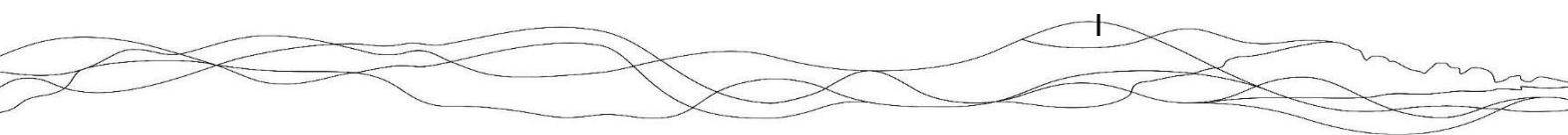


I. INTRODUCTION

- I.1 **This is a completely new South Downs Local Plan and will replace the 2019 Local Plan in its entirety upon its adoption.** The whole Plan is being published for comments under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 before it is submitted to the Secretary of State for independent examination by a Planning Inspector. This is so the community, organisations and site promoters can tell the Inspector whether they believe the Local Plan meets the legislative and policy requirements for such plans. Details of how to do this are at xxx
- I.2 Planning powers have been given to National Park Authorities for a reason. Since the 1940s, it has been clear that National Parks are special places that need special treatment via the planning system. This Local Plan continues that legacy, and that of the award winning first Local Plan, ensuring that this National Park remains a source of inspiration and wellbeing for generations to come. This Local Plan is built around a bold and inspiring vision of a vibrant place and a climate resilient landscape where nature thrives, wildlife flourishes, clean water flows, and starry skies shine above. It is a place shaped by stories old and new, where people feel connected, inspired, and at home. We want to create special places inspired by this nationally important landscape, with well-designed homes, buildings and spaces for local communities and visitors, and a thriving rural economy that supports climate action. The goal is to grow sustainably and regeneratively within the context and capacity of the landscape - so that both people and nature can flourish together.

The Partnership Management Plan Context

- I.3 The South Downs National Park's Partnership Management Plan 2026-2031 is for the National Park as a whole. It sets out what the National Park Authority, and partners across the National Park, will deliver together up to 2031. It includes an overarching Vision for 2060 (see Chapter 2).
- I.4 The South Downs Local Plan is a spatial plan for development (such as housing, economic activity, and renewable energy) in the National Park. The Local Plan sets out where development should happen, what it should look like, and how it will contribute to the purposes of the National Park. The Local Plan is an important means of delivering aspects of the Partnership Management Plan which is a material consideration in planning decisions.



The Local Plan

- 1.5 The South Downs National Park Authority became the local planning authority for the National Park in 2011 and adopted its first Local Plan in 2019 after a series of joint core strategies with partner local authorities. This new Local Plan replaces that 2019 Plan, and forms part of the statutory development plan for the whole National Park, along with the minerals and waste plans and neighbourhood development plans. Its policies are shown spatially in an updated Policies Map [insert link](#). Along with the rest of the development plan, the Local Plan is used to help determine planning applications for development in the National Park. It is important that the new Local Plan is read as a whole as key issues are not repeated in each policy.
- 1.6 This Local Plan seeks to further the two statutory purposes of the National Park as required under the National Parks and Access to the Countryside Act 1949, as amended by Section 245 of the Levelling Up and Regeneration Act 2023. Where there is conflict between these two purposes that cannot be reconciled, greater weight should be given to the first purpose (known as the Sandford Principle). These purposes - and the accompanying duty placed on National Park Authorities - are set out in the diagram below.

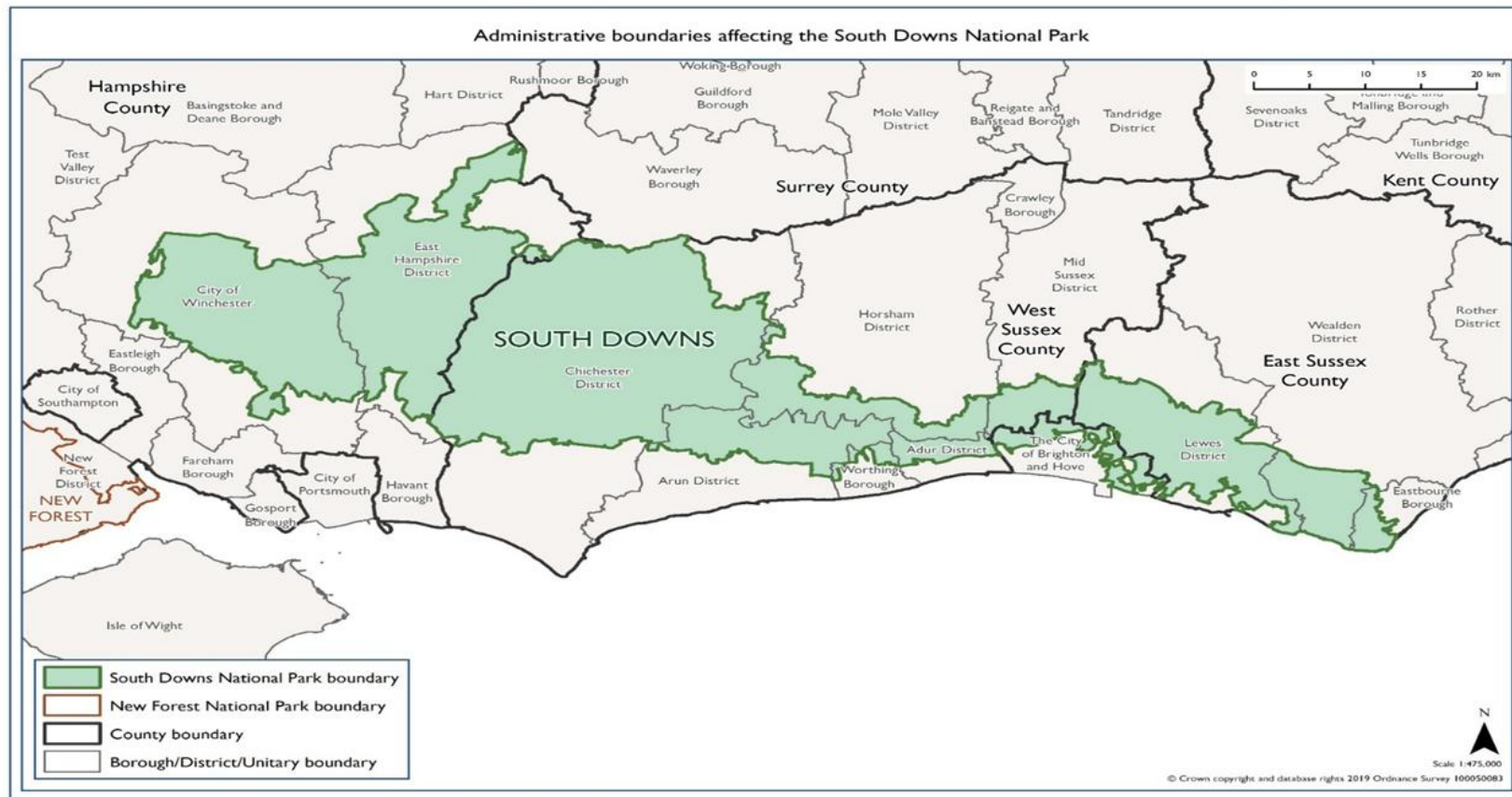


The National Context

- 1.7 The national planning policy context for the Local Plan comprises the **DEFRA Vision and Circular on English National Parks and the Broads** [insert link](#) and the **National Planning Policy Framework (NPPF)** [insert link](#), as well as other Government and Written Ministerial Statements. This Local Plan was examined against the December 2024 version of the NPPF. The Government also provides Planning Practice Guidance which includes further advice and information about how to interpret and implement national planning policies and policy statements.
- 1.8 Key to planning in a National Park is the Government's ambitions to achieve 30% of land managed for nature by 2030 and its **Protected Landscapes Targets and Outcomes Framework**, which establishes ambitious targets for National Parks and National Landscapes (the latter are legally known as Areas of Outstanding Natural Beauty). This recognises the crucial role protected landscapes play in achieving positive changes for nature, climate, people and place.

The Sub-Regional Context

- 1.9 The preparation of this Local Plan has included close cooperation with existing local authority partners, including the 15 county, district, borough and unitary councils with land within the National Park, and 14 neighbouring authorities. It has also included engagement with other statutory partners such as Natural England, Historic England, the Environment Agency, Water Authorities and Utilities. This engagement was guided by the Alignment and Cooperation Strategy [insert link](#). This intensive work with many partners, due in part to our geography, meets the requirement to maximise effective working on strategic matters throughout the preparation of Local Plans, by engaging constructively, actively and on an ongoing basis. The Authority has identified the following strategic matters (those affecting more than one local planning authority):
- Conserving and enhancing the natural beauty, wildlife and cultural heritage of the National Park and its setting;
 - Biodiversity restoration at all scales and making nature bigger, better and more joined up;
 - Protection and mitigation of impacts on European designated nature sites including nutrient neutrality;
 - Mitigation and adaptation to climate change, including nature based solutions and coastal planning;
 - Sustainable travel into, within and across the National Park;
 - The local economy and jobs particularly in land management and the visitor economy;
 - New homes including accommodation for Travellers, focusing on affordable homes for local communities;
 - Green and grey infrastructure serving communities in and around the National Park.

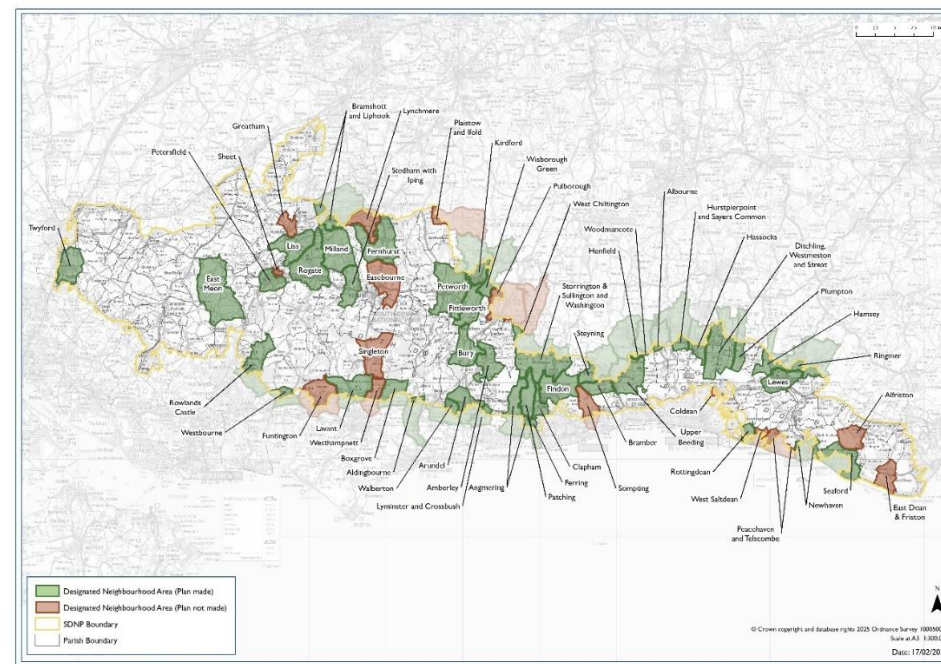


- 1.10 Significant changes will occur to local structures and partnerships during the life of this Local Plan. Devolution and local government reorganisation are set to have a significant impact on the area. The National Park falls under two proposed strategic authorities - Sussex and Brighton, and Hampshire and the Solent - and Combined County Authorities will be set up for these areas in 2026 with a Mayor being elected for each in 2027. The current two-tier system of boroughs/districts and counties will be replaced by a new geography of unitary councils with shadow councils being created in 2027 and invested in 2028. Close partnership working with existing and emerging bodies will be needed to ensure delivery of the Local Plan and to secure the positive future of the National Park. Early work has commenced on the evidence base for the Spatial Development Strategies that the strategic authorities will produce, and the National Park Authority is fully engaged in this work.

The Local Context

1.11 The National Park is home to some 113,000 people and nearly 6,000 businesses. It is a living and working landscape, formed by geology, topography and soils but influenced by interaction with people over many millennia. This is reflected in our first ‘special quality’ of “distinctive towns and villages, and communities with real pride in their areas”. There are 176 town and parish councils and some small un-parished areas. Local communities are rightly proud of their areas and want to engage proactively in the future of their places. Many have engaged in community-led plans such as neighbourhood development plans and parish/village design statements. As part of the preparation of this Local Plan, the Authority encouraged communities to produce ‘parish priorities statements’ - a pilot of the neighbourhood priorities statements introduced in the Levelling Up and Regeneration Act 2023. These have provided communities with a ‘light touch’ opportunity to set out their aspirations for the future of their places, identify any local issues in relation to planning matters and, alongside the other community plans, have formed an important evidence base for the Local Plan [insert link to PPS](#). The allocations chapter in this Local Plan includes a short introduction to each settlement that has allocations, including which community plans are relevant.

Add stars for PPS on map below. Check most recent and add date at bottom



The South Downs National Park Authority

- I.12 The South Downs National Park Authority is a small, dedicated and passionate team, that is part of a family of incredible protected landscapes across the UK. Our Corporate Plan 2026-31 sets out how, through innovation, ambition and partnership, we will lead vital action to turn the tide on climate change, biodiversity loss and rising mental health issues, and inspire others to deliver our shared vision and the seven ambitious aims of the Partnership Management Plan. Our role as a local planning authority is a vital component of that mission.
- I.13 The Authority has a proven track record of working proactively with landowners, farmers and local businesses to achieve benefits for nature, climate and landscape whilst supporting those who live and work here. An example of this is the work undertaken to help landowners bring forward large areas of the National Park for nature recovery, seeking to increase the amount of land in the National Park managed for nature to 33% by 2030. This includes pioneering a green financing brokerage service for developers looking to buy “ReNature Credits” for mitigation of phosphates, nitrates, climate resilience and Biodiversity Net Gain – allowing development for housing and visitor accommodation to go ahead whilst providing much needed income for farm businesses. As Government moves forward with its plans to introduce Environmental Delivery Plans and a Nature Restoration Fund, we look forward to sharing our experience and strong relationships with landowners to help Natural England make a success of this new venture and deliver enhancements to nature in the National Park.
- I.14 As an organisation we excel in combining our work as a local planning authority with that as a statutory body seeking to further the purposes of the National Park. We commit to accountability, transparency, and excellence; we set clear, measurable targets and report openly on our progress; and we act with integrity and ambition, ensuring that every decision we take strengthens the long-term health and value of the National Park.

2. VISION AND OBJECTIVES

- 2.1 The Vision for the South Downs National Park is set out in the Partnership Management Plan 2026-2031. It describes where we want to be in 2060, and is the overarching vision for this Local Plan, which covers the period 2024-2042.

The South Downs National Park is a vibrant place with nature everywhere, for everyone, where wildlife flourishes, clean water flows and stars fill the dark night skies. Together we care for a climate-resilient landscape with thriving communities and a dynamic green rural economy at its heart. Shaped by stories old and new, this place inspires everyone to connect, enjoy, belong and take action.

- 2.2 The above overarching vision for the National Park has informed the following **Planning Vision for 2060**:

Creating special places inspired by this nationally important landscape, enabling people and nature to flourish. Providing well designed homes, buildings and spaces for local communities, and a thriving rural economy, that supports climate action.

- 2.3 The Partnership Management Plan has 'Principles for Delivery' which include planning principles that cover the Authority's planning functions. These planning principles have been re-purposed as the objectives for the Local Plan to ensure that there is a tangible and effective link between these two important Plans for the National Park. These planning principles (or objectives) are grouped under the themes and aims of the Partnership Management Plan, and are cross-referenced throughout the Local Plan.

Theme: Nature & Climate

Aim 1: The South Downs National Park is a nature-rich, resilient working landscape where wildlife flourishes.

Local Plan Objective 1: We will support development that is landscape-led, follows regenerative development and design principles and has an overall positive impact on natural beauty, landscape and townscape character, natural ecosystems and biodiversity.

Local Plan Objective 2: We will support development proposals that protect and take opportunities to enhance designated sites, protect ancient woodland and ancient and veteran trees, support protected species, follow the mitigation hierarchy and take opportunities to deliver bigger, better and more joined up nature.

Local Plan Objective 3: In implementing biodiversity net gain, we will seek to ensure that enhancements to biodiversity are appropriate to their landscape, cultural and ecological context, and that any off-setting of negative impacts takes place within the National Park to ensure that it meets the Purpose 1 requirement to conserve and enhance the wildlife.

Aim 2: The South Downs National Park is on track to become net zero by 2040 by mitigating and adapting to the impacts of climate change.

Local Plan Objective 4: We will support proposals for small-scale renewable energy schemes that are appropriately located and designed, especially where such proposals are community-led and serve communities and businesses within the National Park.

Local Plan Objective 5: We will support new development, and the retrofitting of existing development, that achieves net zero operational carbon, minimises embodied whole life carbon, utilises sustainable materials that support the circular economy, and is resilient to the impacts of climate change.

Aim 3: Clean, abundant water supports nature and communities in the South Downs National Park and beyond.

Local Plan Objective 6: We will support a catchment-based approach to water and wastewater management that protects and enhances surface and groundwater quality, restores natural functions and processes, uses nature-based solutions to manage flood risk and improve water supply, and enhances public access to blue infrastructure.

Local Plan Objective 7: We will support water efficiency measures and more sustainable patterns of water use and new water infrastructure to protect our water supply, aquifers, rivers and the habitats and species that depend on them.

Theme: People & Place

Aim 4: Young people will have opportunities to access training and skills to enable them to take action to care for and enhance the South Downs National Park.

Local Plan Objective 8: We will support the provision of necessary facilities and infrastructure that enable the delivery of training and education, especially for young people.

Aim 5: A valued South Downs National Park is welcoming and accessible to all.

Local Plan Objective 9: We will support development that improves the accessibility of the National Park, reduces car travel and facilitates sustainable modes of transport including active travel through better and new public rights of way and access land, safe and attractive pedestrian, equestrian and cycle routes and improved public transport.

Local Plan Objective 10: We will protect and enhance the tranquillity and dark skies of the National Park by supporting development that avoids unnecessary light pollution and utilises good design to mitigate the impact of any lighting and glazing, conserves relative tranquillity and safeguards key views.

Aim 6: Cultural Heritage in the South Downs National Park is conserved, understood, valued, created and passed on for future generations.

Local Plan Objective 11: We will support development that recognises the significance of the cultural heritage of the National Park, conserves and enhances heritage assets, encourages their optimum viable use and improves their ongoing management, especially where they are 'at risk'.

Aim 7: A thriving rural economy and local communities sit at the heart of the South Downs National Park.

Local Plan Objective 12: We will support green economic growth that enables regenerative land management, particularly farming and forestry, provides local employment, and supports the production and sale of sustainable food, drink and other products of the National Park.

Local Plan Objective 13: We will support development that provides visitor experiences and access that benefit our communities inside and outside the National Park, and enhances the landscape, encourages the use of the National Park as a place for healthy outdoor activity and relaxation and supports a regenerative visitor economy.

Local Plan Objective 14: We will support development that enhances the role of towns and villages as social and economic hubs, and improves access to essential community services, infrastructure, including digital and EV infrastructure, and facilities, especially where this is community-led.

Local Plan Objective 15: We will support development that provides genuinely affordable housing, particularly social rented housing, that meets the needs of local communities in perpetuity and explore innovative ways of increasing delivery including through community-led development, exception sites and Whole Estate Plans.

Local Plan Objective 16: We will support new homes that increase the stock of smaller dwellings, support essential local workers, improve people's health and opportunities, are accessible and adaptable, and meet the diverse needs of our communities throughout all life stages.

3. SPATIAL PORTRAIT AND STRATEGY

Our Special Qualities

- 3.1 As part of the preparation of the first Partnership Management Plan, over 1,500 people helped the National Park Authority to define what is special about the South Downs National Park. These 'special qualities' - and how people connect and interact with them - are what give the National Park its unique sense of place and define its natural beauty. <https://www.southdowns.gov.uk/wp-content/uploads/2015/03/SDNP-Special-Qualities.pdf>



Our Landscape

3.2 Landscape is the key to all of the special qualities. The South Downs was designated as a National Park in recognition of its exceptional natural beauty. As a landscape of national importance, close to significant centres of population, it provides opportunities for people to learn about and appreciate its special qualities. The National Planning Policy Framework states that great weight should be given to conserving landscape and scenic beauty in national parks, which have the highest status of protection in relation to landscape and scenic beauty along with National Landscapes and the Broads. Therefore, it is entirely appropriate to continue to take a landscape-led approach to planning in the National Park. This means that we put the landscape at the forefront of every decision we make.

3.3 The landscape of the South Downs National Park is based on its geology, geography, hydrology and settlement pattern. There are five broad areas: the Western Downs, the Western Weald, the Scarp and Foothills, the Dip Slope, and the Coastal Plain; and four major river valleys: the Arun, Adur, Ouse and Cuckmere. The four river valleys all flow north to south bisecting the National Park. There are also several other important rivers (such as the Itchen, Meon and Rother) whose whole catchment areas lie within the National Park. These broad areas and major river valleys are shown on the map below. The detailed characteristics of the landscape are defined in the South Downs Landscape Character Assessment 2020 [insert link](#).

Insert Amended Map Figure 3.4 from the adopted SDLP showing broad landscape Areas, and primary settlements. Amend key to match including changing 'Scarp Slope' to 'Scarp and Foothills'.

3.4 It is important to stress that we define 'landscape' in its broadest sense – to include not just open countryside and green and blue elements, but the human influences such as our towns, villages and farmsteads. It is also not just the physical elements of the landscape that are important, but also how they are perceived and experienced by people. This follows the European Landscape Convention definition of landscape as “An area perceived by people whose character is the result of the action and interaction of natural and/or human factors”.

Our Challenges

3.5 **Climate change** is already impacting many aspects of the National Park. This includes its habitats and species diversity, its essential natural resources such as water and soils, and its businesses and communities. Working together with the other National Parks, we have ambitious targets to reach net zero in the South Downs National Park by 2040, and there is a growing swell of community-based climate action which is vital to achieving this goal. A local organisation *Energise South Downs* has been a key partner in coordinating this action, see <https://esd.energy/>.

- 3.6 **Nature** remains under huge pressure. The Government has set ambitious targets for nature recovery, and National Parks and other protected landscapes want and need to lead the way. The development of Local Nature Recovery Strategies provides real opportunities to bring partners together to deliver nature recovery at a landscape scale. Working with new partners and grant bodies will be crucial if we are to deliver nature everywhere, for everyone in the South Downs National Park. These aspirations are reflected in our Local Plan policies.
- 3.7 **Health and wellbeing.** While the pandemic may seem like a distant memory, its impacts and lessons are still being felt. The need to improve physical and mental health and wellbeing – and address health inequalities – are nationally important issues. The links between planning and health are long-established, with aspects of the built and natural environments being major determinants of human behaviour, health, and wellbeing. The health and wellbeing benefits of connecting people with nature are also well documented, yet many parts of our communities do not have the opportunity or means to access the National Park. The lack of public transport is a challenge. While the South Downs is served by several railway stations, many areas are without regular bus routes or without any railway stations or bus routes at all. This means it can be a challenge to achieve that “last mile” into the National Park, including green spaces and wider countryside. Active travel (walking, wheeling, cycling, and horse riding) is key to the physical and mental health and wellbeing of individuals and in tackling the climate crisis. However, safe active travel routes are fragmented and often inaccessible to those with mobility issues. Furthermore, the National Park has a growing and ageing population, with the proportion of residents aged over 65 years old exceeding both national and regional averages. As this demographic continues to grow, so too do their associated care, health, and wellbeing needs. Key factors are neighbourhood design, housing design, healthy food, natural and sustainable environments, and transport.
- 3.8 **Economy and funding.** The economy and communities of the National Park continue to be impacted by growing economic uncertainty and cuts to funding at a national and regional scale. This is affecting the resourcing of the National Park Authority and our partners large and small. Farming is continuing to experience its biggest changes in decades, with changes to farming practices and pressures on farmers and land managers to deliver more – more food production, more for nature, and more for climate.
- 3.9 **Growth and affordability pressures.** The South Downs is the most populated National Park and situated in the busiest part of the UK. It is experiencing major housing development around its borders and neighbouring areas are increasingly struggling to meet housing demand. Housing within the National Park is more expensive than in surrounding areas, and there is clear evidence of an acute need for affordable homes. This demand is driven by high property prices, rising rents, and comparatively low local incomes. The communities and businesses of the National Park need affordable and accessible housing if they are to continue to thrive and to ensure that those who work in the National Park can afford to live here. Continued housing demand is also placing increasing pressures on the water available, and this has implications for people, nature, and agriculture.

Our Approach to Development

- 3.10 The National Park is designated for its landscape. Development within the National Park should therefore be **‘landscape-led’**, in that it should be strongly informed by understanding the essential character of a site and its context, and create development which speaks of its location, responds to local character, and fits well into its environment. Traditional or contemporary – new development must be characteristic and locally distinctive. It should be inspiring and uplifting, and deliver benefits to the designated status of the National Park by conserving and enhancing the natural beauty, wildlife and cultural heritage of the area and creating sustainable and successful places for people. This is consistent with the approach taken in the 2019 Local Plan and tested at the previous examination.
- 3.11 The 2019 Local Plan introduced the concept of **‘Ecosystems Services’** - the natural assets which provide valuable resources to people in a range of different ways, such as the soils that provide our food, the rivers and aquifers that provide our drinking water, and the fresh air and tranquillity that is so essential to our health and wellbeing. We want to continue to ensure that new development brings positive benefits to ecosystems and the services they provide.
- 3.12 However, there is a growing movement which suggests that we should not think of nature in such a human-centric way, and that we should seek to conserve and enhance it for its own intrinsic value. The **‘Rights of Rivers’** movement has its origin in Lewes (through the Love Our Ouse project) and, along with other similar campaigns across the country, seeks to persuade Government to give rivers, and nature in general, its own legal rights to ensure that it is considered fully in all decisions that affect it.
- 3.13 Similarly, the growing movement of **‘Regenerative Development’** seeks to move beyond sustainable development into positively restoring and creating new ecosystems to support planetary health and address the climate crisis. Further details about this concept are provided in Chapter 4 Core Policies in the supporting text for SDC3 Regenerative Development and Ecosystems Services.
- 3.14 These concepts are innovative and still evolving, and many aspects go beyond what the planning system can achieve on its own. However, the National Park Authority wants to support development within the National Park that contributes to meeting these aspirations. Our primary statutory purpose is to conserve and enhance the natural beauty, wildlife and cultural heritage of our area, and regenerating our landscapes, nature and ecosystems is fundamental to achieving that purpose. If not in a National Park, then where can we pioneer these concepts in the planning system?

Development Needs

- 3.15 The Local Plan seeks to address development needs in a way that supports the National Park's statutory purposes and duties. The National Park Authority has a duty to seek to foster the social and economic wellbeing of its local communities. However, it is key that the legislation places this duty in the context of pursuing the statutory purposes of a National Park. This includes conserving and enhancing the natural beauty, wildlife and cultural heritage of the area, and promoting opportunities for the understanding and enjoyment of the special qualities of the National Park by the public. The National Park Authority, along with other public bodies, also has a strengthened duty to seek to further these statutory purposes, as introduced through the Levelling Up and Regeneration Act 2023.
- 3.16 These purposes and duties are fundamental to how the Local Plan has been prepared, including its spatial strategy, thematic policies, and site allocations. These are supported by national policies and guidance which makes it clear that National Parks are not suitable locations for unrestricted housing (Paragraph 78 of the 2010 Circular for English National Parks and the Broads) and that National Parks are unlikely to be suitable areas for accommodating unmet needs from adjoining (non-designated) areas (Planning Practice Guidance 8-041-20190721). Paragraph 11b of the 2024 National Planning Policy Framework sets out the starting point that Local Plans should meet their development needs, but caveats this by saying “unless (i) the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area”. National Parks are named in footnote 7 as such an area or asset, and paragraphs 189 and 190 set out that great weight must be given to conserving and enhancing the landscape and scenic beauty in National Parks, the scale and extent of development within National Parks should be limited, and major development should be refused in National Parks other than in exceptional circumstances where it can be demonstrated that development is in the public interest.
- 3.17 The Planning Practice Guidance also allows National Park Authorities to establish housing needs using ‘an alternative approach’ to the Standard Method mandated for most local planning authorities (2a-014-20241212). The ten English National Park Authorities and the Broads Authority have agreed a set of principles for such an alternative method. In summary, these are:
- The standard method is a starting point for assessing housing need and plan-making;
 - In seeking to understand housing need in a National Park/The Broads context, we will look at population, housing stock, affordability and community services;
 - An understanding of development capacity is a key part of this process. We cannot build homes at the volume that would be required to impact on affordability without irreparable damage to the very purpose of designation.

- 3.18 The Planning Practice Guide says that the alternative approach to calculating housing need “authorities should take into consideration the best available evidence on the amount of existing housing stock within their planning authority boundary, local house prices, earnings and housing affordability. In the absence of other robust affordability data, authorities should consider the implications of using the median workplace-based affordability ratio for the relevant wider local authority area(s)”.
- 3.19 The AECOM study [insert link](#) was jointly commissioned in 2025 by the South Downs National Park Authority and Lewes, Chichester, East Hampshire and Winchester Councils, in consultation with the other councils with land in the National Park. It considered data on existing housing stock and applied the Standard Method figures issued by Government for the 12 councils with land within the National Park. It then apportioned them between the National Park and the rest of the council areas based on the proportion of existing homes in each area. This approach incorporated the medium workplace-based affordability ratios for the council areas which are ‘baked in’ to the Standard Method. The study also investigated whether a National Park specific affordability ratio could be applied, but concluded that it relied on too many assumptions to be considered accurate. This approach resulted in a figure of 1,048 dpa for the National Park.
- 3.20 Icen Projects was commissioned by the Authority to update its 2023 Housing and Economic Development Needs Assessment with an Addendum. [insert link to HEDNA and Addendum](#) This takes into account the findings of the AECOM report on housing stock and affordability ratios, but goes further to consider other relevant factors. It notes that the assessment of housing needs is ‘policy off’ – in that it does not take account of any environmental or other constraints. The Icen Addendum looks at the following:
- Demographics - including 5- and 10-year trends and population growth needed to maintain the economically active population. These population projections are translated into household projections by taking account of household formation rates;
 - The implications of the Standard Method – drawing on the AECOM report to examine the resultant population growth if this level of housing need were delivered and occupied; and
 - Affordable housing need – By updating the previous assessment within the HEDNA, considering more recent house prices and income data. In addition, and in line with the latest NPPF, it provides further commentary on the most suitable split of affordable tenures for the National Park.
- 3.21 The Icen Addendum concludes the following:
- The demographic analysis reveals that a continuation of recent trends would result in a population growth of around 4,000 people over 20 years. This would translate into a household growth of **323** dwellings per annum once a vacancy rate is applied.

- The application of the Standard Method as set out in the AECOM report would result in a population growth of 40,800 people (35%), entirely out of kilter with past trends, with the main growth projected to be in the 16-64 age group. Whilst an increase in the economically active population is generally considered a good thing, that would only be the case if there were a concurrent significant increase in jobs. This is unlikely to be the case in a National Park context and is likely to result in unsustainable commuting patterns.
- The analysis estimates a need for **259** affordable homes per annum to meet all needs. The link between affordable need and overall need (of all tenures) is complex and many of those with an affordable need are already in housing (and therefore do not generate a net additional need for a home). In addition, the private rented sector is providing benefit supported accommodation for many households. That said, the level of affordable need does suggest the Authority should maximise the delivery of such housing at every opportunity.

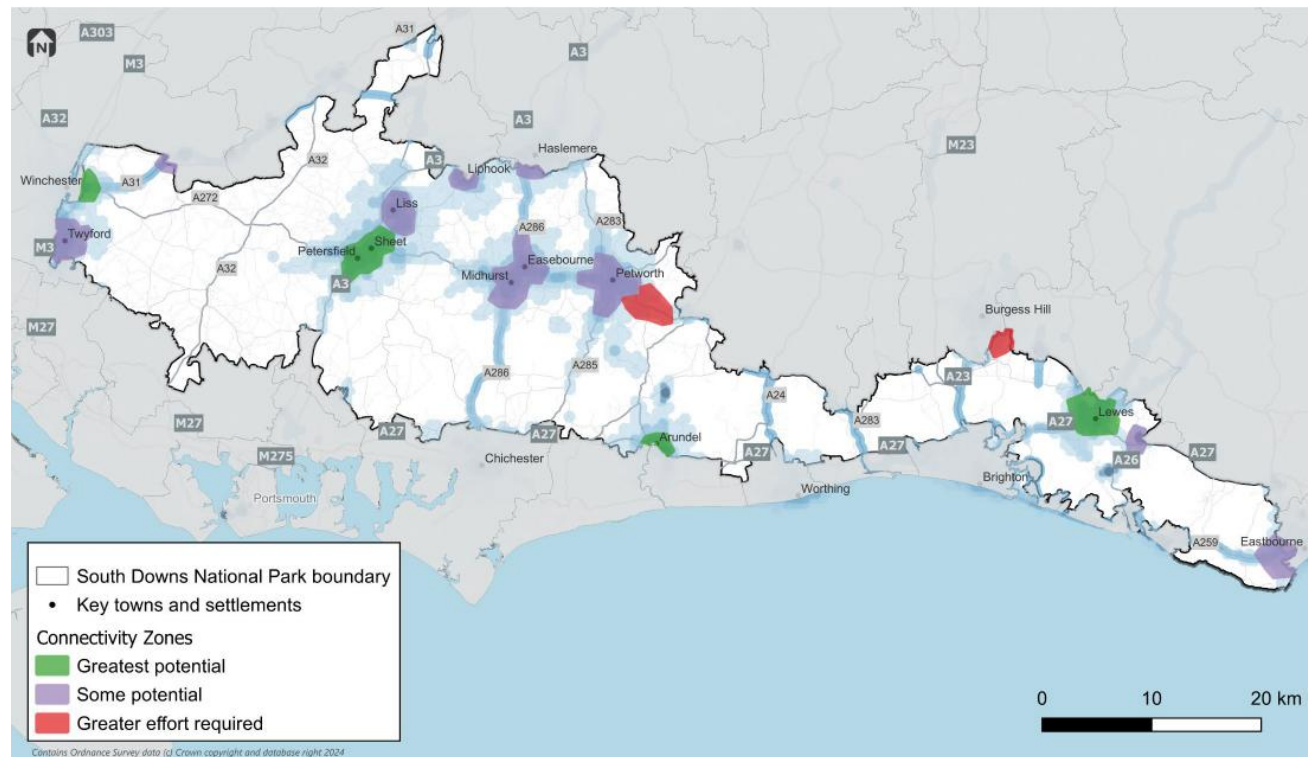
3.22 **323 homes per year (or 6,137 new homes between 2024 and 2042)** is therefore considered to be the appropriate level of housing need within the National Park. This level of growth would support **2,011** additional jobs across the National Park and would exceed the amount needed to maintain the current proportion of the economically active population. It would therefore support the duty of the National Park Authority, in carrying out its statutory purposes, to seek to foster the economic and social wellbeing of its local communities.

3.23 However, this housing need figure has not been viewed as a ceiling. Through a robust process described below, the Authority has considered all known potential development sites and has proposed a housing supply figure which exceeds the demographic-driven housing need figure. This is based on the landscape capacity of the National Park to accommodate development without conflicting with its statutory purposes.

Spatial Strategy

- 3.24 This new Local Plan seeks to disperse growth across the National Park, focusing larger scale growth on ‘primary settlements’ and strategic allocations with the greatest potential for creating or supporting sustainable communities, and allowing smaller scale growth of other settlements which enable occupiers to access day-to-day services and facilities. It also allows some limited growth outside of these settlements to support more rural communities and economies.
- 3.25 The 2019 Local Plan identified the most sustainable settlements and provided them with ‘settlement policy boundaries’ within which development is acceptable in principle. These were validated when updating the **Settlement Facilities Study** in 2023 [insert link](#). The Study identified the presence of facilities within or adjacent to settlements and provided a sustainability score for each settlement. These scores then informed the list of primary and other sustainable settlements where most development would be directed.
- 3.26 The 2023 Settlement Facilities Study has established that the settlements listed in the 2019 Local Plan remain the most sustainable within the National Park. In addition, the Study also identified sustainable settlements outside of the National Park which abut its boundary. As these settlements also provide day to day services and facilities, sites in these boundary areas have been assessed to see if these settlements could be extended into the National Park.
- 3.27 The findings of the 2023 Settlement Facilities Study were further tested through the **South Downs Transport Study**, [insert link](#) which assessed the accessibility of locations across and on the boundary of the National Park, looking at active travel opportunities alongside public transport provision. The map below highlights its recommendations related to the key locations within the National Park that are more or less likely to achieve more sustainable mobility outcomes, which it calls ‘connectivity zones’. These are identified as follows:
- The **green areas** are those with the greatest potential to deliver sustainable mobility outcomes, and include Petersfield, Lewes and the edge of Winchester and Arundel. These areas have been identified due to walking distance to train stations with higher rail frequencies; higher frequency bus corridors; and walking and cycling distance to larger settlements.
 - The **amber areas** are locations with some potential to achieve sustainable mobility outcomes, and include Liss, Midhurst, Easebourne, Petworth and on the edge of Twyford, Liphook, Haselmere, Newhaven/Peacehaven, Seaford and Eastbourne. These areas have been identified due to higher frequency bus corridors, or proximity to rail station; and walking and cycling distance to larger settlements.

- The **red areas** are locations that have some potential to achieve more sustainable outcomes if greater effort is applied. These include east of Petworth and south east of Burgess Hill. These areas have been identified due to proximity to larger settlements by bike; and lower frequency bus corridors. Other areas with similar proximity to settlements and bus services include west of Petersfield (A272 corridor) and north west of Liss (B3006 corridor). These locations were discounted due to the proximity of significant severance caused by the A3, which would make it difficult to deliver more sustainable mobility outcomes without significant investment for large scale growth.
- The remaining **white areas** are the most challenging in achieving sustainable mobility outcomes. These locations share similar characteristics including very limited to no connectivity with the main public transport network; and being physically remote and separated from existing urban areas. This doesn't mean that they should take no growth, but that the scale of development should be limited to that needed to support the sustainability of existing communities.



- 3.28 The Transport Study also considered the potential impacts of the proposed growth in this Local Plan, focusing on the larger clusters of proposed allocations. It identified a package of measures required alongside development to achieve the most sustainable outcomes. These have been included within the Infrastructure Business Plan [insert link](#).
- 3.29 The **2025 Land Availability Assessment** [insert link](#) considered nearly **800** sites for residential and/or economic development. **334** were excluded at Stage 1 because they were located within designated sites (such as Sites of Special Scientific Interest), on greenfield sites that were not adjacent to settlement boundaries, or were incapable of meeting the minimum threshold of 5 dwellings. Unlike the previous Local Plan, sites adjacent to sustainable settlements outside (but on the boundary of) the National Park were not excluded at Stage 1 but were taken forward to be assessed at Stage 2 (see below) and several have been identified as allocations – the largest of which is a strategic site adjacent to Liphook (the main settlement being within the East Hampshire Local Planning Authority Area). This represents a significant shift away from the 2019 Local Plan approach, which avoided allocating sites on the boundary due to concerns about creep and degradation of a new, carefully considered, designation boundary. The consideration of such boundary or “edge” sites for this Local Plan recognises that time has moved on since the designation, and development needs have significantly increased such that they justify including suitable sites on the edge of the National Park. However, the selection of these sites has been very challenging and there remain concerns around how developing on the edge of the National Park could erode its special qualities and setting. We would not therefore expect further sites on the boundary to be developed where they have not been allocated in this Plan.
- 3.30 The 2025 Land Availability Assessment then assessed and considered the remaining **465** sites at Stage 2 in terms of suitability, availability, and achievability. Given the national landscape designation, the suitability element included a landscape appraisal for all these sites, which has been validated by external consultants for all proposed new allocations. It also considered other relevant evidence, including that relating to heritage, biodiversity and flood risk. [Insert link to Evidence Base Page](#). **342** sites were “rejected” as being unsuitable, unavailable and/or unachievable for development, leaving **123** assessed as “has potential” for development. This included 42 unimplemented allocations in made Neighbourhood Development Plans and sites subject to extant planning permission, which are existing ‘commitments’. 5 of the remaining sites were not proposed for allocation because they could come forward under existing thematic policies, or were considered more appropriate for other uses, and 1 was subsequently found to be unavailable. This left **75** residential/employment sites proposed for allocation in the new Local Plan.
- 3.31 Proposed allocations and in combination effects were then tested through the Integrated Impact Assessment [insert link](#) and the Habitats Regulations Assessment [insert link](#). It should be noted that, because this Local Plan proposes to allocate all sites found to have “potential” for residential development in the Land Availability Assessment, this means that there were no ‘reasonable alternatives’ identified for individual site allocations. However, the Integrated Impact Assessment does identify reasonable alternatives for levels of growth and spatial strategies. It concludes that the option

of 323 dpa is the most appropriate in growth scenarios, and the preferred spatial strategy is an option combining growth at primary settlements, those with good transport links, brownfield and small sites and sites on the edge of the National Park.

- 3.32 The **2026 Site Selection Topic Paper** [insert link](#) summarises the above process and outcomes and includes a major development test for those sites considered to come under the definition in footnote 67 of the 2024 National Planning Policy Framework (whether a proposal is ‘major development’ is a matter for the decision maker, taking into account its nature, scale and setting, and whether it could have a significant adverse impact on the purposes for which the area has been designated).
- 3.33 This site selection process has resulted in a housing supply of **6,760 new homes between 2024 and 2042**, which provides for the identified needs of **323** homes a year and includes headroom of **623** homes or approximately 10% to allow flexibility if some sites do not come forward as anticipated. This provision is an uplift of **42%** compared to the 2019 Local Plan planned provision of 250 homes per year and reflects the Authority’s commitment to contributing to the Government’s ambitions to boost housing supply where this is compatible with the statutory purposes of the National Park, as well as addressing to some degree our need for affordable homes for local communities. The distribution of this development is shown in the key diagram below.

Insert Key Diagram of development proposed.

4. STRATEGIC POLICIES

- 4.1 To help deliver our vision and objectives in Chapter 2 and the Partnership Management Plan we want to be explicit about our expectations from development and land use. The following policies are strategic and set out our spatial strategy and provision for appropriate growth within a landscape-led context. This complies with National Planning Policy Framework (NPPF) paragraph 17 which says that development plans “must include strategic policies to address each local planning authority’s priorities for the development and use of land in its area”, reflecting the legal requirements in section 39(2) of the Planning and Compulsory Purchase Act 2004. Paragraph 20 sets out the matters that should be covered, and paragraph 21 says that plans should be explicit which policies are strategic. Non-strategic policies can be either in Local Plans or Neighbourhood Development Plans.
- 4.2 The South Downs National Park covers a very large area with 45 made Neighbourhood Development Plans, most of which were approved subsequently to the adoption of the 2019 Local Plan. This enables this Local Plan to focus purely on strategic policies which apply to the whole National Park, leaving the non-strategic, more localised, policies to the Neighbourhood Development Plans.
- 4.3 These strategic policies are arranged as follows, including reference to the strategic matters identified in NPPF paragraph 20:
- **Core Policies** – which set the overall strategy for development in the National Park (preamble to NPPF 20);
 - **Landscape and Heritage** – conservation and enhancement of the natural, built and historic environment (NPPF 20d);
 - **Nature and Climate** – conservation and enhancement of the natural environment and measures to address climate change and adaptation (NPPF 20d);
 - **Water and Pollution** – conservation and enhancement of the natural environment, measures to address climate change resilience and adaptation, water supply, wastewater, flood risk and coastal change management (NPPF 20b and d);
 - **Housing** – housing supply, mix, accessibility, affordable housing and gypsy and traveller provision (NPPF 20a);
 - **Economy** – sustainable economic development, agriculture, tourism, retail and town and village centres (NPPF 20a);
 - **Green, Blue and Community Spaces** – community facilities and green infrastructure (NPPF 20c and d); and
 - **Transport and Infrastructure** – transport, telecommunications and other infrastructure (NPPF 20b).

- 4.4 The Local Plan policies must be considered as a whole, taking into account their purpose and place within the Local Plan. Repetition between the policies has been avoided so cross-references to other relevant policies in this Local Plan have been included to aid the user. However, these should not be taken as a closed list as others may be relevant to the specific proposal, including Neighbourhood Development Plan policies. Key material considerations such as the National Planning Policy Framework, Planning Practice Guidance and the Partnership Management Plan will also be relevant. Key evidence is listed under each policy, but other evidence may also be applicable.

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Core Policies

Strategic Core Policy SDCI: Furthering National Park Purposes
Purpose of the Policy Government policy in the NPPF (Chapter 2) states that the purpose of the planning system is to contribute to the achievement of sustainable development. This policy clarifies what that means in this National Park and how it relates to the statutory purposes and duties of this protected landscape.
Local Plan Objective Planning Vision: Creating special places inspired by this nationally important landscape enabling people and nature to flourish. Providing well designed homes, buildings and spaces for local communities and a thriving rural economy that supports climate action.
Policy 1. The National Park purposes are i) to conserve and enhance the natural beauty, wildlife and cultural heritage of the area; and ii) to promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public. Where it appears that there is a conflict between the National Park purposes, greater weight will be attached to the first of those purposes. In pursuit of the purposes, the National Park Authority will pay due regard to its duty to seek to foster the economic and social well-being of the local communities within the National Park. 2. When considering development proposals that further National Park purposes and accord with relevant policies in this Local Plan, the Authority will take a positive approach that reflects the presumption in favour of sustainable development. It will work with applicants to find solutions to ensure that those development proposals can be approved without delay, unless material planning considerations indicate otherwise. 3. When determining any planning application, the Authority will consider the cumulative impacts of development, including those outside its boundary where relevant. 4. Where the Authority considers that development proposals fail to further the purposes of the National Park, planning permission will be refused unless:

a) the extent and severity of the conflict is limited; and b) the impact on the purposes of the National Park can be mitigated or compensated for, such that a quantifiable overall enhancement is achieved, and these measures are secured by condition or legal obligation.
Supporting text Section 11A(1A) of the National Parks and Access to the Countryside Act 1949, was amended by section 245 of the Levelling Up and Regeneration Act 2023 and now states that, in exercising or performing any functions in relation to, or so as to affect, land in any National Park in England, a relevant authority must seek to further the purposes of the National Park. A ‘relevant authority’ includes the National Park Authority and other public body decision makers such as the Planning Inspectorate and Mayors of Strategic Authorities. Since this requirement came into force in December 2023 Government has published guidance on how to apply the strengthened duty and is considering secondary legislation. There has also been a number of court cases on this matter. The wording of this policy takes into account that guidance and caselaw. This includes confirmation that planning is an evaluative process and determination of a planning application must be made in accordance with the development plan unless material considerations indicate otherwise.
Guidance • Guidance for relevant authorities on seeking to further the purposes of Protected Landscapes - GOV.UK
Evidence • Section 70 of the Town and Country Planning Act 1990; section 38(6) of the Planning and Compulsory Purchase Act 2004; and section 11A(1A) of the National Parks and Access to the Countryside Act 1949, as amended by section 245 of the Levelling Up and Regeneration Act 2023. • New Forest NPA v Secretary of State [2025] EWHC 726 (Admin) and Campaign for National Parks/CPRE Kent v Secretary of State [2025] EWHC 1781 (Admin)
See other relevant policies including: SDC2 Development Strategy and SDC3 Regenerative Development and Ecosystems Services.

