

## SDNPA response to the Coldean Pre-Submission Neighbourhood Development Plan (NDP)

Requested new wording is underlined and deleted wording is ~~struck through~~.

Ref	Comment	SDNPA Recommendation to Coldean Neighbourhood Forum
General Comments	<p>We acknowledge the hard work already undertaken and the gathering of evidence to support the approach taken in the NDP. A substantive part of the Neighbourhood Area is inside the South Downs National Park (SDNP). There could be greater emphasis on the relationship between the settlement of Coldean and the surrounding areas of the SDNP within the Neighbourhood Area.</p> <p>For planning purposes, the document needs to make clear the NDP when made, will form part of the Development Plan for Brighton and Hove inside the built-up area and the SDNP, outside the settlement planning boundary of Coldean. Therefore, the NDP covers two local planning authority areas. Namely inside the SDNP part of the Neighbourhood Area, the local planning authority is the South Downs National Park Authority (SDNPA). In the Neighbourhood Area outside the SDNP, the local planning authority is Brighton and Hove City Council (BHCC).</p>	<p>We acknowledge the hard work already undertaken and congratulate the Neighbourhood Forum on reaching this point in the process.</p> <p>A substantive part of the Neighbourhood Area is inside the South Downs National Park (SDNP). There could be greater emphasis on the relationship between the SDNP and the settlement of Coldean.</p> <p>The document needs to make explicitly clear; 1) the NDP will be part of the Development Plans for Brighton &amp; Hove <b>and</b> the SDNP; 2) the NDP covers two local planning authority areas. Namely South Downs National Park Authority (SDNPA) is the local planning authority for those parts of the Neighbourhood Area within the SDNP. Brighton and Hove City Council (BHCC) are the local planning authority for the Neighbourhood Area outside the SDNP.</p> <p>Below are suggestions where policies or supporting text be amended for clarity and/or to protect the special qualities of the SDNP.</p>
Figure 1, page 2	The map would be clearer if the SDNP boundary and the built-up area boundary for Coldean were shown and if the map had a key.	For clarity we request that the SDNP boundary and the Coldean built-up area boundary is shown on the map and includes a key.
Paragraph 1, page 10	The opening paragraph needs to reflect the Neighbourhood Area covers two local planning authority areas. The NDP will form	<p>We request the following amendment:</p> <p>“The document provides one part of the development plan for the Coldean Neighbourhood Area to 2030. <u>The Coldean</u></p>

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	part of the Development Plans for Brighton & Hove and the SDNP.	<p><u>Neighbourhood Area is within two Local Planning Authority areas, covered by Brighton and Hove City Council (BHCC) and the South Downs National Park Authority (SDNPA) for the part in the South Downs National Park (SDNP). Once made the Neighbourhood Plan will form part of the Development Plans for Brighton &amp; Hove and the South Downs National Park. It sits alongside Brighton City Plan Part Two (and other documents such as City Plan Part One which is to be revised in 2024) and the South Downs Local Plan (adopted in 2019 and currently in the early stages of review), and is to be used to guide development and determine planning applications within the Plan Area. The Neighbourhood Plan will be used by BHCC and the SDNPA as appropriate to make decisions about planning applications. The Coldean Neighbourhood Plan ('the Plan') has been prepared in accordance with the Town &amp; Country Planning Act 1990 (TCPA), the Planning &amp; Compulsory Purchase Act 2004, (CPPA) the Localism Act 2011 (2011) and the Neighbourhood Planning Regulations (NPR) 2012."</u></p>
Paragraph 2, page 10	The Neighbourhood Area was also designated by SDNPA for the area within the SDNP.	<p>We request the following amendment:          "...as formally designated by Brighton and Hove City Council ('BHCC' or 'the Council') <u>and the South Downs National Park Authority ('SDNPA')</u> in December 2021."</p>
Paragraph 3, page 10	The NDP will form part of the Development Plan for the SDNP. Therefore, it would be useful to also link to planning documents relating to the SDNP as well as within the Brighton & Hove City Council local planning authority area.	<p>Suggest adding the following:          (second last sentence) "Details of all <del>the other</del> neighbourhood plans in the Brighton &amp; Hove <u>City Council planning authority</u> area can be found online..."          (Add to end of paragraph) "<u>Details of neighbourhood plans and planning policy in the South Downs National Park can be found online at <a href="https://www.southdowns.gov.uk/planning-policy/">https://www.southdowns.gov.uk/planning-policy/</a></u>"</p>

