

SDNPA advice on LGS and Car Park 8 June 2016

Dear Tim and Vicky

Thank you for your respective emails regarding the proposed Local Green Space sites and the carpark for the Amberley Neighbourhood Development Plan (ANDP).

Proposed Local Green Space sites

From the SDNPA's perspective we do not see any issue with the Parish's aspiration to designate either site as Local Green Space, and would support the identification of Local Green Spaces for protection within the ANDP. It is an area where local knowledge and a Neighbourhood Development Plan can really add to what a Planning Authority might do. It is likely that designation of either/both sites would be in line with NPPF paragraph 77, but if there is any uncertainty, this can be tested through the examination.

The Piggeries site is adjacent to the Conservation Area and forms part of its setting. With regard to the Crossgates site, our Landscape Officer has provided the following comments which you may find useful:

- It is highly visible from the scarp slope and from the B2139, so any development would have visual impacts through increasing the length of development along Rackham Road. This would have a degree of impact on northward facing views from Amberley Mount a notable viewpoint in the SDNPA Viewshed Study (Viewshed panorama no 32). Development would be visible in views from Amberley Mount to the west of existing properties; the east/west alignment of the site would maximise this exposure in views.
- Views towards the scarp slope from Rackham Lane would be truncated in the location of the site.
- The open and highly visible nature of the site would

make development more apparent at the settlement edge.

- There is existing gappy hedgerow along Rackham Lane which would be affected/removed by development through the need to gain access to the site which would be detrimental to landscape character.

We would suggest that given the background to both sites, that the Parish consider whether they are satisfied that they would not wish any development to take place either now or in the future on the sites before seeking Local Green Space designation. If this is the case, we would recommend that you seek to demonstrate in the supporting text why the sites are special to the community (e.g. beauty, historic significance, recreational value etc. - see NPPF Para 77).

An example of this is the [Hamsey NDP](#) (pages 23-29) which passed referendum on 2 June, where the supporting text provides helpful justification for the designation of Local Green Space and makes good use of community feedback and local wildlife data to demonstrate their local value in line with NPPF para. 77. Another example that may be worth looking at would be the [Lavant NDP](#) (pages 28-31) which is at pre-submission stage, and their [Review of Open Spaces](#) which goes into some detail regarding their definition methodology of different types of designation including Local Gaps and Local Community Spaces.

Proposed Car Park

Our DM officers have advised that Landscape impact would be the priority consideration if an application for a car park was to come forward on this site. If this is deemed acceptable, the following matters would need to be considered, in addition to the lighting, charging and opening hours as already outlined:

- Frontage/street view
- Visibility and access
- Is the layout workable
- Impact on the conservation area/nearby listed buildings
- Sustainable drainage and the use of permeable surfacing
- Adequate space for vegetation within and/or around the car park (6m is the minimum gap between rows of car park spaces, and the proposed gap of 10m offers scope to consider soft landscaping options)
- Who would be using the car park (residents/tourists/local businesses)
- Proven benefits in terms of the National Park Purposes e.g. tourism

If more detailed planning advice is required the Parish Council is recommended to submit a pre-application

I hope this provides the information you need, but please let us know if there is anything further you need from us at this stage.

Kind regards

Stella New
Neighbourhood Planning Assistant
South Downs National Park Authority

Tel: 01730 819249 | Reception: 01730 814810
South Downs Centre, North Street, Midhurst, West
Sussex, GU29 9DH

www.southdowns.gov.uk | [facebook](#) | [SDNPA twitter](#) | [Ranger twitter](#) | [youtube](#)