Strategic Core Policy SDC2: Development Strategy

Purpose of the Policy

The purpose of this policy is to set out the development strategy for the National Park, which focuses development on sustainable settlements which have settlement boundaries identified on the Policies Map. The policy also indicates where development may be acceptable outside of these boundaries to meet specific needs or to provide the Plan with flexibility in land supply.

Local Plan Objectives

9: We will support development that improves the accessibility of the National Park, reduces car travel and facilitates sustainable modes of transport including active travel through better and new public rights of way and access land, safe and attractive pedestrian, equestrian and cycle routes and improved public transport.

14: We will support development that enhances the role of towns and villages as social and economic hubs, and improves access to essential community services, infrastructure, including digital and EV infrastructure, and facilities, especially where this is community-led.

15: We will support development that provides genuinely affordable housing, particularly social rented housing, that meets the needs of local communities in perpetuity and explore innovative ways of increasing delivery including through community-led development, exception sites and Whole Estate Plans.

Policy

The development strategy is for a level of growth led by landscape capacity, dispersed across the National Park, focusing on settlements which enable occupiers to access day-to-day services and facilities. It also allows for more limited growth outside of these settlements to support rural communities and economies.

- I. The principle of development within the settlement boundaries of the following settlements, as defined on the Policies Map, will be supported, provided that development:**
 - a) Is of a scale and nature appropriate to the character and function of the settlement in its landscape context;**
 - b) Makes best use of suitable and available previously developed land in the settlement; and**
 - c) Makes efficient and appropriate use of land.**

Western Downs			
Chawton	Cheriton/Hinton Marsh	Farringdon (Lower and Upper)	Itchen Abbas
Western Weald			
Easebourne Fernhurst Fittleworth Greatham Liphook (where within the SDNP)	Liss (including Liss Forest and West Liss) Lodsworth Midhurst Milland	Northchapel Petersfield Petworth Rogate	Sheet Stedham Stroud Watersfield
Scarp and Footslopes			
Binsted Buriton Bury Cocking	Cooksbridge (where within the SDNP) Ditchling East Meon Graffham	Keymer (where within the SDNP) Poynings Selborne South Harting	Steep Steyning (where within the SDNP) Washington
Dip Slope			
Compton Corhampton and Meonstoke Droxford	Findon Hambleton Lancing (where within the SDNP)	Pyecombe Rowlands Castle (where within the SDNP) Singleton	Sompting (where within the SDNP) Swanmore (where within the SDNP)

East Dean and Friston	Owslebury	Slindon	Twyford West Meon
Coastal Plain			
Funtington	Lavant (including Mid Lavant and East Lavant)	West Ashling	
River Adur Corridor			
Shoreham Cement Works	Bramber (where within the SDNP)		
River Arun Corridor			
Amberley	Arundel (where within the SDNP)	Coldwaltham	
River Ouse Corridor			
Kingston near Lewes	Lewes	Newhaven (where within the SDNP)	Rodmell
River Cuckmere Corridor			
Alfriston			
2. Development will be permitted outside of settlement boundaries where it complies with the locational requirements of relevant Development Plan policies or, exceptionally: a) There is an essential need for a countryside location; or			

b) In the case of community infrastructure, there is a proven need for the development that demonstrably cannot be met elsewhere; or c) It is community-led development as defined in the National Planning Policy Framework; or d) It is an appropriate reuse of a previously developed site, excepting residential gardens, which is in a sustainable location and conserves and enhances the special qualities of the National Park; or e) The proposed development is for fewer than 10 dwellings, the site is contiguous with an adopted settlement boundary, and the development reflects the landscape character and settlement pattern of the area. 3. In considering development proposals outside settlement boundaries significant weight will be given to those which deliver multiple benefits in line with the purposes and special qualities of the National Park in accordance with either: a) a Whole Estate Plan that has been endorsed by the National Park Authority; or b) an alternative holistic long-term strategy for the holding. Such benefits will only be given weight where they are secured through a legally binding agreement.
Supporting Text Part 1(c) refers to efficient and appropriate use of land. This is to ensure that development makes best use of land whilst being in character with its surroundings. Part 2(d) refers to a sustainable location. This is to make it clear that previously developed sites that are remote from services and facilities, increasing dependency of occupants on transport by private car, will not be considered appropriate for reuse. Part 3 of the policy refers to Whole Estate Plans. These are prepared by landowners, in consultation with the SDNPA and other interested parties, to look holistically at their land holdings; establish a baseline; identify opportunities and threats and describe their long-term plans so that individual projects can be considered in context. Whole Estate Plans should help to identify mutually acceptable and proactive solutions which serve the wider purposes of the National Park. Further information about such plans and the process for preparing them is at https://www.southdowns.gov.uk/planning-policy/whole-estate-plans/ Legally binding commitments could include s106 obligations, Conservation Covenants, and new dedicated Public Rights of Way that secure the benefits to the National Park that are relied upon to justify the development. These benefits should reflect the aims and objectives of the Partnership Management Plan. Guidance • Topic Paper on Development Strategy

Evidence

- Integrated Impact Assessment; Settlement Facilities Study; Transport Study

See other relevant policies including: SDH4 Specialist and Older Persons Housing, SDH6 Rural Exception Sites, SDH7 Replacement and Subdivision of Dwellings, SDH9 New Rural Workers' Dwellings, SDH10 Gypsies, Travellers and Travelling Showpeople, SDE2 Agricultural Development, Diversification and Conversion of Rural Buildings, SDE3 Winemaking and Wine Tourism, SDE6 Shops Outside Centres, SDE7 Regenerative Tourism, SDE8 Equestrian Development, SDG1 Community Facilities, SDG2 Green and Blue Infrastructure, SDG3 Public Open Space, Sports and Recreational Facilities, SDG4 Local Green Space, SDT5 Infrastructure, SDT6 Telecommunications

Strategic Core Policy SDC3: Regenerative Development and Ecosystem Services
Purpose of the Policy The purpose of this policy is to embed a holistic and regenerative approach to development for the benefit of nature, climate, people and place.
Local Plan Objective I: We will support development that is landscape-led, follows regenerative development and design principles and has an overall positive impact on natural beauty, landscape and townscape character, natural ecosystems and biodiversity.
Policy I. Development proposals will be permitted where they demonstrate use of regenerative design principles to sustain, restore and enhance ecosystems and ecosystem services and have an overall positive impact on biodiversity, and human health, and the environment. Development proposals should: a) apply the following principles proportionately and as relevant to the nature and scale of the proposal: i. Nature and place-based design; ii. Enhancing how natural and human systems work together; and iii. Creating healthy and equitable communities; and, b) through the application of the above principles, sustainably manage and contribute to the regeneration of land and water environments, taking all opportunities to: i. Contribute to nature recovery by protecting, restoring, and providing more, better and joined up natural habitats, including through Biodiversity Net Gain where applicable, and informed by and responding to likely climate change impacts; ii. Conserve water resources, enhance water quality, and regenerate water resources and flows to be ‘water positive’ where possible; iii. Manage and mitigate the risk of flooding; iv. Improve the National Park’s resilience to, and mitigation of, and adaptation to climate change, and improvements in water and energy efficiency across the wider planning unit are encouraged; v. Increase the ability to store carbon through new planting or other means;

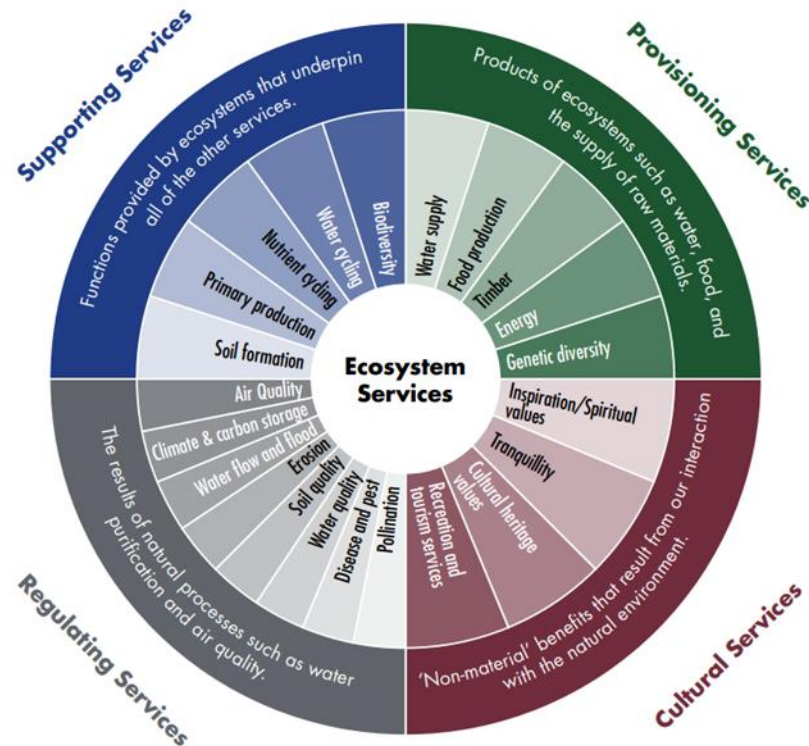
- vi. **Conserve and enhance soils including through regenerative soil management techniques, use soils sustainably and protect the best and most versatile agricultural land;**
 - vii. **Support regenerative agriculture and the sustainable production, distribution, and use of food, forestry and raw materials;**
 - viii. **Contribute to reduced levels of pollution;**
 - ix. **Support a circular economy through local and regional supply chains and produce;**
 - x. **Support the creation of a healthy environment for health and wellbeing including through design and layout of buildings, spaces, and neighbourhoods, the design of homes, a healthier food environment, provision and access to green and blue spaces, and prioritisation of active travel as appropriate to the location, type and scale of development; and**
 - xi. **Provide opportunities for access to the natural and cultural resources which contribute to community health and the special qualities of the National Park.**
2. **Development proposals must be supported by a statement that sets out how the development proposal has used regenerative design principles, and achieves an overall positive impact on the environment, including how the proposal impacts both positively and negatively on ecosystem services.**

Supporting text

This policy seeks to move beyond sustainable development, which in essence means a ‘neutral’ impact on the environment and communities, towards regenerative development, which is a net positive impact on the environment and communities. Regenerative development recognises our role as part of nature, and replenishes and aligns with the needs and characteristics of thriving ecosystems and a thriving society. Regenerative design is not about restoration to a time before human influence, rather it is about realigning human systems with natural systems to create thriving living systems that ultimately have the capacity to coexist and coevolve over time to increasing states of vitality.

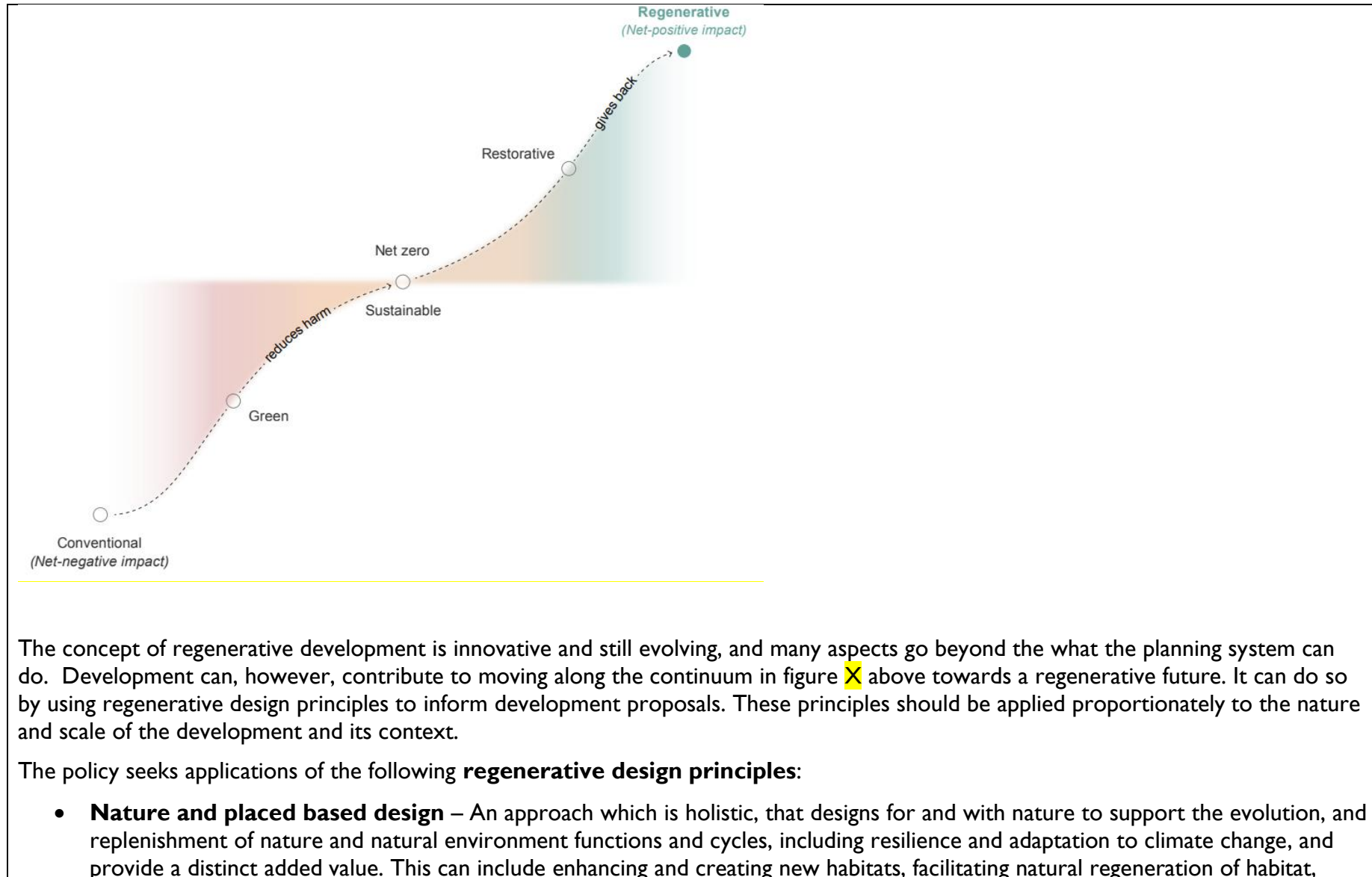
Regenerative development is a natural evolution of the award-winning Ecosystems Services approach taken in the 2019 Local Plan. Ecosystem services are the benefits that people and society get from the natural environment. Through the application of regenerative development principles, development proposals should take a positive approach to creating more vital and viable ecosystems and to support the ecosystem services arising and take adequate account of the benefits (including social and economic) of enhancing ecosystems and ecosystem services. Figure Y – The Four Aspects of Ecosystem Services illustrates how the landscapes of the South Downs provide a multitude of ecosystem services.

<Figure Y: insert updated Ecosystem Services wheel image>



A regenerative approach can contribute to addressing the interconnected challenges facing society, from climate change and the nature crisis to social challenges of health and wellbeing, the economy and affordability. It also supports the first purpose of the National Park to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park.

<Figure X: insert a version of this image (image – ARUP, 2024)>



restoring or creating new habitat connections in the landscape, taking inspiration and cues from the natural environment in design, and partnering with nature as infrastructure via nature-based solutions. The approach is informed by and rooted in a strong understanding of the place through a landscape-led approach. More information about the landscape-led approach is found in the policies and supporting text for SDL1 Landscape Character and SDL2 Design.

- **Enhancing how natural and human systems work together** – These systems should not be viewed as isolated. Human activities and natural systems are part of a shared wider ecosystem. Measures to address this include nature-based solutions that provide multiple benefits from these interconnections and relationships such as sustainable drainage systems, designing development that ages well in the environment, understanding material/resource flows in development through sustainable construction measures such as minimising waste and addressing embodied carbon, and design that supports local regenerative economies. To be effective, engagement with service providers (such as water companies), regulatory bodies (such as Natural England, or the Lead Local Flood Authorities) and communities is key.
- **Healthy and equitable communities** – Tackling the range of crises is only likely to be successful if healthy communities are a key part of the approach. Communities shaping their places, (such as through neighbourhood development plans and parish/village design statements), and actions in relation to the following key aspects of the built and natural environment that can promote positive human health and wellbeing outcomes, are part of this:
 1. Neighbourhood design that provides inclusive, safe and secure access to nature, employment, facilities and services; and creates attractive and distinctive places which promote social cohesion and interactions, and enhance experiential qualities of the landscape;
 2. Design of homes including high quality affordable, accessible and adaptable homes and reduced energy bills through sustainable construction;
 3. Access to healthy food including local food growing opportunities;
 4. Creation of natural and sustainable environments free from pollution and hazards, adaptive and resilient to impacts of climate change and flood risk, and with provision and access to public green and blue spaces for outdoor play and recreation; and
 5. Accessibility, connectivity and mobility through and between places via active travel and public transport.

The preparation of the accompanying statement required by criterion 2 should be proportionate to the development and the impact. Decisions made throughout the preparation of design proposals can be evidenced to demonstrate how a regenerative use should be made of a variety of evidence available which supports the Local Plan including the South Downs Landscape Character Assessment 2020 and the EcoServe GIS maps. Revised Technical Advice Notes are being developed by the National Park Authority, which provide checklists and further guidance to help applicants meet the requirements of Policy SDC3.

This core policy should not be read in isolation but instead linked to all other Local Plan policies, many of which are relevant to health. The principles of criterion 1(a) should be applied in conjunction with the landscape-led approach set out in SDL1 Landscape Character and

SDL2 Design; these complementary policies taken together require development proposals to be informed by good contextual analysis to enhance landscape character and have an overall positive impact on the environment. In addition, criterion 2 also links to various Local Plan policies, for example criteria (b)(iii) and (iv) of this policy, about water and flooding should be read alongside policies such as SDWI Protection of the Water Environment and SDG2 Green and Blue Infrastructure. It should be noted that where more detailed applicable criteria are contained in other policies within the Plan, SDC3 should be read as supporting that detailed criteria.

Guidance

- Regenerative Design and Ecosystem Services Technical Advice Note (SDNPA, update of the current Ecosystem Service TANs is in preparation)
- South Downs Design Guide Supplementary Planning Document

Evidence

- Regenerative Design: towards living in harmony with nature (ARUP, 2024) <https://www.arup.com/insights/regenerative-design/>
- The Really Regenerative Centre <https://reallyregenerative.org/>
- Mapping Ecosystem Services in the South Downs National Park (SDNPA, 2016) <https://www.southdowns.gov.uk/wp-content/uploads/2016/12/EcoServ-GIS-Mapping-Tool-Evidence-Report-Draft.pdf>

See other relevant policies including: SDL1 Landscape Character, SDL2 Design, SDL6 Historic Environment and Cultural Heritage, SDNI Nature Recovery, SDN8 Trees, Woodlands, Hedgerow and Scrub, SDWI Protection of the Water Environment, SDG2 Green and Blue Infrastructure.

Strategic Core Policy SDC4: Major Development
Purpose of the Policy The purpose of this policy is to clarify what major development means in the context of this National Park, how the presumption against such development, and the need for exceptional circumstances in the public interest, will be applied together with the approach to taking opportunities to conserve and enhance the National Park if permission is to be granted.
Local Plan Objectives I: We will support development that is landscape-led, follows regenerative development and design principles and has an overall positive impact on natural beauty, landscape and townscape character, natural ecosystems and biodiversity.
1. In determining what constitutes major development the National Park Authority will consider whether the development, including temporary events, by reason of its scale, character or nature, has the potential to have a significant adverse impact on the natural beauty, wildlife or cultural heritage of, or recreational opportunities provided by, the National Park. The potential for significant adverse impact on the National Park will include the consideration of both the impact of cumulative development and the individual characteristics of each proposal and its context. 2. Planning permission will be refused for major developments in the National Park except in exceptional circumstances, and where it can be demonstrated they are in the public interest. Consideration of such applications should include an assessment of: a) The need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy; b) The cost of, and scope for, developing elsewhere outside the designated area, or meeting the need for it in some other way; and c) Any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated. 3. If it is considered that exceptional circumstances exist and development would be in the public interest, all opportunities to conserve and enhance the special qualities should be sought.

4. Major development proposals will be required to demonstrate through a Health Impact Assessment and Equalities Impact Assessment how they will result in an inclusive, healthy and sustainable place that improves health and wellbeing outcomes for everyone.

Supporting text

Paragraph 190 of the NPPF sets out national policy for major development in protected landscape, which in summary is that permission should be refused other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Footnote 67 states that ‘For the purposes of paragraphs 190 and 191, whether a proposal is ‘major development’ is a matter for the decision maker, taking into account its nature, scale and setting, and whether it could have a significant adverse impact on the purposes for which the area has been designated or defined’. This means that ‘major development’ in National Parks does not have a specific threshold, but is rather an exercise in planning judgment based on all the circumstances, and taking into account the potential impact that the development may have on the National Park by reason of its scale, character or nature. For example, an application for 50 dwellings within a larger town in the National Park may not be considered major development, whereas the same sized development in the countryside would be considered major development.

This policy includes a requirement for the preparation and submission of a Health Impact Assessment (HIA) and Equalities Impact Assessment to demonstrate how major development will result in an inclusive, healthy and sustainable place that improves health and wellbeing outcomes for everyone. The National Park is currently covered by four Public Health Authorities who have published their own advice, guidance, templates and/or toolkits on health and wellbeing considerations in planning, including HIA. Applicants for major development are strongly encouraged to engage in pre-application discussions with the National Park Authority and relevant Public Health Authority so that HIA – including type, scoping opinion, and identification of vulnerable groups – is considered at the start of the planning process, before the submission of a formal planning application.

Guidance

- East Sussex Health Impact Assessment Toolkit ([insert link](#)) [Equality Impact Assessment \(EqIA\) Toolkit | ARC EM](#)

Evidence

- Legal Opinions from James Maurici KC available to view at <https://www.southdowns.gov.uk/planning-policy/south-downs-local-plan/local-plan-evidence-base/evidence-and-supporting-documents/>

See other relevant policies including SDC2, SD11, SDN9

Landscape and Heritage

Strategic Policy SDL1: Landscape Character
Purpose of the Policy The purpose of this policy is to set out how development proposals will be expected to conserve and enhance landscape (including townscape) character in the National Park. This policy, together with SDL2 Design, sets out the policy principles for a landscape-led approach.
Local Plan Objective I: We will support development that is landscape-led, follows regenerative development and design principles and has an overall positive impact on natural beauty, landscape and townscape character, natural ecosystems and biodiversity.
Policy I. Development proposals will only be permitted where they conserve and enhance landscape (including townscape) character by demonstrating that: a) They are informed by landscape character, reflecting the context and type of landscape in which the development is located; b) The proposed use, design, layout, scale and materials conserve and enhance existing landscape and seascape character of the site and its wider context, contributing to the distinctive character, pattern of elements and evolution of the landscape; c) They will safeguard the sense of place, perceptual and amenity qualities resulting from landscape character of the place; and d) Planting is informed by and contributes to landscape character, uses native species unless there are appropriate and justified reasons to select non-native species, is suitable for site conditions, and contributes to nature recovery and climate change adaptation; 2. Where development proposals are within designed landscapes, or the setting of designed landscapes, (including historic parkscapes and those on the <i>Historic England Register of Historic Parks and Gardens</i>) they should be based on a

demonstrable understanding of the designed landscape in order to produce bespoke and complementary design principles which inform the development proposal;

- 3. The settlement pattern and individual identity of settlements, and the integrity of predominantly open and undeveloped land between settlements, will not be undermined;**
- 4. Characteristic green and blue assets, corridors and links will be safeguarded, and development proposals should identify and take opportunities to create characteristic enhancements and connections; and**
- 5. The restoration of landscape character where positive elements and features have been lost or degraded will be supported.**

Supporting text

Understanding landscape character

Landscape is made up of everything we see hear and experience and includes all types and forms, including townscape, historic landscape and seascape. Landscape character is what makes an area unique, resulting from the action and interaction of natural and/or human factors; it is the combination of distinct, recognisable and consistent **patterns** of elements and features. Townscape refers to denser areas of buildings and related infrastructure, and the relationships between buildings and different types of urban greenspace.

Landscape **elements** are the individual components which make up the landscape, such as geology, landform and water, woodlands and trees, fields and heathlands, routes (highways, roads, tracks, paths and green corridors), settlements, buildings and spaces around them. Each element has a pattern and a relationship with other elements. Landscape **features** are particularly prominent or eye-catching elements, such as tree clumps, church towers, or wooded skylines, and, along with the pattern of landscape elements, these contribute to the distinctive character of a place.

Together the pattern and relationship of elements and features provide the foundation for creating perceptual qualities such as tranquillity, dark night skies and sense of place.

Landscape features and elements will have a history or a 'time depth', contribute to ecological richness and shared cultural heritage, and may have coherence across an area. Reference should be made to the Pan Sussex Historic Landscape Characterisation, the Hampshire Historic Landscape Characterisation and other appropriate research material to identify the relevant natural and historic key features that should be used to inform development proposals.

Landscape and development proposals

It is important that development proposals are based on a meaningful understanding of landscape character. This policy should be read together with Policy SDL2 Design which sets out a landscape-led approach to design, and SDC3 Regenerative Development and Ecosystem Services which seeks a regenerative approach to development design. These complementary policies taken together require development proposals to be informed by good contextual analysis to enhance landscape character and have an overall positive impact on the environment. Landscape-led design is about designing new places in a way which is sensitive to and integrates with existing landscape character creating places of interest; it is good contextual design. Landscape is required to be considered first, right at the start and then used as the basis for developing a development proposal. The elements and features that comprise a landscape are the same elements that need to be considered in the design of new developments.

The use of standard design solutions and features can erode local distinctiveness in urban and rural areas. Good design should avoid the need for screening which could appear incongruous in the landscape. Proposals should be designed to be complementary to their context and setting.

Proposals should be informed by the South Downs Landscape Character Assessment, community-led planning documents/local landscape character assessments (such as Neighbourhood Development Plans, Parish or Village Design Statements) and appropriate site-based investigations.

Proposals should be accompanied by a Landscape Appraisal, which should be proportionate to the size and likely impacts of the scheme.

Landscape Appraisals should be carried out in accordance with the Guidelines for Landscape and Visual Impact Assessment and any successor or accompanying documents. For major development, or if the proposals require a full Environmental Impact Assessment (EIA) then a Landscape and Visual Impact Assessment (LVIA) undertaken by a Chartered Landscape Architect will be required. Applicants are advised to consult the Authority on the proposed scope for such a study at the earliest opportunity. Householder applications should be informed by the Landscape and Biodiversity Baseline Checklist which is available on the Authority's website in the first instance. Further study may be required following on from completion of the checklist which the Authority would advise on.

The ability of proposals to meet the requirements to enhance landscape character will be considered in proportion to the size, scale and likely impacts of the proposals. Restoration of lost positive elements and features is generally supported. Positive elements and features are those which contribute to rather than detract from the coherence and characteristics of the landscape character.

Planting

Characteristic and suitable native species should be used in planting schemes, however the use of non-native plant species may be justifiable in some cases where there are clear reasons for this, for example, based on biodiversity or other ecosystem services functions.

Designed landscapes

Proposals which may affect designed landscapes, gardens and parkscapes, whether these are of local or national significance, should be informed by a design process which understands and identifies the key features within the designed landscape.

The individual identity of settlements

The gaps between settlements protect the individual character and identity of towns and villages. They retain the open nature and the physical and, either real or perceived, visual separation between settlements. The land at the edge of settlements often forms part of the historic setting of the settlement and can include areas which have cultural importance. Active travel routes can often provide access to these areas and connections to the open landscape of the National Park beyond.

Guidance

- Design Guide Supplementary Planning Document (South Downs National Park Authority, 2022)
- South Downs National Park Authority 'Landscape and Planning' webpages: <https://www.southdowns.gov.uk/landscape-design-conservation/landscape-and-planning/>
- Guidelines for Landscape and Visual Impact Assessment (GLVIA3) (Landscape Institute and IEMA, 2013) and subsequent updates <https://landscapeinstitute.org/policy-practice/technical/assessments-standards/glvia3-panel/>
- An Approach to Landscape Character Assessment (Natural England, 2014) <https://assets.publishing.service.gov.uk/media/5aabd31340f0b64ab4b7576e/landscape-character-assessment.pdf>

Evidence

- South Downs Landscape Character Assessment (2020)
- South Downs National Park Authority 'Landscape and Planning' webpages: <https://www.southdowns.gov.uk/landscape-design-conservation/landscape-and-planning/>
- Pan Sussex Historic Landscape Characterisation, the Hampshire Historic Landscape Characterisation
- Neighbourhood Development Plans
- Parish / Village Design Statements
- Local Landscape Character Assessments

See other relevant policies including: SDC3 Regenerative Development & Ecosystem Services, SDL2 Design, SDL3 Safeguarding Views, SDL4 Relative Tranquillity, SDL5 Dark Night Skies, SDN8 Trees, Woodlands, Hedgerow and Scrub, SDWI Protection of the Water Environment, SDG2 Green Infrastructure.

Strategic Policy SDL2: Design
Purpose of the Policy The purpose of this policy is to ensure that all development is of the highest possible design quality which reflects and respects the exceptional quality of the natural, agricultural and built environment of the National Park.
Local Plan Objectives I: We will support development that is landscape-led, follows regenerative development and design principles and has an overall positive impact on natural beauty, landscape and townscape character, natural ecosystems and biodiversity. I6: We will support new homes that increase the stock of smaller dwellings, support essential local workers, improve people’s health and opportunities, are accessible and adaptable, and meet the diverse needs of our communities throughout all life stages.
Policy I. Development proposals will only be permitted where they adopt a landscape-led approach and respect the local character, through sensitive and high-quality design that enhances the overall character and appearance of the area. The following design principles should be adopted as appropriate: a) Integrate with, respect and sympathetically complement the landscape (including townscape) character by ensuring development proposals are demonstrably informed by an assessment of the landscape and townscape context and capacity; b) Achieve an effective and high-quality layout that: i. is adaptive to climate change and prioritises characteristic green infrastructure, ii. makes space for above ground multifunctional Sustainable Drainage Systems, and iii. has a characteristic street hierarchy and design that prioritises active travel and access to public transport, and sensitive integration of vehicle parking to avoid car and highway design dominance and street clutter; c) Contribute to local distinctiveness and sense of place through its relationship to, including views of, adjoining buildings, spaces and landscape features, including topography and historic settlement pattern, and enhance settlement edges where relevant;

- d) **Create high-quality, clearly defined and well-managed public and private spaces that contribute positively to the public realm. Deliver high-quality outdoor spaces that support physical and mental health and wellbeing, and social interaction;**
- e) **Incorporate hard and soft landscape treatment that reinforces local character, promotes habitat connectivity, and respects the site's perceptual qualities, including night-time darkness;**
- f) **Utilise design which is appropriate and sympathetic to its setting in terms of height, massing, density, roof form, fenestration, materials, night and day visibility, elevational and, where relevant, vernacular detailing;**
- g) **Provide high quality, secure, accessible, and where possible, integrated storage for general and recycling waste, energy infrastructure, and transport related equipment, minimising visual clutter;**
- h) **Provide high quality outdoor amenity space appropriate to the needs of its occupiers or users;**
- i) **Ensure development proposals are durable, sustainable and adaptable over time, and provide sufficient internal space to meet the needs of a range of users;**
- j) **Demonstrate resilience to future climate conditions, particularly risk of overheating, by:**
 - i. **avoiding overheating through passive design measures (e.g. orientation, shading, ventilation and thermal mass) and minimising reliance on mechanical cooling; and**
 - ii. **providing external shade and protection from sun and ultraviolet exposure, particularly for vulnerable users e.g. care homes, schools, and playgrounds.**
- k) **Give regard to improving safety and perceptions of safety, with well-defined access and natural surveillance of public realm, and be inclusive and accessible for all; and**
- l) **Avoiding harmful impact upon, or from, any surrounding uses and amenities, including outlook, overlooking, privacy, light, overshadowing, noise and odour.**

2. Residential development proposals (including conversions of existing buildings such as changes of use and houses converted into flats) should meet the following minimum standards for the quality of their living environment:

- a) **Adequate minimum internal space in line with the Nationally Described Space Standards in all regards; and**

- b) **Adequate daylight and sunlight according to BRE Guide to Good Practice 2022 (or future update) standards for daylight and sunlight, and older person's accommodation shall meet at least the BRE Guide medium target daylight factor.**

Supporting text

Proposals should adopt a landscape-led and regenerative approach to development design to have an overall positive impact on the environment, enhance local character and distinctiveness of the area, and create places of interest where people want to live and work now and in the future.

This policy should be read together with Policy SDLI Landscape Character which sets out a landscape-led approach to design, and SDC3 Regenerative Development and Ecosystem Services which seeks a regenerative approach to design. These complementary policies taken together require development proposals to be informed by good contextual analysis to enhance landscape character and have an overall positive impact on the environment.

Development proposals should be informed by contextual analysis of the landscape (including townscape and seascape) character. This contextual analysis should consider landscape elements and features and their function, as relevant, such as topography, heritage, water, biodiversity and other ecosystem services, key routes and street patterns, landmarks, views and vistas, the scale, proportion, pattern and vernacular architecture and materials. The surrounding mix of uses should also inform proposals. Development proposals within and on the edge of existing settlements should respect and complement the existing urban form and it may be appropriate to undertake an assessment of the development proposals and the existing townscape. Individual design elements, such as use of materials and detail of elements such as windows, are critical to the success of the overall design and should be considered once the character of the area has been assessed.

The Authority will seek the highest quality design for development proposals in line with the first purpose of the National Park. This includes truly outstanding or innovative design and contemporary design which reinforce local distinctiveness, taking reference and visual cues from the landscape and local settlement identity and character. The Authority will encourage the use of locally sourced materials to support local character and distinctiveness, and to reduce the cost both financially and environmentally of transporting materials long distances.

Layout and arrangement of development where there are adjoining buildings can contribute to local distinctiveness and sense of place, particularly views of landmark buildings. However, this does not imply a right to a view from a private property.

Where development is located at the edge of settlements, proposals should take opportunities to enhance the settlement edge. This could mean improving an existing settlement edge by restoring or creating a new settlement edge comprised of elements that make a positive contribution to the character of the edge of the settlement.

Supporting information accompanying planning applications should be proportionate to sensitivity of the location and the scale of what is being proposed. Proposals should be informed by the Design Guide SPD and local evidence such as Neighbourhood Plans and Village Design Statements. It will need to demonstrate how the design has been informed through an analysis of the opportunities and constraints of the site, its context, and how it responds positively to these. Some schemes may be asked to go through the National Park Authority's Design Review Panel Process. Depending on the scale of development, a comprehensive masterplan outlining the principles for a site should address all these elements and any other site-specific issues, to achieve an exemplary design.

There may be some flexibility in the application of the standards set out in Criterion 2 in certain circumstances such as the conversion of listed buildings.

Guidance

- South Downs Design Guide Supplementary Planning Document (SPD)
- National Model Design Code
- Secured By Design (www.securedbydesign.com), which is a Police initiative to guide and encourage those engaged within the specification, design and build of new homes, and those undertaking major or minor property refurbishment, to adopt crime prevention measures. The advice given in this guide has been proven to reduce the opportunity for crime and the fear of crime, creating safer, more secure, and sustainable environments
- Planning Noise Advice Document: Sussex (November 2023)

Evidence

- South Downs Landscape Character Assessment (2020)
- Parish and Village Design Statements
- Neighbourhood Development Plans
- Local Landscape Character Assessments
- Conservation Area Appraisals
- Conservation Area Management Plans
- Parish Priority Statements

- County Strategic Stone Studies

See other relevant policies including: SDC3 Regenerative Development & Ecosystem Services and SDLI Landscape Character.

Strategic Policy SDL3: Safeguarding Views

Purpose of the Policy

The purpose of this policy is to ensure that development does not harm key views or views of key features of the landscape, to encourage conservation and enhancement of key view types and patterns, and to ensure development does not detract from the visual integrity, identity and scenic quality that are characteristic of the National Park.

Local Plan Objectives

I: We will support development that is landscape-led, follows regenerative development and design principles and has an overall positive impact on natural beauty, landscape and townscape character, natural ecosystems and biodiversity.

I0: We will protect and enhance the tranquillity and dark skies of the National Park by supporting development that avoids unnecessary light pollution and utilises good design to mitigate the impact of any lighting and glazing, conserves relative tranquillity and safeguards key views.

Policy

1. **Development proposals will only be permitted where they preserve the visual integrity, identity and perception of natural beauty of the National Park, in particular by conserving and enhancing key views and views of key features.**
2. **Development proposals will be permitted that conserve and enhance the following view types and patterns identified in the *Viewshed Characterisation & Analysis Study*:**
 - a) **Landmark views to and from viewpoints and tourism and recreational destinations;**
 - b) **Views from publically accessible areas which are within, to and from settlements which contribute to the viewers' enjoyment of the National Park;**
 - c) **Views from public rights of way, open access land and other publically accessible areas; and**
 - d) **Views which include or otherwise relate to specific features relevant to the National Park and its special qualities, such as key landmarks including those identified in Appendix 2 of the *Viewshed Characterisation & Analysis Study*, heritage assets (either in view or the view from) and biodiversity features.**
3. **Development proposals will be permitted provided they conserve and enhance sequential views, and do not result in adverse cumulative impacts within views.**

Supporting text

The View Characterisation & Analysis Study provides baseline information about the major view types, and about possible and likely ranges of visibility within, to and from the National Park. Proposals should take into account the View Characterisation and Analysis Study, the Seascape Assessment for the South Marine Plan, and locally significant and important views are identified in community planning documents as out in the 'evidence' section below.

However, representative views and landmarks set out in the View Characterisation & Analysis Study or other documents do not provide an exhaustive list and reference to these studies will not be a substitute for appropriate site-based assessment in accordance with the Landscape Institute & IEMA's Guidelines for Landscape and Visual Impact Assessment (LVIA). A LVIA should be carried out in accordance with these guidelines and should be proportionate to the size and likely impacts of the scheme. If the applicant can demonstrate to the satisfaction of the Authority that an LVIA is not required, a simple landscape assessment may be appropriate.

For large scale applications, it is recommended that digital Zone of Theoretical Visibility (ZTV) data is used to determine potential visibility in the surrounding landscape and to demonstrate areas of zero visibility, based on topography.

Sequential views are the series of views which we see unfold when moving through the landscape, for example, when walking along a footpath or travelling along a road. Impacts on these views can arise frequently or occasionally and may be generated by periodic views of the same development or by more than one development.

Guidance

- Landscape Institute & IEMA Guidelines for Landscape and Visual Impact Assessment

Evidence

- South Downs National Park: View Characterisation and Analysis (LUC, 2015)
- Seascape Assessment for the South Marine Plan (Marine Management Organisation, 2016)
- South Downs Landscape Character Assessment 2020
- Parish and Village Design Statements
- Neighbourhood Development Plans
- Conservation Area Character Appraisals
- Conservation Area Management Plans
- Local Landscape Character Assessments

- Neighbourhood Development Plans

See other relevant policies including: SDC3 Regenerative Development & Ecosystem Services, SDL1 Landscape Character, SDL2 Design, SDL4 Relative Tranquillity.

Strategic Policy SDL4: Relative Tranquillity
Purpose of the Policy The purpose of the policy is to ensure that development does not harm the tranquillity of the countryside so that people can enjoy this special quality of the National Park.
Local Plan Objectives I: We will support development that is landscape-led, follows regenerative development and design principles and has an overall positive impact on natural beauty, landscape and townscape character, natural ecosystems and biodiversity. I0: We will protect and enhance the tranquillity and dark skies of the National Park by supporting development that avoids unnecessary light pollution and utilises good design to mitigate the impact of any lighting and glazing, conserves relative tranquillity and safeguards key views.
Policy 1. Development proposals will only be permitted where they conserve and enhance relative tranquillity and should consider the following impacts: a) Direct impacts that the proposals are likely to cause by changes in the visual and aural environment in the immediate vicinity of the proposals; b) Indirect impacts that may be caused within the National Park that are remote from the location of the proposals themselves such as vehicular movements; and c) Experience of users of the active travel network and other publicly accessible locations. 2. Development proposals in highly tranquil and intermediate tranquillity areas should conserve and enhance, and not cause harm to, relative tranquillity. 3. Development proposals in low tranquillity areas should take opportunities to enhance relative tranquillity where these exist.
Supporting text

Tranquillity is considered to be a state of calm, quietude and is associated with a feeling of peace. It relates to quality of life, and there is good scientific evidence that it also helps to promote health and well-being. It is a perceptual quality of the landscape and is influenced by things that people can both see and hear in the landscape around them. Tranquillity is not just about noise.

The tranquillity scores apply specifically to the South Downs National Park; they are therefore to be considered relative to the National Park area only. They are not intended to be comparative or considered in relation to tranquillity scores for other national parks or other areas of the country.

Development proposals should take into account the evidence of the South Downs National Park Tranquillity Study which should be used as a baseline from which to assess changes in the aural and visual environment which are likely to result from the proposals, including considerations of temporary/permanent or varying nature of the impact.

Opportunities to enhance relative tranquillity should be taken wherever possible. The ability of proposals to conserve and enhance relative tranquillity will be considered proportionally to the scale and expected impact of the development in relation to the surrounding context.

Evidence

- South Downs Tranquillity Study 2017

See other relevant policies including: SDC3 Regenerative Development & Design, SDL1 Landscape Character, SDL2 Design, SDL3 Safeguarding Views, SDL5 Dark Night Skies.

Strategic Policy: SDL5 Dark Night Skies
Purpose of the Policy The purpose of this policy is to ensure that development does not harm the quality of dark night skies and that the integrity of the dark sky core and the status of the International Dark Sky Reserve is protected and where possible enhanced for people and wildlife.
Local Plan Objective I0: We will protect and enhance the tranquillity and dark skies of the National Park by supporting development that avoids unnecessary light pollution and utilises good design to mitigate the impact of any lighting and glazing, conserves relative tranquillity and safeguards key views.
Policy 1. Development proposals will be permitted where they conserve and take opportunities to enhance the intrinsic quality of dark night skies for people and wildlife and the integrity of the Dark Sky Core as shown on the Policies Map. 2. Development proposals must demonstrate that all opportunities to reduce light pollution – from internal and external sources - have been taken, and must ensure that the measured and observed sky quality in the surrounding area, and habitats especially dark corridors, are not negatively affected, having due regard to the following hierarchy: a) The installation of lighting is avoided; and b) If lighting cannot be avoided: i. The lighting is demonstrated to be necessary and appropriate for its intended purpose or use; and ii. Any adverse impacts are avoided. Where this is not achievable, then adverse impacts are mitigated to the greatest reasonable extent.' 3. Lighting which is proposed to be installed must meet or exceed the level of protection appropriate to the environmental zone, as shown on the Policies Map, as set out in the table below.

Location	Requirements for level of protection					
Dark Sky Zone description	Institute of Lighting Professionals guidance	Landscape and biodiversity impact	Maximum Lux level (suggested 10 Lux)	Preferred lights-off curfew	Preferred astronomical darkness curfew	
E0 Dark Sky Core and areas outside this zone with a Sky Quality Measurement (SQM) of 20.5+	✓	✓	✓		✓	
EI(a) 2km Buffer Zone and areas outside this and the above zone which are of intrinsic rural darkness with a SQM	✓	✓	✓	✓		

range of 20 to 20.5						
EI(b) Transition Zone and areas outside this and the above zones with a SQM range of ~15 to 20	✓	✓	✓			
E3/4 Urban zone with an SQM of <15	✓	✓				
4. Outdoor lighting proposals are required to provide a statement to justify why the proposed lighting is required and demonstrate how they comply with the Dark Sky International Five Principles for Responsible Outdoor Lighting: useful, targeted, low-level, controlled, and warm-coloured.						
Supporting text The policy applies across the International Dark Sky Reserve which covers the entirety of the National Park. It applies to any development proposals which will involve the installation of external / outside lighting, or where there may be light spill from internal lighting within buildings or other structures. It will also apply to specific lighting schemes which require planning permission or listed building consent: • A lighting scheme of such nature and scale that it would represent an engineering operation (such as requiring a separate structure and typically be undertaken by specialist lighting engineers);						

- Lighting such as the floodlighting of sports pitches, car parking or manèges; and
- A lighting scheme on a listed building that would significantly affect its character.

Although some areas of the National Park are outside of the core and buffer zones; this policy is looking to conserve and enhance all areas of intrinsic dark sky within the National Park.

In the darkest areas, where control is more important, the overall impact of the lighting should not harm the continuity of the dark landscape and ideally not be visible in any direction or in any form such as glare, skyglow, spill and reflection. It also should not reduce the measured and observed quality of easily visible astronomical features such as the Milky Way and Andromeda Galaxy.

Proposals within the Dark Sky Core and 2km Buffer Zone will be subject to maximum protection using the full weight of mitigation options, with a relaxation as light quality decreases further into urban areas. Any Dark Sky that has a Sky Quality Measurement of 20.5 and above, should be considered as core quality, irrespective of whether it is within or outside the Dark Sky Core. The latest version of the Sky Quality Measurement map should be used as the reserve is subject to ongoing measurement.

Proposals should take due consideration of the overall visual impact that the lighting will have on the landscape. It is also necessary to consider the visibility of the lights from the surrounding landscape particularly from viewpoints in accordance with Policy SDL3: Safeguarding Views. The spill of lights from large open glass windows and sky lights often present a greater source of light pollution than externally mounted lights. Habitats, particularly woodlands, should not be considered as a 'natural shield' to lighting, because of the impact on an unlit habitat.

Lighting should be subject to design and control measures to reduce unnecessary light pollution from direct lighting or light spill and address landscape and biodiversity impacts. Examples include:

- Design of buildings should seek to reduce light spill from internal lighting;
- Minimise number of lights and general overall footprint of lighting;
- Proximity 'PIR' sensors, timers or any additional shielding or coving, including angling the front surface of lights to the horizontal;
- Different surface types to reduce the amount of reflectivity;
- Use of lower colour temperatures of 2400K and additional shielding to prevent spill into sensitive wildlife areas;
- Lighting that would spill into adjacent sensitive habitats should be shielded or removed particularly if nocturnal species are present;
- Direct illumination of bat roosts must be avoided;
- Appropriate use of glazing to reduce light transmittance and automated blackout blinds; and
- Screening or shielding to reduce the impact of reflectivity.

More information on how development proposals can address these policy requirements, including guidance on lighting assessments, can be found in the Dark Night Skies Technical Advice Note.

Guidance

- South Downs Dark Night Skies Technical Advice Note
- Dark Sky International Five Principles for Responsible Outdoor Lighting
- Institute of Lighting Professionals (ILP) guidance GN01 2021 Guidance Notes for the Reduction of Obtrusive Light, or any future update.

Evidence

- South Downs Dark Skies Reserve – Dark Skies Map

See other relevant policies including: SDC3 Regenerative Development & Ecosystem Services, SDL1 Landscape Character, SDL2 Design, SDL3 Safeguarding Views, SDL4 Tranquillity, SDN1 Nature Recovery, SDN8 Trees, Woodland, Hedgerow and Scrub, SDG2 Green Infrastructure.

Strategic Policy SDL6: Historic Environment and Cultural Heritage

Purpose of the Policy

The purpose of this policy is to set out a positive strategy for the conservation and enhancement of the historic environment and cultural heritage of the National Park for the 21st century, including the safeguarding of heritage assets.

Local Plan Objectives

5: We will support new development, and the retrofitting of existing development, that achieves net zero operational carbon, minimises embodied whole life carbon, utilises sustainable materials that support the circular economy, and is resilient to the impacts of climate change.