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Paragraph 6, page 11	Similarly to the above, need to add link for the planning documents that apply within the SDNP part of the Neighbourhood Area.	We request the following addition: (after last sentence) <u>“The current documents for the Development Plan in the SDNP can be found on the South Downs National Park Authority (SDNPA) website at <a href="https://www.southdowns.gov.uk/planning-policy/">https://www.southdowns.gov.uk/planning-policy/</a>”</u>
Paragraph 7, page 11	Add to the paragraph to make clear there is a separate Development Plan for the SDNP part of the Neighbourhood Area.	(second sentence) <u>“The Development Plans for the Plan Neighbourhood area comprise, a number of documents, the principal ones being the Brighton City Plan Part Two and the South Downs Local Plan which sets out the strategic and other planning policies intended to guide development until 2030/2033 respectively.”</u>
Vision and Objectives, page 12	The SDNP is connected, and in proximity, to the settlement of Coldean. The Vision mentions Stanmer Park and Wild Park. Both these areas are inside the SDNP. There is an opportunity for the Vision and the Objectives to reflect the existing connection to the SDNP. The Objectives could be amended to include reference to the SDNP. Many of the green spaces and habitats referred to, are within the SDNP part of the Neighbourhood Area.	Consider rewording the Vision and Objectives to reflect the existing connection to the SDNP. The Objectives could be amended to reflect those improvements, for example to existing green spaces, will include areas within the SDNP.
Paragraph 19, page 15	The South Downs National Park Authority has a legal purpose to “conserve and enhance” the natural beauty, wildlife and cultural heritage of the South Downs National Park. Suggest amending the paragraph for clarity.	We request that the existing paragraph is deleted and is replaced with the following: <u>“The South Downs National Park Authority (SDNPA) has two purposes, the first of which is to “conserve and enhance” the natural beauty, wildlife and cultural heritage of the South Downs National Park.”</u>
Paragraph 20, page 15	For clarity suggest amending the paragraph to clearly reflect the role of the SDNPA. The use of the word setting is important as this is consistent with the text used in paragraph 182 of the National Planning Policy Framework (NPPF) in relation to National Parks.	We request the following changes: <ul style="list-style-type: none"> <li>• (second sentence) “...to ensure the conservation and enhancement of the natural <u>beauty, wildlife</u> and cultural heritage of the <u>National Park</u> and its <u>vicinity</u> <del>setting</del>.”</li> <li>• Delete the last sentence.</li> </ul>

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Paragraph 59, page 25	For clarity regarding development within the SDNP part of the Neighbourhood Area suggest amending this paragraph. The South Downs Local Plan provides for exceptions for new buildings within the open countryside, i.e. outside settlements. These are limited exceptions although they do exist and therefore the statement in the second sentence is incorrect. The reference to main Development policy in the existing fourth sentence needs to be clarified; to make clear this is regarding the settlement of Coldean rather than all the Neighbourhood Area.	We request the paragraph is amended as follows: “We attach the Map of the Settlement Area for Brighton & Hove with an inset for the Coldean Area. <del>No planning permissions can be obtained for any new buildings outside the settlement area.</del> We do not expect the Council to amend the <del>Settlement</del> <u>planning boundary</u> (note to author – or other appropriate term used by BHCC) <del>area</del> during the Neighbourhood Plan period. The main Development policy for the <u>settlement of Coldean area</u> is to demolish and rebuild, or refurbish and improve, existing dwellings and housing stock.”
Paragraph 74, page 28	It appears there are open spaces being referred to within the SDNP. Therefore, the paragraph needs to be amended to include reference to the South Downs Local Plan.	Amend the paragraph to reference the South Downs Local Plan as the Development Plan for any open spaces being referred to in the SDNP part of the Neighbourhood Area.
Local Green Space maps pages 31-34; Policy LGS1, page 35	For the Local Green Space (LGS) maps make clear which sites are within the SDNP. Three of the Local Green Space referred to, OSI, OS2, OS25 are within the SDNP. The South Downs Local Plan applies to these three LGS. This needs to be reflected in the policy wording. As National Policy the NPPF is a material consideration in any planning decision using this policy. For those areas within the Brighton & Hove City Council local planning authority boundary, i.e. settlement of Coldean, all the appropriate Development Plan policies will apply to a planning decision using LGS1. Therefore, specific reference to the NPPF and policy DM38 is unnecessary. Removing these references is clearer for the application of policy LGS1 to the three LGS within the SDNP.	1) Make clear which LGS are inside the SDNP and 2) Remove the references in the policy LGS1 to the NPPF and City Plan Part One DM38 to clarify how it is applied to those LGS in the SDNP.
Policy LCS1, page 36	This policy needs clarifying for ease of use. A map showing the Local Community Spaces (LCS) sites would be helpful. It is unclear which sites are inside the SDNP.	For the purposes of clarity: 1) Add a map showing the LCS sites, including identifying those within the SDNP.

