planning decisions.

The ‘main modifications’ have undergone public consultation, responses to which will inform the Inspector’s final views. The Inspector should publish his final report later in the Spring. If he confirms the ‘soundness’ of the Local Plan, the SDNPA will move to adopt the Plan as soon as it can.



For more updates visit the dedicated Local Plan pages:

<https://www.southdowns.gov.uk/planning/national-park-local-plan/>

Bespoke glasshouse at elegant gardens is approved



A beautifully-designed Glasshouse and new formal garden is to be created to complement a historic venue in West Sussex.

Joint applicants The Monument Trust and the Woolbeding Charity have been granted permission for the unique public art scheme on a parcel of land next

Section 106 update

to the 2,000-acre Woolbeding House and Gardens, which is operated by the National Trust.

The bespoke petal-shaped Glasshouse will be both a piece of public art and a visitor attraction as part of the wider offer at Woolbeding Gardens. Taking inspiration from the fabled "Silk Road", an ancient trading route linking East and West, the setting will include a range of native and more exotic flora. A new pathway will lead visitors through planting to the glasshouse.

The applicants undertook extensive public consultation as part of their pre-application approach, including working with the South Downs National Park Authority (SDNPA) Design Review Panel.

Members voted to approve the plans at the Authority's Planning Committee.

The Woolbeding Estate has been developed over centuries by a number of patrons and was acquired by the National Trust in 1958. The property was leased to Simon Sainsbury and Stewart Grimshaw in 1973 and together they restored the gardens and created a number of new spaces and follies throughout the site which give the venue an intriguing character. The gardens have been open to the public since 2011.

Tim Slaney, Director of Planning at the South Downs National Park Authority, said: "This high-quality scheme will introduce an innovative glasshouse with contemporary signature design to complement the existing public offering. This beautiful structure echoes Victorian glasshouses and references to the large 19th century glasshouse that previously existed next to the mansion. It is a wonderful example of an outstanding 21st century addition to the parkland.

"Simon Sainsbury and Stewart Grimshaw have layered contemporary interventions into a historic site and this glasshouse continues that tradition in a sensitive way."



During 2018 we allocated almost £250,000 of grants to parishes, town councils and community projects across the National Park. Since the last Planning Newsletter, funded projects include:

- **£131,000 to Midhurst Town Council to assist the acquisition of the Old Library in Knockhundred Row, Midhurst to be used as offices and a community facility.**
- **£1,780 towards the clearance of overgrown area, West Tisted.**
- **£4,700 on improvement works to a Byeway Open to All Traffic (BOAT), Froxfield and Privett Parish.**
- **£5,327 for the supply of picnic tables and benches, Sheet.**
- **£75,000 for the play area at Borough Road, Petersfield.**
- **£23,481 to the new Lewes section of the Egrets Way.**
- **£5,000 for a roof over the play area at Bramble Road, Petersfield.**

This year looks to continue the provision of grants for projects, with funding already allocated to projects such as kissing gates around West Tisted, working in conjunction with the South Downs Miles Without Stiles project; traffic calming equipment in Binsted, the continued support of a Community Project Worker in Petersfield and the Peace Garden, a project to restore the 'Magic Circle', in Lewes.

Update on Markwells Wood restoration



Heather Lealan, Development Management Lead, gives a detailed update on this sensitive woodland site as a restoration scheme gets underway.

The site is within an area of ancient woodland known as Markwells Wood, near Forestside, in West Sussex. Part of Markwell's Wood was cleared under planning permission approved in 2009 by West Sussex County Council. This permission allowed the exploration of hydrocarbons for a temporary period to May 2011. A number of further applications were subsequently approved that allowed the exploration phase to continue but required that the site be restored to woodland by 30 September 2016.

In summer 2016 the then Site Operators, UKOG Oil & Gas Investments PLC, sought to extend the period of time for exploratory works once again through the submission of a planning application, (SDNP/13/01347/CND). This application sought not only to extend the period of exploration but also the production of hydrocarbons from the well for a 25 year period. The operation of the well was for the conventional drilling of oil and did not propose the use of hydraulic fracturing.

Following an extensive consultation period, the application was due to be considered at planning committee in May 2017. It was subsequently withdrawn by the Site Operator before it could be determined. Without an extant planning consent for the site, the Operator was now in breach of a condition attached to planning consent SDNP/15/01470/COND C that required all buildings, plant and machinery, including foundations and hard standings to be removed and the site restored according to an approved scheme by 31 September 2016.

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The SDNPA advised the Operator of their duties to this regard and, following a period of inaction by the Operator, the SDNPA issued an Enforcement Notice relating to Markwells Wood on 14 March 2018. The Enforcement Notice related to planning regulations only and required that the Operator remove all buildings, plant and machinery, including foundations, hard standings from the site within 6 months and that the restoration of the site to woodland was completed with 12 months.

The first part of the enforcement notice has been complied with in regard to the plugging and abandonment of the well, the Operators has confirmed that, "the Markwells Wood-1 Well has been successfully plugged and abandoned in full accordance with the standards specified by the Environment Agency, Health and Safety Executive and Oil and Gas Authority".

It had been expected that the restoration scheme would have been completed by March this year. However, the Operator has confirmed that the woodland planting will take place in the next planting season from October to March. The SDNPA will be actively monitoring the site until the restoration works are complete to ensure that an acceptable outcome is achieved.

SDNPA Planning Committee meetings



Our forthcoming Planning Committee meeting will take place on 11 April, 9 May, 13 June, and 11 July.

You can watch a live webcast of the meeting, as well as recordings of previous meetings at southdowns.public-i.tv/core/portal/home

Find agendas to past Planning Committee meetings at www.southdowns.gov.uk/national-park-authority/committees-meetings/committees/planning-committee/

Fernhurst homes plan is submitted

A planning application for 210 dwellings at the former Syngenta site, Fernhurst has been submitted. The application can be accessed via the public access system (our online planning application system) which you can find here – please just type in the reference number, SDNP/19/00913/REM to retrieve the files. There is also full set of paper documents / plans which people can view here at the South Downs Centre (opening hours Monday to Thursday: 9am to 5pm Friday: 9am to 4.30pm)

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