11: We will support development that recognises the significance of the cultural heritage of the National Park, conserves and enhances heritage assets, encourages their optimum viable use and improves their ongoing management, especially where they are 'at risk'.

Policy

- 1. Development proposals will only be permitted where they conserve and enhance the historic environment and cultural heritage, including through the safeguarding of heritage assets and their setting;**
- 2. Applicants will be required to provide a Heritage Impact Statement sufficient to allow an informed and evidenced assessment of the significance of heritage assets and their setting, the impact of the proposed development and any mitigation strategies, on the significance of the heritage asset(s). The Heritage Impact Statement should, where relevant:**
 - a) Draw from up-to-date historic environment data, research and information which may include the local Historic Environment Record, South Downs Landscape Character Assessment and Historic Landscape Characterisation; and**
 - b) Take account of current best practice guidance including guidance produced by Historic England and any relevant Conservation Area Character Statements, Appraisals and Management Plans;**
- 3. Development proposals which affect heritage assets (whether designated or non-designated) or their setting will be determined with regard to the significance of the asset, including its contribution to cultural heritage, local distinctiveness and landscape character, and the historic environment. Consideration will also be given to the long-term conservation and enhancement of that asset;**

4. Development proposals will be permitted where they conserve, enhance or better reveal the significance of heritage assets, particularly where they are considered to be at risk of irreversible harm or loss;
5. Development proposals that appropriately re-use redundant, under-used or at-risk heritage assets with an appropriate use which secures their long-term conservation and enhancement, including of their setting, will be supported;
6. Proposals that improve accessibility to heritage assets will be supported where these are appropriate and sensitively designed;
7. Development proposals will be permitted for works to heritage assets for renewable energy generation, energy efficiency measures, and measures to address the impacts of climate change on heritage assets, where it can be demonstrated that this is consistent with the following:
 - a) The preservation of the historic fabric;
 - b) The preservation of the heritage asset's significance;
 - c) The preservation of the heritage asset's special architectural or historic interest;
 - d) The curtilage and setting of the heritage asset;
 - e) Use of design and materials appropriate for the character and appearance of heritage asset; and
 - f) For thermal efficiency, a **Whole Building Approach**;
8. Development proposals for enabling development that would otherwise conflict with other planning policies, but which would secure the future conservation of a heritage asset will be permitted provided:
 - a) The proposals will not materially harm the heritage significance and special architectural or historic interest_of the asset or its setting;
 - b) It can be demonstrated that all other options have been exhausted;
 - c) The proposed development is the minimum necessary to protect the significance of the heritage asset;
 - d) It meets the tests and criteria set out in Historic England guidance *Enabling Development and Heritage Assets*;
 - e) It is subject to a legal agreement to secure the restoration of the asset in a timely manner; and
 - f) It enables public appreciation of the saved heritage asset.

Supporting text

The term 'cultural heritage', which is part of the first purpose of the National Park, is defined in the Levelling Up and Regeneration Act 2023 as 'any building, structure, other feature of the natural or built environment or site, which is of historic, architectural, archaeological or artistic interest'. This includes heritage assets such as listed buildings, scheduled monuments, and conservations areas, as well as other

features of the historic environment and landscape which are of artistic interest such as through literature, art, film, music, folk traditions, customs and crafts, and industry.

Heritage Impact Assessments

The National Park has a rich and varied historic environment and cultural heritage. It is important that proposals are based on a meaningful understanding of the historic context and landscape (including townscape) character of the area. All planning applications that affect or have the potential to affect heritage assets and their setting, including sites with archaeological potential, must be supported by a Heritage Impact Statement (HIS). The level of detail should be proportionate to the significance of the heritage asset and the impact of the development and sufficient to understand the impact of the proposal on the asset. The information should enable the local planning authority to assess the impact of the proposal on the heritage asset's significance.

The HIS should include (1) a description of the asset and a statement of existing significance, which should include description of the historic structure of the asset, including age, fabric, significance, and setting, and (2) an assessment of the impact of the proposed development on the asset, and any mitigation strategies to demonstrate that the proposals are informed by the significance of the asset, would preserve the asset and any features of special architectural or historic interest, and would not harm its significance. Detailed condition surveys may need to be undertaken, as well as technical methodologies and specifications for the works. All methodologies and specifications should present a conservation-based approach to the, informed by a thorough understanding of the significance of the asset, and employing traditional techniques and materials as relevant. Where harm arises to the asset the applicant would need to demonstrate that the works can be outweighed by public benefits, and the authority will take this into consideration when assessing the proposal.

Development proposals can affect the significance of heritage assets in a range of ways, from minor alternations to complete loss of the asset. In order to assess significance, it is essential to have a sound understanding of the original purpose, development, use, history of the heritage asset. The contribution of the heritage asset to its landscape and townscape character context, including the local distinctiveness of the area may also be relevant to understanding the significance of heritage asset.

In cases where harm on significance is assessed to be substantial, but justified by considerations of continued use, re-use or wider public benefits, mitigation by recording will be required as a condition of consent. This can include deposition of the record including artefacts and ecofacts in a publicly accessible museum or record office, as well as the relevant Historic Environment Record. However, the ability to record evidence should not be a factor in deciding whether such a loss should be permitted. In instances where some degree of harm to heritage assets or the role of their setting is considered justified when balanced against public benefits, these benefits must be compelling, measurable, realistic and capable of assured delivery.

Climate change mitigation and adaptation of historic buildings

Opportunities to improve energy efficiency or improve low carbon performance of existing buildings are in principle to be welcomed subject to the criteria set out in this policy. These must be carefully considered when proposed for historic buildings or other heritage assets. Adaptations could include insulation to walls and roofs, solar panels and alterations to windows. These alterations and adaptations can significantly impact the features and subsequently the overall character, historic interest and integrity of built fabric historic building, and must be considered in assessing the significance of the historic asset. More guidance is set out in the South Downs Retrofitting Historic Buildings Technical Advice Note (2025).

Enabling development

The long-term conservation of a small minority of heritage assets can sometimes present particular problems. This is a result of the disparity between the costs of renovating the asset in a suitable manner and the final end value. This disparity is known as the ‘conservation deficit’. In extreme cases, a recognised way of addressing this is to allow development in a location, or of a nature or form, that would normally be considered unacceptable in planning policy terms, which would generate sufficient funds to cover the shortfall in the renovation costs, where it would bring public benefits sufficient to justify it being carried out, and which could not otherwise be achieved. This approach is known as ‘enabling development.’

Enabling development should only ever be regarded as a last resort in restoring heritage assets once all other options have been exhausted.

Development should constitute the minimum required to cover the conservation deficit. It should also not materially harm the heritage significance of the place (including its setting where relevant) and should produce public benefits which outweigh the dis-benefits of conflicting with other policies. Enabling development should contribute to the special qualities of the National Park and allow public appreciation of the saved heritage asset. The Authority will use the detailed and rigorous tests set out by Historic England to determine planning applications that propose enabling development.

Guidance

- Design Guide Supplementary Planning Document (South Downs, 2022)
- Retrofitting Historic Buildings to Combat Climate Change Technical Advice Note (South Downs, draft 2025)
- Conservation Area Appraisals
- Conservation Area Management Plans
- Guidance notes produced by Historic England such as:
 - Enabling Development and Heritage Assets (Historic England, 2020),
 - Historic England Advice Note 12 Statements of Heritage Significance: Analysing Significance in Heritage Assets, and
 - The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3 (Historic England, 2017).

○ Historic England Advice Note 18 Adapting Historic Buildings for Energy and Carbon Efficiency (Historic England, 2024)
Evidence • South Downs Landscape Character Assessment (2020) • Historic Landscape Character Assessments • Historic England South East Farmsteads Character Statement (October 2014) • Historic England Farmstead and Landscape Statement South Downs National Character Area 125 (February 2020) • Local Historic Environment Record • The Extensive Urban Survey
See other relevant policies including: SDC3 Regenerative Development & Ecosystem Services, SDL1 Landscape Character, SDL2 Design, SDL7 Listed Buildings, SDL8 Conservation Areas, SDL9 Archaeology.

Strategic Policy SDL7: Listed Buildings
Purpose of the Policy The purpose of this policy is to set out more detailed criteria for development proposals affecting listed buildings.
Local Plan Objective II: We will support development that recognises the significance of the cultural heritage of the National Park, conserves and enhances heritage assets, encourages their optimum viable use and improves their ongoing management, especially where they are ‘at risk’.
Policy 1. Development proposals which affect a listed building or its setting will only be permitted and listed building consent granted where: a) They preserve and enhance the significance of the listed building and its setting by demonstrating that harm to local distinctiveness and landscape character and loss of historic fabric and detail of significance, including internal features, floor plans and the integrity of the rooms, is avoided; or b) Harm to the significance of the listed building or its setting is considered to be outweighed by public benefits by the Authority, when appropriate mitigation measures will be expected, including archaeological investigation (including a written report) or recording. 2. Development proposals will be refused planning permission and/or listed building consent where they cause substantial harm to a listed building or its setting.
Supporting text Listed buildings and structures within the National Park form an important part of the historic character, sense of place, and wider cultural heritage of the National Park. It is necessary to consider the character and significance of listed structures in a holistic manner; this includes the relationship with and contribution to the landscape, townscape and local distinctiveness context of the listed structure, setting, as well as both internal and external features of the listed structure as relevant. The protection and enhancement of all aspects of significance should be considered, and great weight will be given to their preservation, and where appropriate their restoration to optimal condition.

In instances where harm of significance is unavoidable and outweighed by public benefits, the record of lost or altered fabric or features should be deposited at the relevant County Record Office to facilitate access by the general public.

The Authority will seek solutions for assets at risk of loss or harm through decay, neglect or other threats. This will be pursued through proactive discussion with owners and a readiness to engage with development proposals with the potential to secure repair and continued maintenance. Where appropriate the Authority may resort to the use of its statutory powers, Urgent Works or Repair Notices, to arrest decay of the asset.

Guidance

- See Policy SDL6

Evidence

- See Policy SDL6

See other relevant policies including: SDL1 Landscape Character, SDL2 Design, SDL6 Historic Environment and Cultural Heritage, SDL8 Conservation Areas, SDL9 Archaeology.

Strategic Policy SDL8: Conservation Areas
Purpose of the Policy The purpose of this policy is to set out more detailed criteria for development proposals within or affecting conservation areas.
Local Plan Objective II: We will support development that recognises the significance of the cultural heritage of the National Park, conserves and enhances heritage assets, encourages their optimum viable use and improves their ongoing management, especially where they are 'at risk'.
Policy 1. Development proposals within a conservation area, or within its setting, will only be permitted where they conserve and enhance the special architectural or historic interest, character or appearance of the conservation area. Sufficient information to support an informed assessment should be provided including the following matters: a) The relevant conservation area appraisal and management plan; b) Overall settlement layout and relationship to established landscape setting; c) Historic pattern of thoroughfares, roads, paths and open spaces, where these provide evidence of the historic evolution of the settlement, and the historic street scene; d) Distinctive character zones within the settlement; e) Mix of building types and uses, if significant to the historic evolution of the settlement; f) Use of locally distinctive building materials, styles or techniques; g) Historic elevation features including fenestration, or shop fronts, where applicable; h) Significant trees, landscape features, boundary treatments, open space, and focal points; and i) Existing views and vistas through the settlement, views of the skyline and views into and out of the conservation area. 2. Within a conservation area, development proposals which involve the total or substantial demolition of buildings or structures will only be permitted where it is sufficiently demonstrated that:

a) The current buildings or structures make no positive contribution to the special architectural or historic interest, character or appearance of the conservation area; and b) The replacement would make an equal or greater contribution to the character and appearance of the conservation area.
Supporting text Information required to support a planning application should be proportionate to the nature of the development proposal and likely impact to be sufficient for the case officer to understand the impact of the proposals on the conservation area. Reference to character zones relates to discrete character areas described within some individual conservation area appraisals. Some historic settlements within the National Park are small or diffuse in nature. The conservation areas boundaries of these diffuse settlements may not reflect the broader heritage interest of their surrounds. This policy reflects the importance of setting and extends consideration to such locations.
Guidance • See Policy SDL6
Evidence • See Policy SDL6
See other relevant policies including: SDL1 Landscape Character, SDL2 Design, SDL6 Historic Environment and Cultural Heritage, SDL7 Listed Buildings, and SDL9 Archaeology.

Strategic Policy SDL9: Archaeology
Purpose of the Policy The purpose of this policy is to set out more detailed criteria for development proposals affecting heritage assets with archaeological interest.
Local Plan Objective II: We will support development that recognises the significance of the cultural heritage of the National Park, conserves and enhances heritage assets, encourages their optimum viable use and improves their ongoing management, especially where they are 'at risk'.
Policy 1. Development proposals will be permitted where they do not cause harm to archaeological heritage assets and/or their setting (whether designated or undesignated). Sufficient information in a Heritage Impact Statement is required to allow an informed assessment of the significance of the archaeological heritage asset and its setting, and the impact of the proposed development and any mitigation strategies on that significance; 2. There will be a presumption in favour of preservation in-situ for archaeological heritage assets and their setting of equivalent significance to Scheduled Monuments; 3. Development proposals that will result in unavoidable harm to, or loss of, an archaeological heritage asset's significance, and their setting, will only be permitted where there is a clear justification in terms of the significance of the asset, the scale of the harm, and public benefits arising from the development which outweigh that harm and, in the case of substantial harm/loss, also meet the following requirements: a) There is no less harmful viable option; and b) The amount of harm has been reduced to the minimum possible; In these cases, preservation by record secured through an agreed Written Scheme of Archaeological Investigation will be required which must set out appropriate investigation, assessment, analysis, publication and archiving of findings following any archaeology work, including appropriate public engagement.
Supporting text

Archaeological sites are part of the cultural heritage of the National Park, and are finite, irreplaceable and fragile resources which are vulnerable to damage, either from specific works or from gradual degradation over time.

The most significant known archaeological heritage assets are usually designated as scheduled monuments and are of national or international importance. It should be noted that development which affects a scheduled monument and its setting will require permission from the Secretary of State.

It is widely recognised that there are sites which have equal significance, but which are non-designated heritage assets. In addition, there are many other archaeological sites which may not have significance equivalent to scheduled monuments, but which still form a valuable part of the National Park's historic environment and cultural heritage. There may also be archaeological sites of which nothing is presently known, which may be revealed during development works.

More information about Heritage Impact Statement requirements is set out in the supporting text for Strategic Policy SDL6: Historic Environment and Cultural Heritage. Planning decisions will take into account the significance of remains including the wider benefits that the conservation of the historic environment and cultural heritage can bring.

Preservation of archaeological assets in situ is the preferred position. Scheduled monuments and undesignated assets of equivalent significance are usually required to be preserved in situ. Where unavoidable harm or loss of archaeology is determined by the Authority to be justified as per criterion 3, it is required to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. Depending on the significance of the archaeology, public engagement to promote a wider understanding and appreciation of the site's archaeological heritage may be appropriate. However, the ability to record evidence of our past will not be a factor in deciding whether such loss should be permitted.

Case-by-case consideration will be given where heritage assets sit in areas which may experience impacts of climate change, such as cliff edges or flood zones. Where loss is inevitable, a managed process of recording and engagement should be undertaken.

The Written Scheme of Investigation (WSI) and all archaeological works is required to be undertaken to proper professional standards as defined by the Chartered Institute for Archaeologists (CIfA).

Guidance

- Planning Practice Guidance
- Analysing Significance in Heritage Assets Historic England, Advice Note 12.
- Planning and Archaeology: Historic England Advice Note 17

- Historic England Collection ‘Preservation in Situ’ <https://historicengland.org.uk/advice/technical-advice/archaeological-science/preservation-in-situ/>
- Standard and guidance, for the creation, compilation, transfer and deposition of archaeological archives (Chartered Institute for Archaeologists, 2014) <https://www.archaeologists.net/sites/default/files/2023-11/CIfA-SandG-Archaeological-Archives-2020.pdf>
- Standards and Guidance in the Care of Archaeological Collections (Collections Trust, 2020) <https://collectionstrust.org.uk/resource/standards-and-guidance-in-the-care-of-archaeological-collections/>
- Professional Practice Paper: Delivering public benefit (Chartered Institute for Archaeologists, 2021) https://www.archaeologists.net/sites/default/files/2024-11/CIfA-Delivering-Public-Benefit_2021.pdf
- See also Policy SDL6

Evidence

- See Policy SDL6

See other relevant policies including: SDL1 Landscape Character, SDL2 Design, SDL6 Historic Environment & Cultural Heritage, SDL7 Listed Buildings, SDL8 Conservation Areas.

Nature and Climate

Strategic Policy SDN I: Nature Recovery
Purpose of the Policy The purpose of this policy is to set a positive strategy for nature recovery across the National Park, aligning with Government's ambitions to deliver 30% of land managed for nature by 2030.
Local Plan Objectives 1: We will support development that is landscape-led, follows regenerative development and design principles and has an overall positive impact on natural beauty, landscape and townscape character, natural ecosystems and biodiversity. 2: We will support development proposals that protect and take opportunities to enhance designated sites, protect ancient woodland and ancient and veteran trees, support protected species, follow the mitigation hierarchy and take opportunities to deliver bigger, better and more joined up nature. 3: In implementing biodiversity net gain, we will seek to ensure that enhancements to biodiversity are appropriate to their landscape, cultural and ecological context, and that any off-setting of negative impacts takes place within the National Park to ensure that it meets the Purpose 1 requirement to conserve and enhance the wildlife.
Policy 1. Development proposals will be permitted where they conserve and enhance biodiversity, geodiversity, and soils, having particular regard to ecological networks and areas with high potential for priority habitat restoration or creation. 2. Prior to determination, an assessment informed by up-to-date ecological and/or other relevant information must be provided which demonstrates that development proposals: a) Retain, protect and enhance features of biodiversity and geological interest (including green, blue and dark corridors, and other supporting habitat and commuting routes through the site), taking due account of any use by migratory species;

- b) **Contribute to nature recovery and climate change resilience through the restoration and enhancement of existing habitats, the creation of wildlife rich habitats, and the creation of corridors through the development site. This should include linkages between habitats to create and enhance local and regional ecological networks, addressing habitat fragmentation and isolation effects. This should include consideration of artificial lighting constraints and opportunities. Such proposals should be suitable for the site conditions, be informed by and contribute to landscape and historic environment character and climate change adaptation;**
- c) **Conserve and support recovery of protected, priority, rare and notable species and habitats;**
- d) **Protect the quality, integrity, biodiversity and carbon store of soils, with due regard to historically undisturbed soils, including avoiding and minimising significant disturbance of soils through site levelling or import or export of soils;**
- e) **Seek to eradicate or control any invasive non-native species present on site;**
- f) **Contribute to the delivery of and are consistent with relevant biodiversity plans, strategies and targets including Local Nature Recovery Strategies (LNRS), Biodiversity Opportunity Areas (BOA) and are informed by the South Downs Landscape Character Assessment (LCA);**
- g) **Ensure appropriate long-term management and maintenance of measures for biodiversity, geodiversity and soils; and**
- h) **Comply with the mitigation hierarchy as set out in national policy.**

3. Development proposals with the principal aim to conserve, enhance, restore or create biodiversity will be supported where consistent with landscape character.

Biodiversity Net Gain

- 4. Development proposals will be permitted where it is demonstrated that the proposals for Biodiversity Net Gain:**
- a) **Achieve a minimum of 20% Biodiversity Net Gain or a minimum of 33% Biodiversity Net Gain on Strategic Greenfield Sites;**
 - b) **Follow the mitigation hierarchy and ensure that the biodiversity net gain proposed is in addition to this;**
 - c) **Contribute to the delivery of ecological networks, green and blue infrastructure and nature recovery;**
 - d) **Respond to the landscape, cultural heritage and ecological context of the site, and are informed by the South Downs Landscape Character Assessment (LCA)**
 - e) **Seek to align with and meet the objectives and priorities of the relevant Local Nature Recovery Strategy; and**
 - f) **Are feasible for the site and well designed for ecological functionality.**

- 5. Development proposing the use of off-site biodiversity net gain should be delivered as close to the development site as possible, selecting locations within the South Downs National Park and preferably within the same landscape character type, as reflected in the South Downs Landscape Character Assessment (LCA).**
- 6. For significant biodiversity net gain proposals, it must be demonstrated through a Habitat Management and Monitoring Plan, or equivalent document, that biodiversity net gain will be appropriately managed, maintained and funded for a minimum of 30 years after the completion of the development. This will be secured through a planning condition and/or planning obligation and will include a financial payment to cover the Authority's costs associated with the long-term compliance monitoring of the biodiversity net gain proposals.**

Supporting text

Conserving and enhancing wildlife is integral to the first purpose of the National Park, and biodiversity and geodiversity of the National Park is a fundamental part of its landscape. Nature recovery also has a vital role in addressing climate change. It is therefore important that the integrity of the natural function of these features is conserved and enhanced. The SDNPA is committed to supporting delivery of the UK's international commitment to 30x30 as agreed at the UN Biodiversity Summit (COP15) in 2022 and enshrined in the 2023 Environmental Improvement Plan.

Development has an important role in contributing to nature recovery. Meaningful nature recovery in a protected landscape context can do this through a landscape-led (see policies SDL1 and SDL2) and regenerative approach (see policy SDC3). This means that the approach to nature in development, including Biodiversity Net Gain, uses good contextual design to enhance landscape character and has an overall positive impact on the environment by contributing to replenishing ecosystems and supporting self-sustaining and thriving ecosystems.

The South Downs National Park is covered by two Local Nature Recovery Strategies – one for Sussex (East and West combined) and one for Hampshire. These set out areas of current importance for biodiversity, and areas that could be important for biodiversity where nature could be both created and restored, along with measures for nature recovery. Where present other local strategies should inform development proposals such as the Brighton and Lewes Downs Biosphere Reserve and the South Downs Way Ahead Nature Improvement Area, and strategies in areas adjacent to the National Park that support landscape scale connectivity are also relevant, such as the Chichester Wildlife Corridors.

Some species have special protection under international and national legislation (such as the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017). Legally protected species which are prominent in the National Park, and which could be affected by new developments include but are not restricted to all wild birds, all native species of bat, great crested newt and badger and, in rivers, water vole, brown trout, river lamprey and European eel. Where there is a reasonable likelihood that a

protected species may be present and affected by a proposal, comprehensive surveys will need to be undertaken to provide the evidence needed to allow a determination to be made and licenses to be sought where necessary.

Great Crested Newts are fully protected under UK law, which makes it illegal to harm or move them, or damage their habitat, unless a licence is in place. South Downs National Park Authority holds a Great Crested Newt Organisational (or 'District') Licence granted by Natural England. The associated District Licensing Scheme, which is currently administered and managed by NatureSpace Partnership, provides an alternative licensing option for developers to address impacts on protected great crested newts by enabling a 'conservation payment' towards high quality habitat creation and long-term management and monitoring. In the District Licensing Scheme, developers can engage with NatureSpace at the pre-application stage or at the planning application stage. It is based on a great crested newt landscape-scale conservation strategy, which aims to focus the creation of new habitats where they will be of maximum benefit to the species, whilst also reducing risk and uncertainty through the planning process for developers and planning authorities. The strategy results in a range of other biodiversity benefits and contributes towards nature recovery at the landscape scale.

In the Planning and Infrastructure Act 2025 Government introduced the ability for Natural England to prepare Environmental Delivery Plans (EDPs) to address any impacts on habitats and species, and mitigation for Great Crested Newts is in scope for a future EDP. A Nature Restoration Fund is being set up to fund the actions required under the EDPs. If an EDP is approved for Great Crested Newts, and a developer commits to paying a Levy into the Fund, then this will replace the requirements of the District Licensing Scheme.

Priority species are identified under Section 41 of the Natural Environment & Rural Communities (NERC) Act as of principle importance for the purpose of conserving biodiversity in England. The Sussex Biodiversity Records Centre and Hampshire Biodiversity Information Centre also hold information for rare and notable species in the National Park.

Integrated wildlife spaces such as bat boxes, swift bricks, and bee bricks can make a valuable contribution in conserving and enhancing biodiversity for a variety of species. Provision of integrated wildlife spaces for species appropriate to the area and well designed for the relevant species are encouraged. Any new habitat creation on development needs to be complemented by suitable nearby foraging habitat for birds and bats, as well as lighting schemes that avoid disrupting behaviours.

If eradication of non-native invasive species is demonstrably not feasible then proposals should show how the invasive non-native species will be suitably managed on an ongoing basis. Working practices shall also ensure that the spread of invasive non-native species is prevented.

The Government has produced considerable guidance on the statutory requirements for Biodiversity Net Gain (BNG). In addition, the SDNPA has produced a BNG Technical Advice Note (TAN) about how meaningful BNG should be achieved the protected landscape context of the National Park.

It is possible that interventions for nature on a site can deliver more than one requirement, for example mitigation as well as BNG enhancements. This is sometimes known as 'stacking' or 'additionality'. It is important to note that any mitigation and/or compensation

requirements for ‘Habitats Sites’, other statutory designated sites or irreplaceable habitats must be addressed fully in addition to biodiversity net gain provision.

Some forms of environmental improvement or enhancement may not be compatible with aviation safety. This can include the introduction of tall structures (whether temporary or permanent), the introduction of open water that could increase the risk of bird strike, or the position of plants or trees including creating a dense canopy. Where these falls within statutory safeguarding zones, the Ministry of Defence should be consulted.

Guidance

- Biodiversity Net Gain Technical Advice Note (SDNPA, 2025)
- Defra Guidance – Biodiversity Net Gain – <https://www.gov.uk/government/collections/biodiversity-net-gain>
- Hampshire LNRS <https://www.hants.gov.uk/landplanningandenvironment/nature-recovery-hampshire/hampshire-strategy>
- Sussex LNRS <https://www.sussexnaturerecovery.org.uk/>
- Government Guidance on Biodiversity Net Gain <https://www.gov.uk/government/collections/biodiversity-net-gain>
- List of priority habitats and species in England (‘Section 41 habitats and species’) for public bodies, landowners and funders to use for biodiversity conservation (Defra and Natural England) <https://www.gov.uk/government/publications/habitats-and-species-of-principal-importance-in-england>
- The Environmental Targets (Biodiversity) (England) Regulations 2023 Schedule I <https://www.legislation.gov.uk/ukxi/2023/91/schedule/1/made>
- South Downs Nature Recovery advice webpages <https://www.southdowns.gov.uk/nature-recovery-information-for-delivery-partners/>
- South Downs Nature Recovery by Landscape Type <https://www.southdowns.gov.uk/nature-recovery-information-for-delivery-partners/nature-recovery-by-landscape/>
- NatureSpace Partnership <https://naturespaceuk.com/>
- Defra Policy Paper ‘30by30 on land in England: confirmed criteria and next steps’ (Defra, 2024) <https://www.gov.uk/government/publications/criteria-for-30by30-on-land-in-england/30by30-on-land-in-england-confirmed-criteria-and-next-steps>

Evidence

- South Downs Landscape Character Assessment (South Downs National Park Authority, 2020) <https://www.southdowns.gov.uk/landscape-design-conservation/south-downs-landscape-character-assessment/south-downs-landscape-character-assessment-2020/>

- Whole Plan Viability Study (2026)
- Hampshire Biodiversity Information Centre
<https://www.hants.gov.uk/landplanningandenvironment/environment/biodiversity/informationcentre>
- Sussex Biodiversity Records Centre <https://sxbrc.org.uk/home/>
- Chichester Wildlife Corridors Background Paper (Chichester District Council, 2018)
https://www.chichester.gov.uk/media/31016/Local-Plan-Review-Background-Paper-Strategic-Wildlife-Corridors/pdf/Local_Plan_Review_Background_Paper.pdf?m=1603298085947
- Defra Environment Improvement Plan (2025) <https://www.gov.uk/government/publications/environmental-improvement-plan-2025/environmental-improvement-plan-eip-2025#chapter-1-restored-nature>
- South Downs State of the Park Report (SDNPA, 2024) <https://www.southdowns.gov.uk/national-park-authority/our-work/partnership-management/state-of-the-park-report-2024/>

See other relevant policies including: SDC3 Regenerative Development and Ecosystem Services, SDL1 Landscape Character, SDL2 Design, SDL5 Dark Night Skies, SDN2 Designated Sites Hierarchy, SDN3-SDN7 Specific International Sites policies, SDN8 Trees, Woodlands and Hedgerows, SDW1 Protection of the Water Environment, SDG2 Green Infrastructure.

Strategic Policy SDN2: Designated Sites Hierarchy
Purpose of the Policy The purpose of this policy is to set out the hierarchy of designated sites and how these will be appropriately assessed and protected.
Local Plan Objective 2: We will support development proposals that protect and take opportunities to enhance designated sites, protect ancient woodland and ancient and veteran trees, support protected species, follow the mitigation hierarchy and take opportunities to deliver bigger, better and more joined up nature.
Policy 1. Development proposals that could impact on designated sites or irreplaceable habitats will be permitted where it is demonstrated where there will be no adverse impact on the conservation status of designated sites, no net loss or deterioration of key habitats that form part of the designation and enhancement of the relevant habitats achieved. The following hierarchy of site designation will apply in the determination of development proposals: a) Internationally Protected Sites, as shown on the Policies Map (SPAs, SACs and Ramsar Sites, candidate and formally proposed versions of these designations, and including compensatory habitats for internationally protected sites). Development proposals with the potential to impact on one or more international sites(s), including compensatory habitat for internationally protected sites, will be refused unless; i. A Habitats Regulations Assessment (HRA) has concluded that the proposal will not have likely significant effects (either individually or in combination with other developments); or ii. An Appropriate Assessment has concluded there will be no adverse effect on the integrity of the site, including taking into account mitigation to address the impact such as that set out in policies SDN3-7; or iii. The impact of the development is being addressed through an approved Environmental Delivery Plan and the developer has committed to paying the Nature Restoration Levy; or iv. It has been demonstrated that: there are no alternatives to the proposal; there are imperative reasons of overriding public interest why the proposal should nonetheless proceed; and adequate compensatory provision is secured.

- b) Nationally Protected Sites SSSI, NNRs, MCZ as shown on the Policies Map:**
 - i. Development proposals considered likely to have a significant effect on nationally protected sites will be required to assess the impact by means of an Environmental Impact Assessment (EIA);**
 - ii. Development proposals should avoid impacts on these nationally protected sites. Development proposals where any adverse effect on the site's notified special interest features is likely and which cannot be either avoided or adequately mitigated will be refused, unless the benefits of the development, at this site clearly outweigh the likely impact to the notified features of the site and any broader impacts on the network of nationally protected sites.**
- c) Irreplaceable Habitats as defined by national policy (including ancient woodland as shown on the Policies Map, and ancient or veteran trees):**
 - a) Development proposals which result in the direct or indirect loss or deterioration of irreplaceable habitats, including ancient woodland and ancient or veteran trees, will be refused unless there are wholly exceptional reasons and a suitable and achievable compensation strategy exists;**
 - b) Development proposals must provide adequate protection zones and buffers for irreplaceable habitat.**
- d) Locally Protected Sites (Sites of Nature Conservation Importance (SNCI)/Local Wildlife Sites (LWS)/Sites of Importance for Nature Conservation (SINC), Local Nature Reserves (LNR and Local Geodiversity Sites (LGS)) as shown on the Policies Map:**
 - a) Development proposals considered likely to have a significant potential positive or negative impact on local sites will be required to assess the impact by means of an Ecological Impact Assessment (EclA);**
 - b) Development proposals should ensure that locally designated sites are safeguarded from harm or loss. Development proposals that will result in any adverse effect on the integrity of any local site which cannot be either avoided or adequately mitigated will be refused, unless exceptional circumstances outweighing the adverse effects are clearly demonstrated and the impacts can be adequately compensated.**
- e) Outside of designated sites**
 - a) Development proposals should identify and incorporate opportunities to conserve, restore and recreate wildlife rich habitats including priority habitats and ecological networks.**

b) Development proposals should take opportunities to contribute and deliver on the aims and objectives of the relevant biodiversity strategies, including relevant Local Nature Recovery Strategies.

Supporting text

The National Park benefits from a large number of sites designated for the wildlife and biodiversity value and irreplaceable habitats. Irreplaceable habitats are defined in the National Planning Policy Framework and in the glossary to this Local Plan.

In addition to the requirements set out in this policy, the requirements of SDNI Nature Recovery are also relevant and should be read together.

Policies SDN3-7 set out specific requirements for development in the National Park in relation to particular Internationally Designated Sites. The areas of the National Park where these policies apply are shown on the Policies Map.

In the Planning and Infrastructure Act 2025 Government introduced the ability for Natural England to prepare Environmental Delivery Plans (EDPs) to address any impacts on habitats and species including Internationally Designated Sites. A Nature Restoration Fund is being set up to fund the actions required under the EDPs. Nutrient Neutrality areas are in scope for the first generation of EDPs, including The Solent and The Itchen area which covers the western part of the National Park. If an EDP is approved for this area, and a developer commits to paying a Levy into the Fund, then this will replace the requirement to carry out an Appropriate Assessment under the Habitats Regulations and any need for mitigation under SDN7.

In addition to the range of nature conservation designations and irreplaceable habitats, there are other areas of the National Park which are not subject to statutory nature conservation designation or legal protection, but which form an important element of the collective nature conservation resource. These are crucial to the Government's objective in the Environment Improvement Plan: 'Goal 1 - Restored Nature - We will create a network of bigger, better and more resilient habitats to help nature thrive' and contribute towards a net gain for biodiversity.

These include wildlife rich, priority habitats, non-statutory designations and areas of opportunity for nature such as areas identified in Local Nature Recovery Strategies, the Brighton and Lewes Downs Biosphere Reserve and the South Downs Way Ahead Nature Improvement Area. Strategies in areas adjacent to the National Park that support landscape scale connectivity are also relevant, such as the Chichester Wildlife Corridors. Features, like rivers, mature trees and hedgerows, extend across designated and non-designated areas and are also important in providing corridors or stepping stones for species and to allow species to adapt to climate change. The maintenance and enhancement of these networks will be encouraged. Brownfield land can also be of important ecological value. These undesignated biodiversity assets are important components of GI.

The term 'wildlife-rich habitat' is defined in the glossary. Areas with high connectivity and/or high potential for priority habitat restoration or creation will be given due weight in the planning process.

Guidance

- Guidelines for Ecological Impact Assessment (EcIA) (CIEEM, 2024) <https://cieem.net/resource/guidelines-for-ecological-impact-assessment-ecia/>
- CIEEM EcIA Checklist (CIEEM and ALGAE, 2019) <https://cieem.net/resource/ecological-impact-assessment-ecia-checklist/>
- MHCLG Guidance - Environmental Impact Assessment <https://www.gov.uk/guidance/environmental-impact-assessment>
- Defra Guidance - Habitats regulations assessments: protecting a European site <https://www.gov.uk/guidance/habitats-regulations-assessments-protecting-a-european-site>
- Defra Guidance – Irreplaceable Habitats <https://www.gov.uk/guidance/irreplaceable-habitats>
- Ancient woodland, ancient trees and veteran trees: advice for making planning decisions (Natural England and Forestry Commission) <https://www.gov.uk/guidance/ancient-woodland-ancient-trees-and-veteran-trees-advice-for-making-planning-decisions>
- List of priority habitats and species in England ('Section 41 habitats and species') for public bodies, landowners and funders to use for biodiversity conservation (Defra and Natural England) <https://www.gov.uk/government/publications/habitats-and-species-of-principal-importance-in-england>
- The Environmental Targets (Biodiversity) (England) Regulations 2023 Schedule I <https://www.legislation.gov.uk/uksi/2023/91/schedule/1/made>

Evidence

- Natural England Designated Sites Viewer <https://designatedsites.naturalengland.org.uk/>
- Habitats Regulations Assessment (AECOM) for the South Downs Local Plan 2042.
- Hampshire LNRS <https://www.hants.gov.uk/landplanningandenvironment/nature-recovery-hampshire/hampshire-strategy>
- Sussex LNRS <https://www.sussexnaturerecovery.org.uk/>
- Hampshire Biodiversity Information Centre <https://www.hants.gov.uk/landplanningandenvironment/environment/biodiversity/informationcentre>
- Sussex Biodiversity Records Centre <https://sxbrc.org.uk/home/>

- Chichester Wildlife Corridors Background Paper (Chichester District Council, 2018)
https://www.chichester.gov.uk/media/31016/Local-Plan-Review-Background-Paper-Strategic-Wildlife-Corridors/pdf/Local_Plan_Review_Background_Paper.pdf?m=1603298085947
- South Downs Landscape Character Assessment (South Downs National Park Authority, 2020)
<https://www.southdowns.gov.uk/landscape-design-conservation/south-downs-landscape-character-assessment/south-downs-landscape-character-assessment-2020/>
- Defra Environment Improvement Plan (2025) <https://www.gov.uk/government/publications/environmental-improvement-plan-2025/environmental-improvement-plan-eip-2025#chapter-1-restored-nature>

See other relevant policies including: SDC3 Regenerative Design, SDLI: Landscape Character, SDNI Nature Recovery, SDN3-7 International Sites, SDN8 Trees, Woodlands and Hedgerows.

Strategic Policy SDN3: The Sussex Bats Special Areas of Conservation (SACs)

Purpose of the Policy

The purpose of this policy is to set specific requirements relating to The Mens Special Area of Conservation (SAC), Ebernoe Common SAC and Singleton & Cocking Tunnels SAC as recommended by the Habitats Regulations Assessment that accompanies the South Downs Local Plan to ensure that development proposals will not have an adverse effect on the integrity of these habitats sites, in line with the requirements of the Conservation of Habitats and Species Directive (2017, as amended).

Local Plan Objective

2: We will support development proposals that protect and take opportunities to enhance designated sites, protect ancient woodland and ancient and veteran trees, support protected species, follow the mitigation hierarchy and take opportunities to deliver bigger, better and more joined up nature.

Policy

1. **Development proposals on greenfield sites and sites that support or are in close proximity to suitable commuting and foraging habitat (including grassland and mature vegetative linear features such as woodlands, hedgerows, riverine and wetland habitats) within the ranges of The Mens SAC, Ebernoe Common SAC and Singleton & Cocking Tunnels SAC set out in a) and b) and as shown on the Policies Map, should have due regard to the possibility that Barbastelle and Bechstein's Bats will be utilising the site. Such proposals will be required to undertake robust surveys and an ecological assessment of direct and indirect impacts to the key features (such as foraging habitat and commuting routes). This shall include details of the measures proposed to avoid and/or fully mitigate any identified harm to ensure these features are conserved and enhanced, provide a suitable buffer to safeguard against disturbance, and take opportunities to for characteristic habitat creation to link flightlines and features.**
 - a) **6.5km: Key conservation area – all impacts to bats must be considered given that habitats within this zone are considered critical for sustaining the populations of bats within the SACs; and**
 - b) **12km: Wider conservation area – significant impacts or severance to flightlines to be considered.**
2. **Proposed use or development of the tunnels comprising the Singleton & Cocking Tunnels SAC will be required to demonstrate that there is no adverse effect on the interest features, including hibernation habitat for Barbastelle and Bechstein's Bats, or on the integrity of the site.**

Supporting text

The approach to conservation mitigation, enhancement and habitat creation measures, including the scale of the buffer to safeguard against disturbance, will need to be determined on a case-by-case basis, informed by best practice, guidance and bat activity survey work. It shall take account of the species involved and their sensitivity to disturbance/artificial lighting, the natural screening provided by existing surrounding vegetation, and landscape character. It would need to be devised in consultation with the SDNPA (in addition to Natural England, as required). Further guidance on the zones outlined in the policy can be found in the Sussex Bat Special Area of Conservation Planning and Landscape Scale Enhancement Protocol, also referred to as 'The Bat Protocol'.

All bats, and their breeding and resting places, irrespective of whether they fall within the boundary of the SAC or its buffer zone, are protected in their own right as a European protected species under the Conservation of Habitats and Species Regulations 2017 (as amended) and also the Wildlife and Countryside Act 1981 (as amended). Strategic Policy SDN1 includes a requirement to conserve and support the recovery of protected species. Further details can be found in Natural England's standing advice regarding bats.

Guidance

- Sussex Bat Special Area of Conservation Planning and Landscape Scale Enhancement Protocol 'The Bat Protocol' <https://www.southdowns.gov.uk/wp-content/uploads/2018/04/TLL-15-Draft-Sussex-Bat-SAC-Protocol.pdf>
- South Downs Habitats Regulations Assessment Technical Advice Note (to be updated).
- Natural England Standing Advice: Bats: advice for making planning decisions. <https://www.gov.uk/guidance/bats-advice-for-making-planning-decisions>
- Bat Conservation Trust Guidance <https://www.bats.org.uk/resources/guidance-for-professionals> including:
 - Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition)
 - Landscape and Urban Design for Bats and Biodiversity (2012)
 - Bats and Artificial Lighting in the UK' Guidance Note GN 08 / 23
- Reason, P.F. and Wray, S. (2025). UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats. Version 1.2. Chartered Institute of Ecology and Environmental Management, Ampfield <https://cieem.net/resource/uk-bat-mitigation-guidelines-2025/>

Evidence

- Habitats Regulations Assessment for the Proposed Submission (Regulation 19) South Downs Local Plan 2042 (AECOM, 2026)
- Natural England Designated Sites Viewer <https://designatedsites.naturalengland.org.uk/>

- South Downs Landscape Character Assessment (South Downs National Park Authority, 2020)
<https://www.southdowns.gov.uk/landscape-design-conservation/south-downs-landscape-character-assessment/south-downs-landscape-character-assessment-2020/>

See other relevant policies including: SDC3 Regenerative Development and Ecosystem Services, SDL1 Landscape Character, SDL2 Design, SDN1 Nature Recovery, SDN2 Designated Sites Hierarchy, SDN8 Trees Woodlands Hedgerow and Scrub, SDW1 Protection of the Water Environment.

Strategic Policy SDN4: The Arun Valley Special Protection Area (SPA)
Purpose of the Policy The purpose of this policy is to set specific requirements relating to The Arun Valley Special Protection Area (SPA) as recommended by the Habitats Regulations Assessment that accompanies the South Downs Local Plan to ensure that development proposals will not have an adverse effect on the integrity of this habitat site, in line with the requirements of the Conservation of Habitats and Species Directive (2017, as amended).
Local Plan Objective 2: We will support development proposals that protect and take opportunities to enhance designated sites, protect ancient woodland and ancient and veteran trees, support protected species, follow the mitigation hierarchy and take opportunities to deliver bigger, better and more joined up nature.
Policy 1. Development proposals on greenfield sites within 5km of the Arun Valley SPA, as shown on the Policies Map, must undertake an appraisal as to whether the land is suitable for wintering Bewick's swan. If it is suitable then appropriate surveys must be undertaken to determine whether the fields are of importance to the swan population. If so, and likely significant adverse effects on the designated site cannot be avoided, development proposals must demonstrate through a site specific Habitats Regulations Assessment that effects are adequately mitigated and, as a last resort, compensated for to ensure that no adverse effects on the integrity of the Arun Valley SPA and Ramsar site result. 2. Compensation in the form of appropriate alternative habitat is to be agreed with the Local Planning Authority and Natural England and delivered before development proceeds.
Supporting text The Arun Valley SPA is designated for its wintering population of Bewick's swan. Bewick's swans frequently feed on suitable farmland up to 5km from the designated site and therefore suitable fields within 5km of the SPA could constitute important supporting habitat if they support a large enough percentage of the SPA population on a regular basis. It is important that sites suitable for overwintering Bewick's swans are not avoidably lost. Should an alternative habitat be proposed as compensation for the loss of the development site then it needs to be

demonstrated as being suitable and be delivered before development commences so there is no period when Bewick's swans returning to overwintering grounds in the Arun Valley find that there is no suitable habitat to inhabit.
Guidance • South Downs Habitats Regulations Assessment Technical Advice Note (to be updated). • Natural England Standing Advice: Wild birds: advice for making planning decisions https://www.gov.uk/guidance/wild-birds-advice-for-making-planning-decisions
Evidence • Habitats Regulations Assessment for the Proposed Submission (Regulation 19) South Downs Local Plan 2042 (AECOM, 2026) • Natural England Designated Sites Viewer https://designatedsites.naturalengland.org.uk/ • South Downs Landscape Character Assessment (South Downs National Park Authority, 2020) https://www.southdowns.gov.uk/landscape-design-conservation/south-downs-landscape-character-assessment/south-downs-landscape-character-assessment-2020/
See other relevant policies including: SDN1 Nature Recovery and SDN2 Designated Sites Hierarchy

Strategic Policy SDN5: Wealden Heaths Complex

Purpose of the Policy

The purpose of this policy is to set specific requirements relating to the Wealden Heaths complex of international sites as recommended by the Habitats Regulations Assessment that accompanies the South Downs Local Plan to ensure that development proposals will not have an adverse effect on the integrity of these habitat sites, in line with the requirements of the Conservation of Habitats and Species Directive (2017, as amended).

Local Plan Objective

2: We will support development proposals that protect and take opportunities to enhance designated sites, protect ancient woodland and ancient and veteran trees, support protected species, follow the mitigation hierarchy and take opportunities to deliver bigger, better and more joined up nature.

Policy

1. **Development proposals resulting in a net increase in residential units within the 0 - 400m 'exclusion zone' from the boundary of the Wealden Heaths Phase II SPA, Woolmer Forest SAC and Shortheath Common SAC boundaries as shown on the Policies Map, will not be permitted unless in exceptional circumstances where an Appropriate Assessment demonstrates that development would not have an adverse effect on the integrity of the designated sites and has been agreed by the Local Planning Authority in consultation with Natural England.**
2. **Development proposals resulting in a net increase in residential units within the 400m - 5km zone from the boundary of the Wealden Heaths Phase II SPA, Woolmer Forest SAC and Shortheath Common SAC as shown on the Policies Map must demonstrate that development would not have adverse effect on the integrity of the designations and recreational disturbance impacts are satisfactorily mitigated through:**
 - a. **A financial contribution to the delivery of strategic mitigation through the Wealden Heaths Strategic Access Management and Monitoring (SAMM) Strategy; and**
 - b. **Where development proposals are for a net increase in residential units of 50 or more, the provision of Suitable Alternative Natural Green Space (SANG), or a financial contribution to a strategic SANG, which is acceptable to provide mitigation for the development, is agreed with the Local Planning Authority and Natural England, in place prior to occupation, and provided in perpetuity.**

- 3. In the absence of a financial contribution toward SAMM mitigation, an Appropriate Assessment is required to demonstrate that any ‘in combination’ impacts which are likely to have a significant adverse effect can be avoided or can be satisfactorily mitigated through a developer-provided package of measures as agreed with the Local Planning Authority and Natural England. The agreed measures shall in place prior to occupation and provided in perpetuity.**

Supporting text

The Wealden Heaths complex of international sites comprises the Thursley, Hankley and Frensham Commons (Wealden Heaths Phase I) Special Protection Area (SPA), Wealden Heaths Phase II SPA, Woolmer Forest Special Area of Conservation (SAC), Shortheath Common SAC, and Thursley & Ockley Bogs Ramsar. There are a range of potential impacts arising from urbanisation and recreation pressures from increases in residential development in the area. It is necessary for adverse impacts on the integrity of the designated sites arising from net increases in residential development to be avoided and suitability mitigated.

Two zones surrounding the Wealden Heaths complex of sites are identified and shown on the Policies Map. The zones are defined in a straight line from the edge of the designated sites. The 0 – 400m zone is an exclusion zone and development for new residential units will generally not be permitted because mitigation measures are unlikely to be capable of protecting the integrity of the designated sites. Evidence for the previous Local Plans for South Downs National Park Authority and East Hampshire District Council identified an allowance of development that could safely come forward. There is no more remaining in the allowance which has been fully utilised by planning permissions and an allocation which is carried forward in this Local Plan (SDA37). In the 400m – 5km zone, a net increase in development must provide mitigation as outlined in this policy.