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	In general, text in the document that refers to LCS needs to be clearer and consistent regarding their purpose and the effect of being included in the NDP. The LCS have been identified as being important to the local community and by being in the NDP it is contended they will be given some weight in planning decisions within the Neighbourhood Area.	2) Where referring to LCS within the text of the NDP ensure there is consistency regarding their purpose and the effect in planning decisions of being included.
Paragraph 133, page 48	“Environment and green spaces” are stated as a top priority for the NDP. The statement in this paragraph reiterates the opportunity that exists for the Vision and Objectives to make clear the importance of the existing connections to the SDNP.	The reference to the importance of the “environment and green spaces” reiterates the opportunity for the Vision and Objectives to make clear the importance of existing connections to the SDNP.
Paragraph 141, page 49	The correct web address is given to the South Downs Way Ahead Nature improvement Area although the link is broken, and the webpage cannot be found.	Repair the link to the South Downs Way Ahead Nature Improvement Area.
9.2 South Downs Way Ahead Nature Improvement Area, page 49	It needs to be clarified that the Nature Improvement Area project has completed having been active between 2012 and 2015. It also needs to be clarified that the NIA was in the SDNP and therefore outside the boundaries of sites 21a and 21c.	Add wording in appropriate part of this section to clarify 1) the NIA was inside the SDNP and therefore outside the boundaries of sites 21a and 21c and 2) the NIA was an active project between 2012 and 2015.
Policy E1 Settlement Containment	E1 may contradict the requirements of similar policy regarding settlement coalescence within the South Downs Local Plan (SD4(3) Landscape Character). It is suggested the Neighbourhood Forum seek further advice from SDNPA planning policy officers on the conformity of this policy.	Suggest the Neighbourhood Forum seek further advice from SDNPA Planning Policy, via contact post the consultation, on the conformity of this policy with the South Downs Local Plan.
9.5 Ancient Chalk Downlands paragraph 153, page 53	This paragraph appears to be missing further wording after the semi-colon.	Clarify whether further wording should be included following the semi-colon.
11. Glossary & Acronyms, page	National Park, clarify the definition using the wording for the two statutory purposes and the duty.	Delete current wording and replace with the following:

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		<p><u>“The Government has provided two statutory purposes for National Parks in England. The National Parks &amp; Access to the Countryside Act 1949, as amended by Section 245 of the Levelling Up &amp; Regeneration Act (LURA) 2023, requires all relevant bodies – including Brighton &amp; Hove City Council (BHCC) – to seek to further the purposes.</u></p> <p><u>The Government also places a corresponding social and economic duty upon National Park Authorities themselves – to be considered when delivering the two purposes.</u></p> <p><u>Purpose 1: To conserve and enhance the natural beauty, wildlife and cultural heritage of the area.</u></p> <p><u>Purpose 2: To promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public.</u></p> <p><u>Duty: To seek to foster the social and economic wellbeing of the local communities within the National Park in pursuit of the purposes.”</u></p>