



**Storrington, Sullington and Washington Neighbourhood  
Plan Examination.**

**Statement by South Downs National Park Authority in  
response to the Further Initial Comments of the  
Independent Examiner.**

**Question 17**

**24 August 2018**

## 1.0 Introduction

***Can the South Down National Park planners be asked to provide me with details of the Whole Estate Farm Plan for North Farm and can they confirm that measures are in place that will provide the mechanisms to ensure occupation of buildings meets the criteria set out in Policy 4 under some form of planning control?***

- 1.1 The South Downs National Park Authority (SDNPA) has prepared a response to the above question. The response has been split into 3 sections, which address:
- (i) What a Whole Estate Plan (WEP) is, in the context of the South Downs National Park,
  - (ii) Details of the Wiston WEP (WWEP), which covers the North Farm site, and,
  - (iii) The measures in place to ensure the Policy 4 criteria can be met.
- 1.2 Policy 4 has been drafted in its current form in response to comments made by the SDNPA so that the policy is in line with the emerging South Downs Local Plan policies and the wider WWEP, which has now been endorsed by the SDNPA.

## 2.0 Whole Estate Plans

- 2.1 A WEP is a non-statutory plan which demonstrates the overall position and aspirations of an organisation. A WEP does not have to cover a specific time period, and may be updated to reflect changes in circumstance or can be withdrawn, if appropriate.
- 2.2 A WEP is designed to support an organisation which is generally a large landholding which includes complex commercial, social and environmental activities.
- 2.3 WEPs are a progressive and almost unique approach by a planning authority or National Park Authority in the UK as they look to foster good working relationships with key stakeholders. They facilitate better understanding of the issues surrounding sustainable rural estate communities. They are not focussed on or limited to planning matters, but rather they cover the whole husbandry of the Estate – farming, woodland management, conservation, access provision etc.
- 2.4 An endorsed (WEP) will be a material consideration in determining planning applications and will provide a solid understanding of the contextual background to any development

proposals. The inclusion of a development proposal within a WEP however does not guarantee that planning permission will be granted and any proposal will still need to comply with relevant development plan policies. Further information on WEPs can be found on the SDNPA website at: <https://www.southdowns.gov.uk/national-park-authority/supporting-communities-business/whole-estate-plans/>.

### **3.0 Wiston Whole Estate Plan**

3.1 The Wiston Whole Estate Plan (WWEP) was endorsed by SDNPA Policy and Resource Committee on 20 July 2017. It is therefore a material consideration in the assessment of planning applications associated with the Wiston Estate. The WWEP can be viewed here: <https://www.southdowns.gov.uk/national-park-authority/supporting-communities-business/whole-estate-plans/endorsed-whole-estate-plans/>. The WWEP provides an overview of the activities, features and responsibilities of the Estate, and assesses these against ecosystem services, to establish a set of actions/outcomes. These actions/outcomes remain quite broad and high level, to avoid prejudicing the development management decision-making process. There are references to North Farm throughout the WWEP, for example within the Economic section (p24-29), the Ecosystem Services and Challenges sections (p40-52) and the site is also earmarked in the Action/Outcomes section (p60-61). Furthermore, there is a project summary included as an appendix (p74).

### **4.0 Planning Control Measures**

4.1 An extensive pre-application process has recently concluded regarding the Estate's proposals for North Farm (SDNP/18/01349/PRE), details of which can be found here: <https://planningpublicaccess.southdowns.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=P5A1SRTU0GK00>. As part of the formal submission, the applicant has been asked to demonstrate where they are meeting the criteria of the emerging policies of the Neighbourhood Plan and how the proposal supports the WWEP. Based on what officers have seen so far, the uses proposed would meet at least one of the criteria listed in Policy 4. The SDNPA also considers that these criteria are supported by the emerging policies in our Submission South Downs Local Plan. In the event planning permission is granted, SDNPA are satisfied that appropriately worded and reasonable conditions could be implied to secure uses.