The SDNPA, East Hampshire District Council, and Waverley Borough Council, with the input of Natural England, have developed this policy approach and are currently developing a Strategic Access Management & Monitoring Strategy (SAMM). Footprint Ecology were commissioned jointly by the authorities to provide a report outlining a suitable SAMM for the Wealden Heaths Complex. This will inform ongoing work on governance arrangements and the development of a finalised strategy as Local Plans for the authorities are progressed. It is intended that a SAMM strategy will be finalised for submission of this Local Plan for examination.

The term ‘residential units’ also includes Gypsy, Traveller and Travelling Showpeople pitches or plots, student accommodation, and development which leads to a permanent residency such as hotels which have permanent staff accommodation. The definition may include residential institutions, such as care homes, and holiday dwellings may be within scope and will be considered on a case-by-case basis.

Guidance

- South Downs Habitats Regulations Assessment Technical Advice Note (to be updated).

- Joint Wealden Heaths Phase II Special Protection Area' Supplementary Planning Document (East Hampshire District Council and South Downs National Park Authority, 2018) <https://www.southdowns.gov.uk/wp-content/uploads/2018/08/Joint-Wealden-Heaths-Phase-II-SPA-SPD-July-2018.pdf>

Evidence

- Habitats Regulations Assessment for the Proposed Submission (Regulation 19) South Downs Local Plan 2042 (AECOM, 2026)
- Wealden Heaths Strategic Access Management and Monitoring (SAMM) Strategy (Footprint Ecology, 2026)
- Natural England Designated Sites Viewer <https://designatedsites.naturalengland.org.uk/>
- South Downs Landscape Character Assessment (South Downs National Park Authority, 2020) <https://www.southdowns.gov.uk/landscape-design-conservation/south-downs-landscape-character-assessment/south-downs-landscape-character-assessment-2020/>

See other relevant policies including: SDN1 Nature Recovery and SDN2 Designated Sites Hierarchy

Strategic Policy SDN6: The Solent Coast Special Protection Areas (SPAs)
Purpose of the Policy The purpose of this policy is to set specific requirements relating to The Solent Coast Special Protection Areas (SPAs) as recommended by the Habitats Regulations Assessment that accompanies the South Downs Local Plan to ensure that development proposals will not have an adverse effect on the integrity of these habitat sites, in line with the requirements of the Conservation of Habitats and Species Directive (2017, as amended).
Local Plan Objective 2: We will support development proposals that protect and take opportunities to enhance designated sites, protect ancient woodland and ancient and veteran trees, support protected species, follow the mitigation hierarchy and take opportunities to deliver bigger, better and more joined up nature.
Policy 1. Development proposals resulting in a net increase in residential units, within the Solent Coast SPAs (Chichester & Langstone Harbours SPA, Portsmouth Harbour SPA and Solent & Southampton Water SPA) zone of influence shown on the Policies Map, defined as 5.6km from the boundary of these sites, will be permitted where ‘in combination’ effects of recreation on the Solent Coastal SPAs are satisfactorily mitigated through the provision of an appropriate financial contribution to the delivery of strategic mitigation through the Bird Aware Solent Strategy. Some other types of development (such as care homes, student accommodation) may also need to address recreational disturbance both alone and in-combination and this development will be assessed on a case-by-case basis. 2. In the absence of a financial contribution toward mitigation, an appropriate assessment is required to demonstrate that any ‘in combination’ impacts which are likely to have a significant adverse effect can be avoided or can be satisfactorily mitigated through a developer-provided package of measures and agreed with the Local Planning Authority and Natural England, in place prior to occupation and provided in perpetuity.
Supporting text The Solent Coast Special Protection Areas (SPAs) comprise Chichester & Langstone Harbours SPA, Portsmouth Harbour SPA and Solent & Southampton Water SPA. These SPAs are designated for their bird species. Each winter, more than 125,000 waders and wildfowl travel thousands of miles to the Solent coast from their summer breeding grounds. During the summer, several protected species choose to breed

and raise their chicks on these shores. These protected bird species are vulnerable to disturbance from recreation activity (such as dog walking).

The SDNPA is part of the Solent Recreation Mitigation Partnership. The SDNPA has worked with the Partnership to form the Bird Aware Solent Strategy which provides a strategic mitigation solution to address impacts associated with recreational pressure from increase in residential development within 5.6km (the 'zone of influence') of the Solent Coast SPAs. A small part of the SDNPA falls within this 5.6km zone. All new residential development in this zone will be required to mitigate the native impact.

The Bird Aware Solent Strategy is well established having been in place for several years. The strategy is regularly reviewed and was most recently updated in 2024. Within the 5.6km area there are two zones and two corresponding charging schedules, reflecting the different costs for those developments needing to mitigate for overwintering and breeding birds, and those only needing to mitigate for overwintering birds. These zones are shown on the Policies Map. Developer contributions are revised annually in line with the Retail Price Index (RPI) and are published on the SDNPA website.

Guidance

- South Downs Habitats Regulations Assessment Technical Advice Note (to be updated).
- South Downs webpage setting out the latest developer contributions requirements for Bird Aware Solent <https://www.southdowns.gov.uk/community-infrastructure-levy/cil-and-s106-rates/solent-recreation-mitigation-strategy-developer-contributions/>

Evidence

- Habitats Regulations Assessment for the Proposed Submission (Regulation 19) South Downs Local Plan 2042 (AECOM, 2026)
- Bird Aware Solent Revised Strategy (September 2024) <https://birdaware.org/solent/wp-content/uploads/sites/2/2025/02/BAS-five-year-strategy-proposals.pdf>
- Natural England Designated Sites Viewer <https://designatedsites.naturalengland.org.uk/>
- South Downs Landscape Character Assessment (South Downs National Park Authority, 2020) <https://www.southdowns.gov.uk/landscape-design-conservation/south-downs-landscape-character-assessment/south-downs-landscape-character-assessment-2020/>

See other relevant policies including: SDN1 Nature Recovery and SDN2 Designated Sites Hierarchy

Strategic Policy SDN7: Nutrient Neutrality

Purpose of the Policy

The purpose of this policy is to set specific requirements relating to the Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and Ramsar Sites of the Solent Coast and River Itchen, as recommended by the Habitats Regulations Assessment that accompanies the South Downs Local Plan, to ensure that development proposals will not have an adverse effect on the integrity of these habitat sites, in line with the requirements of the Conservation of Habitats and Species Directive (2017, as amended).

Local Plan Objective

2: We will support development proposals that protect and take opportunities to enhance designated sites, protect ancient woodland and ancient and veteran trees, support protected species, follow the mitigation hierarchy and take opportunities to deliver bigger, better and more joined up nature.

Policy

- 1. Development involving an overnight stay (including dwellings, Gypsy, Traveller and Travelling Showpeople plots and pitches, and all forms of holiday accommodation), and tourism attractions that could bring visitors from outside the catchment, will be required to demonstrate that there will be no adverse effect on the integrity of the SPAs, SACs and Ramsar sites of the Solent and River Itchen. They shall do this by being nutrient neutral for the lifetime of the development, in accordance with guidance provided by Natural England and supported by a nutrient budget using the most up-to-date Natural England calculator, through:**
 - a. A financial contribution towards a strategic mitigation scheme, and/or**
 - b. A developer-provided on-site solution agreed with Natural England.**
- 2. Other development proposals may impact the water quality of the SPAs, SACs and Ramsar sites of the Solent and River Itchen and these must demonstrate that adverse effects on the integrity of these designated sites are avoided, suitably mitigated, or as a last resorted compensated for. Such development proposals will be assessed on a case-by-case basis.**
- 3. Development proposals for mitigation must be agreed with the Local Planning Authority and Natural England and will be supported where they are located in the relevant catchment in relation to the development they are to serve, conserve and enhance landscape character, and take opportunities to deliver wider environmental benefits such as for biodiversity, making a positive contribution to the ecological network.**

Supporting text

In 2019 Natural England advised that there was a risk of significant effects to international designated habitat sites in the Solent and Itchen catchments from development sites. Poor water quality due to nutrient enrichment from elevated nitrogen and phosphorus levels is one of the primary reasons for these sites being in unfavourable condition. Residential development, including new homes and other uses that provide overnight accommodation, can potentially have an adverse impact because of the wastewater they generate. As shown on the Policies Map, three river catchments are affected in the South Downs National Park: the Test & Itchen Catchment, the East Hampshire Catchment and the Western Streams Catchment.

Mitigation through nutrient neutrality is where developers offset calculated increase in nutrient load from their developments by providing or contributing to measures that reduced nutrients going into watercourses in other areas, typically by reducing chemical inputs on farmland by changing the management and/or use of that land, and can include suitable Sustainable Drainage Systems (SuDS) on site. There are a range of offsetting schemes that are active and providing mitigation for development across the catchments. These can be found the South Downs National Park website and the Partnership for South Hampshire website.

The latest Natural England guidance on achieving nutrient neutrality for new housing development and the latest nutrient calculators for the relevant catchment should always be used to ensure the most recent information and requirements are addressed by development proposals. A bespoke method to calculating nutrient neutrality may be required in circumstances where the Natural England calculators are not appropriate for the nature of the development proposals.

On 19 December 2025, Natural England notified the Secretary of State that it has decided to prepare 23 Environmental Delivery Plans (EDPs) in England. This includes the preparation of 16 EDPs relating to catchments of habitat sites which are being adversely affected by nutrient pollution, including The Solent and The Itchen. The SDNPA supports joint work on EDPs, and it is important that any EDP for the Solent and The Itchen catchments supports the existing mitigation strategies that are successfully mitigating new development in this area.

There may be individual cases where planning applications for new commercial or industrial development such as waste management facilities, road schemes or changes in agricultural practices could have other (non- sewerage) water quality implications. In these situations, a case-by-case approach will be adopted. Early discussions with Natural England via their chargeable Discretionary Advice Service (DAS) are recommended.

Guidance

- South Downs Habitats Regulations Assessment Technical Advice Note (to be updated).
- NE Collection: Tools and resources for calculating nutrient neutrality <https://www.gov.uk/government/collections/tools-and-resources-for-calculating-nutrient-neutrality>

- NE and Defra Guidance: Using the nutrient neutrality calculators <https://www.gov.uk/guidance/using-the-nutrient-neutrality-calculators>
- Nutrient Neutrality Principles (TIN186) <https://publications.naturalengland.org.uk/publication/5031421117988864>
- Natural England Water Quality and Nutrient Neutrality Advice (16 March 2022) (NE785) <https://publications.naturalengland.org.uk/publication/4792131352002560>

Evidence

- Habitats Regulations Assessment for the Proposed Submission (Regulation 19) South Downs Local Plan 2042 (AECOM, 2026)
- Nutrient Budget for the Proposed Submission (Regulation 19) South Downs Local Plan 2042 (Partnership for South Hampshire, 2026)
- Natural England Designated Sites Viewer <https://designatedsites.naturalengland.org.uk/>
- South Downs Landscape Character Assessment (South Downs National Park Authority, 2020) <https://www.southdowns.gov.uk/landscape-design-conservation/south-downs-landscape-character-assessment/south-downs-landscape-character-assessment-2020/>
- South Downs Green Finance brokerage service for developers looking to buy credits for nutrient neutrality and biodiversity net gain. <https://www.southdowns.gov.uk/renature-credits/buy-renature-credits/>
- Partnership for South Hampshire webpages on Nutrient Neutrality <https://www.push.gov.uk/our-partnership-and-nutrient-neutrality/>

See other relevant policies including: SDN1 Nature Recovery and SDN2 Designated Sites Hierarchy

Strategic Policy SDN8: Trees, Woodland, Hedgerows and Scrub

Purpose of the Policy

The purpose of this policy is to ensure the management, including conservation and enhancement, of existing trees, woodlands, hedgerows, and, where it is consistent with and makes a positive contribution to landscape and biodiversity, scrub. It also seeks to ensure that opportunities for restoration and establishment of new trees, woodland, hedgerow and scrub is realised to support nature recovery and local character.

Local Plan Objectives

- 1:** We will support development that is landscape-led, follows regenerative development and design principles and has an overall positive impact on natural beauty, landscape and townscape character, natural ecosystems and biodiversity.
- 2:** We will support development proposals that protect and take opportunities to enhance designated sites, protect ancient woodland and ancient and veteran trees, support protected species, follow the mitigation hierarchy and take opportunities to deliver bigger, better and more joined up nature.

Policy

- 1. Development proposals will be permitted where they conserve and enhance trees, hedgerows, woodlands and, where it makes a positive contribution, scrub.**
- 2. Development proposals that affect trees, hedgerows, woodland must demonstrate that they have been informed by a full site survey, including an appropriate Ecological Survey, Tree Survey and Arboricultural Impact Assessment, and associated Arboricultural Method Statement and Tree Protection Plan according to BS5837, and include a management plan.**
- 3. Where scrub is present on site, a suitable assessment must be made of the quality and importance of that scrub for biodiversity and landscape character. Loss or harm to scrub which makes a positive contribution to biodiversity and is consistent with landscape character should be avoided in accordance with the mitigation hierarchy. Where it is evidenced that removal of scrub would be desirable for nature conservation and landscape character reasons, this will be supported.**

- 4. The removal, loss or deterioration of protected trees, groups of trees, woodland or hedgerows will only be permitted in exceptional circumstances and in accordance with the relevant legislation, policy, and good practice recommendations. Where protected trees are subject to felling, a replacement of an appropriate number, species and size in an appropriate location will be required.**
- 5. Development proposals must demonstrate provision of adequate protection zones and buffers around hedgerows, woodland and trees to prevent damage to root systems and taking account of future growth, including:**
 - a. A minimum buffer of 15 metres will be required between the development and ancient woodland or other priority habitat woodland. For ancient trees, or veteran trees including those on a woodland boundary, the buffer zone should be at least 15 times larger than the diameter of the tree at 1.5 metres height above ground, or at least 5 metres from the edge of the canopy, whichever is greater.**
 - b. It must be demonstrated that any buffer is suitable to retain the natural growing processes and minimise indirect impacts throughout the life of the proposal. Where assessment shows other adverse impacts are likely to extend beyond this distance during or following works, the proposal is likely to need a larger buffer zone.**
 - c. The area within 50 metres of ancient woodland will be considered as an ancient woodland vulnerability zone, and development proposals within this area must have special regard to ancient woodland and demonstrate how proposals will avoid and mitigate impacts on the ancient woodland.**
- 6. A proposed loss or damage of non-protected trees, woodlands, community orchards, or hedgerows, should be avoided, especially those identified as Category A in a BS5837 tree survey. If demonstrated as being unavoidable, appropriate replacement or compensation will be required, including an overall net gain where feasible, and opportunities should be taken to reuse wood on site as part of the public realm or deadwood for biodiversity. Opportunities should be taken to retain existing deadwood, especially standing deadwood, on site, except where an unacceptable level of wildfire risk is identified by an authoritative agency such as the Fire & Rescue Service.**
- 7. Development proposals must demonstrate that appropriate protection measures for existing and proposed trees, woodlands, and hedgerows are in place prior to any work on site throughout the development process as part of a comprehensive landscaping comprehensive landscaping plan, arboricultural impact assessment, and tree protection plan according to BS5837, and that suitable opportunities for the restoration, enhancement or planting of trees, woodland, hedgerows are identified and incorporated.**

8. Opportunities should be identified and incorporated for natural regeneration, restoration or planting of new trees, woodlands, and hedgerows increasing tree canopy and enhancement of ecological connectivity with the surrounding landscape. Establishment of new planting, including species selection and design, should be suitable for the site conditions, and those predicted to occur in the future due to climate change, use native species where appropriate, contribute to climate change adaptation, be informed by and contribute to local character and the historic environment, and enhance or create new habitat linkages. New streets should be tree-lined.

Supporting text

The South Downs is the most wooded national park in England and Wales. The trees and woodland are significant features of the landscape (including townscape) of the National Park, with a high proportion of ancient and veteran trees. Trees and woodland are a significant asset for ecosystem services and for adaptation to climate change, for example, trees can moderate summer temperatures and when planted in well-chosen locations can stabilise slopes and reduce the impacts of flooding.

All development must be undertaken in line with the British Standard 5837 and all tree works must be carried out in accordance with British Standard 3998.

All development proposals are required to demonstrate adequate protection zones and buffers around hedgerows, woodland and trees to prevent damage to root systems and taking account of future growth. However, as ancient woodland and ancient and veteran trees are recognised as an irreplaceable habitat, some specific requirements are set out. Development is expected to, in the first instance, avoid any negative effects on ancient woodland or veteran trees unless there are wholly exceptional reasons and a suitable compensation strategy exists. To mitigate negative impacts, a buffer zone of a minimum of 15 metres, consisting of semi-natural habitat should be employed between the development and the ancient woodland or veteran tree. A 50 metre vulnerability zone is specified because direct and indirect harmful impacts from development may be a risk to ancient woodland in this wider area, such as impacts to water flow and quality. The distance of the buffer zone should be determined to ensure the protection and vitality of the ancient woodland ecosystem; ancient woodland comprises the habitat as a whole, including the soil, plants and animals, and therefore the function of the buffer is not only for root protection of the trees. Compensation measures will only be considered as a last resort. Further detailed guidance for applicants on ancient woodland and veteran trees is found in the Forest Commission and Natural England Joint Standing Advice.

Hedgerows are a priority habitat and provide an important function as wildlife corridors. Some hedgerows are protected under the Hedgerow Regulations (1997).

Scrub is an often overlooked but vitally important habitat. Scrub is often described as a 'successional habitat', meaning that it is temporary and in transition between one habitat (more open areas such as grassland and heathland) and another (generally woodland). Scrub can consist of hawthorn, bramble and nettle patches, or patches of other young shrubs and trees. These provide shelter, nesting

sites, and food sources for species that rely on both open and covered habitats. If unmanaged, scrub can rapidly take over and harm open habitats such as chalk grasslands. An appropriate balance of habitat that is consistent with landscape character and make a positive contribution to biodiversity is therefore key.

The role of deadwood is also often overlooked. Deadwood can be fallen branches, felled wood, standing deadwood, decaying stumps or roots or rotting wood at the centre of trees ('heartwood'). Deadwood is a ecosystem in its own right. The dead and decaying wood provides nutrients and home for an incredibly high diversity of fungi, plants, insect and other animal species.

Species selection for new planting should be appropriate for the site conditions such as soil type and microclimate. Responsibly sourced provenances and other species that are shown to offer enhanced ecosystem services, without being detrimental to the local environment, may also be acceptable in planting schemes. When selecting species and sources of trees, due regard must be had to the expected impacts of climate change, genetic variability and disease. New planting should be appropriate to and contribute to the character of the location and should also support and enhance green links and ecological networks, maximising opportunities for nature recovery and part of regenerative and landscape-led design. Site conditions also include consideration of infrastructure requirements to ensure that potential conflicts between planting and grey infrastructure are avoided. Pest protection for tree planting should be biodegradable fencing, poles, tree tubes. – left plastic material is a hazard for people and nature.

Guidance

- British Standard 5837:2012 Trees in relation to design, demolition and construction
- British Standard 3398:2010 Tree Work Recommendations
- Forestry Commission Standing Advice
- Natural England Standing Advice
- Woodland Trust Guidance on Root Protection Areas
- Woodland Trust Guidance on Ancient Woodlands
- Natural England and Defra Guidance - Countryside Hedgerow Protection <https://www.gov.uk/guidance/countryside-hedgerows-regulation-and-management>

Evidence

- South Downs Landscape Character Assessment 2020 <https://www.southdowns.gov.uk/landscape-design-conservation/south-downs-landscape-character-assessment/>
- South Downs Nature Recovery advice webpages <https://www.southdowns.gov.uk/nature-recovery-information-for-delivery-partners/>

- South Downs Nature Recovery by Landscape Type <https://www.southdowns.gov.uk/nature-recovery-information-for-delivery-partners/nature-recovery-by-landscape/>
- Sussex and South Downs National Park Woodland Opportunity Mapping <https://www.southdowns.gov.uk/wildlife-habitats/habitats/healthy-woodlands/woodland-opportunity-mapping/>

See other relevant policies including: SDC3 Regenerative Design and Ecosystem Services, SDL1 Landscape Character, SDL2 Design, SDN2 Designated Sites Hierarchy, SDN1 Nature Recovery, SDG2 Green and Blue Infrastructure.

Strategic Policy SDN9: Sustainable Construction

Purpose of the Policy

The purpose of this policy is to ensure that all new development contributes to the achievement of net zero carbon, minimises environmental impacts, and supports the transition to a sustainable built environment.

Local Plan Objective

5: We will support new development, and the retrofitting of existing development, that achieves net zero operational carbon, minimises embodied whole life carbon, utilises sustainable materials that support the circular economy, and is resilient to the impacts of climate change.

7: We will support water efficiency measures and more sustainable patterns of water use and new water infrastructure to protect our water supply, aquifers, rivers and the habitats and species that depend on them.

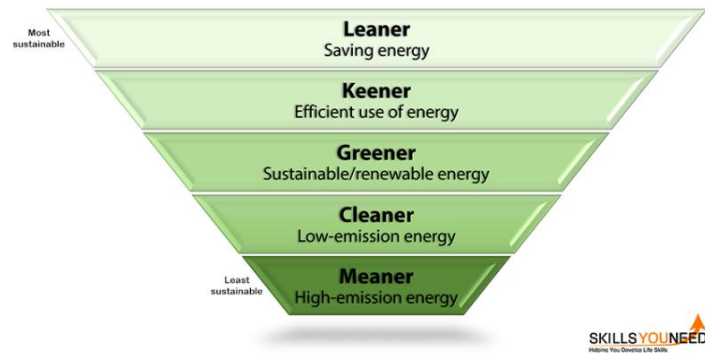
I. All new build development proposals will be required to achieve net zero operational carbon by applying the minimum standards below unless it can be demonstrated that doing so is not technically feasible or would make the scheme unviable. The following standards will apply:

- a) **For all new residential development of one dwelling or more:**
 - i) **Maximum standards for space heating demand to be $\leq 20\text{kWh/m}^2/\text{yr}$ and total energy consumption (energy use intensity) to be $\leq 40\text{kWh/m}^2/\text{yr}$; and**
 - ii) **A nationally recognised predictive energy model must be used to demonstrate compliance with this standard, such as Passive House Planning Package (PHPP) (or accepted equivalent);**
- b) **For all major non-residential and multi-residential development:**
 - i) **Maximum standards for space heating ($\leq 20\text{kWh/m}^2/\text{yr}$) and total energy consumption (energy use intensity) to be benchmarked against the 2025 UK Net Zero Carbon Building Standard Pilot limits for the relevant building typology; and**
 - ii) **A nationally recognised predictive energy model must be used to demonstrate compliance with this standard, such as Passive House Planning Package (PHPP) or the Chartered Institution of Building Services Engineers (CIBSE TM54) (or accepted equivalent);**
- c) **For all residential and major non-residential and multi-residential development:**

- i) **Fossil fuels should be avoided for operational energy and measures to reduce the burden on the National Grid should be maximised;**
 - ii) **Net zero carbon should be achieved on-site by energy from renewables matching total energy consumption; and**
 - iii) **Where, for agreed technical reasons, there is a shortfall in reaching net zero operational carbon on-site, exceptionally this should be made up through financial contributions to an Energy Transition Fund administered by the Authority @ £1.82/kWh* of energy consumption not matched by renewable energy;**
 - d) **All residential extensions of 50 sqm and above and non-residential and refurbishment projects of 250 sqm or above must achieve passive house metrics for insulation;**
 - e) **Where there is a reasonable prospect of a local heat network all major development should be compatible with any future connection to it, including provision of safeguarded routes and plant space; and**
 - f) **All new build residential developments of 50 homes or more or 2,500 sqm of commercial development must undertake a Building Performance Evaluation to a brief agreed with the Authority.**
- 2. Development proposals must consider reducing high embodied carbon materials, and maximising the use of low embodied carbon materials, and the re-use of reclaimed materials, including by:**
- a) **Considering the re-use of existing site buildings, structures, hard surfaces and infrastructure;**
 - b) **Where demolition and replacement are proposed, justification must be provided as to why the loss of embodied carbon is outweighed by other public benefits; and**
 - c) **All major development must provide a design stage strategy for lowering embodied carbon in construction and must achieve the upfront carbon targets listed below for the relevant building typologies:**
 - **For residential buildings <11 m in height: ≤500 kgCO₂/m²GIA**
 - **For residential buildings ≥11 m in height: ≤700 kgCO₂/m²GIA**
 - **For Use class E commercial (shell and core and Cat A): ≤700 kgCO₂/m²GIA.**
- 3. New development proposals will be required to meet the following internal maximum water consumption standards:**
- a) **Residential and visitor accommodation: predicted internal mains water consumption ≤ 90 litres/person/day; or**

b) Major non-residential development: Achieve equivalent of at least 70% of available BREEAM Water credits; 4. All development proposals should use sustainable materials such as: a) Timber from sustainably managed sources (preferably locally grown); b) Insulation products which avoid HCFC-based materials; and c) Minimising construction and operational waste; 5. For all development proposals, including the change of use or redevelopment of a building, or an extension to an existing building, the applicant must consider all opportunities to improve the energy efficiency, overall carbon emissions, water consumption and embodied carbon across the planning unit.
Supporting text Within the National Park, the built environment is a major source of carbon emissions, and residents' carbon footprint significantly exceeds the national average. In response, this policy sets ambitious requirements to reduce the impact of new development while also promoting opportunities to enhance the performance of the existing building stock. <u>Reducing energy consumption</u> To reduce energy consumption, all new development should follow the energy hierarchy, starting with energy saving and energy efficiency measures ('leaner' and 'keener') followed by use of renewables ('greener'); low carbon generation ('cleaner') and only as a very last resort, offset to compensate for any shortfall ('meaner').

The Energy Hierarchy



Space heating is commonly the largest source of emissions in buildings. The passive house approach - using high levels of insulation, airtightness, and careful control of thermal bridges - can cut these emissions significantly. Heating demand should ideally meet the Low Energy Transition Initiative (LETI) target of less than 15kWh/m²/yr and must not exceed 20kWh/m²/yr when applying efficient fabric and passive house design principles. In addition to reducing emissions, this fabric first approach has many benefits for the occupant, including lower energy bills and less need for expensive retrofit.

Energy Use Intensity (EUI) is a measure of the total energy consumption in a building over a year, including from regulated and unregulated sources. It is expressed in kWh/m²/yr and is calculated with predictive energy modelling. The lower the EUI, the easier it will be to match this with renewable energy generation on site and achieve net zero operational energy.

<<Insert (simplified) table from UKNZCB of limits for non-resi and multi-resi>>

The accurate measurement of the predicted space heating demand and EUI requires the design to be modelled using Passivhaus Planning Package (PHPP) or Chartered Institute of Building Services Engineers (CIBSE) TM54 Evaluating Operational Energy Performance of Buildings at the Design Stage, or an agreed alternative (which does not include SAP/SBEM). The outputs (in kWh) can be measured subsequently post-completion to check compliance.

Net zero development

New development should be net zero carbon for all operational energy. This is achieved where the renewable energy generated on the plot matches the predicted energy use by the building (the EUI). In most cases this will be achieved by photovoltaic (PV) panels mounted on the

roof of the building, associated storage buildings or even ground mounted. Other forms of renewable energy may also be appropriate. To maximise opportunities for solar collection, scheme design should take account of building and roof orientation (south-facing being the most efficient orientation with east and west-facing aspects still feasible) as well as avoiding overshadowing of potential solar collection locations, wherever possible.

Energy Transition Fund

If the EUI cannot be fully matched with on-site renewables, for agreed technical reasons, the shortfall will be used by the Authority to calculate a contribution to the Authority Energy Transition Fund which will fund local carbon reduction projects. The approved energy model will predict both the EUI and the energy that any renewable energy on site will generate in kWh. Where there is a shortfall in kWh the financial contribution will be at a price proportionate to the cost to the Authority for providing an equivalent level of energy generation within the Authority area. *The current estimate is £1.82/kWh for energy consumption not matched by renewable energy.

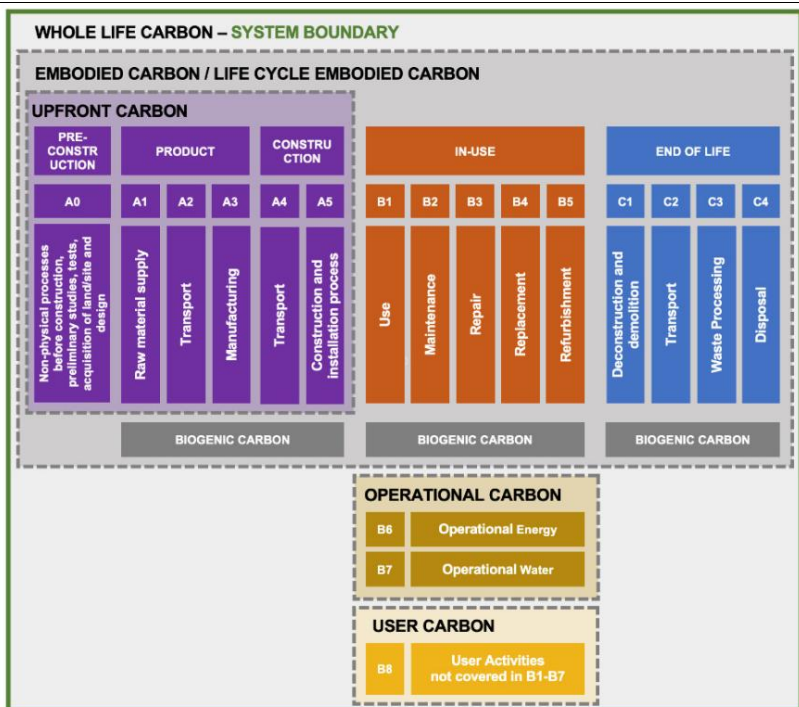
Extensions and refurbishment projects

<<Insert passive house metrics for insulation, airtightness & overheating or where to find them>>

Building Performance Evaluation

Building Performance Evaluation (BPE) provides evidence on how a development performs against its design aims, helping improve future design and highlighting issues for applicants or owners to address. It must follow British Standard 40101 to ensure consistent and comparable data, covering energy use, water consumption, environmental conditions, and occupancy feedback. A qualified assessor will carry out the BPE, and applicants must provide access for meter readings and data collection. BPE will be secured as part of a S106 agreement for qualifying development.

Embodied Carbon



RICS modules for Whole Life Carbon Assessment stages in construction, operation and end of life

As operational energy emissions fall towards net zero, embodied carbon from building materials and construction becomes the main source of emissions. These can be reduced by retaining existing buildings, re-using reclaimed materials, and choosing low-carbon options such as timber. Organic materials store “biogenic carbon” absorbed during growth, which can remain locked in the building if recycled rather than released at end of life.

Planning has most influence over “upfront” embodied carbon—the emissions from construction processes, measured under RICS modules A0–A5. Assessments must follow the RICS Whole Life Carbon Assessment for the Built Environment (2017, or later updates) for these modules.

Reducing Water consumption

The South Downs lies within an area of ‘serious water stress’, where high levels of river extraction have significant impacts on natural systems and the biodiversity they support. To address this, internal mains water consumption should be reduced to below 90 litres per person per day through best practice fittings and appliances, or by incorporating rainwater harvesting or greywater recycling for appropriate uses such as flushing toilets. In non-residential buildings, additional measures such as water monitoring and leak detection can further reduce consumption.

Sustainable materials

The construction industry accounts for around 55% of annual material use (BRE 2018). Under policy SDN9.2, embodied carbon must be addressed, including avoiding plastic products where possible. HCFC-based plastics used in insulation are especially harmful, with HCFC in extruded polystyrene 550 times more impactful by weight than CO₂. Material choices should also ensure timber is certified from well-managed forests. The National Park supports the ‘Grown in Britain’ initiative, which certifies British-grown timber for uses such as cladding, helping manage local woodlands and reducing transport-related embodied carbon.

Guidance

- Sustainable Construction SPD

Evidence

- Whole Plan Viability Study 2026
- A greenhouse gas emissions assessment and target scenario for the South Downs National Park, Small World Consulting Ltd 2022

See other relevant policies including: SDC3 Regenerative Development and Ecosystems Services, SDL2 Design

Strategic Policy SDN10: Renewable Energy
Purpose of the Policy The purpose of this policy is to support the development of renewable energy schemes that are appropriate in scale and design, contribute to the National Park's ambition of achieving net zero carbon by 2040, and deliver tangible benefits for local communities and businesses. At the same time, proposals must conserve and enhance the special qualities of the South Downs National Park.
Local Plan Objective 4: We will support proposals for small-scale renewable energy schemes that are appropriately located and designed, especially where such proposals are community-led and serve communities and businesses within the National Park.
Policy 1. Development proposals for renewable energy schemes of an appropriate scale to meet the energy needs of local communities and businesses and contribute towards a carbon neutral National Park, will be permitted where it is demonstrated through suitable site-specific analysis that the proposal: a) Is appropriate in location, scale and design to its National Park context and the statutory purposes and special qualities of the South Downs National Park; b) Does not result in significant adverse impacts on the local environment that cannot be satisfactorily mitigated, including cumulative landscape and visual impacts; c) Takes opportunities to retain agricultural use and other landscape functions on the site where relevant; d) Takes opportunities to create new or conserve and enhance existing wildlife habitats; e) Makes provision for the removal of the facilities and reinstatement of the site, should it cease to be operational; f) Ensures existing public access is not impeded; and g) Does not result in the permanent loss in use of Best and Most Versatile agricultural land (Grades 1, 2 or 3a) unless exceptionally justified or significant sustainability benefits are demonstrated to outweigh any loss and follows a hierarchy that preferences the use of lower grade land (Grade 3b and below) onsite, above BMV land.

- h) For battery energy storage system (BESS) proposals only, that it is not located in sensitive groundwater areas (i.e. Source Protection Zone 1 and areas with a shallow groundwater table) and demonstrates adequate risk controls will be in place, including control of risks to the local water environment.
- 2. In considering development proposals for small-scale renewable energy development serving individual properties or small groups of properties, significant weight will be given to the benefits of removing fossil fuel energy systems and will be supported where:
 - a) They are suitably sited and clearly associated with the buildings that they are intended to serve and in the case of solar arrays, are suitably screened;
 - b) They are appropriate in scale to the buildings being served; and
 - c) There is no unacceptable adverse impact on local amenity or conflict with public safety
- 3. Support will be given to renewable and low carbon energy generation developments (including decentralised heat networks) that are led by or meet the needs of local businesses and communities. The positive benefits of community energy schemes will be an important material consideration in assessing renewable energy development proposals. The preference is for schemes that are in line with the hierarchy and project attributes below:

Community Led Energy:

 - i) Project part or fully owned by a local community group or social enterprise; or
 - ii) Local community members have a governance stake in the project or organisation e.g. with voting rights.
- 4. Development proposals for solar panels on existing roofs, car parks within settlements and brownfield land will be supported in principle subject to landscape and heritage considerations.
- 5. Renewable energy projects on the following sites as identified on the Policies Map will be supported in principle where they provide demonstrable benefits to local businesses or communities, subject to further technical work on grid connections and impact on the National Park and neighbouring uses:
 - a) Land east of Langrish Primary School – ground mounted solar arrays;
 - b) Tolmare Farm, Findon – rooftop solar;
 - c) Land at Longridge Avenue, Saltdean – ground mounted solar arrays;
 - d) Land between the A32 and Policeman's Lane, Privett – ground mounted solar arrays; and

e) Lancing College – ground mounted solar arrays.**Supporting text**Assessing renewable energy schemes

Renewable energy proposals must be appropriate in location, scale, and design. Developments should be proportionate to the surrounding landscape and should not exceed the visual prominence of existing built or natural features. While some change to the landscape is anticipated, this will be balanced against the imperative to reduce carbon emissions.

Proposals should be of a scale that meets the needs of local communities or businesses, including those adjacent to the National Park, provided they do not result in significant adverse impacts on the Park's special qualities. Assessments must consider effects on visual amenity, landscape character, noise, biodiversity, heritage assets, land use, rights of way, and transport.

Suitable screening

Part 2 of Policy SDN10 requires that small-scale freestanding solar arrays are suitably screened. Screening should be achieved by integrating arrays within existing building complexes or by using established landscape features such as hedgerows, walls, or trees. Where new screening is introduced, it must be context-specific and designed to blend with the landscape. For example, new hedgerows should be planted with locally native species, provide suitable wildlife habitat, and reinforce or restore historic field boundaries.

Community-led energy

There is growing interest and support for community-led renewable energy projects within the National Park. Community-led schemes will receive positive weight, especially where they deliver local benefits.

Suitable sites for renewable energy projects

A call for sites and the subsequent Renewable Energy Study formed part of the evidence base for the revised Local Plan. The study identifies a limited number of sites suitable for solar energy generation, each with potential to deliver direct benefits to residents or businesses. Further feasibility work is required, including grid connection studies and detailed impact assessments.

Support for renewable energy projects is not restricted to the identified sites; other proposals may be considered where they demonstrate feasibility, deliver local benefits, and avoid significant adverse impacts on the National Park and its setting.

Guidance

- Small Scale Renewable Energy TAN

Evidence • Renewable Energy Study 2024 and 2025 addendum
See other relevant policies including: SDC4 Major Development, SDLI Landscape, SDNI Nature Recovery, SDT5 Infrastructure

Water and Pollution

Strategic Policy SDW1: Protection of the Water Environment
Purpose of the Policy The purpose of this policy is to protect and enhance groundwater and surface water features; ensuring that the proposed development, either individually or cumulatively does not cause the quality of groundwater and surface water assets to deteriorate, and takes opportunities to enhance, regenerate or restore these assets by taking a catchment-based and landscape-led approach.
Local Plan Objectives 1: We will support development that is landscape-led, follows regenerative development and design principles and has an overall positive impact on natural beauty, landscape and townscape character, natural ecosystems and biodiversity. 6: We will support a catchment-based approach to water and wastewater management that protects and enhances surface and groundwater quality, restores natural functions and processes, uses nature-based solutions to manage flood risk and improve water supply, and enhances public access to blue infrastructure. 7: We will support water efficiency measures and more sustainable patterns of water use and new water infrastructure to protect our water supply, aquifers, rivers and the habitats and species that depend on them.
Policy 1. Development proposals affecting the water environment (existing features, or the creation of new features) must demonstrate a catchment and landscape-led approach, prioritising the delivery of nature-based solutions to mitigate or prevent adverse impacts to the water environment; both during and post development. 2. Development proposals that affect groundwater, aquifers, surface water features, and watercourse corridors will not be permitted unless they conserve, enhance, and where applicable, restore, the following: a) Water quality and quantity, and help achieve requirements of the <i>Water Framework Directive</i>, relevant catchment <i>River Basin Management Plans</i>, and where relevant the <i>Habitats Regulations</i>, or their replacement;

b) Ability of groundwater, aquifers, surface water features and watercourse corridors to function by natural processes throughout seasonal variations taking account of and supporting resilience to climate change, within the immediate vicinity, and both upstream and downstream of the site of the proposal. Culverting of watercourses will not usually be supported, and development should wherever possible remove existing culverts. Opportunities should be identified and incorporated to reconnect rivers and watercourses to their floodplain, and promote natural flow; and

c) Specifically for surface water features and watercourse corridors:

- i. Habitat quality, biodiversity and contribution to nature recovery, including eradication and control of invasive non-native species. Special regard will be given to the conservation, enhancement and restoration of chalk stream priority habitat;**
- ii. Naturalness and flows which should follow natural flow patterns and be sufficient in quantity to maintain the health of the ecosystem and river system;**
- iii. Historic and cultural significance;**
- iv. Landscape (including townscape) character, appearance, and setting;**
- v. Appropriate levels of public access to and along the waterway for recreational opportunities whilst avoiding foreseeable conflict with sensitive or protected wildlife; and**
- vi. Ability for maintenance, including for flood risk management purposes.**

3. Development proposals will be permitted where they demonstrate adequate wastewater treatment provision, including:

- a) no surface water from new development will be discharged to the public foul or combined sewer system, other than in exceptional circumstances;**
- b) that foul water from the development will be discharged to the public foul sewer. Alternatives will only be considered if it is demonstrated that all options for connection to the public foul sewer have been explored and that such connection is not possible;**
- c) development is phased to align with the delivery and operation of new or improved wastewater infrastructure where this is required;**
- d) the provision of water infrastructure is not considered detrimental to the water environment, including existing abstractions, river flows, water quality, fisheries, amenity and nature conservation; and**

e) Small scale wastewater treatment infrastructure serving on site uses must avoid surface water pollution pathways and should not be located inside Source Protection Zone 1 or within 50 metres of a drinking water supply.

- 4. Development proposals should identify and incorporate opportunities to support the delivery of the relevant Catchment Management Plan and Local Nature Recovery Strategy.**
- 5. Development proposals must provide adequate protection zones and undeveloped buffers to watercourses. It must be demonstrated that the buffer is suitable to retain the natural function of the watercourse and its biodiversity and minimise direct and indirect impacts to the watercourse.**
- 6. Development within Groundwater Source Protection Zones (SPZs) will only be permitted provided it can be demonstrated that there will be no adverse effect on the quality of the groundwater source and provided there is no risk to its ability to maintain a water supply or contribute to nature conservation.**
- 7. Development proposals must incorporate effective measures to eliminate risk of pollution to groundwater, surface water and watercourse corridor features and must not harm or degrade their ecological and/or chemical status or their habitat functionality.**
- 8. Development proposals for the provision of reservoirs or natural flood management measures that aid demand management, water efficiency and water storage, including supporting the health of aquifers and the wider environment, will be permitted where they are compatible with the National Park purposes.**

Supporting text

This policy applies to any development proposals which may impact groundwater features or surface water features, including coastal waters.

The landscape-led approach means good contextual design that conserves and enhances the landscape (including historic landscape and landscape-seascape continuum) – see Policy SDL1 Landscape Character, SDL5 Design and SDW4 The Coast. A catchment-based approach means taking a holistic approach to development proposals, informed by understanding of the function of the site within its wider catchment, and conserves, enhances, replenishes or restores functions that support water management on both the site and the wider catchment. This should be applied proportionately to the nature and scale of the proposals and their impact on the water environment.

The corridor of a watercourse is the width of the channel in which water flows, plus its extensive influence on its surrounding landscape that is necessary for its natural functioning. This is characterised by many natural interactions between topography, hydrology, flooding hazards, geology, soils, climate, flora and fauna. Where a watercourse is present on a development site, it should be retained or restored into a natural state and enhanced where possible. Any enhancements and mitigation should inform the earliest stages of the design process.

The role of small scale, agricultural reservoirs in certain circumstances is understood for sustainable water management. The design of any

agricultural reservoirs will be carefully considered in relation to a range of considerations including reservoir safety, flood attenuation and risk, landscape character and biodiversity. Proposals for large scale reservoirs would be subject to the requirements of Policy SDC4 Major Development.

There are eleven main rivers flowing through the National Park and numerous other important watercourses, including iconic and internationally significant chalk rivers and streams and the River Rother, which is entirely within the National Park, plus other surface water features. These do not function in isolation and have complex and dynamic interactions with the landscape.

To protect the watercourse and its corridor from pollution, to allow for the natural function, to protect biodiversity and to support long term management, an undeveloped buffer zone around the watercourse and its corridor should be included in the overarching design of the site and arrangement should be made for its long-term management. The undeveloped buffer should be a minimum of 10 metres from the watercourse, however much larger buffer strips are likely to be necessary to respond to the nature of the topography or distribution or sensitivity of habitat. The area within 50 metres of a watercourse and its corridor should be considered a watercourse vulnerability area and special regard should be given to avoiding and mitigating potential impacts to the watercourse and its corridor.

Groundwater is a key part of the water cycle: it provides an important source for rivers, sustaining flows in dry periods, and thus supporting wildlife habitats. Two aquifers, one chalk and one greensand, supply people inside and outside of the National Park with high-quality drinking water. The quality of groundwater is easily polluted directly and indirectly from many types of development and is difficult to remediate. It is therefore better to prevent or reduce the amount of contamination at source.

The EA provides information on areas which are sensitive to groundwater pollution and on the presence of solution features (karst) in the chalk which are preferential pathways for pollutants. It defines SPZs for groundwater sources such as wells, boreholes and springs used for public drinking water supply. These zones show the risk of contamination from any activities that might cause pollution in the area. The closer the activity, the greater the risk. Maps of SPZs are available on the EA's website. These show three main zones (inner, outer, and total catchment) and a fourth zone of special interest to a groundwater source, which usually represents a surface water catchment that drains into the aquifer feeding the groundwater supply. There are also a number of private water supplies, which are not under the control of a licensed water undertaker. These supplies have their own SPZs, the details of which are held by local authorities who should be consulted on any development proposals that are in the vicinity.

Guidance

- South Downs 'Nature Recovery by Landscape Type' <https://www.southdowns.gov.uk/nature-recovery-information-for-delivery-partners/nature-recovery-by-landscape/>
- Environment Agency South East river basin district river basin management plan: updated 2022 <https://www.gov.uk/guidance/south-east-river-basin-district-river-basin-management-plan-updated-2022>

- Natural flood management measures practical guide for farmers and landowners of the Solent and South Downs <https://www.southdowns.gov.uk/wp-content/uploads/2021/07/SDNPA-Natural-Flood-Management-Measures.pdf>
- Environment Agency South East river basin district flood risk management plan 2021-2027 Environment Agency <https://www.gov.uk/government/publications/south-east-river-basin-district-flood-risk-management-plan>
- Catchment Flood Management Plans <https://www.gov.uk/government/collections/catchment-flood-management-plans#south-east-river-basin-district>
- Environment Agency National flood risk standing advice for local planning authorities <https://www.gov.uk/guidance/flood-risk-assessment-local-planning-authorities>
- Environment Agency Preparing a Flood Risk Assessment: Standing Advice <https://www.gov.uk/guidance/flood-risk-assessment-standing-advice>
- The Environment Agency's approach to groundwater protection (2018) <https://assets.publishing.service.gov.uk/media/5ab38864e5274a3dc898e29b/Environment-Agency-approach-to-groundwater-protection.pdf>
- Hampshire Local Flood Risk Management Strategy <https://www.hants.gov.uk/landplanningandenvironment/environment/flooding/strategies>
- Hampshire Catchment Management Plans <https://www.hants.gov.uk/landplanningandenvironment/environment/flooding/strategies>
- Hampshire Groundwater Management Plan <https://www.hants.gov.uk/landplanningandenvironment/environment/flooding/strategies>
- West Sussex Local Flood Risk Management Strategy <https://www.westsussex.gov.uk/fire-emergencies-and-crime/dealing-with-extreme-weather/flooding/flood-risk-management/local-flood-risk-management-strategy/>
- West Sussex Surface Water Management Plans <https://www.westsussex.gov.uk/fire-emergencies-and-crime/dealing-with-extreme-weather/flooding/flood-risk-management/flood-reports-projects-and-policies/>
- Defra National Standards for Sustainable Drainage Systems <https://www.gov.uk/government/publications/national-standards-for-sustainable-drainage-systems/national-standards-for-sustainable-drainage-systems-suds>
- East Sussex Local Flood Risk Management Strategy <https://www.eastsussex.gov.uk/environment/flooding/what-does-escc-do-to-manage-flood-risk/flood-risk-management-strategy>
- East Sussex Surface Water Management Plans <https://www.eastsussex.gov.uk/environment/flooding/what-does-escc-do-to-manage-flood-risk/surface-water-management-plans>
- 'Water. People. Places. A guide for master planning sustainable drainage into developments' Prepared by the Lead Local Flood Authorities of the South East of England (2013)
- Shoreline Management Plans <https://www.gov.uk/guidance/shoreline-management-plans>
- West Sussex Culvert Policy https://www.westsussex.gov.uk/media/10390/culvert_policy.pdf

- Hampshire LNRS <https://www.hants.gov.uk/landplanningandenvironment/nature-recovery-hampshire/hampshire-strategy>
- Sussex LNRS <https://www.sussexnaturerecovery.org.uk/>
- Chalk Streams Restoration Strategy (Catchment Based Approach CaBA group, 2021) <https://catchmentbasedapproach.org/learn/chalk-stream-strategy/>
- CIRIA SuDs Manual <https://www.ciria.org/ItemDetail?iProductCode=C753F&Category=FREEPUBS>

Evidence

- South Downs Landscape Character Assessment (2020)
- South Downs Nature Recovery advice webpages <https://www.southdowns.gov.uk/nature-recovery-information-for-delivery-partners/>
- South Downs 'Water in the Park' report (2025) <https://www.southdowns.gov.uk/south-downs-national-park-strengthens-commitment-to-water-as-new-report-is-published/>
- Environment Agency Flood Map for Planning <https://flood-map-for-planning.service.gov.uk/>
- Environment Agency National Coastal Erosion Risk Mapping (2025)
- Hampshire Biodiversity Information Centre <https://www.hants.gov.uk/landplanningandenvironment/environment/biodiversity/informationcentre>
- Sussex Biodiversity Records Centre <https://sxbrc.org.uk/home/>
- The Aquifer Project <https://wearetap.org.uk/>
- Main Rivers Map <https://www.gov.uk/government/collections/main-river-map-for-england-proposed-changes-and-decisions>

See other relevant policies including: SDC3 Regenerative Development & Ecosystem Services, SDL1 Landscape Character, SDL2 Design, SDL6 Historic Environment, SDN1 Nature Recovery, SDW2 Flood Risk, SDW3 Sustainable Drainage Systems, SDW4 The Coast, SDG2 Green and Blue Infrastructure.

Strategic Policy SDW2: Flood Risk Management
Purpose of the Policy The purpose of this policy is to reduce vulnerability to flood risk and the impacts of flooding associated with climate change, ensure that flood risk management measures are informed by landscape character and make an overall positive contribution to the environment.
Local Plan Objectives 6: We will support a catchment-based approach to water and wastewater management that protects and enhances surface and groundwater quality, restores natural functions and processes, uses nature-based solutions to manage flood risk and improve water supply, and enhances public access to blue infrastructure. 7: We will support water efficiency measures and more sustainable patterns of water use and new water infrastructure to protect our water supply, aquifers, rivers and the habitats and species that depend on them.
Policy 1. Development proposals shall, where required by national policy and guidance, be accompanied by a site-specific Flood Risk Assessment (FRA). 2. Development proposals will be permitted that avoid flood risk, reduce the impact and extent of all types of flooding, and utilise characteristic and effective flood management measures through: a) Following a sequential approach to flood risk management, directing development to areas of lower flood risk wherever possible. Environment Agency or site-specific flood mapping and the Authority's Strategic Flood Risk Assessment (SFRA) should be used to identify areas at present and future flood risk from all sources. The cumulative impacts of all sources of flooding should be considered. Development in areas of flood risk will, where relevant, be required to meet the national Sequential and Exception Tests; b) Not increasing the risk of flooding elsewhere and, wherever possible, reducing overall flood risk; c) Flood protection, mitigation and adaptation measures that: i. are necessary, appropriate and effective for the specific requirements of the proposal, the development site and other areas potentially impacted;

- ii. are informed by and positively contribute to landscape character by: prioritising above ground, natural flood management and nature-based solutions; incorporating adaptive management measures where appropriate; and integrating measures into the layout and design of the development;
- iii. are designed for the lifetime of the development taking into account of and resilient to the ongoing and predicted impacts of climate change;
- iv. ensure there is no net loss of floodplain storage capacity or obstruction to flood flow routes;
- v. are designed to maximise the benefit to flood risk management, ecosystem vitality including water quality and biodiversity, and amenity;
- vi. are consistent with the **Beachy Head to Selsey Shoreline Management Plan**, or its replacement;
- vii. have no adverse impact on and, where applicable, safeguard, enhance or restore designated sites, and

d) Ensure that the integrity of existing coastal and river flood defences are not undermined.

- 3. Proposed flood protection, mitigation and adaptation measures should be supported with a delivery programme including any phasing, a management schedule, the identification of the body responsible for maintenance, and evidence of funding and maintenance for the lifetime of the development.**

Supporting text

The Authority will seek to manage flood risk through avoidance wherever possible. The Authority will work with others to implement relevant flood and coastal protection strategies and plans.

A site-specific Flood Risk Assessment is required for proposals of one hectare or greater in Flood Zone 1; all proposals for new development in Flood Zones 2 and 3, or in an area within Flood Zone 1 which has critical drainage problems (as notified to the local planning authority by the EA); and where proposed development or a change of use to a more vulnerable class may be subject to other sources of flooding. If there is any potential for tidal or fluvial flood risk issues, advice from the EA should be sought before submitting an application. Advice from the Lead Local Flood Authority (LLFA), Local Authority and relevant water company should be sought on local sources of flooding. Development proposals must take account of any relevant existing plans or strategies, including those produced by the LLFAs, Environment Agency and Catchment Partnerships.

Proposed development within a flood zone will be assessed using the sequential and exception tests as set out in the National Planning Policy Framework supported by Planning Practice Guidance.

Natural flood management and nature-based solutions seek to use natural methods working with landscape features above ground to reduce the downstream maximum water height of a flood (the flood peak) or to delay the arrival of the flood peak downstream. This

helps to increase the time available for people to prepare for floods and decrease the damaging impacts that these floods can have. Examples include slowing water by increasing resistance to its flow – for example, by planting floodplain or riverside woods, or blocking grips on heathland, and storing water by using and maintaining the capacity of, ponds, ditches, floodplain washlands or scrapes. Green roofs/walls, raingardens and swales also slow and store water. These measures have multifunctional benefits and the appropriate selection of measures and their design should be informed by landscape character (see Policy SDL1 Landscape Character and SDL2 Design) and take a regenerative approach (see Policy SDC3 Regenerative Development and Ecosystem Services). Proposals for hard engineering flood defences or attenuation will be expected to demonstrate why natural flood management and nature-based solutions are not feasible or appropriate.

In some instances, adaptive management measures may be appropriate. This means monitoring and adjustment of the flood management measures over time. This may be necessary where there is particular uncertainty or environmental sensitivity.

Criterion (I)(c)(vii) refers to nature and heritage designations.

Policy SDW3 Sustainable Drainage is applicable where surface water flooding is a relevant issue for a development.

Guidance

- See SDW1

Evidence

- See SDW1

See other relevant policies including: SDC3 Regenerative Development & Ecosystem Services, SDL1 Landscape Character, SDL2 Design, SDL6 Historic Environment, SDN1 Nature Recovery, SDW2 Flood Risk, SDW3 Sustainable Drainage Systems, SDW4 The Coast, SDG2 Green and Blue Infrastructure.

Strategic Policy SDW3: Sustainable Drainage

Purpose of the Policy

The purpose of this policy is to reduce vulnerability to surface water flooding through appropriate management and ensuring there is no net increase in surface water run-off from new development utilising characteristic, nature-based solutions that support natural processes.

Local Plan Objectives

6: We will support a catchment-based approach to water and wastewater management that protects and enhances surface and groundwater quality, restores natural functions and processes, uses nature-based solutions to manage flood risk and improve water supply, and enhances public access to blue infrastructure.

7: We will support water efficiency measures and more sustainable patterns of water use and new water infrastructure to protect our water supply, aquifers, rivers and the habitats and species that depend on them.

Policy

- 1. Development proposals will be permitted where they ensure that there is no net increase in surface water run-off taking account of climate change. In addition, brownfield development shall reduce, and should aim to significantly reduce, runoff flow volumes and speeds to receiving surface waters and public sewers.**
- 2. Development proposals shall include sustainable drainage management such as Sustainable Drainage Systems (SuDs) and shall be designed into the development layout to achieve the following criteria applied proportionately to the development proposals:**
 - a) Prioritise and maximise use of above ground nature-based solutions that are characteristic to the landscape, and conserve, enhance and where possible restore, natural processes;**
 - b) Maintain and improve water quality by reducing contamination of runoff through pollution prevention, controlling runoff at source, and treat runoff using an appropriate management train such as a sequence of drainage features. Water quality at the point of discharge to the environment should demonstrably not negatively alter the baseline chemical, physical (e.g. temperature) or ecological parameters of the receiving water body;**
 - c) Manage water quantity by using surface water runoff as a resource, managed close to source and following the drainage hierarchy by facilitating rainwater to soak into the ground where feasible, and slowing and storing runoff to mimic natural runoff rates and volumes;**

- d) Contribute to and connect with existing blue and green infrastructure by enhancing biodiversity and supporting the provision of open space, public amenity areas with sufficient room to provide a safe, naturalised system without the need for fencing or barriers;**
- e) Be effective and informed by an assessment of evidence of the site and other areas potentially impacted, and minimise the need for pumping and other supporting infrastructure; and**
- f) Where sustainable drainage is provided, arrangements must be put in place for their whole life management, monitoring and maintenance.**

Supporting text

Proposals for sustainable drainage should be in accordance with the 'National standards for sustainable drainage systems (SuDS)'. The drainage hierarchy and range of other principles, standards and guidance are set out in the national standards.

Above ground nature-based solutions for sustainable drainage means using natural methods working with landscape features at the surface to facilitate surface water management and discharge rather than underground pipe, storage and hard engineering methods. This approach helps to deliver multiple benefits, including address all four pillars of SuDs: water quantity, water quality, biodiversity and amenity. In the National Park context, it is important that sustainable drainage takes a landscape-led approach to identify suitably characteristic features and to develop their design (see policies SDL1 Landscape Character and SDL2 Design). Contributing to and connecting with existing blue and green infrastructure by enhancing biodiversity, and conserving, enhancing and where possible restoring, natural processes contributes to a regenerative development approach (see Policy SDC3 Regenerative Development).

Sustainable drainage systems should be utilised proportionately to the nature and scale of the proposals and its likely impact. The type of system that would be appropriate will vary from small scale interventions such as raingardens that can be used in very small developments to larger integrated schemes in major developments.

In considering a development that includes SuDS, the Authority will need to be satisfied that the proposed standards of operation are appropriate, taking into account the specific site and local area characteristics and the National Standards for Sustainable Drainage Systems, and in accordance with the The SuDS Manual.

Water quality needs to be managed using a robust and risk-based approach and the most effective surface water drainage systems use a well-designed series of drainage features working in a management train to provide a range of treatment processes. The design of this shall be effective filtration function to treat the water, plus provide an environmental buffer for accidental spills or other unexpected high pollutant loadings, and designed to cope with intense rainfall events to avoid and where necessary overcome any deterioration in water

quality status. For example, for surface water features such as ponds and wetlands, inlets and outlets should be placed to maximise the flow path through the feature to ensure effective treatment.

In determining the suitability of SuDS for individual development sites, developers should seek advice from the relevant Local Lead Flood Authority.

Where infiltration is proposed, this should be supported by suitable evidence which demonstrates that annual high groundwater levels are below the base of infiltration. Development proposals for the construction and installation of deep borehole soakaways should be accompanied by an adequate risk assessment demonstrating how the risk to groundwater would be mitigated in the proposed design. Site promoters need to ensure that their design takes account of the construction, operation and maintenance requirements of both surface and sub-surface components. Suitable whole life management and maintenance will be secured through planning obligations and/or conditions. Any areas utilised for drainage measures may be safeguarded from further development that would impede their effectiveness.

Guidance

- Defra National Standards for sustainable drainage systems (SuDS) <https://www.gov.uk/government/publications/national-standards-for-sustainable-drainage-systems/national-standards-for-sustainable-drainage-systems-suds>
- The SuDs Manual C753 (CIRIA, 2015)
- Natural England's Climate Change Adaptation Manual (NE751)
- Hampshire County Council Catchment Management Plans
- See also SDWI Protection of the Water Environment

Evidence

- See SDWI Protection of the Water Environment

See other relevant policies including: SDC3 Regenerative Development & Ecosystem Services, SDL1 Landscape Character, SDL2 Design, SDN1 Nature Recovery, SDL6 Historic Environment, SDW4 The Coast, SDG2 Green and Blue Infrastructure, SDW2 Flood Risk.

Strategic Policy SDW4: The Coast

Purpose of the Policy

The purpose of this policy is to protect the undeveloped nature, landscape character, biodiversity and heritage of the National Park coastline both within and outside the Sussex Heritage Coast and ensure the vulnerability of new development to coastal change is avoided, minimised and managed appropriately.

Local Plan Objective

I: We will support development that is landscape-led, follows regenerative development and design principles and has an overall positive impact on natural beauty, landscape and townscape character, natural ecosystems and biodiversity.

Policy

- I. Development proposals within the Sussex Heritage Coast area and the undeveloped coastal zone of the National Park, as defined on the Policies Map, will not be permitted unless they:**
 - a) Meet one of the following two criteria:**
 - i. Are appropriate to the coastal location and conserve and enhance the character of the Sussex Heritage Coast/undeveloped National Park coastline; or**
 - ii. Are necessary for the operational needs of activities in support of the Sussex Heritage Coast; and**
 - b) Are consistent with the Beachy Head to Selsey Bill Shoreline Management Plan, or its replacement;**
 - c) Are consistent with the South Inshore and South Offshore Marine Plan as relevant;**
 - d) Support sustainable access to/from the coast and along the coastline;**
 - e) Cause no adverse impact on Beachy Head West Marine Conservation Zone (MCZ), Beachy Head East MCZ, Brighton to Newhaven Cliffs Site of Special Scientific Interest (SSSI) and Seaford to Beachy Head SSSI and should ensure their conservation and, where feasible, enhancement; and**
 - f) Seek to take opportunities to restore coastal and estuarine processes to support nature recovery and the conservation of designated sites.**

2. **New residential development, including proposals for change of use to residential development, will not be permitted in Coastal Change Management Areas as identified on the policies map.**
3. **Proposals for non-residential development in areas designated as Coastal Change Vulnerability Areas, as identified on the policies map, will be permitted where it can be demonstrated by a Coastal Vulnerability Assessment that:**
 - a) **It is necessary in that particular location;**
 - b) **It would be safe over its planned lifetime without increasing risk to life or property and without requiring new or improved coastal defences;**
 - c) **It would not have an unacceptable impact on coastal change or exacerbate the rate of coastal change nearby or elsewhere;**
 - d) **It would not impair the ability of communities and the natural environment to adapt sustainably to the impacts of a changing climate including the provision of future flood defences;**
 - e) **It would not restrict natural processes from responding to the impacts of climate change in Shoreline Management Plan units identified as ‘no active intervention’ and would not restrict the response to the impacts of climate change in Shoreline Management Plan units identified as ‘managed realignment’;**
 - f) **The character of the coast and any relevant designations would not be compromised;**
 - g) **The development provides wider sustainability benefits; and**
 - h) **The development would not hinder the creation or maintenance of coastal defense infrastructure.**
4. **Adaptation of existing buildings, infrastructure or land uses within the Coastal Change Vulnerability Area (CCVA) where it reduces vulnerability and/or increases resilience, or the decommissioning or relocation of existing development from the CCVA where it is demonstrated to be unsustainable and at risk of loss will be supported subject to compliance with other policies.**
5. **Development proposals must set out the process for managing the development at the end of its lifetime, including removal or relocation, and restoration to a natural or semi nature condition before the site is threatened by shoreline changes. This must include funding for removal and demonstrable plans of how the development can be removed which may be secured through a legal agreement.**
6. **Proposals to provide or enhance essential infrastructure in the Coastal Change Management Area will be permitted provided they meet the requirements of this policy and there are clear plans to manage both any impact on coastal change arising from the development itself, and to safeguard the effectiveness of the infrastructure moving forward.**

Supporting text

Landscape is made up of everything we see hear and experience and includes all types and forms, including the continuum from the land to the sea to include the seascape. Natural England, in report NECR105 'An Approach to Seascape Character Assessment' defines seascape as 'an area of sea, coastline and land, as perceived by people, whose character results from the actions and interactions of land with sea, by natural and/or human factors'. The Marine Policy Statement defines seascape as 'landscapes with views of the coast or seas, and coasts and the adjacent marine environment with cultural, historical and archaeological links with each other'.

Policies SDL1 Landscape Character and SDL2 Design together set out the landscape-led approach to development. Sensitive design that relates to the relevant seascape and landscape character analysis is required for this iconic location. In particular, reference should be made to both the South Downs Landscape Character Assessment 2020 and South Coast Seascape Character Analysis.

The undeveloped coastal zone and the Sussex Heritage Coast are shown on the Policies Map. The undeveloped coastal zone outside the Heritage Coast, is a zone defined as 1km inland from the National Park coastal boundary extending east and west as far as the National Park's boundary for each section of coastline. Development proposals should be informed by and consistent with the Heritage Coast Strategy and Action Plan, and other land management and conservation strategies within the area, including the proposed Seven Sisters super National Nature Reserve (sNNR).

Purpose 4 of Heritage Coasts provides the basis for Criterion (1)(a)(ii). Improvements to existing sea defence works are not usually subject to planning control although the National Park Authority would expect to be consulted on any proposed changes. Planning permission is, however, required for new sea defence works. As sea defences can have a considerable effect on the coastal environment and natural beauty of the area as well as coastal access, good design will be essential to ensure proposals conserve their surroundings visually and enhance coastal access, where possible.

Sustainable access to the coast will be supported, including safeguarding and, where possible, enhancing the King Charles III England Coast Path and public access to the shoreline, in accordance with the Marine and Coastal Access Act 2009, taking into account landscape character, impacts of climate change and public safety.

The NPPF and supporting Planning Practice Guidance (PPG) supports the local designation of Coastal Change Management Areas (CCMAs). These identify areas in the UK's coastal regions that are likely to experience significant changes to the shoreline over the next 100 years to help inform planning and development management decisions, protect key infrastructure and high-quality agricultural land, and balance the need for development with the risks associated with coastal erosion and flooding.

The CCMA set out on the Policies Map is informed by the Environment Agency's National Coastal Erosion Risk Mapping (NCERM) 2025. In order to support consistency along the coastline, the CCMA at Telscombe Cliffs and at Tide Mills is also informed by the CCMA identified by Lewes District Council in their Local Plan which adjoins the boundary of the National Park at either side of these locations.

The NCERM mapping does not take account of cliff top erosion and there are complexities and uncertainties in coastal erosion, and so it is considered appropriate to identify where development may be vulnerable to coastal erosion and therefore further consideration should be given to the issue of coastal erosion when determining planning applications. Therefore, this plan also designates a Coastal Change Vulnerability Area (CCVA). The CCVA fully overlaps with the CCMA, and typically extends landward by a further 50 metres. The main exceptions being at Telscombe Cliffs and Tide Mills where, like for the CCMA, it is informed by the CCVA identified in the Lewes District Local Plan. The CCVA does not preclude any particular type of development, but it does require consideration of development proposals that might be vulnerable to coastal erosion in more detail with a precautionary approach.

The requirements of a Coastal Vulnerability Assessment (CVA) are set out in NPPG. The CVA should be proportionate to the nature and scale of the proposal and its likely impact. The policy will be applied proportionately according to the level of risk to its objectives. In particular, it will not resist minor developments without a built footprint, such as amendments to existing fenestrations, replacement boundary treatments on the same footprint, or advertisement consent / information boards.

Guidance

- The Sussex Heritage Coast Strategy and Action Plan <https://www.southdowns.gov.uk/our-landscape/sussex-heritage-coast/>
- Shoreline Management Plan: Beachy Head to Selsey Bill SMP12 <https://environment.data.gov.uk/shoreline-planning/shoreline-management-plan/SMP12>
- Shoreline Management Plan: SMP11
- The South Inshore and South Offshore Marine Plan (Marine Management Organisation, 2018) <https://www.gov.uk/government/publications/the-south-marine-plans-documents>

Evidence

- South Downs Landscape Character Assessment (SDNPA, 2020)
- Seascape assessment for the South marine plan areas (Marine Management Organisation, 2014) <https://www.gov.uk/government/publications/seascape-assessment-for-the-south-marine-plan-areas-mmo-1037>
- National Coastal Erosion Risk Mapping (NCERM) (Environment Agency, January 2025) <https://environment.data.gov.uk/shoreline-planning/coastal-group/CG3>
- Lewes Local Plan Climate Change Topic Paper (Lewes District Council, 2025) https://planningpolicyconsult.lewes-eastbourne.gov.uk/LDC_PO_2023/consultationHome
- Natural England Designated Sites Viewer <https://designatedsites.naturalengland.org.uk/>

See other relevant policies including: SDC3 Regenerative Development and Ecosystem Services, SDL1 Landscape Character, SDL2 Design, SDL3 Safeguarding Views, SDL4 Tranquillity, SDW1 Protection of the Water Environment, SDW2 Flood Risk, SDG2 Green and Blue Infrastructure.

Strategic Policy SDW5 Pollution and Air Quality
Purpose of the Policy The purpose of this policy is to set out how the National Park will be protected from air, noise, vibration, light, water, odour or other pollution arising from developments, and how enhancements will be supported.
Local Plan Objective 6: We will support a catchment-based approach to water and wastewater management that protects and enhances surface and groundwater quality, restores natural functions and processes, uses nature-based solutions to manage flood risk and improve water supply, and enhances public access to blue infrastructure.
Policy 1. Development proposals will be permitted provided that levels of air, noise, vibration, light, water, odour or other pollutants do not have a significant negative affect on the health and wellbeing of people and the natural environment now or in the foreseeable future, taking into account cumulative impacts and any mitigation. Improvements to local environmental conditions such as air and water quality will be supported. 2. Development proposals that by virtue of their location, nature or scale could impact on an existing Air Quality Management Area (AQMA), as shown on the Policies Map, will be required to: a) Have regard to any relevant Air Quality Action Plan (AQAP) and to seek improvements in air quality through implementation of measures in the AQAP; and b) Provide mitigation measures where the development and/or associated traffic would adversely affect any declared AQMA. 3. Development proposals will be required to provide mitigation measures where the development and/or its associated traffic could lead to a declaration of a new or extended AQMA. 4. Development proposals will be permitted where they follow best practice methods to reduce levels of dust and other pollutants arising during a development from demolition through to completion.
Supporting Text

Evidence will need to be submitted with planning applications to establish the impacts of development and the effectiveness of any proposed mitigation. National policy is clear that planning should not attempt to control processes or emissions where these are subject to separate pollution control regimes (such as Environmental Health licensing). Planning decisions should assume that these regimes will operate effectively.

An Air Quality Management Area has been designated in the National Park at Lewes Town Centre. This includes a proposed objective of 30 µg/m³ NO₂ Annual Mean.

There are also AQMAs adjacent to the National Park, for instance at Storrington and Hassocks, which could be affected by development within the National Park.

Guidance

Planning Noise Advice Document: Sussex (November 2023)

Air quality and emissions mitigation guidance for Sussex (2021) Lewes Air Quality Action Plan

DEFRA's 'PM_{2.5} Targets: Interim Planning Guidance' PM_{2.5} Targets: Interim Planning Guidance - Defra, UK

Strategic Policy SDW6 Contaminated Land
Purpose of the Policy The purpose of this policy is to prevent unacceptable risk to human health or the environment by controlling the development of sites affected by or potentially causing land contamination.
Local Plan Objective 6: We will support a catchment-based approach to water and wastewater management that protects and enhances surface and groundwater quality, restores natural functions and processes, uses nature-based solutions to manage flood risk and improve water supply, and enhances public access to blue infrastructure.
Policy 1. Development proposals for sites: (i) with known or potential legacy contamination; (ii) with the potential to contaminate land either on site or in the vicinity; or (iii) that are adjacent to sites that have the potential to contaminate the development site; must ensure that any unacceptable risk to human health or the health of the environment, surface water, groundwater and coastal water is removed and/or reduced to an acceptable level prior to development proceeding. 2. Such proposals will require the submission of robust evidence, including desk studies and intrusive investigations, to demonstrate that the proposed remedial measures will be effective.
Supporting Text Sources of contamination can be static or mobile (for example, old petrol stations or landfills sites where contamination might move in the soil or seep into adjacent watercourses).
Guidance CLRM (contaminated land) guidance
Evidence

Contaminated Land Registers held by local authorities (Councils).

Housing

Strategic Policy SDH1: Housing Supply	
Purpose of Policy	
The purpose of this policy is to identify the housing requirement for this Local Plan and how it will be met.	
Local Plan Objective	
I6: We will support new homes that increase the stock of smaller dwellings, support essential local workers, improve people's health and opportunities, are accessible and adaptable, and meet the diverse needs of our communities throughout all life stages.	
The National Park Authority will make overall provision for approximately 6,137 net additional homes over a 19-year period between 2024/25 and 2042/43 (323 dwellings per year). These will be delivered as set out in the table below:	
Completions 1st April 2024 – 31st March 2025	247
Extant Planning Permissions*	788
Unimplemented allocations in made Neighbourhood Development Plans	957
Unimplemented allocations carried over from the 2019 Local Plan	1,660
Allocations in this Local Plan	1,924
Windfall Allowance	1,184
Total	6,760**
* Planning permissions that are completed or are unimplemented allocations are omitted from this figure to avoid double-counting. However, allocated sites that are under construction are included. ** This supply figure incorporates 627 homes 'headroom' for flexibility.	

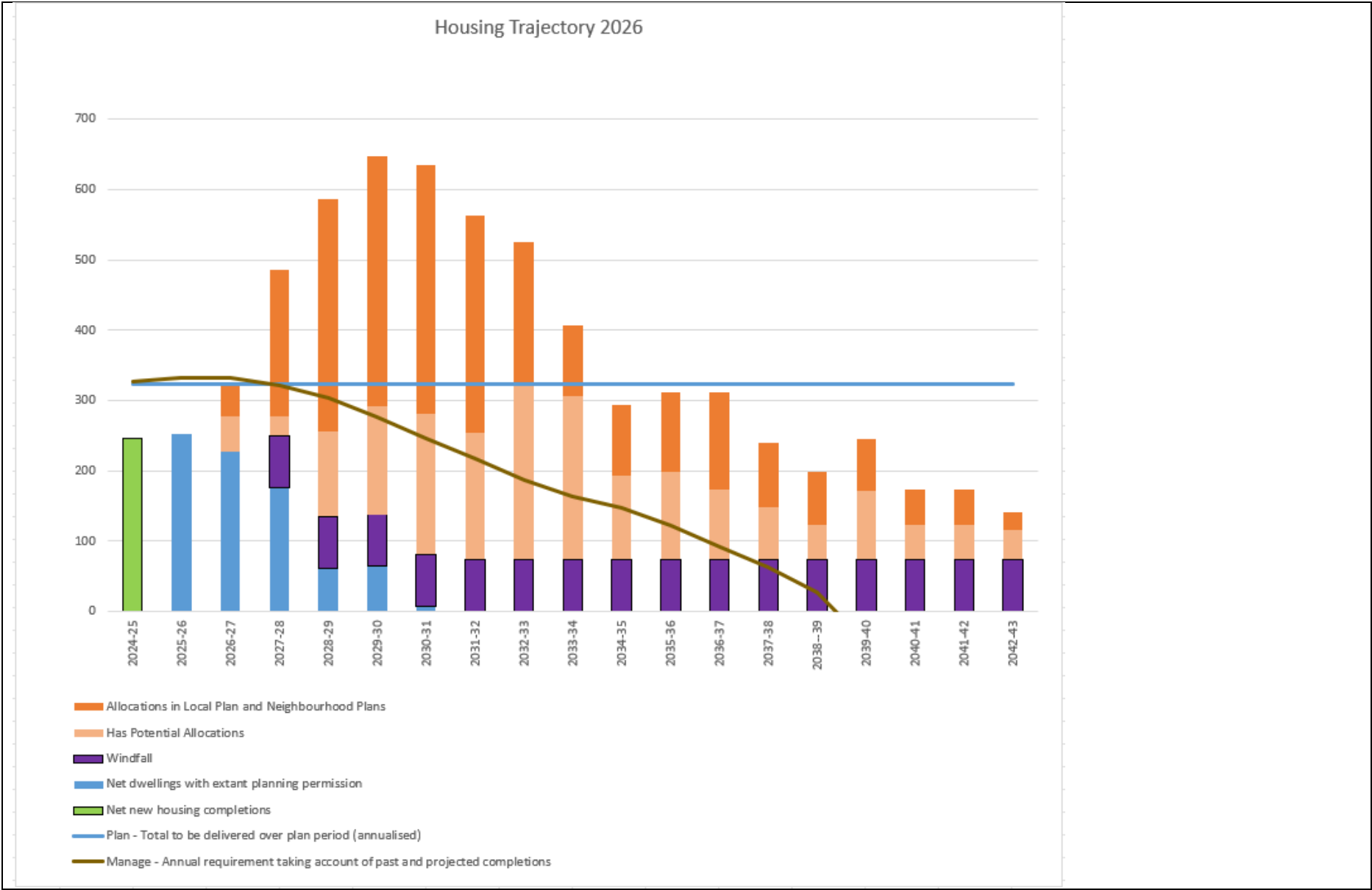
- 3. Emerging Neighbourhood Development Plans that accommodate higher levels of housing than this Local Plan will be supported by the National Park Authority providing that they are in general conformity with the strategic policies of the development plan.**
- 4. Development proposals will be refused where they would result in the net loss of a C3 dwellinghouse unless that dwelling is re-provided elsewhere within the National Park or unless outweighed by other public benefits.**

Supporting Text

The housing requirement figure of 6,137 homes, annualised at 323 per year, will be used to calculate the five-year housing land supply. A trajectory is included below and will be updated in the Authority Monitoring Report every year.

Unlike the 2019 Local Plan, this Plan does not rely on emerging Neighbourhood Development Plans to deliver part of the housing requirement (although allocations in existing made Neighbourhood Development Plans do contribute to the overall supply as per the table above). For this reason the Authority has not provided requirement figures for neighbourhood plan areas. However, if new or reviewed Neighbourhood Development Plans are brought forward by communities, and include additional housing allocations, there will be no in-principle objection to exceeding the housing figures in this policy.

The policy also safeguards existing dwellings, reflecting their important social function and the limitations on the supply of new dwellings due to their impacts on the statutory purposes of the National Park.



Housing Supply By District

Housing Supply by District	Windfall 16YRS	Completions 2024/25	SDLP Allocations	NDP Allocations	Permissions	New Allocations	TOTAL	Average Per Year
Adur	0	0	200	0	1	80	281	14.8
Arun	64	4	28	42	12	48	198	10.4
Brighton & Hove	0	0	0	0	64	0	64	3.4
Chichester	256	123	87	392	352	367	1,577	83
Eastbourne	0	0	0	0	0	0	0	0
East Hampshire	416	54	80	330	183	803	1,866	98
Horsham	32	3	230	0	20	80	365	19.2
Lewes	224	49	996	171	133	458	2,031	107
Mid Sussex	32	2	0	0	2	40	76	4
Wealden	16	2	7	0	3	11	39	2
Winchester	144	10	32	22	18	37	263	13.8
Worthing	0	0	0	0	0	0	0	0
Total	1,184	247	1,660	957	788	1,924	6,760	356

Guidance

- Housing Need and Supply Topic Paper
- Site Selection Topic Paper

Evidence

- Housing and Economic Development Needs Assessment and Addendum; [insert links](#)
- AECOM Housing Needs Assessment;
- Land Availability Assessment;
- Integrated Impact Assessment (informed by other evidence base studies).

Strategic Policy SDH2: Mix of Homes

Purpose of the Policy

The purpose of this policy is to ensure that development proposals provide a mix of homes that reflect the need and community aspirations, including for downsizing and family housing needs, by providing small and medium-sized homes.

Local Plan Objective

I6: We will support new homes that increase the stock of smaller dwellings, support essential local workers, improve people's health and opportunities, are accessible and adaptable, and meet the diverse needs of our communities throughout all life stages.

Policy

- I. **Planning permission will be granted for residential development that delivers a balanced mix of housing to meet projected future household needs for the local area. Proposals should provide numbers of dwellings of sizes to accord with the relevant broad mix.**
 - a) **Proposals for affordable housing delivered as part of a market housing scheme should provide the following approximate mix of units:**

Affordable Rent

1 or 2 bedroom dwellings: 70%

3 bedroom dwellings: 25%

4 bedroom dwellings: 5%

Affordable Home Ownership

1 or 2 bedroom dwellings: 55%

3 bedroom dwellings: 35%

4 bedroom dwellings: 10%
 - b) **Proposals for market housing should provide the following mix of units:**

1 bedroom dwellings: at least 5%

2 bedroom dwellings: at least 40%

3 bedroom dwellings: at least 40%

4+ bedroom dwellings: up to 15% (of which, no more than 5% would provide 5 or more bedrooms)

- 2. Planning permission will be granted for an alternative mix provided that:**
 - a) Robust evidence of local housing need demonstrates that a different mix of dwellings is required to meet local needs; or**
 - b) It is shown that site-specific considerations necessitate a different mix to ensure National Park Purpose 1 is met.**
- 3. Innovative housing models such as co-living development, which provide an appropriate dwelling mix, space standards and proportion of affordable homes will be encouraged.**

Supporting text

Evidence from the Housing and Economic Development Needs Assessment (HEDNA, 2023) highlights demographic trends within the South Downs National Park, including an ageing population and a shift towards smaller household sizes. The projected growth in older households is expected to drive demand for smaller, more manageable homes that support downsizing, as well as specialist accommodation (see also Policies SDH3 and SDH4). Providing local opportunities for downsizing can also release family-sized homes back into the community. Parish Priority Statements further demonstrate clear support for the delivery of small and medium-sized homes.

It is recognised that many housing sites are small and, in such instances, it may not be possible to achieve the exact proportions set out in Policy SDH2. Nevertheless, the requirements should be broadly met, and the onus will be on providing smaller homes.

Excessively large dwellings that undermine the above mix will not be supported. The Authority will have regard to nationally described technical housing standards (NDSS) when assessing the appropriateness of proposed development. All new housing should meet and not significantly exceed these standards.

In recognition of the trend towards more homeworking, the Authority supports the provision of a home office or study space in properties of all sizes, however, those that meet or exceed the NDSS standard for a bedroom will be counted as a bedroom for the purposes of assessing housing mix. Any room in a proposed dwelling that is not a main reception room, kitchen, bathroom or WC, and exceeds the NDSS dimensions for a bedroom, will be counted as a bedroom.

Alternative Mix of Homes

The Authority recognises that future development will need to respond appropriately to local needs. Policy SDH2 therefore allows for regard to be had to bespoke local housing need evidence relating to the parish. This would normally be in the form of a local (parish) housing needs assessment. Such evidence should be robustly and independently prepared, and agreed in writing with the Authority as an appropriate evidence base for informing new residential development.

Where a made Neighbourhood Development Plan proposes an alternative housing mix, based on robust up-to-date local evidence, this should be used in place of the mix proposed in Policy SDH2.

To address evolving housing needs, Policy SDH2 also supports the development of innovative housing models such as co-living schemes. Co-living developments can provide flexible, affordable, and community-oriented living arrangements that respond to changing household structures and affordability challenges. Support will be subject to meeting requirements regarding dwelling mix, affordability and design quality, including adherence to minimum space standards and the provision of appropriate communal facilities.

Guidance

- Nationally Described Space Standards [Technical Housing Standards – nationally described space standards \(MHCLG 2015\)](#)

Evidence

- Housing and Economic Development Needs Assessment
- Needs and aspirations for small dwellings in Neighbourhood Development Plans and Parish Priorities Statements

See other relevant policies including: SDL2 Design, SDH3 Accessible & Adaptable Homes and SDH4 Specialist and Older Persons Accommodation.

Strategic Policy SDH3: Accessible & Adaptable Homes
Purpose of the Policy The purpose of this policy is to ensure new housing within the National Park is accessible, adaptable and inclusive, meeting the needs of an ageing population and residents with mobility or care needs. By requiring compliance with advanced Building Regulations accessibility standards, encouraging features such as wet rooms, and securing a proportion of wheelchair-adaptable dwellings in larger developments, the policy aims to promote independence, improve quality of life, and foster community well-being.
Local Plan Objective I6: We will support new homes that increase the stock of smaller dwellings, support essential local workers, improve people's health and opportunities, are accessible and adaptable, and meet the diverse needs of our communities throughout all life stages.
Policy 1. Development proposals will be permitted for residential development that provides flexible and adaptable accommodation to meet the needs of people who are less mobile or have specialist needs or adult homecare requirements. 2. All new dwellings shall meet accessible and adaptable standards Part M4(2) of Building Regulations. The provision of wet rooms and/or accessible bathrooms will be encouraged. 3. Proposals for 20 or more dwellings shall provide 10% wheelchair adaptable homes Part M4(3)(2)a, unless it is demonstrated not to be practical to deliver onsite and an equivalent off-site contribution is provided. 4. Development proposals should also ensure external spaces, routes and parking provision (vehicle and cycle) are accessible for people who are less mobile.
Supporting text Evidence from the HEDNA shows that people aged over 65 make up 26.5% of the National Park population, significantly higher than regional and national averages. There is also a projected 20% increase in the 65+ population by 2033, accounting for most of the area's population growth. As the population of older persons increases, so do health needs, with an expected 25% rise in mobility problems. This policy therefore aims to ensure all new homes are adaptable for future residents' needs.

All new dwellings in the National Park are required to meet Building Regulations Part M4(2) standard homes which are aimed at the general public including elderly or less mobile residents. They are adaptable for future needs and provide a moderate accessibility level. The cost of meeting this standard has been tested in the *Whole Plan Viability Study 2026* and shown to have a minimal impact on viability. Provision of wet rooms and/or accessible bathrooms goes beyond Part M4(2) but saves on the need to adapt properties later, so these will be encouraged in all new homes.

Wheelchair adaptable homes

The *HEDNA 2023* highlights a specific need for wheelchair-accessible homes in the National Park. It estimates up to 750 dwellings should meet Building Regulations Part M4(3) standard by 2033. Evidence from local housing registers also demonstrates a clear need for wheelchair accessible homes in the affordable housing sector.

Wheelchair adaptable homes, designed to meet Building Regulations Part M4(3) 2a are aimed at future wheelchair users and can be adapted for wheelchair use in the future, as needed. They must provide larger circulation spaces, wider doors, and turning circles, but not all fittings (like lowered worktops) need to be installed initially. 10% of new dwellings on larger schemes (20 or more) will be expected to meet this standard.

In lieu contribution

Wheelchair adaptable homes require generous circulation space, step-free access, and specific design features. On constrained sites, such as steeply sloping land or flatted development, these requirements may be technically possible but not practical or proportionate. In these circumstances the Authority will accept an in lieu financial contribution to provide a wheelchair accessible home in partnership with a Housing Authority within the National Park. The cost of providing a wheelchair accessible home is taken to be £15,000 based on the Wheelchair Housing Design Guide for a 3 bedroom house. This cost will be indexed over the lifetime of the Local Plan.

External spaces, routes and parking provision

The external environment of a development should be designed to be fully accessible and inclusive. Principal entrances must be reached via step-free routes, with external paths constructed in slip-resistant materials and gradients kept to a minimum. Where wheelchair adaptable homes are provided, appropriate accessible parking bays should also be included. Cycle parking should cater for non-standard cycles—such as tricycles, handcycles, cargo bikes, and adapted cycles—located conveniently with adequate spacing, step-free access, and secure storage that does not require lifting.

Evidence

- Housing and Economic Development Needs Assessment 2023

See other relevant policies including SDL2 Design, SDTI Vision-led Transport

Strategic Policy SDH4: Specialist and Older Persons' Accommodation
Purpose of the Policy The purpose of this policy is to make provision for a mix of specialist and older persons' accommodation to meet the needs arising in the National Park.
Local Plan Objective I6: We will support new homes that increase the stock of smaller dwellings, improve people's health and opportunities, are accessible and adaptable, and meet the diverse needs of our communities throughout all life stages.
Policy 1) The Authority will seek to protect existing fit for purpose specialist and older persons' accommodation from development proposals to other uses. Applications that would result in a loss of such accommodation will not be permitted unless: a) It can be demonstrated that the accommodation is no longer required to meet local need, supported by up-to-date evidence; or b) Equivalent or improved provision is made elsewhere; or c) The accommodation is demonstrably unsuitable for continued use and cannot be viably adapted. 2) The Authority will support the appropriate refurbishment or expansion of existing specialist and older persons' accommodation. 3) Proposals for new well-designed specialist and supported accommodation (including older persons housing) will be supported in sustainable locations that allow integration into the local community and provide access to local facilities and services where appropriate. 4) Development proposals of 50 or more homes should include an element of accommodation designed and marketed specifically to meet the support or care needs of older people, or other local specialist needs. 5) The following sites are identified as suitable for providing either an element of specialist care accommodation as part of a mixed tenure development or sole specialist accommodation: a) SDA11 Land south of Paddock Way, Petersfield b) SDA23 Midhurst Community Hospital and 1-2 Rotherfield Mews, Easebourne

- c) **SDA28 Land at Farnham and Station Roads, Liss**
- d) **SDA32 Land West of Liphook/ Land at Westlands Park**
- e) **SDA34 Alfriston Court, Slow Lane, Alfriston**
- f) **SDA58 Land at Hoe Court, Lancing**

Supporting text

The National Park has a significant and growing older population: 26.5% of residents are aged 65+, compared to 18% nationally. By 2033, the 65+ population is projected to increase by 20%, representing the majority of overall population growth. Within this, the number of residents aged 85+ is expected to rise sharply by 47%. These demographic changes are likely to be accompanied by increased health and mobility challenges, driving substantial demand for specialist housing and accessible homes. This policy works alongside Policy SDH3 to provide accessible and adaptable homes that are “homes for life”, suitable for all ages.

The HEDNA 2023 provides detailed estimates of the scale and type of housing required in response to the demographic projections:

	Affordable	Market	Total
Year	2023-2033	2023-2033	2023-2033
Housing with support	382	1,237	1,619
Housing with care	213	588	801

Residential care bedspaces	224			
Nursing care bedspace	369			
Total bedspaces	593			

There is an identified need for approximately 1,600 units of housing with support (commonly referred to as sheltered or retirement homes). In addition, around 800 units of housing with care (or 'extra-care' housing) are required to meet future demand. Alongside these, provision for approximately 600 additional residential and nursing bedspaces will be necessary to address the growing needs of the population.

An overview of the different types of the specialist accommodation and their specific planning considerations is set out below:

Housing Type	Key Features	Care Level	Target Group	Planning & Location Considerations
Sheltered / Retirement Housing	Self-contained units, communal lounge, alarm system, visiting manager	Low (support only)	Independent older people	Usually C3 use class; may require communal space provision. Should have good access to shops and social hubs
Extra-Care Housing	Self-contained units, 24/7 care team, meals, activities, communal dining	Medium (care on-site)	Older people with higher care needs	Often C3 but can be C2; Sites with space for communal facilities and reasonable access to facilities; good transport links; near health services
Residential Care Home	Private rooms, shared spaces, personal care (washing, dressing, meals)	High (personal care)	People unable to live independently	C2 use class; good accessibility for staffing and visitors, sites with quiet surroundings; near hospitals or health centres for ease of medical visits.

Nursing Home	Similar to residential care but with qualified nurses for medical needs	Very High (nursing care)	People with complex health conditions	C2 use class; good accessibility for staffing and visitors, sites with quiet surroundings; near hospitals or health centres for ease of medical visits.
This policy seeks to address these needs, firstly by protecting and supporting the expansion of existing fit for purpose specialist accommodation. It is also recognised that new provision will be needed, and the policy sets out support for proposals in suitable locations with good access to local services and facilities. Larger development proposals of 50 or more homes are also required to provide an element of accommodation designed to meet the care needs of older people, this means as a minimum providing an element of housing with support in addition to meeting the accessibility and adaptability standards set out in Policy SDH3. In addition, specific sites are listed in the policy as suitable for specialist care accommodation. These sites have been identified based on their proximity to local services, accessibility, and potential for integration into the community. Further details of the capacity and specific accommodation mix for these sites are set out in the relevant allocation policies. It is evident from the HEDNA 2023 that there is a need for affordable specialist accommodation, therefore affordable units should be provided in the same proportion as the requirements for general housing (see Policy SDH5). The Viability study acknowledges the additional costs and challenges in providing C2 use class accommodation, the Authority will therefore take account of the nature of the scheme and the practicalities of providing and managing affordable units in determining the appropriate proportion of affordable accommodation.				
Evidence Housing and Economic Development Needs Assessment 2023. Whole Plan Viability Assessment 2025				
See other relevant policies including: SDL2 Design, SDH2 Housing Mix, SDH3 Accessible and Adaptable Homes, SDH5 Affordable Homes				

Strategic Policy SDH5: Affordable Homes
Purpose of Policy The purpose of this policy is to maximise the delivery of affordable homes across the National Park as part of market-led housing schemes.
Local Plan Objective I5: We will support development that provides genuinely affordable housing, particularly social rented housing, that meets the needs of local communities in perpetuity and explore innovative ways of increasing delivery including through community-led development, exception sites and Whole Estate Plans.
Policy I. Development proposals for new self-contained residential development (Use class C2 and C3, including retirement and other specialist care housing) will be permitted that maximise the delivery of affordable housing to meet local need, and provided that, as a minimum, the following are met: a) On sites with gross capacity to provide 10 or more homes, the following will be required: i. a minimum of 40% of new homes created will be provided as affordable homes on-site on greenfield sites and a minimum of 30% as affordable homes on-site on previously developed land; ii. a minimum of 75% of these affordable homes will be provided as Social Rent or Affordable Rent, with no less than 25% Social Rent, unless robust justification is agreed with the Authority that demonstrate local needs require otherwise; iii. the remaining percentage will be provided as low-cost home ownership in perpetuity which may include shared ownership, other tenures (e.g. Discounted Market Sales or Shared Equity) will be considered on a case-by case basis, with robust evidence to justify these and where this does not prejudice the ability to meet the priority need for additional rented affordable homes. For discounted market products, a discount of a minimum of 30% below local market value will be required. b) On sites with gross capacity to provide between 3 and 9 homes, a proportion of affordable homes will be provided in accordance with the following sliding scale, applied to new homes created:

3 homes: a meaningful financial contribution towards off-site provision of affordable homes;

4 – 5 homes: 1 affordable home;

6 – 7 homes: 2 affordable homes;

8 homes 3: affordable homes;

9 homes 3: affordable homes;

Development proposals of 4 to 9 gross dwellings will provide affordable housing on-site. The Authority's preference is for rented affordable homes (social rent or affordable rent). Alternative affordable tenures will be accepted where the homes will remain affordable in perpetuity, and a Registered Provider or alternative reputable provider of affordable housing (such as a Community Land Trust or Rural Estate) cannot be identified to manage any rented affordable homes. Exceptionally, at the discretion of the Authority, financial contributions in lieu will be accepted;

- c) The above requirements do not override place-specific affordable housing requirements set out in made Neighbourhood Development Plans, for example Lewes Low-Cost Housing, or affordable housing requirements set out in specific allocation policies;**
- 2. Insufficient affordable housing provision which does not meet the requirements of Part 1 will be a significant factor weighing against approval, irrespective of any viability barriers. Robust independent financial appraisal will be required alongside any application not complying with Part 1. Where, exceptionally a reduction in the level of affordable housing provision is agreed, the Authority will use review mechanisms to ensure that any future improvement in viability, helps to deliver additional affordable homes. Priority will also be given to achieving the target number of on-site affordable homes over other requirements set out in this policy;**
- 3. Development proposals will be permitted provided that affordable housing units are integrated within the development, are indistinguishable in design and materials from the market housing on the site;**
- 4. Affordable homes for rent will be managed by a Registered Provider or alternative reputable provider (e.g. Community Land Trust or Rural Estate). Occupancy conditions and local connection criteria will be applied to affordable housing to ensure local needs are met. Local connections will be assessed in a cascade manner: to include the needs of the relevant settlement; then the parish; and then the wider area including nearby settlements and parishes within the National Park, as necessary. Specific criteria will be determined by the Authority, in close partnership with established community-led and legally constituted organisations or CLTs where applicable;**
- 5. Developers may not circumvent this policy by artificially subdividing sites;**

- 6. The redevelopment of existing affordable housing areas for higher density homes will be supported subject to the following:**
- a) Evidence of comprehensive and robust early engagement with existing tenants in formulating redevelopment proposals;**
 - b) The new homes are all affordable with at least as many social rent and affordable rent as the existing development;**
 - c) The embodied carbon implications are fully considered and demolition materials reused on site wherever possible; and**
 - d) The new homes demonstrate significant improvements in climate change adaptation and energy and water consumption compared to the existing ones.**

Supporting text

All development falling within Use Classes C2 or C3 is subject to Policy SDH5, including and retirement or extra-care accommodation. The policy applies to all developments of 3 or more new homes and applies to all residential units on the site that have been created by building new structures or converting existing structures.

Amount of Affordable Housing

Policy SDH5 sets out a sliding scale of requirement for developments to provide affordable housing. This recognises the greater challenges that exist for both small site developers and the development of previously developed land, in making such provision. These requirements have been tested for viability, taking account of the different market circumstances across the National Park. Where a site comprises both greenfield and previously developed land, the affordable housing requirement shall be calculated pro-rata based on the proportion of each land type. Where the calculation of the on-site affordable housing requirement results in a fraction of a unit, the requirement will be rounded up to the nearest whole number.

Gross capacity shall mean the maximum number of dwellings that could reasonably be accommodated on the site, having regard to site size, layout, and local character, irrespective of the applicant's proposed scheme.

Mix of Affordable Housing Tenures

The *HEDNA 2023 and 2025 update* demonstrate strong evidence of need for affordable rented homes, and in particular social rented housing. Since the first South Downs Local Plan, house values and market rents have continued to rise whilst household incomes remain modest. The National Park Authority considers that social rent is the most affordable tenure to those in greatest need and should be prioritised over other

forms of rented tenure. The *NPPF 2024* also places greater emphasis on social rented housing and states planning policies are to specify the minimum proportion of social rent homes required. Whilst the *HEDNA* points to evidence that around 60% of new affordable homes should be social rent, consideration has been given to the findings of the *Whole Plan Viability Assessment* in setting a minimum requirement of 25% social rent in Policy SDH5. The Authority will negotiate the greatest viable level of social rent over and above this minimum on a case-by-case basis.

Whilst the priority is for affordable rented homes, there can be a role for low-cost home ownership which may assist in the overall viability of a development and allow more units overall to be delivered. Given the high cost of housing locally however, low-cost home ownership will only be accessible to a very limited proportion of those in housing need. The Authority requires a discount of a minimum of 30% below local market value to reflect the high cost of buying a home in the National Park and local income levels.

Policy SDH5 reflects the *HEDNA* strategic tenure mix as a requirement for new housing development, whilst allowing flexibility to reflect local need. Evidence of local need can include but is not limited to: local (parish) housing needs assessment or housing registers (waiting lists). If a tenure mix is proposed which departs from the strategic tenure mix set out in Policy SDH5, robust evidence must be provided, which is supported by the relevant housing enabler.

Viability

The *Whole Plan Viability Assessment 2026* highlights that development viability within the National Park has become increasingly challenging since the adoption of the first Local Plan. In response, affordable housing requirements have been reduced, particularly on previously developed land (PDL). As PDL is typically located within towns and villages, it offers well-situated opportunities for affordable homes. A careful balance must therefore be maintained: ensuring the delivery of affordable housing while avoiding delays to development. The *Vision and Circular on English National Parks and the Broads* emphasizes that new housing in National Parks should prioritize affordability, while also supporting local employment opportunities and essential services.

In exceptional cases where viability is a genuine barrier to delivery, and the requirements of Policy SDH5 cannot be met, the Authority will require the applicant to demonstrate this by submitting a robust viability appraisal. This should show that the cost of land reflects the existing value of land in its current use, plus a reasonable, but not excessive, uplift which provides an incentive for the land to be sold. The Authority will not accept a land cost assumption that factors in 'hope' value. It will expect also that land purchase/sale negotiations have ensured due diligence, and have fully taken into account the whole cost of development, including all adopted and emerging development plan policies, CIL, and any abnormal costs reasonably identifiable ahead of development, as a prerequisite for development potential. Affordable housing provision and other planning obligations should therefore result in reduced residential land values which reflect these factors.

In cases where viability is still an issue, having had regard to the above, developers will be expected to contribute as fully as possible to mixed and balanced communities, by assessing development options in accordance with the following cascade:

- i) Firstly, reduce the proportion of rented affordable tenure homes in favour of intermediate housing that best reflect local need;
- ii) Secondly, reduce the overall percentage of housing provided as affordable units; and
- iii) Thirdly, provide a financial contribution for affordable housing to be delivered off-site.

The viability appraisal must be done on an independent and open-book basis and must be undertaken by a professionally qualified member of the Royal Institution of Chartered Surveyors (RICS) to establish the appropriate form and level of contribution. Where the Authority does not agree that the appraisal has been undertaken robustly and fairly, it must be independently audited at the cost of the developer and subsequently reviewed if necessary.

Where an in lieu financial contribution is agreed, this will be based on £111,558 to offset one affordable dwelling. This figure will be updated each year index linked. Where a meaningful financial contribution is required for sites of 3 homes, a financial contribution equivalent to half of an affordable homes will be required.

Affordable Housing Review Mechanisms

Where a lower proportion of affordable housing is accepted by the Authority, a clawback clause will be included in the Section 106 Agreement to secure higher affordable housing contributions, up to the requirement in Policy SDH5, if market conditions improve before the completion of development. This is known as a review mechanism and is designed to ensure that, where a development is permitted with reduced affordable housing due to viability constraints, its viability is reassessed so that any improvement in market conditions can translate into additional affordable housing. Developments of 10 dwellings or more will be subject to an early review which is triggered if sufficient progress on construction of the approved development has not been achieved after 2 years from the date of the permission being granted (or at an alternative time as agreed with the Authority). In addition to any early stage review, a late stage review on sites of 25 or more homes will be required where a policy-compliant level of affordable housing required was not achieved at planning permission stage as a result of viability evidence. The late stage review will generally take place at the point when 75% of the permitted dwellings have been sold (or if not being sold, when 75% are occupied), but before the completion and sale of the whole development to ensure that any additional requirements are enforceable.

Further guidance on viability matters is set out in the *Affordable Housing Supplementary Planning Document*.

Guidance

Affordable Housing SPD

Evidence

HEDNA 2023 and Addendum 2025
See other relevant policies including SDH2 Mix of homes, SDH6 Rural Exception Sites.

Strategic Policy SDH6: Rural Exception Sites and Rural Estates Housing

Purpose of the Policy

The purpose of this policy is to maximise affordable housing provision and to meet local needs, by considering affordable housing development on land where planning permission would not normally be granted, on what is referred to as 'exception sites' or as part of small-scale Rural Estate development.

Local Plan Objective

I5: We will support development that provides genuinely affordable housing, particularly social rented housing, that meets the needs of local communities in perpetuity and explore innovative ways of increasing delivery including through community-led development, exception sites and Whole Estate Plans.

Policy

- 1. Proposals for rural exception sites will be permitted where:**
 - i) 100% Affordable housing is provided in perpetuity; or**
 - ii) at least 70% of housing provided meets priority local affordable housing needs in perpetuity, and where it is demonstrated to the Authority's satisfaction that a mixed tenure scheme including alternative forms of housing (e.g. self-build or market housing), is essential to make the scheme viable and it is the minimum number of market dwellings needed to make a scheme financially viable; or**
 - iii) Provision of a serviced plot or dwelling for the landowner is demonstrated to be essential to make land available.**
- 2. All proposals for rural exception sites will be subject to the following criteria:**
 - a) The scale and location relate well to the existing settlement and landscape character;**
 - b) Community engagement feeds into the design, layout and types of dwellings proposed;**
 - c) The size (number of bedrooms), type and tenure, (for example, social and affordable rented, intermediate, shared ownership or older people's housing) of affordable homes is based on robust evidence of local community need in the form of either a local housing needs survey or appropriate secondary data; and**
 - d) Affordable homes for rent will be managed by a Registered Provider or alternative reputable provider (e.g. Community Land Trust or Rural Estate). Occupancy conditions and local connection criteria will be applied to affordable housing to ensure local needs are met and that the dwellings are retained as affordable rent in perpetuity. Specific criteria will be determined by the Authority, in close partnership with established community-led and legally constituted organisations or Community Land Trusts where applicable.**

- 3. Community-led Development proposals will be given positive weight in the planning balance.**
- 4. Small-scale development proposals (9 or fewer dwellings) on rural estates will be permitted for 100% affordable housing for rent in perpetuity. On these sites, the Estate shall set out how the proposed homes will be developed and managed to meet the housing needs of rural or essential local workers, and such details will need to be agreed with the Authority. The following criteria must be demonstrated and will be secured through any relevant planning permission:**
 - a) The Estate sets out the access and eligibility criteria for the affordable homes together with the rent policy and rent levels. Such details are to be approved by the Authority, with an appropriate review mechanism in place; and**
 - b) 100% of the housing will be occupied by either essential local workers who meet the requirements of the agreed access and eligibility criteria, or people with a local connection and housing need which is not met by the open market.**

Supporting Text

Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connections to the locality.

Mix of tenures

Since the adoption of the first Local Plan in 2019, only a very limited number of affordable homes have been delivered on exception sites within the National Park. The Authority recognises that improving delivery may require cross-subsidy from market housing or alternative incentives for landowners. However, this must be carefully managed to avoid inflating the ‘hope value’ of potential sites and undermining affordable housing provision.

Any proposal for a rural exception site that relies on cross-subsidy from market or self-build housing must be supported by a robust viability appraisal. In certain cases, where a landowner does not seek a capital receipt and wishes to retain part of the site or a dwelling for personal use, this may be acceptable provided that at least 70% of the homes meet priority local affordable housing needs. Any plot or dwelling retained by the landowner should be modest in scale and comply with the wider requirements of the Local Plan, including Policy SDH2.

Evidence of local housing need

It is important that the need for affordable housing in the existing settlement (or group of settlements) is well evidenced. This may be through an up-to date local housing needs survey or can include alternative data sources including reference to the Housing Authority’s Register. Consideration should also be given to community priorities expressed in Neighbourhood Development Plans or Parish Priority Statements, provided these are supported by robust and current evidence.

Management of affordable homes

Affordable homes delivered through Rural Exception Sites are typically managed by a Registered Provider. However, alternative arrangements may be supported where a reputable organisation—such as a local authority, rural estate, or legally constituted Community Led Housing Group—can demonstrate transparency and fairness in property allocation, alongside high-quality ongoing management and maintenance.

Delivery of Rural Exception Sites

The Authority is committed to proactively supporting the delivery of Rural Exception Sites. Applicants and local communities are encouraged to engage with the Authority at the earliest stage of proposal development. Early advice will be provided on site suitability, and applicants for sites of 9 or fewer may seek an initial ‘Permission in Principle’ to confirm this. In addition, the Authority offers an Affordable Housing Grant, funded through developer contributions (Section 106), to support non-profit groups such as Community Land Trusts (CLTs) in creating permanently affordable homes.

Rural Estate Affordable Housing

Rural estates have a long tradition of providing homes for estate workers. More recently, some estates within the National Park have expressed interest in delivering affordable housing for local residents. Policy SDH6 sets out criteria to enable small-scale affordable housing development on rural estates, ensuring homes are secured as affordable rent tenure in perpetuity. These homes are intended for essential local workers, including frontline public sector employees such as NHS staff, teachers, police officers, firefighters, military personnel, and those working in social care and childcare.

Guidance

Affordable Housing SPD

See other relevant policies including: SDL1 Landscape Character, SDL2 Design, SDT1 Vision-led Transport

Strategic Policies SDH7 and SDH8 for Replacement and Subdivision of Dwellings and Householder Development
Purpose of the Policies The purposes of these policies are to facilitate replacement and sub-division of homes and householder development whilst: • Avoiding potential adverse impacts on the character and appearance of the landscape and on the amenities of occupants and neighbouring properties; and • Protecting the supply of small and medium dwellings in the National Park.
Local Plan Objective I6: We will support new homes that increase the stock of smaller dwellings, support essential local workers, improve people’s health and opportunities, are accessible and adaptable, and meet the diverse needs of our communities throughout all life stages.
Strategic Policy SDH7: Replacement and Subdivision of Dwellings
Policy 1. Proposals for the replacement and/or subdivision of dwellings will be permitted where they are not overbearing or of a form which would be detrimental to the amenity of occupants and/or neighbouring properties by virtue of loss of outlook, privacy, and/or light. 2. Proposals for the replacement of one dwellings with one new dwelling will be permitted where the replacement dwelling - considering all new and existing development - does not result in a net floorspace increase of more than approximately 30% compared with the gross internal area (GIA) of the “existing dwelling” (as it was originally built or existed on 18 December 2002, whichever is the later) unless the existing dwelling has a GIA of more than 120 square metres. 3. Proposals for the replacement or subdivision of one dwelling with two or more new dwellings will be permitted where: a. The new dwellings each have a gross internal area of approximately 120 square metres or less and are designed with appropriate layouts and internal arrangements; and

- b. There is sufficient scope within the curtilage of the existing dwelling to provide satisfactory outdoor private amenity space, landscaping, boundary treatments, external storage and vehicular parking for each new dwelling.

- 4. Where permission is granted, future development may be managed by the removal of permitted development rights.

Strategic Policy SDH8: Householder Development

Policy

- 1. Proposals for householder development will be permitted where:
 - a. They respect the established character of the local area, are visually subservient and in keeping with the appearance, character, and scale of the host dwelling, and retain adequate outdoor private amenity space and parking; and
 - b. They are not overbearing or of a form which would be detrimental to the amenity of occupants and/or neighbouring properties by virtue of loss of outlook, light and/or privacy.
- 2. Proposals for alterations and/or extensions to dwellings will be permitted where they satisfy Criteria 1 and – in considering all new and existing development - do not result in a net floorspace increase of more than approximately 30% compared with the gross internal area (GIA) of the “existing dwelling” (as it was originally built or existed on 18 December 2002, whichever is later) unless the existing dwelling has a GIA of more than 120 square metres or there are exceptional circumstances.
- 3. Proposals for new and/or extended annexes should satisfy Criteria 1 and demonstrate that they are ancillary and have a functional and physical dependency on the host dwelling.
- 4. Proposals for new and/or extended outbuildings should satisfy Criteria 1 and demonstrate that they are required for purposes incidental to the use of the host dwelling.
- 5. Where permission is granted, future development may be managed by the removal of permitted development rights.

Supporting Text:

The policies apply to proposals for the replacement, subdivision, alteration (including loft conversions) and/or extension (including conservatories, dormers and porches) of C3 residential dwellings and other development within their curtilages. It is recognised that the way

in which we use our homes is changing. The Authority will generally support home-working and home-based businesses where this does not involve a change of use of the host dwelling.

The adherence to – and applicability of – floorspace limits does not mean that permission will automatically be granted. The policies will be considered alongside other relevant policies in the Development Plan.

SDH7 and SDH8 - Existing Dwelling

The “existing dwelling” is either the residential unit(s) that existed on 18 December 2002 (when the National Park was first designated) or the original dwelling(s) first built or legally established after this date. If the residential unit(s) existed on 18 December 2002, then the existing dwelling includes all alterations, conversions, demolitions, extensions, and replacements completed on this date, including those carried out under permitted development rights. Development that is not part of the existing dwelling – including development carried out under permitted development rights - will be considered as part of the 30% floorspace limit.

SDH7 and SDH8 - Floorspace Calculations

Floorspace is measured as gross internal area (GIA) and denoted in square metres (sqm) as per Nationally Described Space Standards and the RICS 6th Edition Code of Measuring Practice. The onus is on the applicant to provide evidence to determine floorspace and headroom. This may include building control records, lawful development certificates, photographs and/or other appropriate evidence as requested. Where there is any doubt, it will be presumed that any visible or known changes are not part of the existing dwelling and, instead, form part of the 30% floorspace limit. Any reference to permitted development rights or previous planning permissions to justify going beyond the 30% floorspace limit will need to be demonstrated as implementable and not theoretical.

There will be a degree of judgement in considering whether annexes, attics, basements, car ports, lofts, garages and outbuildings should be included in floorspace calculations. The above should be included if capable of being used as habitable floorspace and/or they are of substantial construction. In coming to a determination, access, exposed elevations, light (both artificial and natural), headroom (at least 1.5m), and rationalisation should be considered. In terms of rationalisation, this will be considered on a case-by-case basis and only applied where a clear improvement is demonstrated.

SDH7 and SDH8 - Floorspace Limits

The word “approximately” allows a degree of flexibility to ensure a proposal is landscape-led and sensitively designed, while still delivering on the purpose to protect the supply of small and medium dwellings. In terms of subdivisions only, it is recognised that it will not always be possible to deliver new dwellings with a GIA of 120sqm or less given limitations in re-configuring existing spaces.

A “large dwelling” in the South Downs National Park is defined as a dwelling with a GIA of 120sqm or more. Replacement of, and alterations and extensions to, an existing dwelling that is a large dwelling will not reduce the supply of small and medium dwellings, and so the 30%

floorspace limit is not applicable in these instances. However, like small and medium dwellings, proposals to large dwellings will still be considered in relation to the amenities of occupants and neighbouring properties, and potential impacts on the character and appearance of the immediate and wider landscape amongst other material considerations.

SDH8 - Exceptional Circumstances

There is no prescribed definition of “exceptional circumstances” so proposals will be considered on a case-by-case basis. As an example, the Authority believes that the daily care, health and wellbeing needs of an older or disabled person (as defined by *2010 Equality Act*) – including their ability to carry out day-to-day activities and any needs to accommodate living carers (not an au pair or “nanny”) – could be an exceptional circumstance. It will need to be demonstrated how a proposal would appropriately and genuinely support such needs and activities. It is recognised that the above will be personal and specific to each individual and will need to be considered respectfully and sensitively. Evidence from applicants, medical and/or clinical practitioners, and others may be required and will be kept confidential and not published.

SDH8 - Annexes and Outbuildings

Additional accommodation can include extensions to, and outbuildings within the curtilage of, a host dwelling. Accommodation is either “ancillary” or “incidental” depending on primary living accommodation (i.e., bathroom, bedroom, kitchen, and/or living room). Incidental uses can contain an element of primary-living accommodation but remain subordinate to the host dwelling (i.e., a garage, office or shower room), while ancillary uses contain primary-living accommodation that allow a degree of independence (i.e., an annex).

If development contains primary living accommodation which would allow it to be self-contained, then this would not be ancillary and would create a new planning unit. A physical dependency and functional link between the accommodation and host dwelling must be demonstrated to be considered ancillary. An occupant’s relationship to those living in the host dwelling, and reliance on the host dwelling for their day-to-day needs, will be considered. In all instances, the ancillary accommodation and host dwelling must fall under the definition of a Class C3(a) dwellinghouse as outlined in the *Use Class Order*.

Annexes and outbuildings should be sensitively sited to the side or rear of – and must share the same access, parking, private amenity space, and utilities as – the host dwelling. In general, existing buildings should be reused before considering new buildings and structures.

SDH7 and SDH8 - Planning Conditions

Planning permission may be subject to planning conditions including, but not limited to, the removal of permitted development rights, specification of certain land use classes, and/or measures to avoid annexes becoming separate planning units. This does not necessarily prevent

future development but instead enables the Authority to manage future changes through the planning system to ensure that the appearance, character, design, relationship, and use of a development endures in perpetuity.

Guidance

- Nationally Described Space Standards [Technical Housing Standards – nationally described space standards \(MHCLG 2015\)](#)
- Extensions and Replacement Dwellings Technical Advice Note

Evidence

- Housing and Economic Development Needs Assessment
- Needs and aspirations for small dwellings in Neighbourhood Development Plans and Parish Priorities Statements

See other relevant policies including: SDC2 Development Strategy, SDL1 Landscape Character, SDL2 Design, SDH3 Accessible and Adaptable Homes, SDH5 Affordable Homes

Strategic Policy SDH9: New Rural Workers' Dwellings
Purpose of Policy The purpose of this policy is to support rural workers that have a genuine need to live on or near their place of work.
Local Plan Objective I2: We will support green economic growth that enables regenerative land management, particularly farming and forestry, provides local employment, and supports the production and sale of sustainable food, drink and other products of the National Park.
Policy 1. Development proposals for rural workers' dwellings will be permitted where it has been demonstrated that the nature and demand of the work concerned make it essential for one or more people engaged in rural land-based enterprises to live at, or very close to, the site of their work. 2. Applications for new permanent rural workers' dwellings will need to demonstrate that: a) The rural land-based enterprise is established, extensive, viable and contributes to the special qualities of the National Park; b) There is an essential functional need for the rural workers' dwelling that could not be fulfilled either by another residential dwelling on the enterprise or existing residential accommodation in the local area which is suitable and available for occupation by the workers concerned; c) No other residential dwellings either on or closely connected to the enterprise have been sold off separately or alienated from it in the past five years unless the reason for separation is justified through robust evidence; d) Full consideration has first been given to the conversion of an existing building within the enterprise; and e) The proposed rural workers' dwelling should be well-related in terms of siting to existing buildings or dwellings within the enterprise, have a total habitable floor space not exceeding 120m² (gross internal area excluding rural working related rooms such as office space and boot rooms) and be designed appropriately for its function. 3. Applications for the removal of occupancy conditions will not be permitted unless it can be demonstrated through robust evidence that there is no longer a current or possible renewed need for the dwelling for the authorised use for the foreseeable future, and will only be made available on the open market when it has been robustly demonstrated that its use as an affordable dwelling would be unviable or unsuitable or unnecessary.

4. **Temporary dwellings for rural workers will be permitted for a temporary period where they are essential to support the rural land-based enterprise, whether new or established, provided that it is demonstrated that:**
 - a) **There is a firm intention and ability to develop the enterprise;**
 - b) **There is a clear functional need to support the enterprise;**
 - c) **The enterprise has been planned on a sound financial basis;**
 - d) **The location would be suitable for a permanent rural workers' dwelling; and**
 - e) **It is easily dismantled and/or taken away.**
5. **Where permission is granted for new dwellings under this policy, future extensions may be controlled by the removal of permitted development rights.**

Supporting Text

Previously this policy was restricted to agricultural and forestry workers, but the extension to all rural workers reflects national policy and the reality that the diversification of agriculture and other land-based industries, as well as the growing nature sector, means that work that is necessary to the positive management of land is no longer restricted to traditional agricultural and forestry sectors. Robust evidence will be required to support the essential need for a rural worker to live at, or very close to, the site of their work, including for instance safe response times to address medical issues with livestock.

A 'rural worker' is defined as someone who is engaged on a full-time basis in a land-based industry – such as farming, forestry, horticulture, nature conservation or equestrian businesses - which rely on open land and associated buildings.

See other relevant policies including SDL1 Landscape Character, SDL2 Design, SDL4 Relative Tranquillity, SDL5 Dark Night Skies, SDW5 Pollution and Air Quality.

Strategic Policy SDH10: Gypsies, Travellers and Travelling Showpeople
Purpose of the Policy The purpose of this policy is to set out how the Authority will seek to meet the needs of the gypsy, traveller and travelling showpeople communities.
Local Plan Objective I6: We will support new homes that increase the stock of smaller dwellings, support essential local workers, improve people’s health and opportunities, are accessible and adaptable, and meet the diverse needs of our communities throughout all life stages.
Policy 1. Lawful permanent sites for Gypsies, Travellers and Travelling Showpeople will be safeguarded from alternative development, unless acceptable replacement accommodation can be provided or the site is no longer required to meet any identified need; 2. The National Park Authority will seek to meet the local needs of Gypsies, Travellers and Travelling Showpeople, as demonstrated in the most up to date Gypsy and Traveller Accommodation Assessment, by the allocation of permanent pitches on the following sites as identified on the Policies Map: • Land west of Liphook – 14 pitches (SDA31); • New Barn Stables, Binsted - 1 pitch (SDA37); • Land north of Kings Lane, Coldwaltham – 2 pitches (SDA43); • Three Cornered Piece, Nyewood – 1 pitch (SDA64); • Offham Barns, Offham – 4 pitches (SD83); and • Land at Novington Sandpit, Plumpton – 15 pitches (SDA67); and 3. Development proposals to meet the needs of the Gypsy, Traveller and Travelling Showpeople community (as defined in Planning Policy for Traveller Sites 2024 or any subsequent policy) on unidentified sites will be permitted where they:

a) Meet gypsy, traveller or travelling showpeople needs as demonstrated in the most up to date Gypsy and Traveller Accommodation Assessment or other robust evidence; b) Are in locations in reasonable proximity to settlements from which residents can access education, health, welfare and employment infrastructure, reflecting the extent to which opportunities for mixed residential and business uses can contribute to sustainability; c) Do not result in sites being over-concentrated in any one location or disproportionate in size to nearby communities; d) Are capable of being provided with infrastructure such as power, water supply, foul water drainage and recycling/waste management without harm to the special qualities of the National Park; e) Provide sufficient amenity space for residents; f) Do not cause, and are not subject to, unacceptable harm to the amenities of neighbouring uses and occupiers; g) Have a safe vehicular and pedestrian access from the public highway and adequate provision for parking, turning and safe manoeuvring of vehicles within the site; and h) Restrict any permanent built structures in rural locations to essential facilities; 4. Proposals for sites accommodating Travelling Showpeople should allow for a mixed use yard with areas for the storage and maintenance of equipment.	Supporting text The evidence base for the needs of these communities is set out in the South Downs, Brighton & Hove and Adur and Worthing Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (GTAA) published in December 2024. This report established the following needs for gypsy and traveller accommodation (PPTS definition). <table border="1"> <thead> <tr> <th>Area of the SDNP</th><th>2024-29</th><th>2029-34</th><th>2034-39</th><th>2039-42</th><th>Total Need</th></tr> </thead> <tbody> <tr> <td>Adur</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td></tr> <tr> <td>Arun</td><td>10</td><td>2</td><td>2</td><td>1</td><td>15</td></tr> </tbody> </table>					Area of the SDNP	2024-29	2029-34	2034-39	2039-42	Total Need	Adur	0	0	0	0	0	Arun	10	2	2	1	15
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Brighton & Hove	7	1	2	1	11
Chichester	11	1	1	1	14
Worthing	2	0	0	1	3
East Hampshire	5	2	4	1	12
East Sussex (Lewes)	1	1	1	1	4
Horsham	0	0	0	0	0
Mid Sussex	0	1	1	1	3
Winchester	0	0	0	0	0
Total Need	36	8	11	7	62

Four allocated pitches at Fern Farm, Greatham have been implemented since the GTAA was prepared, reducing the overall need during the plan period to 58 pitches. Assuming an adoption date of 2027 for this Local Plan, a five year land supply of gypsy and traveller sites (i.e to 2032/33) would be approximately 42 pitches (taking a mid-point for the 2029-34 figure). In terms of needs for travelling showpeople, the GTAA establishes a need for 11 plots over the plan period, approximately 7 of which would be needed before 2032/33. Unfortunately, despite three separate calls for sites and joint working with neighbouring local planning authorities, the Authority can only identify sites for 37 gypsy and traveller pitches and no travelling showpeople plots.

In the light of this shortfall, unidentified sites will be considered positively against the criteria in 3 and 4 in order to boost the supply.

Guidance

- Planning Policy for Traveller Sites, updated 12 December 2024
- Gypsy and Traveller Topic Paper (including site assessments)

Evidence

- [Gypsy and Traveller Accommodation Assessment - South Downs National Park Authority](#) and letter from RRR Consultants confirming this takes into account the changes to the definition in the December 2024 PPTS.

See other relevant policies including SDLI Landscape Character, SDL4 Relative Tranquillity, SDL5 Dark Night Skies, SDW5 Water and Pollution.

Economy

Strategic Policy SDEI Economic Development
Purpose of Policy The purpose of this policy is to support the provision and enhancement of employment floorspace and to safeguard existing employment space from alternative uses. This is to support sustainable communities where working age people are able to be economically active and can work close to where they live. A prosperous local economy contributes to improving mental health and wellbeing and reducing health inequalities for the population.
Local Plan Objectives I2: We will support green economic growth that enables regenerative land management, particularly farming and forestry, provides local employment, and supports the production and sale of sustainable food, drink and other products of the National Park. I4: We will support development that enhances the role of towns and villages as social and economic hubs, and improves access to essential community services, infrastructure, including digital and EV infrastructure, and facilities, especially where this is community-led.
Policy I. Development proposals that foster the economic and social well-being of local communities within the National Park will be permitted provided that they meet one or more of the following: a) Promote and protect businesses linked to the National Park’s key sectors including professional services, manufacturing, the green economy, tourism and land-based sectors; b) Support supply chains across the National Park and its environs and encourage closer ties between businesses; c) Provide for and support small and micro businesses through the provision of small, flexible, start-up and move-on business units including incubator uses; d) Provide flexibility for established businesses to secure future resilience and protect local jobs;

- e) **Intensify the use of an employment (Classes B2, B8 and/or E(g)) site and make a more efficient use of brownfield land; and**
- f) **Promote smart economic growth and advances in information and communications technologies, particularly superfast broadband.**

2. **Development proposals for the change of use of B2 and B8 premises to new E(g) offices will be permitted.**
3. **The Authority will safeguard all existing employment (Classes B2, B8 and/or E(g)) sites and allocations that are fit for purpose from development proposals for other uses. Applications that would result in a loss of such employment land will only be permitted provided that evidence of a robust marketing campaign clearly demonstrates that there is no market demand for the business premises. The marketing campaign will be at least 12 months and details of marketing requirements are set out in Appendix A1.**

Supporting text

The 'green economy' is sometimes referred to as the net zero economy. It includes low-carbon infrastructure, facilities to support the circular economy or reduced use of resources, renewable energy, local food systems, eco-tourism and environmental consultancy.

The Housing and Economic Development Needs Assessment identifies a need for 5.9 hectares of office space and 13.2 hectares of industrial/warehousing space between 2022 and 2042. The Employment Land Review demonstrates that the overall need can be met through existing commitments (extant planning permissions). However, there is an imbalance between the provision for offices and industrial/warehousing due to a very large development for warehousing at Longmoor Camp near Liphook, and the loss of significant office space at Syngenta near Fernhurst. Criterion 2 of the policy seeks to address this imbalance by facilitating the change of use of existing industrial/warehousing space to office space. Additional employment land is also proposed at Shoreham Cement Works to provide flexibility of supply and an appropriate mix of uses on the site.

Criterion 3 seeks to safeguard all existing and allocated employment sites in Use Classes B2, B8 or E(g), previously B1. The introduction of Class E to the Use Classes Order, which includes offices with a range of other uses including retail, may make the safeguarding of offices difficult if there are no planning conditions or Article 4 Directions which limit the use of a unit to Class E(g). In these circumstances the Authority will take a pragmatic approach to proposed changes of use or redevelopment, having regard to any realistic fallback position.

Guidance

- Marketing Appendix A1

Evidence

- HEDNA, Employment Land Review and the Economic Profile 2025.

See other relevant policies including SDE2 Agricultural Development, Diversification and Conversion of Rural Buildings, SDE5 Development in Town and Village Centres.

Strategic Policy SDE2: Agricultural Development, Diversification and Conversion of Rural buildings
Purpose of the Policy The purpose of this policy is to support the regenerative management of the National Park's farmland and forests by facilitating agricultural and forestry development, diversification projects and conversion of rural buildings which support viability whilst also delivering multiple benefits for the National Park purposes and duty.
Local Plan Objective I2: We will support green economic growth that enables regenerative land management, particularly farming and forestry, provides local employment, and supports the production and sale of sustainable food, drink and other products of the National Park.
Policy Development which supports the regenerative land management of the National Park's farmland and forests, enables the long-term viability of the agricultural or forestry unit and supports the green rural economy whilst furthering the purposes of the National Park will be permitted as set out below. This should be demonstrated through the submission of a proportionate holistic long-term strategy for the holding, such as a Whole Estate Plan, showing how the proposed development, in combination with other proposals on the holding, achieves these multiple benefits. I. Development proposals for new buildings or structures for the purposes of agriculture or forestry will be permitted where: a) There is an agricultural or forestry need for the development within the National Park and its scale is commensurate with that need; b) The development occupies the site best suited to conserving and enhancing the natural beauty, wildlife and cultural heritage of the National Park. Wherever possible, development should re-use or be on the footprint of an existing agricultural building, otherwise it should be related physically and functionally to existing buildings associated with the enterprise, unless there is an exceptional agricultural or forestry need for a more isolated location; c) The buildings are in keeping with local character and of a design that reflects the proposed agricultural or forestry use; d) The proposals include planting to integrate the development into the existing local landscape framework;

e) A building has not been disposed of or converted to an alternative use at the holding in the past three years, which could have met the need of the development proposed; and f) Existing redundant buildings or structures within the holding which have a negative impact on landscape or historic character are removed where appropriate. 2. Development proposals for new or improved access tracks for forestry or agriculture will be permitted where: a) The proposal is essential for the management of the land; b) It has been demonstrated that it is not feasible to accommodate the proposed traffic using existing accesses; and c) The layout and design conserves and enhances local landscape character and the special qualities. 3. Development proposals relating to farm and forestry diversification will be permitted where: a) They support the viable retention of agricultural or forestry uses on the site and do not cause severance or disruption to the holding; b) The development re-uses or replaces existing buildings where feasible. Where this is not feasible, the development should be related physically and functionally to existing buildings, be of an appropriate scale, and retain agricultural character; and c) Any outdoor storage is provided as a minor ancillary element of other uses. 4. The conversion of redundant agricultural or forestry buildings outside of defined settlement boundaries to an alternative use will be permitted where: a) The location is sufficiently well related to existing infrastructure, amenities and services; b) The existing vehicular access is suitable in landscape terms for the use proposed; c) The original building is capable of conversion without the need for substantial reconstruction, significant extensions or ancillary buildings; d) The design of the building(s), their curtilages and ancillary structures respects their agricultural/forestry character as informed by a Historic Farmstead Assessment; and e) In respect of heritage assets, existing historic fabric and features of architectural or historic significance are retained and respected.	Supporting text The preamble of this policy refers to supporting regenerative land management. The five core principles of regenerative land management are:

- minimising soil disturbance
- maximising crop diversity
- keeping living roots in the soil
- maintaining soil cover, and
- integrating livestock.

These principles aim to improve soil health, enhance biodiversity, and promote a more sustainable food system.

Development which enables the long-term viability of the agricultural or forestry unit could include associated businesses such as saw mills, timber processing, or machinery maintenance where these are demonstrated to be necessary to the efficient functioning of the agricultural or forestry holding.

Applications should be accompanied by a holistic plan demonstrating how the development proposals, in combination with any other existing or future projects on the holding, will meet the requirements of this policy. This can take the form of a Whole Estate Plan, a diversification plan or similar strategy for the whole holding and should be proportionate to the scale of the proposals. Benefits to the National Park and restrictions on occupation will be secured via conditions and/or legal agreements.

Viticulture development related to the growing of vines is agriculture and will be considered under this policy. However, development required for winemaking and wine tourism also needs to accord with SDE3.

Redundant farm buildings are often favoured habitats for bats and barn owls, so the requirements of the biodiversity policies and protected species legislation will be key to the acceptability of their re-use. Appropriate species surveys will be expected to accompany any application.

Guidance

A Farmers Guide (to be updated)

Evidence

- Historic England South East Farmsteads Character Statement (October 2014)
- Historic England Farmstead and Landscape Statement South Downs National Character Area 125 (February 2020)

See other relevant policies including: SDL1 Landscape Character, SDL2 Design, SDL6 Historic Environment and Cultural Heritage, SDN1 Nature Recovery, SDE3 Economic Development, SDE7 Regenerative Tourism, SDE8 Equestrian Development.

Strategic Policy SDE3: Winemaking and Wine Tourism

Purpose of the Policy

The purpose of this policy is to guide the careful design, planning, and management of land on which grapes are grown (viticulture), wine is made (wineries), and associated activities take place (wine tourism and other activities).

Local Plan Objective

I2: We will support green economic growth that enables regenerative land management, particularly farming and forestry, provides local employment, and supports the production and sale of sustainable food, drink and other products of the National Park.

Policy

- 1) Development proposals which support regenerative land management, enable the long-term viability of the enterprise, and support the green rural economy, whilst furthering the purposes of the National Park, will be permitted. This should be demonstrated through the submission of a proportionate and holistic management plan and long-term strategy for the enterprise showing how development (in combination with other proposals on the enterprise) achieves these multiple benefits.**
- 2) Development proposals for new, extended and/or improved winemaking activities (or wineries) and associated infrastructure will be permitted where it satisfies Criteria 1 and:**
 - a) It is informed by a contextual analysis and landscape appraisal to ensure it occupies the most suitable area of the enterprise in terms of conserving and enhancing the natural beauty, wildlife and cultural heritage of the National Park;**
 - b) It is of a density, intensity, and scale that is appropriate, compatible, and proportionate to local landscape character and the special qualities of the National Park;**
 - c) It makes best use – or is within the footprint - of existing farmsteads, buildings, and structures. If not available, feasible or viable – or if there would be a benefit from removing existing buildings or structures which have a negative impact on amenities and landscape character - then new buildings and structures must:**
 - i. Be demonstrated to be necessary;**
 - ii. Be related physically and functionally to existing buildings and structures associated with the enterprise as appropriate;**

- iii. **Not adversely impact on the amenities of neighbouring properties, uses, and surrounding communities; and**
 - iv. **Include structural planting to integrate into the existing local landscape framework.**
 - d) **It is well located to existing utilities and transport infrastructure, and utilises existing access tracks which are appropriate and capable of accommodating associated machinery and vehicles. New or improved access tracks will only be permitted where it is demonstrated that:**
 - i. **They are essential for the regenerative management of land and necessary to accommodate associated machinery and vehicles which cannot feasibly or safely be accommodated on existing tracks; and**
 - ii. **They are understated, and designed and laid out in a way which conserves and enhances local landscape character and the special qualities of the National Park.**
 - e) **It demonstrates a site-wide approach to energy and water efficiencies, including the incorporation and appropriate siting of renewable energy and water conservation measures (including reuse and onsite collection) using best practice industry standards and third-party accreditation as appropriate; and**
 - f) **It demonstrates a site-wide approach to regenerative land management showing how sustainable, regenerative and organic land practices have been incorporated to contribute to nature recovery, and avoid, reduce or fully mitigate any potential environmental impacts.**
- 3) The expansion of viticulture and winemaking activities, as part of an agricultural diversification scheme, must be linked to the core business of growing grapes and making wine. In addition to the above and Criteria 1 and 2, development proposals for new, extended and/or improved wine tourism facilities and other associated activities will be permitted where:**
- a) **It does not adversely impact on the amenities of neighbouring properties, uses and surrounding local communities;**
 - b) **Any visitor accommodation, attractions and/or facilities also satisfy Policy SDE7 (Regenerative Tourism); and**
 - c) **Any retail elements complement and support, and do not detract from, the vitality and viability of town or village centres, and community facilities. If satisfied, retail elements should aim to offer and sell the following proportion of sales goods:**
 - i. **At least 40% produced from, or within 30 miles of, the enterprise; and**
 - ii. **40% produced from Hampshire, Sussex or Surrey.**

Supporting text

When Viticulture is Development

Viticulture is a form of agriculture. Planning permission is not generally required to cultivate the land, plant vines, grow grapes or install trellising if it is already in agricultural use, although an Environmental Impact Assessment (EIA) may be required if the land has been left uncultivated for 15 years. In terms of the making and selling of wine, grapes grown on the same premises (or associated vineyard) can be considered as ancillary agricultural activities. Where sites process grapes on behalf of other growers and/or include additional or more intense activities, these will be considered under this policy and other relevant policies.

Buildings, Structures and Infrastructure

Wineries need to accommodate the equipment and infrastructure for all winemaking stages, but these need to be designed sensitively. Many English wineries have grown out of historic farmsteads which have a distinct landscape and historic character. Local characteristics - such as building heights, materials, openness, tranquillity, and views – will all need to be considered, along with operational and vehicular movements to, from and across a site. If a wine cellar is proposed, then careful consideration must be given to groundwater sensitivities and to extracted spoil and resulting levels.

Energy and Water

The viticulture industry uses a lot of energy and water in its machinery, operations and processes. Measures to address criterion 2(e) can include: rainwater harvesting, energy efficiency improvements, mechanical ventilation, heat recovery systems, solar panels, and air and ground source heat pumps. Third party accreditation, such as the Sustainable Wines of Great Britain Certification, is encouraged.

Regenerative Land Management

To demonstrate compliance with criterion 2(f), regenerative land management practices can include: the re-naturing of non-vine areas, including native species rich grass swards and wildflower planting; the retention and restoration of historic field boundaries with native trees, hedgerows and planting to provide food, shelter, natural habitat and wildlife corridors; and the avoidance or minimising of use of artificial fertilisers, herbicides, pesticides and soil disturbance.

Wine Tourism and Other Activities

The *2025 South Downs Visitor Accommodation Review* identifies the symbiotic relationship between the viticulture industry and visitor accommodation, attractions and facilities, and such joint uses may mean that proposals also need to be considered under SDE7 Regenerative Tourism. The Authority will consider the use of planning conditions to restrict sale goods, operational hours, and event and occupancy numbers, as appropriate and relevant.

Guidance:

- 2021 South Downs Viticulture Technical Advice Note.

Evidence:

- 2021 South Downs Viticulture Growth Impact Assessment.
- 2023 Sussex Wine Tourism Growth Plan.
- 2023 South Downs & Rural West Sussex Partnership Viticulture Economic Profile, and Visitor Sector Business Insight Report.
- 2025 South Downs Visitor Accommodation Review
- 2025 South Downs Visitor Accommodation Audit and Market Review.

Other Relevant Policies: SDC2 Development Strategy, SDL1 Landscape Character, SDL2 Design, SDL3Safeguarding Views, SDL4 Relative Tranquillity, SDL5 Dark Night Skies, SDN1 Nature Recovery, SDN8 Trees, Woodland, hedgerows and Scrub, SDE2 Agricultural Development, Diversification and Conversion of Rural Buildings, SDE7 Regenerative Tourism.

Strategic Policies SDE4, SDE5 and SDE6 Town and Village Centres and Shops in the Countryside
Purpose of these Policies The purpose of these policies is to identify the hierarchy of town and village centres and support all town and village centres by encouraging new retail and other uses appropriate to those locations and safeguarding those that already exist. It also allows for some retail development in the countryside where this is justified by being closely related to the local agricultural and horticultural economy.
Local Plan Objectives I4: We will support development that enhances the role of towns and villages as social and economic hubs, and improves access to essential community services, infrastructure, including digital and EV infrastructure, and facilities, especially where this is community-led.
Strategic Policy SDE4 Hierarchy of Town and Village Centres
Policy I. Development proposals for town centre development will be permitted where they promote or protect the following hierarchy of identified centres as defined on the Policies Map: a) Town Centres: Lewes, Petersfield, Midhurst, and Petworth b) Larger Village Centre: Liss c) Smaller Village Centres: Alfriston, Ditchling, Fernhurst and Findon
Strategic Policy SDE5: Development in Town and Village Centres
Policy I. Within the town and larger village centres as shown on the Policies Map, development proposals for main town centre uses, in particular those that promote or protect local markets and retailers linked to local supply chains across the National Park, will be permitted providing they do not harm the retail function of the centre, and are compatible with its scale and historic nature. Community-led developments and enhancements to the public realm and greater use of these areas for community activities and seating will be supported in principle. 2. Proposals that result in the loss of floorspace in ground floor units in Use Class E will not be permitted unless:

i) Within the defined primary shopping frontages as shown on the Policies Map, it is for a main town centre use and for a temporary period not exceeding two years; or ii) Within the secondary shopping frontage as shown on the Policies Map, it is for a main town centre use, and the design of the street elevation maintains an active frontage to the street to reflect its commercial character. 3. Development that supports the evening economy within the defined town and larger village centres, particularly for visitors/tourists, will be permitted provided the use would not result in significant adverse impacts on the amenity of residents and businesses. Where the operation of an existing business or community facility could have a significant adverse effect on proposed new development (including changes of use) in its vicinity, the ‘agent of change’ principle will apply, and the new development must include suitable mitigation to address these effects. 4. Within the smaller village centres, development proposals for Class E purposes will be permitted where they are compatible with its historic nature and of a scale appropriate to the community they sit within. Such development should be well related to any existing shops and services within the village unless it can be demonstrated that this is not feasible or practicable. 5. The loss of ground floor units in Use Class E that are fit for purpose will not be permitted within smaller village centres unless evidence of a marketing campaign of at least 12 months demonstrates that there is no market demand for the premises, and that its continued use for Class E purposes is not viable. Details of marketing requirements are set out in Appendix A1.	Strategic Policies SDE6: Shops Outside Centres
Policy 1. Development proposals for small convenience stores will be permitted where they: a) Have a net sales area less than 150m²; and b) Are to meet the everyday shopping needs of the local community. 2. The loss of ground floor units in Use Class E or F2(a) that are fit for purpose will not be permitted outside the centres identified in SDE4 unless evidence of a marketing campaign of at least 12 months demonstrates that there is no market demand for the premises, and that its continued use for Class E purposes is not viable. Details of marketing requirements are set out in Appendix A1.	

3. **Development proposals for new farm or nursery shops or extensions to existing farm or nursery shops will be permitted provided that:**
 - a) **The scale and scope would not harm the retail offer in the immediate area. Such shops should aim to sell:**
 - i. **At least 40 per cent of goods are produced on or within 30 miles of the holding;**
 - ii. **40 per cent of goods that are from Hampshire, Sussex or Surrey;**
 - b) **The proposal has re-used or replaced existing buildings, unless it is demonstrated that this is not feasible and**
 - c) **The use of new farm or nursery shops will normally be restricted to Class E(a) or F2(a) retail with ancillary E(b) food and drink, with no other uses under Class E permitted.**
4. **An impact assessment will be required for Class E development outside of the defined Town and Larger Village Centre boundaries as follows:**
 - a) **within the settlement policy boundaries, where the proposal exceeds the following thresholds for floorspace:**
 - i. **Town: 750 m²**
 - ii. **Larger Village: 500 m²**
 - b) **outside of the settlement policy boundaries where the proposal exceeds 150m².**

Supporting text

The four towns and Liss referenced in SDE4(1a) all have identified town or village centres which are reflected in the Policies Map. The four towns all have identified primary shopping frontages and Lewes, Petersfield and Midhurst also have secondary shopping frontages.

'Main town centre uses' referred to in SDE5(1) and (2) are defined in the National Planning Policy Framework as retail development (including warehouse clubs and factory outlet centres); leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

Appropriate enhancements to the public realm and greater use of these areas for community activities and seating can be assessed through a Healthy Streets Assessment or similar and can include good quality green infrastructure.

The 'agent of change' principle referred to in SDE5(3) is that a person or business (the agent) who is responsible for introducing a new land use is responsible for managing the impact of that change. An example is where a residential use is proposed in an area where there is an existing music venue, any potential conflict from noise should be addressed by the design of the residential scheme, not by imposing restrictions on the music venue.

The criteria in SDE6(3) reflect that farms and horticultural nurseries often seek to sell produce directly to their customers, and this can be an important form of diversification for the holding and provide a useful service to the community. However, it is important that these farm or nursery shops remain primarily an outlet for local produce and do not become general retail stores that should be located in town or village centres. Garden Centres that are not related to a horticultural holding will be treated as general retail stores.

Chapter 7 of the National Planning Policy Framework sets out the sequential test that local planning authorities should apply, directing town centre uses to centres, then in edge of centre locations; and only if suitable sites are not available (or expected to become available within a reasonable period) should out of centre sites be considered. When assessing applications for such development outside centres, local planning authorities should require an impact assessment if the development is over a proportionate, locally set floorspace threshold. These thresholds are set out in SDE6 (4) and apply to all Class E uses because they can be used for retail purposes without express planning permission.

Guidance

Healthy Streets Guidance <https://www.healthystreets.com/>

Evidence

Economic Profile 2025 <https://www.southdowns.gov.uk/planning-policy/the-south-downs-local-plan-review/evidence-base/homes-and-economy/south-downs-economic-profile/>

See other relevant policies including SDE1 Economic Development, SDE7 Regenerative Tourism, SDE9 Shop Fronts and Advertisements.

Strategic Policy SDE7: Regenerative Tourism

Purpose of the Policy

The purpose of this policy is to support regenerative tourism to address the potential conflict between the visitor economy and associated development with the conservation and enhancement of the natural beauty, wildlife and cultural heritage of the National Park which visitors come here to experience and enjoy.

Local Plan Objective

I3: We will support development that provides visitor experiences and access that benefit our communities inside and outside the National Park, and enhances the landscape, encourages the use of the National Park as a place for healthy outdoor activity and relaxation and supports a regenerative visitor economy.

Policy

- 1. Development proposals for visitor accommodation, attractions and/or facilities shall enhance and regenerate the places and communities in which they operate, while also demonstrating how they positively contribute to – and provide opportunities to increase the awareness, understanding and enjoyment of – the natural beauty, wildlife, cultural heritage and special qualities of the National Park.**
- 2. Development proposals for alterations or extensions to existing visitor accommodation, attractions and/or facilities will be supported where they enhance accessibility, amenity, biodiversity, design, landscape and movement, and mitigate existing identified issues wherever possible.**
- 3. Development proposals for new visitor accommodation, attractions and/or facilities must be informed by a contextual analysis to demonstrate their design, layout and location are proportionate and sensitive to – and do not detract from - the appearance, character, heritage, tranquillity, and setting of the landscape. If successfully demonstrated, then development will be permitted where it is also demonstrated that:**
 - a. It does not result in the loss of a C3 dwellinghouse;**
 - b. It includes accessibility features to cater for older and disabled visitors;**
 - c. It is accessible via active travel routes or public transport to encourage sustainable travel in, out and across the National Park;**
 - d. It does not detract from the visitor experience nor adversely impact on the amenities of neighbouring properties and uses;**

- e. It makes best use of existing buildings or, if demonstrated to be necessary, new buildings are physically and functionally related to existing development associated with the enterprise;
 - f. Ancillary facilities, if demonstrated to be necessary, are proportionate in terms of their design, scale and use;
 - g. It complements and supports, and does not detract from, the vitality and viability of town or village centres, and community facilities; and
 - h. It is located within the defined settlement boundary unless it meets an exception criterion of the development strategy or:
 - i. It is part of an agricultural diversification scheme;
 - ii. It is part of an endorsed Whole Estate Plan; or
 - iii. It is closely associated with an existing visitor attraction or facility.
- 4. Development proposals that result in the whole or partial loss of existing visitor accommodation, attractions and/or facilities will not be permitted unless evidence is provided which demonstrates that:**
- a. The existing use harms the special qualities of the National Park and there is no demand for a more suitable community or tourism use; or
 - b. The existing use is financially unviable and a robust marketing campaign of at least 12 months has been carried out that clearly demonstrates there is no market demand for the existing use, an equivalent tourism use, or an alternative community use. Details of marketing requirements are in Appendix A1.
- 5. Development proposals - either alone or in combination with other development - must not detract, disadvantage, or prejudice the enjoyment of existing visitor activities, nor contribute to existing negative impacts associated with high visitor numbers, especially in identified hotspots or honeypots.**

Supporting text

National Park and surrounding areas are major resources for tourism, recreation and learning. The visitor economy provides opportunities to promote the understanding and enjoyment of the special qualities of the National Park, as per the statutory purpose 2 of National Parks. However, such development has the potential to impact on the natural beauty, wildlife and cultural heritage of the area and conflict with statutory purpose 1.

The *2024 Regenerative Tourism in UK National Parks* explains that regenerative tourism is about making a net positive contribution to National Parks. In line with the above, the purpose of this policy is to:

- Champion and support tourism development that contributes to the enhancement and regeneration of the places and communities in which it operates; and
- Support tourism activity that helps reduce carbon emissions and increases nature recovery, whilst ensuring National Parks are relevant to everyone's needs.

This policy applies to development proposals for visitor accommodation, attractions, and facilities within the National Park. However, the Authority will also support proposals that help to better connect the National Park with visitor attractions and facilities in surrounding areas, and vice versa.

In terms of “facilities”, this policy does not apply to uses which primarily meet local (rather than visitor) needs as these are more appropriately considered under Policies SDG1 Community Facilities and SDG3 Public Open Space, Sports and Recreational Facilities.

The *2025 South Downs Visitor Accommodation Review* found that the number of visitor bedspaces has more than doubled since 2014, and that immediate visitor needs can be met by existing accommodation across the National Park. The Authority will continue to consider applications for new and expanded visitor accommodation, attractions, and facilities, especially where these support a year round visitor economy and longer visitor stays. However, the expectation will be for development to deliver on the vision for regenerative tourism in National Parks and make net positive contributions.

Cumulative Impacts

There are popular attractions and areas across the National Park which are subject to pressure from high visitor numbers. This can lead to negative impacts on local and wider areas in relation to access, amenity, ecology, environmental degradation, erosion, highways, local resources and/or public safety amongst other considerations. These attractions and areas are known as “honeypots” and “hotspots”, respectively, and are found across the National Park, especially around the Sussex Heritage Coast which hosts the Birling Gap and Seven Sisters.

The *2025 South Downs Visitor Accommodation Review* maps known areas that experience high visitor numbers. These may change over the plan period and so the most recent evidence of visitor numbers and pressures should be considered when determining a planning application. Any development should improve the accessibility, management, and movement of visitors – while contributing to nature recovery and reductions in carbon and environmental degradation – to enhance and regenerate the local communities, places and surrounding areas that domestic and international tourists are visiting.

Guidance

- The Camping and Glamping Technical Advice Note

Evidence

- 2021 South Downs Visitor Survey
- 2023 South Downs Business Survey
- 2024 Regenerative Tourism in UK National Parks
- 2025 South Downs Visitor Accommodation Review
- 2025 South Downs Economic Profile

See other relevant policies including: SDC2 Development Strategy, SDL1 Landscape Character, SDL2 Design, SDL3 Safeguarding Views, SDL4 Relative Tranquillity, SDL5 Dark Night Skies, SDNI Nature Recovery, SDT1 Vision-led Transport, SDT2 Active Travel.

Strategic Policy SDE8: Equestrian Development
Purpose of the Policy The purpose of this policy is to ensure the careful design, planning, and management of equine activities, development and uses.
Local Plan Objective I2: We will support green economic growth that enables regenerative land management, particularly farming and forestry, provides local employment, and supports the production and sale of sustainable food, drink and other products of the National Park. I3: We will support development that provides visitor experiences and access that benefit our communities inside and outside the National Park, and enhances the landscape, encourages the use of the National Park as a place for healthy outdoor activity and relaxation and supports a regenerative visitor economy.
Policy 1. Development proposals for equestrian development which support regenerative land management, enable the long-term viability of an enterprise or holding, and support the green rural economy will be permitted. This should be demonstrated through the submission of a proportionate and holistic management plan and long-term strategy for the enterprise or holding showing how development (in combination with other proposals) achieves these multiple benefits. 2. Development proposals for equestrian development – including changes of land use - will be permitted where they: a. Satisfy Criteria I; b. Are of a location, scale, siting, and intensity of equestrian use which is compatible with, and responds to, local landscape character and the special qualities of the National Park; c. Avoid removing or eroding historic field boundaries and, wherever possible, minimise field subdivisions and fencing; d. Avoid pollution of aquifers, watercourses and other controlled water through appropriate manure storage and run-off treatments; e. Provide sensitively located ancillary storage and equipment; f. Are well located to existing utilities and transport infrastructure, including vehicle and field accesses, as well as bridleways, restricted byways, byways open to all traffic, and other tracks open to equestrian use; and

g. Provide new or supplementary hard and soft landscape features and treatments informed by local landscape character and green infrastructure principles.

3. Development proposals for equestrian buildings, structures, yard areas, and associated infrastructure – for personal, recreational and/or commercial use - will be permitted where they:

- a. Satisfy Criteria 1 and 2;**
- b. Re-use or replace existing development unless it is demonstrated to be unfeasible, unviable, or removal of existing development would have a positive amenity, landscape or heritage impact; and**
- c. Are physically and functionally related to existing development associated with the enterprise or holding and they respect the amenities and activities of surrounding properties and uses.**

Supporting text

Regenerative Land Management

Land management can impact the landscape, horse and soil health, and wider environmental and wildlife benefits. The Authority encourages owners to adopt best practice in land management, and this should be set out in a holistic plan or strategy which is proportionate to the impact, scale and use (i.e., personal, recreational or commercial use) of development. The management approach should be influenced by soil type and natural drainage patterns and processes which – through management of ditches and water courses – can contribute to soil resilience, biodiversity, and habitat improvements. Further advice is set out in the South Downs Equine Land Management Guidance and Equestrian TAN.

Subdivision and Fencing

The subdivision of fields into small turnout paddocks can affect landscape character and views. Where subdivision and fencing are demonstrated to be necessary, they should be sensitive, simple, understated, designed to be unobtrusive and reflect historic field boundaries where possible.

Waste

Horse manure can leach harmful nitrates into watercourses, soils and groundwater. As such, it should not be stored where there is a risk of run-off to field drains, watercourses, springs, wells or boreholes. The run-off from hay soaking, muck heaps and washing down of horses, stables and yards should also be managed to prevent pollution. Neighbouring amenities and uses – and environmental protection requirements – should be taken into account when considering appropriate waste management.

Buildings and Infrastructure

Criterion 3 is applicable to a wide range of built development, including access roads, gallops and canter tracks, horse walkers, indoor and outdoor riding arenas, shelters, stables, storage, and other associated facilities. The layout of buildings and structures should seek to contain and enclose yard areas for storage, parking and other activities, and avoid the adverse visual impacts of car parking, trailer storage and manure arrangements.

Guidance

- South Downs Equine Land Management Guidance.
- South Downs Equestrian Development Technical Advice Note (2023).

See other relevant policies including: SDC2 Development Strategy, SDL1 Landscape Character, SDL2 Design, SDL5 Dark Night Skies, SDNI Nature Recovery, SDE7 Regenerative Tourism, SDTI Vision-led Transport.

Strategic Policy SDE9 Shop Fronts & Advertisements

Purpose of Policy

The purpose of this policy is to support sympathetic changes to shop fronts and advertisements that enhance the local economy whilst respecting the landscape and cultural heritage of our special places.

Local Plan Objectives

I1: We will support development that recognises the significance of the cultural heritage of the National Park, conserves and enhances heritage assets, encourages their optimum viable use and improves their ongoing management, especially where they are 'at risk'.

I4: We will support development that enhances the role of towns and villages as social and economic hubs, and improves access to essential community services, infrastructure, including digital and EV infrastructure, and facilities, especially where this is community-led.

Policy

Shop Fronts

- 1. Development proposals for new, or changes to existing shop fronts will be permitted where they:**
 - a) Relate well to the building in which they are situated, giving regard to upper floors, in terms of scale, proportion, vertical alignment, architectural style, any illumination and materials;**
 - b) Retain and restore where possible significant historic features of any original shop front;**
 - c) Are based upon a traditional approach to shop front design;**
 - d) Take account of good architectural features of neighbouring shop fronts so that the development will fit in well with the street scene particularly if located within a conservation area or on a listed building; and**
 - e) Use materials which respect the street scene.**
- 2. If a single shop front is to be created by joining two or more units, it should reflect and show the original divisions that existed, particularly in the case of historic properties.**
- 3. There will be a presumption against solid shutters or any other feature which obscures window displays, unless this is a traditional feature of a historic premises.**

Advertisements

- 4. Advertisement consent will be granted where:**
 - a) The location, size, scale, proportions, design and materials of the advert respects the character and appearance of the host building (including any historic significance), site and/or area;**
 - b) The number of adverts is kept to a minimum to ensure that there is no harmful cumulative impact on the host building and/or the amenity of the area; and**
 - c) There is no harmful impact to public safety.**
- 5. There will be a presumption against internally illuminated and/or flashing or moving image signage/logos or advertisements. Externally lit advertisements are normally only appropriate for businesses operating in the evening. If it cannot be avoided, they should be kept to a minimum, be discreetly positioned and incorporated into the design of a building.**

Supporting text

Many shops are within historic town and village centres where policies SDL6-9 will be relevant. A key policy for illuminated shopfronts and advertisements is SDL5 on Dark Night Skies.

Criteria 4 and 5 apply to all advertisements whether they are part of shop fronts, attached to other buildings or free standing. Advertisement Consent is a different regime to planning permission and governed by The Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

Guidance

- Relevant Conservation Area Management Plan
- Dark Skies TAN
- Circular 03/07: Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

Evidence GIS maps for dark skies <https://southdowns-sdnpa.hub.arcgis.com/search?q=dark%20skies>

See other relevant policies including SDL5 Dark Night Skies, SDL6 Historic Environment and Cultural Heritage, SDL7 Listed Buildings, SDL8 Conservation Areas.

Green, Blue and Community Spaces

Strategic Policy SDGI: Community Facilities
Purpose of the Policy The purpose of this policy is to support new, and protect existing, community facilities that serve local communities in and around the National Park.
Local Plan Objectives 8: We will support the provision of necessary facilities and infrastructure that enable the delivery of training and education, especially for young people. 14: We will support development that enhances the role of towns and villages as social and economic hubs, and improves access to essential community services, infrastructure, including digital and EV infrastructure, and facilities, especially where this is community-led.
Policy 1. Development proposals for enhancements to existing community facilities will be supported subject to all other material considerations. 2. Development proposals for new, and expansion of existing, community facilities will be permitted where: a. It is demonstrated that there is a local need; b. The scale is proportionate to the local area; c. They have been informed by prior local community engagement; d. They are accessible, inclusive and well located to the communities that they are intended to serve; and e. It is demonstrated that shared use, re-use and/or redevelopment of existing buildings is not feasible. 3. Development proposals that would result in the loss of, or have an unacceptable adverse impact on, existing community facilities will not be permitted unless: a. For a facility that is commercially run, it is robustly demonstrated through a 12 month marketing campaign that there is no market demand for the existing use, and there are no opportunities for an equivalent or alternative community use to move into the premises. Details of the marketing requirements are in Appendix A1;

- b. For a facility that is community or publicly owned or managed, it is robustly demonstrated through a Local Needs Assessment that there is a lack of need for the existing use, and there are no opportunities for an equivalent or alternative community use to move into the premises;**
- c. An alternative community facility is provided that is accessible, available, inclusive, and well located to the communities served by - and of an equivalent or better quality to - the facility being lost without causing an unreasonable shortfall in local service provision; or**
- d. It is for a partial loss which is robustly demonstrated to be necessary to support the viability of the existing facility.**

Supporting Text

Community facilities are at the heart of local communities and a facility in one community may also serve surrounding communities (inside and/or outside the National Park) in rural areas. The loss of a community facility is very difficult to replace. There is a presumption that community facilities should be retained or replaced with proposals of at least an equivalent quality which are accessible, available, inclusive and well located to the local communities that they are intended to serve. This is so that all individuals within the intended communities can utilise community facilities via active travel and other sustainable transport measures. As part of the above, the Authority will support proposals with shared spaces, Changing Places, and gender-neutral facilities in accessible locations subject to other material considerations.

For the purpose of this policy community facilities include:

- Community and youth centres
- Cultural facilities (for example arts centres, theatres, and music venues)
- Early years and education
- Event spaces and halls (for example scout huts and bingo, community, concert, dance, exhibition, meeting, public, town and/or village halls)
- Galleries
- Health and medical uses
- Libraries
- Museums
- Places of worship
- Public houses

It should be noted that some of these uses fall within Use Classes (such as Classes E and F) where planning permission may not be required to change to other uses within that class.

In terms of Criterion 2, brand new community facilities should be located in a defined settlement boundary unless an exception criterion of the development strategy is met. The Authority encourages applicants to support their planning application with a robust, but proportionate, business plan and governance arrangement to ensure that the new facility will be sustainable in the longer term.

Criterion 3 is applicable to existing community facilities regardless of whether they are in a defined settlement boundary. A proposal for the loss of a community facility must not be based solely on the needs of the current owner or tenant or their chosen business model, with the exception of the National Health Service (NHS). The supporting evidence – either in the form of a marketing campaign or Local Needs Assessment as required - must robustly demonstrate that there is no longer a need for the premises and there are no opportunities for an equivalent or alternative community use to move into the premises. In instances where an alternative community facility is provided, this will need to be delivered and operational before the closure of the facility being lost. Proposals for the partial loss of a community facility will be assessed to ensure that it does not contribute to a whole loss in the future. This may include a request for a robust business plan and governance arrangement to ensure that the remaining facility will be sustainable in the longer term.

There is a balance in guarding against the loss of community facilities, while taking into account and supporting the delivery of strategies to improve health – for example, the NHS Long Term Plan. The decision about whether an NHS facility is surplus to operational requirements is made by local health commissioners and NHS England. In instances where Criterion 3b is applicable, a published NHS Estates Strategy or NHS Service Transformation Plan can be submitted in lieu of a Local Needs Assessment. Where healthcare facilities are formally declared surplus to the operational healthcare requirements of the NHS or identified as surplus as part of a published estates strategy or service transformation plan, there will be no requirement to retain any part of the site in an alternative community use.

The borough, district and unitary authorities maintain registers of Assets of Community Value (ACV). If registered, a community has an opportunity, under the Community Right to Bid, to make a bid to purchase the asset if it is put on the open market. All ACV landowners and freeholders must comply with ACV regulatory requirements and must engage with the community group who originally made the ACV nomination when preparing evidence to meet Criterion 3.

Guidance

- 2024 NPPF Paragraphs 88d and 98.

Evidence

- Authority Monitoring Report

- Infrastructure Business Plan
- Infrastructure needs set out in Neighbourhood Development Plans and Parish Priorities Statements

Other relevant policies including: SDC2 Development Strategy, SDC3 Regenerative Development and Ecosystems Services, SDL1 Landscape Character, SDL2 Design, SDN9 Sustainable Construction, SDT5 Infrastructure.

Strategic Policy SDG2: Green and Blue Infrastructure
Purpose of the Policy The purpose of this policy is to promote the provision of new – and protect and enhance existing - green and blue infrastructure assets, corridors, and links, while protecting the integrity of the wider, functioning and living network which extends across and beyond the boundaries of the National Park.
Local Plan Objectives 1: We will support development that is landscape-led, follows regenerative development and design principles and has an overall positive impact on natural beauty, landscape and townscape character, natural ecosystems and biodiversity. 2: We will support development proposals that protect and take opportunities to enhance designated sites, protect ancient woodland and ancient and veteran trees, support protected species, follow the mitigation hierarchy and take opportunities to deliver bigger, better and more joined up nature. 3: In implementing biodiversity net gain, we will seek to ensure that enhancements to biodiversity are appropriate to their landscape, cultural and ecological context, and that any off-setting of negative impacts takes place within the National Park to ensure that it meets the Purpose 1 requirement to conserve and enhance the wildlife.
Policy 1. Development proposals will be permitted where it is demonstrated that they: a. Conserve, connect, create, enhance, and/or restore green and blue infrastructure assets, corridors, links and the overall network; and b. Provide new, and/or improve existing, green and blue infrastructure assets, corridors and links which are integrated into a landscape-led design that supports and meets the needs of communities, wildlife and habitats within and, wherever possible, beyond the boundaries of the National Park. 2. Green and blue infrastructure proposals must be high quality and contribute to the accessibility, character, connection, multifunctionality, and variety of the landscape by: a. Contributing to nature recovery through the connectivity, diversity, enhancement, and resilience of ecological networks;

- b. Incorporating measures as part of an overall regenerative and landscape-led design that are appropriate to the character, context, and sense of place of an area and the type of development proposed;
 - c. Maximising opportunities to mitigate, adapt and improve resilience to flood risk and climate change for both people and nature;
 - d. Maximising opportunities for connections to new and existing active travel routes, including circular routes wherever possible;
 - e. Improving health and wellbeing through the provision and offer of accessible, inclusive and safe green and blue spaces; and
 - f. Improving opportunities for the understanding and enjoyment of the National Park and its special qualities.
3. Development proposals that will harm the green and blue infrastructure network will not be permitted unless, where it is demonstrated that harm cannot be avoided, satisfactory measures are incorporated that sufficiently mitigate or offset any negative effects.
4. The Authority will seek to secure - via planning condition or legal agreement - provision for the future management and/or maintenance of green and blue infrastructure as appropriate.

Supporting Text:

The provision and enhancement of green and blue infrastructure can contribute to national, regional, and local targets to improve air quality, biodiversity, climate and nature amongst other aspirations.

Green and blue infrastructure are defined in Annex 2 of the *2024 National Planning Policy Framework*. As set out in the *2023 Natural England's Green Infrastructure Principles* they provide places which are nature rich and beautiful, active and healthy, thriving and prosperous, resilient and adaptive to climate change, and have improved water management. It is important to remember that green and blue infrastructure can take a variety of forms, ranging from natural and semi-natural features (i.e., woodland and hedgerows etc.) to site specific features (i.e., green roofs and SuDS etc.).

Green and blue infrastructure is multifunctional and integral to the landscape-led approach to development as set out in SDC3, SDL1 and SDL2. It is important that it is considered and integrated at the earliest stage of concept and design to realise maximum benefits for communities, wildlife and habitats. This will help to reduce habitat fragmentation and pollution, improve recreational opportunities and water quality, support nature recovery and human health and wellbeing, and strengthen climate resilience through sustainable drainage and carbon and flood storage provisions. As part of the above, consideration should be given to geodiversity, native and pollinator species planting and movement, and the safety and security of human users, especially more vulnerable groups.

Guidance

- Building with Nature Framework and Standards, and Natural England Green Infrastructure Principles and Standards.
- South Downs Design Guide SPD
- Hampshire LNRS <https://www.hants.gov.uk/landplanningandenvironment/nature-recovery-hampshire/hampshire-strategy>
- Sussex LNRS <https://www.sussexnaturerecovery.org.uk/>

Evidence

- 2016 South Downs Green Infrastructure Framework.
- 2018 25-Year Environment Plan.
- 2020 South Downs People and Nature Network.
- 2023 Natural England Green Infrastructure Principles.

Other Relevant Policies: SDC3 Regenerative Development and Ecosystems Services, SDL1 Landscape Character, SDL2 Design, SDN1 Nature Recovery, SDN8 Trees, Woodlands, hedgerows and Scrub, SDW1 Protection of the Water Environment, SDW2 Flood Risk management, SDW3 Sustainable Drainage, SDG3 Public Open Space, Sports and Recreational facilities, SDG4 Local Green Space, SDT2 Active Travel.

Strategic Policy SDG3: Public Open Space, Sports and Recreational Facilities

Purpose of the Policy

The purpose of the policy is to protect existing, and provide new and extended, public open space, sports and recreational facilities to meet local needs.

Local Plan Objectives

I: We will support development that is landscape-led, follows regenerative development and design principles and has an overall positive impact on natural beauty, landscape and townscape character, natural ecosystems and biodiversity.

I3: We will support development that provides visitor experiences and access that benefit our communities inside and outside the National Park, and enhances the landscape, encourages the use of the National Park as a place for healthy outdoor activity and relaxation and supports a regenerative visitor economy.

Policy

- I. Residential development of 10 dwellings or more will be required to provide accessible, inclusive and safe public open space on site, or within proximity to the site, in line with the standards set out in the tables below unless justified by any alternative updated and robust evidence;**

Table I: Guidelines for minimum quantities and maximum walking distances of open space, outdoor sports, and play space.

Open Space Typology	Minimum Quantity Guideline (per 1000 population)	Maximum Walking Guideline (from dwellings)
A minimum of 3.2ha of Open Space per 1000 population comprising:		
Amenity Greenspace	0.6ha	
Parks & Gardens	0.8ha	

Natural and Semi Natural Greenspace	1.8ha	All dwellings should be within 200-300m walking distance of an open space, and within 1000m of the full range of open space types.
A minimum of 1.6ha of Outdoor Sports per 1000 population comprising:		
Sports Pitches	1.2ha	1200m
Courts, Greens, Tracks, Trails or Sports Equipment	0.4ha	
A minimum of 0.55ha of Play Space per 1000 population comprising:		
Equipped Designated Play Areas	0.25ha	100m for LAPs, 400m for LEAPs and 1000m for NEAPs.
Informal Play Provision	0.3ha	700m

Table 2: Guidelines for minimum sizes of Play Space.

Play Space	Minimum Size
Equipped Designated Play Areas	
Local Area for Play (LAP)	100sqm distributed within a development as part of playable routes.
Locally Equipped Areas for Play (LEAP)	400sqm.
Neighbourhood Equipped Areas for Play (NEAP)	1000sqm.

Informal Play Provision		
Informal Play can include bouldering walls, pump tracks, multi-use games areas (MUGA), skate parks, and social areas amongst others.	1000sqm (A typical MUGA is 40x20m).	

2. **Development proposals for new, extended or improved public open space, and/or sports and recreational facilities, should demonstrate how they:**

- a) **Are of a scale, type, and offer which addresses the needs of the area as set out in the South Downs Open Space Study, a Local Authority Built Facilities or Playing Pitch Strategy, or other robust evidence;**
- b) **Are of a high-quality design which reflects landscape character;**
- c) **Are accessible, inclusive and safe for all of the community;**
- d) **Have been informed by prior community engagement; and**
- e) **Include provision for their long-term management and maintenance.**

3. **Development proposals for new buildings or playing surfaces that provide sports and recreational facilities should be located within or close to settlement boundaries as defined on the Policies Map. Outside of defined settlement boundaries, new buildings or playing surfaces for sports and recreational facilities will be limited to:**

- a) **Those ancillary to and essential for the existing lawful use of the land for outdoor sports and recreation; or**
- b) **Those supported by robust evidence of a sequential search for sites demonstrating that the most suitable and available location has been selected in terms of landscape, ecosystem services and overall sustainability.**

4. **Development proposals will be refused where they would result in the whole or partial loss of public open space, and/or a sports and recreational facility, unless provision of equal or better quantity, quality and accessibility is made in close proximity to the existing public open space and/or sports and recreational facility. Robust evidence must be provided to demonstrate the following:**

- a) **Alternative provision is available in the vicinity without causing an unreasonable reduction or shortfall in meeting the local need;**
- b) **The land cannot reasonably be converted to another form of public open space, and/or other sports and recreational facility, for which there is an identified deficit; and**
- c) **The development will provide alternative public open space, and/or a sports and recreational facility, the need for which clearly outweighs the loss of the existing public open space and/or sports and recreational facility.**

5. Development proposals for new or extended allotments, community gardens / orchards, burial grounds and/or cemeteries will be permitted where they:

- a) **Are appropriately sited, designed and laid out with regard to accessibility, amenity, security, parking and landscape character;**
- b) **Are designed to make the most of opportunities to improve and/or create new active travel routes, biodiversity, habitats, and green and blue infrastructure; and**
- c) **Will have no adverse impacts on water quality or quantity, including groundwater and surface water.**

Supporting Text

The provision of public open space, sports and recreational facilities can support physical and mental health and wellbeing, and provide opportunities for community cohesion and the delivery of green and blue infrastructure, nature recovery, and climate change adaptation and mitigation measures.

Applicants must demonstrate how new, extended or improved public open spaces, and/or sports and recreational facilities, will be delivered, maintained and managed in the long term. The Authority will seek to secure such provision through planning obligations and will not accept private open space or financial contributions in lieu of policy requirements. The only exception for a financial contribution may be where there is a direct need related to a specific site and location in close proximity to a development proposal.

Public Open Spaces

2026 South Downs Open Space Study is currently under preparation and will provide an update of existing provisions, and identified needs, for different types of public open spaces in settlements across the National Park. In the meantime, Tables 1 and 2 set out *2024 Fields in Trust* guidance and standards for different types of public open spaces (including open spaces, outdoor sports and play spaces), and there is a range of historic local authority evidence in relation to the provisions and needs for different types of public open spaces in different areas

of the National Park. There are many different types of public open spaces that sit within a wider network of green and blue infrastructure and which offer a range of benefits. For example, allotments and community orchards can be used for healthy food growing, burial grounds and cemeteries can be used for contemplation and reflection, and amenity greenspaces, parks and children's play equipment can be used for informal and formal play and sports. The quantity and types of public open spaces should meet identified needs and be located, designed and laid out in response to local landscape character and opportunities for active travel connections and nature recovery. Although not included in emerging and existing open space evidence, the Authority will support opportunities for community farms in principle, subject to the requirements of relevant policies in the Development Plan.

Sports and Recreational Facilities

The local authorities have prepared built facilities and playing pitch strategies that set out existing provisions of, and requirements for new and expanded, sports and recreational facilities. This policy applies to both publicly and privately owned sports and recreational facilities, including school playing fields and sports clubs, as these are equally important to National Park purposes and duties. It is recognised that Paragraph 100 of the *2024 National Planning Policy Framework* gives great weight to creating, expanding or altering early years, schools and post-16 facilities to meet educational needs of communities. The Authority will consider proposals involving school playing fields on a case-by-case basis, taking account of educational needs, playing fields policy and guidance, and whether sports and recreational facilities could be newly provided, re-configured, and/or protected from unnecessary loss. The Authority will encourage the preparation of Community Use Agreements (CUAs) at schools whose facilities are used by communities to meet local sports and recreational needs. As for pavilions and clubhouses (and similar buildings and structures), any proposed loss may also need to satisfy SDG3.4 if they are used to host other community activities and events.

Guidance

- 2021 Sports England Playing Fields Policy and Guidance
- 2023 Natural England Green Infrastructure Principles
- 2024 Fields in Trust Standards
- 2024 NPPF Paragraphs 100, 103 and 104.

Evidence

- 2026 South Downs Open Space Study (currently under preparation)
- local authority open space assessments, studies, and strategies
- local authority built facilities and playing pitch strategies.

Other relevant policies including SDC2 Development Strategy, SDC3 Regenerative Development and Ecosystems Services, SDL1 Landscape Character, SDL2 Design, SDL4 Relative Tranquillity, SDL5 Dark Night Skies, SDGI Community Facilities, SDG2 Green and Blue Infrastructure, SDG4 Local Green Space, SDT2 Active Travel Routes, and SDT4 Parking Provision.

Strategic Policy SDG4: Local Green Spaces
Purpose of the Policy The purpose of this policy is to designate and protect local green spaces which have been nominated by local communities as being demonstrably special and of particular importance to them.
Local Plan Objectives 2: We will support development proposals that protect and take opportunities to enhance designated sites, protect ancient woodland and ancient and veteran trees, support protected species, follow the mitigation hierarchy and take opportunities to deliver bigger, better and more joined up nature. 11: We will support development that recognises the significance of the cultural heritage of the National Park, conserves and enhances heritage assets, encourages their optimum viable use and improves their ongoing management, especially where they are ‘at risk’. 14: We will support development that enhances the role of towns and villages as social and economic hubs, and improves access to essential community services, infrastructure, including digital and EV infrastructure, and facilities, especially where this is community-led.
Policy 1. The green areas listed below, as defined on the Policies Map, are designated and protected as Local Green Spaces, in line with the <i>National Planning Policy Framework</i>. Development proposals within these green areas will only be permitted in very special circumstances. <u>Alfriston</u> • Alfriston Allotments • Alfriston Recreation Ground • The Tye <u>Binsted</u> • Binsted Recreation Ground <u>Brighton & Hove</u>

- **Green Ridge**

Buriton

- **Buriton Recreation Ground**
- **Sheep Dip and Pond Green**
- **Sumner Road Green Spaces**
- **The Links**
- **Village Pond / War Memorial**

Cheriton

- **Open Space at Top of Freemands Yard Lane**

Cocking

- **Cherry Close Community Amenity Garden**

Corhampton and Meonstoke

- **Church Green**

Droxford

- **Droxford Parish Green**

East Chilmington

- **Hollycroft Field**

East Dean (East Sussex)

- **The Horsefield**
- **Went Way Allotments**

East Worldham

- **East Worldham Playground**

Fulking

- **North Town Field**

Hambleton

- **Speltham Down (1) and (2)**
- **The Glebe Land**

Heyshott

- **Heyshott Playground**

High Cross, Froxfield

- **King George V Memorial Ground**

Kingston-near-Lewes

- **Kingston Community Wildlife Garden**

Langrish

- **Reeds Meadow**

Lewes

- **Church Lane Allotments**
- **Land adjacent to Stanley Turner Recreation Ground**
- **Priory Park**
- **Queens Road Allotments**

Liss

- **Land west of Rotherbank**

Midhurst

- **Carron Lane Recreation Area**
- **Half Moon Covert**
- **Holmbush Recreation Area**
- **Jubilee Path and Green Space Corridor**

- **St Margaret's Development Community Garden**
- **South Pond and Green Space Corridor**

Poynings

- **Poynings Allotments**
- **Poynings Playing Field**

Selborne

- **Church Meadow**
- **Culvercroft (Burlands Field)**
- **Dowlings Little Mead**
- **Goslings Croft Allotments**
- **Selborne Recreation Ground**

Slindon

- **Jubilee Orchard**
- **Meadway**
- **Slindon Common Recreation Ground**
- **The Allotments**
- **The Copse**
- **The Forge Field**
- **The Village Pond**
- **Top Playing Field**

Steep

- **Steep Common**
- **Steep War Memorial**

Wannock, Polegate

- **Wannock Coppice**

<u>West Ashling</u> • The School Dell
Supporting text The green areas listed in this policy are in addition to those local green spaces designated in made Neighbourhood Development Plans. The <i>National Planning Policy Framework</i> and <i>Planning Practice Guidance</i> set out how local green spaces are protected. If planning permission is required, the very special circumstances in which development may be permitted will be considered on a case-by-case basis and where any potential harm is clearly outweighed by other considerations. Fundamentally, development within a local green space should not conflict with the reasons for its designation, or prejudice its role and function, as a local green space. Examples of very special circumstances may include, but are not limited to, enhancements to existing features (for example, ancillary buildings and play equipment) or provision of essential utilities infrastructure where there are not any alternatively suitable, available, or feasible sites. As required, satisfactory mitigation will need to be considered to ensure the integrity of a local green space is conserved.
Guidance • Planning Practice Guidance (PPG, 2014) on open space, sports, recreational facilities, public rights of way, and local green space.
Evidence South Downs Local Green Space Assessment (January 2026).
See other relevant policies including: SDG2 Green and Blue Infrastructure, SDG3 Public Open Space, Sports and Recreational Facilities.

Transport and Infrastructure

Strategic Policy SDT1: Vision-led Transport Approach
Purpose of the Policy The purpose of this policy is to set out the vision-led transport approach, which seeks to locate and design development that minimises the need and distance to travel, for instance by locating people close to amenities, services and sources of employment and education; maximises the potential for active travel by providing safe routes for walkers, wheelers, cyclists and equestrians; and facilitates access to public transport through the provision and safeguarding of infrastructure.
Local Plan Objective 9: We will support development that improves the accessibility of the National Park, reduces car travel and facilitates sustainable modes of transport including active travel through better and new public rights of way and access land, safe and attractive pedestrian, equestrian and cycle routes and improved public transport.
Policy 1. Development proposals should take a ‘vision led’ approach to transport, based on setting outcomes for achieving well-designed, sustainable and popular places, and providing the transport solutions to deliver those outcomes. 2. Development proposals will be permitted provided that they are located and designed to minimise the need and/or distance to travel and facilitate the use of sustainable modes of transport, including active travel. Existing sustainable transport infrastructure will be safeguarded unless it can be robustly demonstrated that it is no longer needed or is to be replaced by alternative infrastructure of an equivalent or better quality. 3. Development proposals that are likely to generate a significant number of journeys must be located near existing town and village centres, public transport routes, main roads and, where relevant, the cycle network. Such developments will be required to provide a transport assessment or transport statement. 4. Development proposals must demonstrate the continued safe and efficient operation of the strategic and local road networks including Public Rights of Way. 5. The following improvements to transport infrastructure will be supported:

- a) **Public transport undercover and comfortable waiting facilities, particularly those with reliable and accessible information;**
- b) **Infrastructure supporting the transfer of freight from road to cycle, rail and water;**
- c) **Improvements to walking/wheeling, cycling and bus connectivity at all transport interchanges including the provision of Mobility Hubs;**
- d) **Improvements to the quality and provision of cycle parking (including electric bicycle charging facilities) at railway stations and key bus interchanges;**
- e) **Improvements to accessibility and step free access at railway stations; and**
- f) **New transport infrastructure will maximise opportunities to enhance green and blue infrastructure, and opportunities to create and connect habitats.**

6. In town and village centres, development will be permitted which appropriately provides for improved bus interchanges, improved and accessible active travel routes, cycle parking, and measures to restrict the impact of heavy goods vehicles and other traffic on historic streets.

Supporting text

The vision-led transport approach decides what the desired transport outcome will be and then designs the development to achieve that outcome (sometimes known as ‘decide and provide’). This contrast with the previous ‘predict and provide’ transport approach where likely traffic impacts were predicted or modelled, and then infrastructure provided to mitigate those impacts. The National Highways guidance for Local Plans describes vision-led transport as involving three core features:

- “Transport vision statements are the foundation, capturing the ambition and desired outcomes for a Local Plan or new development.
- A vision-led approach incorporates the vision as the central guiding principle of all planning, assessment, and decision-making processes.
- Transport monitoring should accompany the transport vision statement and vision-led approaches to ensure the real-world impacts of a local plan or development are understood and realised”.

Proposals should connect and contribute to the active travel network where appropriate and feasible to do so - this may require a section 106 obligation if the connection is off-site. Active travel links should be accessible, attractive, direct, legible, and safe, providing connection to the existing network at a safe and convenient point of access. Active Travel Assessments are required for proposals that meet thresholds for Active Travel England as a statutory consultee.

Mitigation measures to support modal shift should also include measures to make vehicular routes safer for active travel users, including designing new streets to encourage low traffic speeds and potentially imposing speed limits such as 20mph in urban areas. Such proposals

will need to be developed in consultation with the Highway Authority as their implementation would be through the Local Authorities' Traffic Orders (Procedure) (England and Wales) Regulations 1996 (as amended) rather than through the planning system, see <https://www.gov.uk/government/publications/setting-local-speed-limits/setting-local-speed-limits#framework>

The reference to a 'significant' number of journeys in criterion 3 relates to the thresholds for transport statements and assessments as set by the Highways Authorities. For up-to-date information on this please seek advice as appropriate from:

[Pre-application advice for roads and transport - West Sussex County Council](#)

[Planning applications and transport | East Sussex County Council](#)

[Information for highways developers | Transport and roads | Hampshire County Council](#)

Road safety provisions under criterion 4 can include measures to improve road safety and reduce traffic flow especially within the urban areas and close to areas like schools, hospitals and care homes. They may also include measures to improve resilience in extreme weather conditions.

The list of transport infrastructure improvements in criterion 5 is an open rather than a closed list – other improvements will also be supported where appropriate. Where relevant proposed development should support transport infrastructure proposals in Local Transport Plans and by Mayors and Combined County Authorities.

Mobility hubs are defined as locations where people can access multiple types of transportation modes in a central location such as bike hire, park and ride, and micro mobility devices such as electric scooters.

The Authority encourages community-led initiatives to improve road safety and reduce traffic speeds and has published guidance on the 'Community-led Approach to Traffic Solutions'. A good example of such an approach is the 'Safer C7 Project Plan'

<https://www.thec7road.co.uk/safer-c7-project> .

Guidance

- Roads in the South Downs
- Community-led Approach to Traffic Solutions
- Working with National Highways to deliver a vision-led approach for Local Plans December 2025
- RTP1: Cracking the Code: How design codes can contribute to net-zero and nature's recovery, 24 Mar 2022.
- Department for Transport (DfT) Circular 01/2022: Strategic road network and the delivery of sustainable development (December 2022)
- Healthy Streets Approach, DfT Local Transport Note 1/20, and DfT Manual for Streets

Local Transport Plans.
Evidence Transport Study https://www.southdowns.gov.uk/planning-policy/the-south-downs-local-plan-review/evidence-base/transport/
See other relevant policies including SDT2 Active Travel Routes, SDT3 Highway and Public Realm Design, SDT4 Parking Provision, SDL1 Landscape Character, SDL2 Design, SDL5 Dark Night Skies.

Strategic Policy SDT2: Active Travel Routes
Purpose of the Policy The purpose of the policy is to safeguard, conserve, enhance, and expand the extensive network of active travel routes which run across and beyond the National Park.
Local Plan Objective 9: We will support development that improves the accessibility of the National Park, reduces car travel and facilitates sustainable modes of transport including active travel through better and new public rights of way and access land, safe and attractive pedestrian, equestrian and cycle routes and improved public transport.
Policy 1. Development proposals will be permitted provided they conserve and enhance the active travel network, including its amenity, accessibility, attractiveness, character, connectivity, legibility, safety, tranquillity, wayfinding and views, as well as its function as part of the wider green and blue infrastructure network. 2. Development of new and enhanced active travel routes and wayfinding will be permitted. For all other types of development, proposals will be permitted where they: a. Positively contribute to – and mitigate any significant additional pressures on - the active travel network; b. Incorporate accessible, attractive, direct, legible and safe active travel links that prioritise active travel users and connect to a convenient and safe point on the active travel network; c. Provide sensitively designed and safe, or protect and enhance the design and safety of existing, active travel crossings over roads, railways and/or watercourses; d. Provide appropriate wayfinding; and e. Take opportunities to explore links to the wider green and blue infrastructure network. 3. The following disused railway lines within the National Park, as shown on the Policies Map, are safeguarded for existing and future use as active travel routes. Development proposals that facilitate such use (either through whole or part delivery) and connect to them will be permitted, while development proposals that adversely affect their future potential as active travel routes will not be permitted: a. Boran to Bentley. b. Petersfield to Pulborough (via Midhurst).

- c. **Chichester to Midhurst (Centurion Way).**
- d. **Wickham to Alton (Meon Valley Trail).**
- e. **Guildford to Shoreham-by-Sea (Downs Link).**
- f. **Liss to Longmoor.**
- g. **Devil's Dyke Route.**
- h. **New Alresford to Kingsworthy (Watercress Way).**

4. The following corridors within the National Park, as shown on the Policies Map, are safeguarded for future restoration to their historic uses. Development proposals for their restoration will be permitted, while development proposals that adversely affect their future potential for restoration will not be permitted. Opportunities for active travel routes as part of their restoration will be supported:

- a. **The original course of the former Lewes to Uckfield railway line.**
- b. **The Wey and Arun Canal.**

Supporting text

The active travel network is used for commuting, leisure and recreational purposes. In doing so, it facilitates access and movement across and to the National Park (contributing to Purpose 2), encourages physical activity (improving health and wellbeing), and reduces vehicular traffic (reducing associated emissions).

For the purpose of SDT2:

- **Active Travel Users** are those who make journeys by physically active means such as walking/wheeling (including mobility scooters, electric wheelchairs, self or assistant propelled wheelchairs, and pushchairs), cycling (including electrically assisted pedal cycles) and horse-riding (including carriage drivers).
- **Active Travel Routes** are highly valued public routes used by active travel users. They include, but are not necessarily limited to, designated cycle routes, licenced routes, low traffic routes, quiet lanes, permissive paths, and public rights of way (PRoW). The latter comprises footpaths, bridleways, restricted byways, and byways open to all traffic (BOAT) which have been designated for intended users – i.e., pedestrians/wheelers, cyclists and/or equestrians.

Conserving and enhancing the active travel network

The existing active travel network is extensive and generally well-used. But it can be adversely impacted by new development or the intensification of existing uses which affect the amenity, accessibility, attractiveness and safety of users of these routes. This will be a key

consideration for such development. Where harm is unavoidable suitable mitigation or compensation will be sought to achieve an overall positive impact on active travel.

Local Strategies

It is not practical to list all existing – and all aspired, planned, and/or new – active travel routes across and close to the National Park. Instead, this strategic policy supports the conservation, enhancement and delivery of new, reinstated, restored, and improved active travel routes across and beyond the National Park which are evidenced in local strategies. This may include - but is not limited to – active travel networks plans, cycling and walking strategies (sometimes known as Local Cycling and Walking Infrastructure Plans), infrastructure delivery plans, neighbourhood development plans, rights of way improvement plans, transport plans and travel plans. In particular, the Authority will support proposals which improve accessibility to key destinations, public transport hubs (bus and railway stations), safe routes to schools, and major settlements.

Crossings, Materials, Wayfinding and Widths

The crossings, materials and widths of new or improved active travel routes will need to consider potential conflicts, needs, passing space, and safety requirements of intended users, and be informed by local landscape character and site constraints (for example, drainage and topography). Similarly, the location, design, and adoption of wayfinding infrastructure (for example signage, street furniture, and landmarks) should be informed by local landscape character, ensure improved navigation, and avoid clutter and proliferation along active travel routes. Applicants must refer to Active Travel England Rural Design Guidelines, Local Transport Note 1/20, and Highway Authority guidance and standards when considering all the above. Moreover, proposals that improve active travel users' accessibility and safety, reduce severance effects, and introduce lower vehicular speeds will be supported. Proposal for wayfinding should also be considered under Policy SD13.

Disused Railway Line and Identified Corridors

The disused railway lines and identified corridors present opportunities for active travel. In terms of the former railway lines, some are already partly converted for active travel, while restoration of the identified corridors could provide active travel links and routes where feasible. Existing structures and features connected to former uses and related heritage should be retained wherever possible. In some instances, the exact routes are not yet established and diversions from original lines may be necessary. Please note, 3c and 3f do not include parts of the original lines in international designated sites.

Guidance

- NPPF Paragraph 105
- Active Travel England Standing Advice Note
- Healthy Streets Approach

• DfT Local Transport Note 1/20 • DfT Manual for Streets.
Evidence: • SDNPA Active Travel Network Plan (under preparation)
Other Relevant Policies: SDL1 Landscape Character, SDL2 Design, SDN1 Nature Recovery, SDT1 Vision-led Transport, SDG2 Green and Blue Infrastructure.

Strategic Policy SDT3: Highway and Public Realm Design
Purpose of the Policy The purpose of this policy is to set out the design principles for new and altered highways and the public realm around them.
Local Plan Objective 9: We will support development that improves the accessibility of the National Park, reduces car travel and facilitates sustainable modes of transport including active travel through better and new public rights of way and access land, safe and attractive pedestrian, equestrian and cycle routes and improved public transport.
Policy 1. Development proposals will be permitted provided that they protect and enhance highway safety and follow the principles set out in the document, <i>Roads in the South Downs</i>, or any future replacement. 2. Development will not be permitted where it would reduce the biodiversity, landscape, amenity value, character and alignment of rural roads and routes within settlements. Particular attention will be given to new access points and other physical alterations to roads, and to the impacts of additional traffic. 3. Development proposals should support and enable healthy and active environments which increase mobility, are inclusive and create places for people to rest, meet and interact. 4. Site layout must be designed to protect the safety and amenity of all road users. The design and layout of new development must give priority to active travel, to the needs of walkers and wheelers, cyclists and equestrians. Movement through the site must be a safe, legible and attractive experience for all users, with roads and surfaces that contribute to the experience rather than dominate it. The development should also facilitate access to public transport, including through the provision of bus stops with inclusive, undercover and comfortable waiting facilities. 5. Street design and management proposals must be context-sensitive, responding to the specific character, activities, heritage, built form and layout, materials and street furniture of the location. It should take opportunities to enhance green and blue infrastructure, including through street trees and swales where appropriate. Highway design must pay particular attention to the role and location of buildings, doors and entry points.

6. Appropriately designed and located new public art will be supported, in particular within settlements. New public art should be site specific, reflecting and respecting the site and its context and contributing to the identity of the community and sense of place.

Supporting text

The design of roads and pathways through a development is critical to how a place functions, and occupants' travel choices. The public realm around these routeways, and the green and blue infrastructure along them is crucial to the success of creating a place that feels safe and welcoming to all, promotes active travel and supports peoples' health and wellbeing. Provision of bus stops that are safe and welcoming, including being accessible for people with disabilities, is key to encouraging the use of public transport. Public art can make a significant contribution to this sense of place, connecting occupants with the cultural heritage of the location.

The policy also covers the impact of development on surrounding roads and routes. Rural roads and routes through settlements are often used by pedestrians, cyclists and equestrians for active travel and recreation and retain historic characteristics that are distinctive to the National Park and positively contribute to its landscape character. These benefits and characteristics can be adversely impacted by increases in traffic and will be an important consideration even where a proposal meets technical highway capacity requirements.

Guidance

Roads in the South Downs <https://www.southdowns.gov.uk/landscape-design-conservation/design-in-the-south-downs/guidance/roads-in-the-south-downs/>

Road User Utility Framework, www.healthystreets.com/resources

RTPI Dementia and Town Planning <https://www.rtpi.org.uk/new-from-the-rtpi/dementia-and-town-planning/>

Evidence

Transport Study <https://www.southdowns.gov.uk/planning-policy/the-south-downs-local-plan-review/evidence-base/transport/>

See other relevant policies including SDL2 Design, SDT1 Vision-led Transport, SDT2 Active Travel Routes.

Strategic Policy SDT4 Parking Provision
Purpose of the Policy The purpose of this policy is to set out the approach to the provision of parking spaces, cycle parking and associated EV charging infrastructure.
Local Plan Objectives 9: We will support development that improves the accessibility of the National Park, reduces car travel and facilitates sustainable modes of transport including active travel through better and new public rights of way and access land, safe and attractive pedestrian, equestrian and cycle routes and improved public transport. 14: We will support development that enhances the role of towns and villages as social and economic hubs, and improves access to essential community services, infrastructure, including digital and EV infrastructure, and facilities, especially where this is community-led.
Policy 1. All new private and public parking provision will be designed using the vision-led transport approach and will: a) Be of a location, scale and design that reflects its context; and b) Incorporate appropriate sustainable drainage systems. 2. Development proposals for new, extended, improved or re-located public parking will be permitted provided that they are located in or adjacent to the settlements listed in Policy SDC2: Development Strategy, or have a strong functional link to an established cultural heritage, wildlife or landscape visitor attraction, provided that: a) There is evidence that overriding traffic management or recreation management benefits can be achieved; b) It is a component of a strategic traffic management scheme which gives precedence to sustainable transport; c) The site is close to and easily accessible from main roads by appropriate routes, and well connected to active travel routes; d) Within settlements, the car park is linked to other parts of the settlement by attractive walking/wheeling routes, to allow easy onward journeys; and e) Opportunities are explored to deliver multiple benefits such as combining with a mobility hub and/or including solar panels over parking spaces.

3. Development proposals will be permitted if they provide an appropriate level of private cycle and vehicle parking, including secure cycle storage, to serve the needs of that development in accordance with the adopted parking standards in the Parking Supplementary Planning Document or subsequent updated versions unless lower provision is justified by the vision-led approach, access to other means of transport or measures such as car clubs. Wherever feasible, electric vehicle charging facilities must also be provided. 4. All new public parking provision will comply with the following: a) Wherever feasible, electric vehicle and electric bicycle charging facilities must be provided. Where located with potential for onward travel by mobility scooter, this should include charging facilities for such scooters; and b) Where located with good accessibility to the bridleway network, and other routes and land available for horse riding / carriage driving, include provision for horse box parking.
Supporting text The vision-led approach to transport set out in SDTI may result in different parking provision than required by the Parking Supplementary Planning Document (SPD) because the desired modal shift away from travel by private car requires the provision of parking spaces to be restricted. In urban locations with good access to services and public transport, parking provision may not be necessary at all, and removal of this requirement may result in a more efficient use of land and better design solutions. In all other circumstances the calculator in the SPD should be used to ensure that new development does not result in pressure for additional parking in the surrounding area. More detail is provided in the Parking Supplementary Planning Document and calculator at https://www.southdowns.gov.uk/planning-policy/supplementary-planning-documents/supplementary-planning-documents/parking-spd/ with provisions for EV charging in the Sustainable Construction Supplementary Planning Document at https://www.southdowns.gov.uk/planning-policy/supplementary-planning-documents/supplementary-planning-documents/sustainable-construction-supplementary-planning-document/
Guidance • Parking SPD • Sustainable Construction SPD • Part S of the Building Regulations
Evidence

- Parking standards in the SPD are informed by Census data on car ownership.

See other relevant policies including: SDL1 Landscape Character, SDL2 Design, SDL5 Dark Night Skies, SDT1 Vision-led Transport, SDT2 Active Travel Routes, SDT3 Highway Design and Public Realm.

Strategic Policy SDI5 Infrastructure
Purpose of the Policy The purpose of this policy is to set out how we will determine applications for new infrastructure and how we will require infrastructure provision to accompany new development.
Local Plan Objective I4: We will support development that enhances the role of towns and villages as social and economic hubs, and improves access to essential community services, infrastructure, including digital and EV infrastructure, and facilities, especially where this is community-led.
Policy 1. Development proposals will only be permitted where it can be demonstrated that there is, or will be, sufficient infrastructure capacity to support and meet all necessary infrastructure requirements arising from the proposed development. In addition: a) The timing of infrastructure provision will need to be considered and agreed with the Authority and relevant infrastructure providers to ensure that infrastructure is delivered and operational prior to, or alongside, the proposed development it is required to serve. In some cases, the phasing of development may be appropriate. Where this is the case, the Authority will use conditions or planning obligations to secure the phasing arrangement to ensure that infrastructure is delivered at the appropriate time; and b) The delivery of the relevant infrastructure will be secured either through direct provision by the developer in the form of suitable on-site or off-site works or through financial contributions (such as obligations secured in a Section 106 Legal Agreement or the Community Infrastructure Levy). Financial contributions towards future infrastructure maintenance, where necessary, will also be secured by means of a legal agreement. 2. Development proposals for new, improved or supporting infrastructure will only be permitted where: a) It represents the least environmentally harmful option reasonably available, also having regard to the operational requirements and technical limitations of the proposed infrastructure; and b) Opportunities have been taken to design infrastructure with a holistic approach, having regard to the mitigation hierarchy, by:

i. Avoiding impacts on the natural, historic or built environment, on landscapes and on people; or ii. Where adverse impacts are unavoidable, effectively mitigating or iii. As a last resort compensating for those impacts by using nature-based solutions appropriate to the landscape and ecology of the locality. 3. The development or expansion of water supply or wastewater facilities will normally be permitted, either where needed to serve existing or proposed development in accordance with the provisions of the Development Plan, or in the interests of long term water supply, quality and wastewater management, subject to 2 above.	Supporting text Infrastructure for the purposes of this policy comprises public and private physical structures such as roads, railways, bridges, public transit systems, water supply, sewers, electrical power equipment, renewable energy, gas network as well as health, education and other community facilities and blue and green infrastructure. Some types of infrastructure are also covered by other policies as follows: • SDG1 Community Facilities (including health) • SDG2 Green and Blue Infrastructure • SDG3 Open Space, Recreation and Sport • SDN10 Renewable Energy • SDI1 Vision-led Transport Approach • SDI2 Active Travel Routes • SDI6 Telecommunications Necessary infrastructure will be secured through a combination of planning obligations (such as Section 106 agreements) and Community Infrastructure Levy (CIL). The Authority adopted its CIL Charging Schedule in 2017 which includes standard tariffs for residential development and large format retail. As a general rule, infrastructure that is directly related to a development will be secured through a planning obligation whereas more general community infrastructure requirements will be met through CIL. Evidence • Infrastructure Business Plan • Community Infrastructure Levy Charging Schedule

See other relevant policies including SDLI Landscape Character, SDG1 Community Facilities, SDG2 Green and Blue Infrastructure , SDG3 Open Space, Recreation and Sport, SDN10 Renewable Energy, SDT1 Vision-led Transport Approach, SDT2 Active Travel Routes, SDT6 Telecommunications.

Strategic Policy SDT6: Telecommunications Infrastructure
Purpose of the Policy The purpose of this policy is to support the provision of telecommunications infrastructure whilst also minimising its environmental impact.
Local Plan Objective I4: We will support development that enhances the role of towns and villages as social and economic hubs, and improves access to essential community services, infrastructure, including digital and EV infrastructure, and facilities, especially where this is community-led.
Policy 1. Development proposals for new telecommunications infrastructure will be permitted where: a) It is demonstrated that the identified need cannot be met using existing infrastructure or other appropriate structures; b) The site selected for the development is the least harmful of the realistic alternative options in terms of its impact on the landscape, cultural heritage and wildlife of the National Park; and c) The development shall have regard to the mitigation hierarchy, by: i. Avoiding impacts on the natural, historic or built environment, on landscapes and on people; or ii. Where adverse impacts are unavoidable, effectively mitigating or iii. As a last resort compensating for those impacts by using nature-based solutions appropriate to the landscape and ecology of the site and its immediate surroundings. 2. All new residential dwellings should be served by a superfast broadband connection, or an equivalent alternative technology, installed on an open access basis. All other non-residential buildings must also be provided with this standard of connection when available, unless it can be demonstrated through consultation with relevant service providers that this would not be deliverable.
Supporting text High quality digital connections are key to the economic prosperity of the National Park, reduce the need for people to travel to work and to access other necessities, and support the efficient provision of health, education and other key services. However, the physical

infrastructure can be challenging to locate in a sensitive landscape, especially open downland, and these impacts need to be carefully balanced against the benefits.

Telecommunications operators should submit robust evidence with their applications to demonstrate how they have thoroughly explored opportunities to use existing infrastructure or other appropriate structures, selected the least harmful location and design for the equipment and how they have followed the mitigation hierarchy.

The NPPF makes clear that local planning authorities should not seek to prevent competition between different operators, question the need for an electronic communications system, or set health safeguards different from the International Commission guidelines for public exposure. The last aspect is generally covered by the submission of a certificate with a planning application confirming that the operator has complied with the guidelines.

See other relevant policies including: SDL1 Landscape Character, SDL3 Safeguarding Views, SDE1 Economic Development.

Allocations

Allocation Number	Page Number
Primary Settlements and Strategic Sites	
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SDA2 Land at Old Mallng Farm, Lewes (previously SD76)	13
SDA3 Mallng Brooks, Lewes (previously SD77)	16
SDA4 County Hall, St Anne's Crescent, with land rear of 49-55 St Annes Crescent	18
SDA5 East Sussex College, Mountfield Road	22
SDA6 Springman House, 8 North Street	26
SDA7 Land rear of White Hart, 55 High Street	28
Petersfield	
SDA8 Land at and rear of Causeway House	31
SDA9 Land south of The Causeway	35
SDA10 Land at Penns Place	38
SDA11 Land south of Paddock Way	43
SDA12 Land at Drum Court	46
SDA13 The Courtyard, Heath Road	48
SDA14 Land at Festival Hall	50
SDA15 Land at Windward, Reservoir Lane	54
Midhurst & Easebourne	
SDA16 Holmbush Caravan Park, Midhurst (previously SD79)	58
SDA17 Land at the Fairway, Midhurst (previously SD80)	60
SDA18 Land adjacent to Grange Car Park, Midhurst	61
SDA19 Land at Forest Road, Midhurst	63
SDA20 Former Bus Depot, Midhurst	65
SDA21 Land east of Pitsham Lane (Cocking parish)	67
SDA22 Land adjacent Former Easebourne School, Easebourne	70
SDA23 Midhurst Community Hospital and 1-2 Rotherfield Mews, Easebourne	72
SDA24 Land west of Budgenor Lodge, Easebourne	75

Petworth	
SDA25 Land south of Herbert Shiner School (includes Petworth NDP H7)	79
SDA26 Land at Rotherbridge Lane	83
SDA27 Land north of Northend Close	85
Liss	
SDA28 Land at Farnham and Station Roads, Liss	88
SDA29 Land at Copper Beeches, Silver Birch and Heathmount, Hill Brow (Rogate and Liss parish)	91
Shoreham Cement Works	
SDA30 Shoreham Cement Works (previously SD56)	95
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SDA31 Land west of Liphook	100
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SDA34 Alfriston Court, Alfriston	112
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SDA35 East Street Farm, Amberley	115
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SDA36 Land at Clements Close, Binsted (previously SD60)	119
SDA37 New Barn Stables, The Street, Binsted (previously SD61)	121
SDA38 Land south of Lovell Gardens, Binsted	122
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SDA39 Land east of Coombe Crescent, Bury	125
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SDA40 Land South of the A272 at Hinton Marsh, Cheriton (previously SD63)	128
Cocking	
SDA41 Land east of A286 and north of Mill Lane, Cocking	131
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SDA42 Land South of London Road, Coldwaltham (previously SD64)	135
SDA43 Land north of Kings Lane, Coldwaltham	138

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SDA44 Land at Beechwood Lane, Cooksbridge	141
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SDA45 Park Lane, Droxford (previously SD65)	144
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SDA46 Land at Hawksfold, Fernhurst	147
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SDA47 Land at Elm Rise, Findon (previously SD69)	151
SDA48 Soldiers Field House, Findon (previously SD70)	153
SDA49 Land south of Soldiers Field House, Findon	155
SDA50 Land north of The Quadrangle, Findon	157
SDA51 Land south of Findon (Wyatt's Field), Findon	159
Greatham	
SDA52 Land at Petersfield Road, Greatham (previously SD71)	162
Itchen Abbas	
SDA53 Land at Itchen Abbas House, Itchen Abbas (previously SD73)	165
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SDA54 Land east of Lodge Lane, Keymer	168
SDA55 Land at Southdowns Farm, Keymer	171
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SDA56 Land at Beaumont, Wellgreen Lane, Kingston	174
SDA57 Audibarn Farm, Ashcombe Lane, Kingston	176
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SDA58 Hoe Court, Lancing	178
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SDA59 Land west of The Street, Lodsworth	181
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SDA60 Land at Fernhurst Road, Milland	185
SDA61 Land at Rake Road, Milland	187
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SDA62 Land west of Valentines Lea, Northchapel	190

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SDA63 Three Cornered Piece, Nyewood	194
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SDA64 Offham Barns, Offham (previously SD83)	197
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SDA65 Land at Old Green Farm, Owslebury	200
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SDA66 Land at Novington Sandpit, Plumpton	203
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SDA67 1-4 Parsonage Estate, Rogate	206
SDA68 Clayton Court, Hill Brow	208
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SDA69 Land at Ketchers Field, Selborne (previously SD84)	211
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SDA70 Land at Pulens Lane, Sheet (previously SD85)	214
SDA71 Land off Merryfield Road, Sheet	216
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SDA72 Land off Steepdown Road, Sompting	219
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SDA73 Land North of the Forge, South Harting (previously SD87)	222
SDA74 Land at Loppers Ash, South Harting (previously SD86)	224
Stedham	
SDA75 Land adjacent Stedham Sawmills, Stedham (previously SD88)	227
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SDA76 Land South of Church Road, Steep (previously SD89)	230
Steyning	
SDA77 Land at Horsham Road, Steyning	233
Stroud	
SDA78 Land north of Winchester Road, Stroud	237
Swanmore	
SDA79 Land north of Dodds Lane, Swanmore	240

Twyford	
SDA80 Land north of Hewlett Close, Twyford	243

5.0 Site Allocations

Introduction

- 5.1 This chapter sets out the site allocations that contribute to the housing supply set out in policy SDH1. These include unimplemented allocations carried over from the 2019 Local Plan, updated where necessary, and new allocations for this Local Plan. It does not include allocations in made Neighbourhood Development Plans.
- 5.2 Site allocation policies and inset maps and policies include an indicative quantum of development and some also include a developable area. Proposed schemes which include more or less development than the indicative quantum of development, will need to be justified by evidence that they make best use of land and meet other policies such as the design requirements in SDC3, SDL1 and SDL2. All built development, including buildings, roads and other ancillary features should be located within the developable area unless evidence demonstrates otherwise. Land outside the developable area should only be used for uses such as landscape features, drainage management, biodiversity net gain and public open space provisions. Where an allocation identifies a specific part of the site for a landscape function (such as public open space), this should be reflected in the scheme design unless evidence demonstrates that changes to the location and/or size of this area are needed and appropriate.
- 5.3 The Local Plan policies must be considered as a whole, considering the purpose of each policy and its place within the Local Plan. Repetition between the policies has been avoided but cross-references have been included with each allocation to aid the user. However, these should not be taken as a closed list as others may be relevant to the specific allocation, including Neighbourhood Development Plan and Minerals and Waste Plan policies. All allocations will need to consider the following:
- SDL1 – Landscape;
 - SDL2 – Design;
 - SDN1 – Nature Recovery;
 - SDN8 – Trees, Woodlands, Hedgerows and Scrub;
 - SDW 1 – Protection of the Water Environment;
 - SDW3 – Sustainable Drainage;
 - SDG2 – Green and Blue Infrastructure;
 - SDT1 – Vision Led Transport Approach;
 - SDT3 – Highway & Public Realm Design;
 - SDT4 – Parking; and
 - SDT5 - Infrastructure

- 5.4 Applicants are strongly advised to seek pre-application advice from the National Park Authority and relevant statutory consultees before submission of planning applications.
- 5.5 The following allocations are arranged by settlement in two parts:
- **Primary Settlements and Strategic Sites:** Lewes, Petersfield, Midhurst and Easebourne, Petworth, Liss, Shoreham Cement Works, and Liphook; and
 - **All Other Settlements** in alphabetical order.
- 5.6 Each settlement and strategic site section starts with a brief description and references the main planning policy documents relevant to that place. This includes Neighbourhood Development Plans, Parish or Village Design Statements, and Parish Priorities Statements, as well as recent Conservation Area Appraisals and Management Plans approved in the last decade.

Lewes

- 5.7 Lewes is the county town of East Sussex, occupying a chalk spur overlooking a bridge point over the River Ouse where it cuts through the downs on its way to the sea at Newhaven. Once an active river port with thriving iron, brewing and ship-building industries, the town now has a range of contemporary businesses. The town was the site of the Battle of Lewes in 1264 and has many historic landmarks including Lewes Castle. In 2021, it had a population of around 16,700 people and is the largest town in the National Park, accommodating nearly 15% of its population. Facilities include nursery, primary and secondary schools, further education provision, local shops and supermarkets, post office, library, railway station, GP surgeries, pharmacy, bank and pubs.
- 5.8 The Lewes Neighbourhood Development Plan for Lewes Town was made part of the development plan in April 2019. It allocates some sites for housing and also includes thematic policies which will need to be taken into account alongside the policies in this Local Plan. In 2025, the community started work on a townwide masterplan, which is intended to support the Lewes Neighbourhood Development Plan, the Lewes-related elements of this Local Plan and the Local Cycling and Walking Infrastructure Plan being developed by East Sussex County Council. This masterplan seeks to find imaginative and creative solutions to the enduring challenges posed by the special character and compact topography of the town - such as workspace supply, traffic circulation and the quality of the public realm.

- 5.9 The Lewes Conservation Area Appraisal and Management Plan was approved by the National Park Authority in October 2023 and includes important evidence about the historic features of the town which need to be considered when planning development within or adjacent to the conservation area.

SDA1 North Street Quarter comprising Pheonix Area, Former Bus Station, and Eastgate Wharf

SDA2 Land at Old Mallig Farm, Lewes

SDA3 Mallig Brooks, Lewes

SDA4 East Sussex County Hall, with land rear of 49-55 St Annes Crescent

SDA5 East Sussex College, Mountfield Road

SDA6 Springman House, 8 North Street

SDA7 Land rear of White Hart, 55 High Street

SDAI	North Street Quarter: Comprising Phoenix Area; Former Bus Station; and Eastgate Wharf	Location Plan	Site Plan
LAA Ref	LE040, LE149, LE177		
Settlement	Lewes		
Parish	Lewes		
Local Authority	Lewes		
Gross Site Area (HA)	9		
Uses and Indicative Capacity	Area A: 685 homes (C3); 3,500 sqm of business, employment and flexible workspace, medical and health services, leisure uses, retail and restaurants (sub classes may be controlled through condition); a hotel (C1); and retail, community space and other neighbourhood facilities (E(a-f) and F). Area B: 35 homes (C3) and 198 sqm of commercial (E). Area C: 50 homes (C3) and 400 sqm of commercial (E(a) and (b))		

Policy Requirements

Detailed proposals that meet the following site-specific development requirements will be permitted:

Overarching Criteria for Areas A, B and C

I. Whilst the National Park Authority wants to see a comprehensive redevelopment of the whole site, it recognises that planning applications may come forward separately or in phases. Therefore, those applications would have to clearly demonstrate how the proposals would accord with the key considerations set out below and are consistent with other planning permissions granted or emerging proposals.

a) Appropriate flood mitigation measures are incorporated;

- b) Appropriate mitigation measures are incorporated to protect and enhance the River Ouse in terms of its riparian character and water quality;
- c) It respects and enhances the character of the town and achieves a high standard of design, recognising the high-quality built environment, on and within the vicinity of the site including Listed Buildings, and the site's setting within the National Park and, within and adjacent to, a Conservation Area;
- d) It delivers improved linkages across Phoenix Causeway, Eastgate Street and Eastgate Wharf and facilitates a better balance between the use of the private car and other modes of transport, in order to enable the safe flow of pedestrians and the improved integration of the area to the north of Phoenix Causeway with the wider town centre;
- e) It delivers enhancements to vehicular access and, on-site and off-site, highway improvements, arising from and related to the development and its phasing;
- f) It delivers a minimum of 5 bus stops (3 to serve east bound services and 2 to serve west bound services) and associated facilities (such as shelters, seating and real-time information) and public toilets;
- g) It delivers an appropriate level of public car parking;
- h) It delivers a riverside shared foot/cycle route along the western bank of the River Ouse to extend the town's riverside focus and contribute to its character and quality, and provides additional pedestrian and cycling routes to link the site to the rest of the town, improves permeability within the site and provides views out of the site;
- i) It is subject to an analysis and appropriate recognition of the site's (or phase of the site's) cultural heritage, and sets out a programme of archaeological work, including, where applicable, desk-based assessment, geophysical survey, geo-archaeological survey and trial trenching to inform design and appropriate mitigation;
- j) It conserves and enhances biodiversity and the GI network in and around the area; and
- k) It delivers adequate capacity for sewerage and water supply and ensures future access to any sewerage and water supply infrastructure for maintenance and upsizing purposes.
- l) Provides for a minimum of 20% Biodiversity Net Gain

Area A: Phoenix Area

- 2. This area of the site is of a scale and/or location which requires a Health Impact Assessment (HIA) and Equalities Impact Assessment (EqIA) to demonstrate how development will result in an inclusive, healthy and sustainable place that improves health and wellbeing outcomes for everyone;
- 3. Any retail, community space and other neighbourhood facilities should support the successful delivery of a new neighbourhood for Lewes, whilst not undermining the wider function of Lewes town centre; and
- 4. Proposals should deliver:

- a) a comprehensive package of sustainable transport measures to achieve significant modal shift (i.e. alternatives to the use of private vehicles), including, but not limited to:
 - i. On and off-site pedestrian improvements, including improvements to Pells Footpath;
 - ii. On and off-site cycle provisions;
 - iii. A pedestrian and cycle bridge link across the River Ouse (connecting the area to Malling Recreation Ground and beyond);
 - iv. Provision of a car club;
 - v. Improvements to local bus services;
 - vi. Reprovision of 3 coach parking spaces; and
- b) LETI 2023 Design Standard for upfront embodied carbon emission (Modules A1-A5) of <300 kgCO₂e/m².

- 5. Proposals for 'meanwhile uses' to take place on the site before the allocation, or phases of the allocation, are implemented will be supported in principle provided that they:
 - i) Provide opportunities for local employment and support the local economy; and
 - ii) Are temporary in nature and will not prejudice the implementation of the main allocation.

Area B: Former Lewes Bus Station

- 6. Alternative uses on the former bus station site are subject to the delivery of replacement facilities set out in Criteria 1 f).

Area C: Eastgate Wharf

- 7) Proposals should include:
 - a) a town square suitable for accommodating a market, and appropriate space to store equipment / stalls etc; and
 - b) demonstrate any necessary reconfiguration or reprovision of the existing food supermarket and its ancillary facilities to enable this development.

Supporting Text

The Phoenix area of the site requires Health Impact Assessment (HIA) and Equalities Impact Assessment (EqIA) to be prepared and submitted to demonstrate how development will result in an inclusive, healthy and sustainable place that improves health and wellbeing outcomes for everyone. Applicants are strongly encouraged to engage in pre-application discussions with the National

Park Authority and relevant Public Health Authority so that HIA – including type, scoping opinion, and identification of vulnerable groups – is considered at the start of the planning process, before the submission of a formal planning application.

Southern Water advises that it has wastewater and clean water infrastructure, of varying mains sizes, present within and around the development site. This needs to be taken into account when designing the site layout. Easements would be required, which may affect the site layout or require diversion. Easements should be clear of all proposed buildings and substantial tree planting. Development should provide a connection to the sewerage and water supply systems at the nearest point of adequate capacity, as advised by Southern Water, and ensure future access to the existing sewerage and water supply infrastructure for maintenance and upsizing purposes.

Natural England has noted that this site is hydrologically linked to Lewes Brooks SSSI, which requires the incorporation of Sustainable Drainage Systems into any development proposal and any adverse impacts (alone or in combination) to be considered and avoided, or if unable to be avoided, mitigated or compensated for. Policies SDW1, SDW2 and SDW3 apply.

Guidance: East Sussex Health Impact Assessment Toolkit. [Equality Impact Assessment \(EqIA\) Toolkit | ARC EM](#)

Relevant Local Plan Policies (Additional to those in paragraph 5.3)

SDC4 Major Development, SDL3 Safeguarding Views, SDL5 Dark Night Skies, SDL6 Historic Environment and Cultural Heritage, SDW2 Flood Risk Management, SDW6 Contaminated Land, SDH2 Mix of Homes, SDH3 Accessible and Adaptable Homes, SDH5 Affordable Homes, SDE1 Economic Development

SDA2	Land at Old Malling Farm, Lewes	Location Plan	Site Plan
LAA Ref	LE003		
Settlement	Lewes		
Parish	Lewes		
Local Authority	Lewes		
Gross Site Area (HA)	15.63		
Uses and Indicative Capacity	226 homes (C3)		

Policy Requirements

Detailed proposals that meet the following site-specific development requirements will be permitted:

- Development should be informed by a comprehensive and integrated Site Masterplan and GI Strategy which are landscape and ecosystem services led and informed by suitable evidence on vehicular and non-vehicular access, arboriculture, drainage and flood risk, ecology, heritage, hydrology, lighting and views. The following should be addressed:
 - The GI Strategy should provide a suitable strategic scale multifunctional network linking together the site, Lewes and the surrounding open countryside taking into account the range of significant constraints and impacts on the South Downs National Park;
 - The Masterplan should fully set out the GI Strategy, provide a suitable hierarchy of vehicular and pedestrian routes and an appropriate transition across the site in built form, fabric and density;
 - Provides for a minimum of 33% Biodiversity Net Gain;
- The site is of a scale and/or location which requires a Health Impact Assessment (HIA) and Equalities Impact Assessment (EqIA) to demonstrate how development will result in an inclusive, healthy and sustainable place that improves health and wellbeing outcomes for everyone;
- A minimum of 50% of new homes created will be provided as affordable homes on-site, with the tenure split and mix in accordance with Policy SDH5 and SDH2;
- The primary vehicular access point is to be off Monks Way at a point opposite Mantell Close;

5. The existing former railway bridge will form a secondary access point for emergency use and an access for pedestrians and cyclists and to the existing farm buildings;
6. Suitably designed ramped access for pedestrians and cyclists should be provided from the site to the disused railway line adjacent to the site;
7. Development on the site is contingent on appropriate off-site highway improvement works, to be provided in agreement with the Local Highway Authority, at the Earwig corner junction of the A26 with the B2192, the junction of Church Lane/Malling Hill and at the Brooks Road/Phoenix Causeway roundabout and suitable traffic calming in local roads;
8. Development should provide sufficient clearance for growing space of existing and proposed trees within the site and on all site boundaries;
9. All housing development should be located within Flood Zone 1 only;
10. Flood compensation storage should be provided for any ground raising or built development in Flood Zone 3 (including allowance for future climate change);
11. No development other than Essential Infrastructure or Water Compatible development will be provided in Flood Zone 3b;
12. Floor levels of habitable areas, where appropriate and proven to be necessary, will be designed to take into account flood risk and climate change;
13. Safe vehicular and pedestrian emergency access and egress will be provided taking into account flood risk;
14. An appropriate surface water and foul water drainage strategy will be agreed with relevant authorities and service providers;
15. Development shall incorporate views within, to and from the site to surrounding landmarks and features including from the elevated chalk hills to the east and west, from Hamsey to the north, and from Lewes itself;
16. Impacts on tranquility, dark night skies and biodiversity should be minimised through appropriate mitigation and good design;
17. Suitable on-site equipped play space shall be provided; and

18. In order for the development to have an overall positive impact on the ability of the natural environment to contribute to ecosystem services, development proposals must address the following:
- a) Provision of suitable pedestrian and cycle links to the adjacent countryside and to the existing rights of way network;
 - b) Protect and enhance trees within the site where possible, and where trees are lost, provide at least the equivalent in new tree planting on site. Trees on the site boundary should be retained and new tree planting should be undertaken particularly at the western and eastern fringes of the site;
 - c) New planting should be suitable for pollinating species; and
 - d) Minimise hard surfaced areas on site, and use permeable surfaces and soft landscaping where possible to maximise infiltration of water and reduce surface water run-off.

Supporting Text

SDNP/18/06103/OUT and SDNP/23/04659/REM have been granted for 226 homes on this site, the details being for a modular housing development (permitted September 2024).

A Health Impact Assessment (HIA) and Equalities Impact Assessment (EqIA) will need to be prepared and submitted to demonstrate how development will result in an inclusive, healthy and sustainable place that improves health and wellbeing outcomes for everyone. Applicants are strongly encouraged to engage in pre-application discussions with the National Park Authority and relevant Public Health Authority so that HIA – including type, scoping opinion, and identification of vulnerable groups – is considered at the start of the planning process, before the submission of a formal planning application.

Guidance: East Sussex Health Impact Assessment Toolkit. [Equality Impact Assessment \(EqIA\) Toolkit | ARC EM](#)

Relevant Local Plan Policies (Additional to those in paragraph 5.3)

SDC4 Major Development, SDL3 Safeguarding Views, SDL5 Dark Night Skies, SDW2 Flood Risk Management, SDH2 Mix of Homes, SDH3 Accessible and Adaptable Homes, SDH5 Affordable Homes

SDA3	Malling Brooks, Lewes	Location Plan	Site Plan
LAA Ref	LE191		
Settlement	Lewes		
Parish	Lewes		
Local Authority	Lewes		
Gross Site Area (HA)	2.67		
Uses and Indicative Capacity	7,040 sqm of employment uses (E(g), B2 and/or B8)		
<u>Policy Requirements</u>			
Detailed proposals that meet the following site-specific development requirements will be permitted:			
1. Landscaping to retain and enhance the previous ecological connectivity of the site will be provided, to cover around 30% of the site. The northern and eastern sections of the site must provide broad landscape strips of at least 20m, planted with native species and incorporating a watercourse;			
2. All main roofs on the site should take the form of green roofs;			
3. The footpath running through the site will be protected and enhanced;			
4. A comprehensive approach to flood risk will be adopted and development will be undertaken in accordance with the recommendation of an agreed Site Specific Flood Risk Assessment;			
5. Development will be undertaken in accordance with the findings and conclusions of an up-to-date Ecological Assessment Report;			
6. On-site parking will be provided in accordance with relevant standards; and			
7. The site is of a scale and/or location which requires a Health Impact Assessment (HIA) and Equalities Impact Assessment (EqIA) to demonstrate how development will result in an inclusive, healthy and sustainable place that improves health and wellbeing outcomes for everyone.			

Supporting text

Southern Water advises that it has infrastructure located within the site, which needs to be taken into account when designing the layout of any proposed development. An easement width of 6 metres or more, depending on pipe size and depth, would be required, which may affect site layout or require diversion. This easement should be clear of all proposed buildings and substantial tree planting.

A Health Impact Assessment (HIA) and Equalities Impact Assessment (EqIA) will need to be prepared and submitted to demonstrate how development will result in an inclusive, healthy and sustainable place that improves health and wellbeing outcomes for everyone. Applicants are strongly encouraged to engage in pre-application discussions with the National Park Authority and relevant Public Health Authority so that HIA – including type, scoping opinion, and identification of vulnerable groups – is considered at the start of the planning process, before the submission of a formal planning application.

Guidance: East Sussex Health Impact Assessment Toolkit ([insert link](#)). [Equality Impact Assessment \(EqIA\) Toolkit | ARC EM](#)

Relevant Local Plan Policies (Additional to those in paragraph 5.3)

SDL3 Safeguarding Views, SDL5 Dark Night Skies, SDW2 Flood Risk Management, SDEI Economic Development

SDA4	County Hall, St Annes Crescent	Location Plan	Site Plan
LAA Ref	LE039 (County Hall, St Annes Crescent)		
Settlement	Lewes		
Parish	Lewes		
Local Authority	Lewes District Council		
Gross Site Area (HA)	TBC		
Uses and Indicative Capacity	Housing (Class C3) - up to 200 Homes Commercial (Class E) - up to 3,500 sqm Community Uses		
<u>Policy Requirements</u>			
Detailed proposals that meet the following site-specific development requirements will be permitted:			
<u>Site-Wide Principles</u>			
1. Any proposals will need to include a comprehensive site-wide masterplan, produced in consultation with the community and all stakeholders. The masterplan should recognise the long-term nature of the opportunity within the site, and the potential for phased development over an extended period; 2. Where planning applications for individual parcels come forward separately or in phases, those applications would have to clearly demonstrate how the proposals would accord with the key considerations set out below and do not prejudice the delivery of the masterplan; 3. Development must consider the impact on any net loss in public and employee parking provision justified through a parking survey; 4. The embodied carbon implications of redevelopment should be fully considered throughout. Demolition materials should be reused on site wherever possible; 5. Evaluation of potential archaeological features on the site will be carried out prior to any planning application being submitted so that the design and layout can take into account the preference to retain and protect any such features discovered;			

6. The site is of a scale and/or location which requires a Health Impact Assessment (HIA) to demonstrate how development will result in an inclusive, healthy and sustainable place that improves health and wellbeing outcomes for everyone;
7. Provides for a minimum of 20% Biodiversity Net Gain;
8. No significant harm will be demonstrated to be caused to groundwater resources; and

Design Principles

9. Reflects the site's prominent location, particularly in the selection of building heights given the site's intervisibility from local and distant views, having regard to its steep topography and green infrastructure function, particularly its interrelationship with the adjacent Lewes Cemetery Site of Importance for Nature Conservation / Local Wildlife Site;
10. Conserves and enhances the Lewes Conservation Area and designated heritage assets, including the Grade I listed Church of St Anne, and its setting and have regard to the setting of the non-designated heritage asset, St Anne's School;
11. Safeguards and enhances where possible existing vegetation belts on all site boundaries and throughout the site, with regard to the presence of numerous mature trees, including many under tree preservation orders. Development should seek to break up the extensive areas of hardstanding present across the site. Opportunities to link vegetation belts together into a network of green corridors within the site, including any areas of hardstanding and to adjacent areas, should be explored;
12. Maximises the opportunities for provision of Green Infrastructure, Sustainable Drainage Systems and Biodiversity Net Gain as part of multi-functional open spaces and streetscapes;
13. Provides any required flood mitigation and drainage measures and maximises opportunities for multi-functional Sustainable Drainage Systems with an emphasis on nature-based, above ground and connected elements rather than underground engineered solutions;
14. Provides suitable vehicular and pedestrian accesses. It is expected that the site could have multiple access points including pedestrian and cycle only access points;
15. Provides a clear route hierarchy which prioritises pedestrian movement and achieves low vehicular design speeds;

16. Improves connectivity through the site for pedestrians and cyclists wherever possible including an appropriate step free north / south link between St Anne's Crescent/ High Street and Rotten Row, and inclusion of Public Right of Way LTC/44/1 into the scheme design and improvement of its surfacing and access onto Winterbourne Hollow; 17. Includes exemplar facilities for cycle parking, for all forms of development, including specific provision for electric and cargo bikes; and 18. Car parking shall be well integrated between buildings, within parking structures and visually unobtrusive parking areas and not dominate or negatively impact the public realm within the site or the streets on the site boundaries.
Guidance: East Sussex Health Impact Assessment Toolkit. Equality Impact Assessment (EqIA) Toolkit ARC EM
<u>Relevant Local Plan Policies (Additional to those in paragraph 5.3)</u> SDC4 Major Development, SDL3 Safeguarding Views, SDL5 Dark Night Skies, SDL6 Historic Environment and Cultural Heritage, SDL7 Listed Buildings, SDL8 Conservation Areas, SDW2 Flood Risk Management, SDW6 Contaminated Land, SDH2 Mix of Homes, SDH3 Accessible and Adaptable Homes, SDH5 Affordable Homes, SDG1 Community Facilities, SDE1 Economic Development, SDE2 Active Travel Routes

Supporting Text

The site is considered a long-term opportunity due to the implications of the Local Government Reorganisation timetable and the potential implications for the usage of County Hall. Comprehensive redevelopment of this site, in combination with Lewes Neighbourhood Development Plan Sites PL1 B (53) (St Annes School) and PL1 B (52) (St Annes Crescent) would be likely to yield increased levels of development. However given the long-term uncertainty associated with County Hall, the sites have not been grouped as a single allocation. Development opportunities which do integrate provision across all three allocations, potentially through the use of a phased development approach and/or delivery of appropriate meanwhile uses would be supported.

The development opportunities identified for the entire site - 200 homes, 3,500 sqm office and community uses – are the best estimate at present given the uncertainty around any future public sector use of the site. Whilst every effort is made to ensure an accurate site capacity, the unprecedented uncertainty of the Local Government Reorganisation process and this site's unique role within that process means that the site's capacity will need to be reviewed as the Local Government Review process moves forward. The split between residential and office provision and community uses is viewed similarly flexibly as the impacts of Local Government Reorganisation requirements are not yet known. For this reason, the delivery of this site is considered to be towards the end of the Plan period.

This policy includes a requirement for the preparation and submission of a Health Impact Assessment (HIA) and Equalities Impact Assessment (EqIA) to demonstrate how major development will result in an inclusive, healthy and sustainable place that improves health and wellbeing outcomes for everyone. The National Park is currently covered by four Public Health Authorities who have published their own advice, guidance, templates and/or toolkits on health and wellbeing considerations in planning, including HIA. Applicants for major development are strongly encouraged to engage in pre-application discussions with the National Park Authority and relevant Public Health Authority so that HIA – including type, scoping opinion, and identification of vulnerable groups – is considered at the start of the planning process, before the submission of a formal planning application’

SDA5	East Sussex College, Mountfield Road, Lewes	Location Plan	Site Plan
LAA Ref	LE141		
Settlement	Lewes		
Parish	Lewes		
Local Authority	Lewes		
Gross Site Area (HA)	5.4		
Uses and Indicative Capacity	Housing (Class C3) 200 Homes		
<u>Policy Requirements</u>			
Detailed proposals that meet the following site-specific development requirements will be permitted:			
1. Any proposals will need to include a comprehensive site-wide masterplan, produced in consultation with the community and all stakeholders. Where planning applications for individual parcels come forward separately or in phases, those applications would have to clearly demonstrate how the proposals would accord with the key considerations set out below and do not prejudice the delivery of the masterplan;			
2. The site is of a scale and/or location which requires a Health Impact Assessment (HIA) to demonstrate how development will result in an inclusive, healthy and sustainable place that improves health and wellbeing outcomes for everyone;			
3. The masterplan will include a holistic transport plan for the whole site which will include the following:			
i) A car parking strategy which reflects the sustainability of the location and access to other modes of transport for both the new development, the remaining educational use on the site, and any appropriate provision for adjacent sporting facilities, and ensures that car parking provision is well integrated between buildings, visually unobtrusive and will not dominate the public realm;			
ii) A design and layout which achieves low vehicular design speeds and prioritises pedestrian and cycle movement through the site and onto connecting routes including public access to the footbridge across the railway line and the Egrets Way;			

- iii) The provision of high quality integrated bike storage (including for electric and cargo bikes);
 - iv) Improvements to Mountfield Road to prioritise pedestrian, cyclist and public transport access; and
 - v) A travel plan for the whole site that seeks to maximise opportunities for residents and students to access alternative modes of transport to the private car; and
4. The layout of the site will be landscape-led, follow the existing contours of the site and maximise the opportunities for provision of Green Infrastructure, Sustainable Drainage Systems and Biodiversity Net Gain as part of multi-functional open spaces and streetscapes;
 5. Provides for a minimum of 20% Biodiversity Net Gain;
 6. The layout should follow a sequential approach, directing built development away from flood zones 2 and 3, and the provision of any required flood mitigation and drainage measures will have an emphasis on nature-based, above ground and connected elements rather than underground engineered solutions;
 7. No significant harm will be demonstrated to be caused to groundwater resources;
 8. The design and layout should have regard to the site's prominent location on the southeastern edge of Lewes, its green infrastructure function and linkages and its relationship with the adjacent Railway Land Meadows and its wider intervisibility from the south including adjacent sporting facilities. It should provide a suitable transition in built form and fabric including opportunities to soften the settlement edge and provide for nature recovery;
 9. The design and layout of development should conserve and enhance the setting of the adjacent Lewes Conservation Area and designated heritage assets;
 10. The embodied carbon implications of redevelopment should be fully considered. Development should seek to retain the historic buildings and boundary flint faced walls so far as possible on the southern land parcel and incorporate these into the redevelopment of this site. Demolition materials should also be reused on site wherever possible;
 11. The design and layout of development should safeguard and enhance where possible existing vegetation on the site including retaining mature trees, and avoid pressure to fell trees/ remove vegetation in future due to overshadowing and root damage;

12. The design and layout should address any noise impacts associated with the adjacent railway line and the A27 to the south; and

13. Evaluation of potential archaeological features on the site will be carried out prior to any planning application being submitted so that the design and layout can take into account the preference to retain and protect any such features discovered.

Relevant Local Plan Policies (Additional to those in paragraph 5.3)

SDC4 Major Development, SDL3 Safeguarding Views, SDL5 Dark Night Skies, SDL6 Historic Environment and Cultural Heritage, SDL7 Listed Buildings, SDL8 Conservation Areas, SDL9 Archaeology, SDW2 Flood Risk Management, SDW6 Contaminated Land, SDH2 Mix of Homes, SDH3 Accessible and Adaptable Homes, SDH5 Affordable Homes, SDG1 Community Facilities, SDE1 Economic Development, SDT2 Active Travel Routes

Supporting Text

The scheme must address current streetscape challenges on Mountfield Road, particularly for pedestrians, cyclists and public transport access. This includes limited pavement widths and the lack of turning spaces for buses.

It is particularly important to establish a holistic understanding of parking and access requirements across the site. This should include how this might change over an extended period as the college is restructured, the usage patterns of new residents and the usage of the site by external groups.

Opportunities to establish facilities (particularly for car parking) which can be utilised by different user groups across the day/week to limit the need empty provision could be supported.

Schemes which positively support and provide facilities to enable accessible active travel on this highly sustainable site will be positively supported.

Pedestrian routes through the site should be prioritised to reduce traffic levels and demand for parking on Mountfield Road. High quality, secure and integrated bike storage (including for electric, cargo and adapted bikes) should be included in both residential and educational settings, noting the different provision needs of students, staff, residents and visitors. These provisions should be highly visible and prioritised with routes that are direct and locations which are adjacent to or integrated within building entrances.

The site has the potential to positively support sports uses to the south of the site. It is important that the scheme recognises the visual impact of the site within the wider townscape of Lewes.

This policy includes a requirement for the preparation and submission of a Health Impact Assessment (HIA) and Equalities Impact Assessment (EqIA) to demonstrate how major development will result in an inclusive, healthy and sustainable place that improves health and wellbeing outcomes for everyone. The National Park is currently covered by four Public Health Authorities who have published their own advice, guidance, templates and/or toolkits on health and wellbeing considerations in planning, including HIA. Applicants for major development are strongly encouraged to engage in pre-application discussions with the National Park Authority and relevant Public Health Authority so that HIA – including type, scoping opinion, and identification of vulnerable groups – is considered at the start of the planning process, before the submission of a formal planning application’

SDA6	Springman House and Ambulance Station, North Street / Lancaster Street	Location Plan	Site Plan
LAA Ref	LE133		
Settlement	Lewes		
Parish	Lewes		
Local Authority	Lewes		
Gross Site Area (HA)	0.25		
Uses and Indicative Capacity	Housing (Class C3) 13 Homes		
<u>Policy Requirements</u>			
Detailed proposals that meet the following site-specific development requirements will be permitted:			
1. Provides suitable vehicular and pedestrian access onto Lancaster Street via the existing access location; 2. Conserves and enhances the Lewes Conservation Area and the setting of adjacent designated heritage assets including the Grade II listed walls of the naval prison; 3. Potential archaeological features on the site are evaluated prior to any planning application being submitted and appropriate mitigation measures included depending on the outcome of that evaluation; 4. Prioritises pedestrian movement through design with car parking that is well integrated between buildings, within parking structures and visually unobtrusive parking areas, particularly from North Street and Lancaster Street, and includes integrated and accessible cycle/pushchair/mobility scooter storage; 5. Ensures that development follows the existing contours of the site and has a positive relationship with the formal street frontages onto North Street and Lancaster Street; 6. Maximises the opportunities for multi-functional Sustainable Drainage Systems with an emphasis on nature-based, above ground and connected elements before considering underground engineered solutions;			

7. No significant harm will be demonstrated to be caused to groundwater resources;
8. The design and layout addresses any noise impacts associated with the sites town centre location; and
9. Meets the requirements for biodiversity net gain, however in order to make best use of the land and ensure high quality BNG provision, off-site provision would be considered.

Relevant Local Plan Policies (Additional to those in paragraph 5.3)

SDL7 Listed Buildings, SDL8 Conservation Areas, SDL9 Archaeology

Supporting Text

The development should include and positively engage with the Grade II listed walls of the Naval Prison (Listing Ref 1043758) and make a positive contribution to the wider Lewes Conservation Area. The design process should positively integrate the level changes across the site. The corner of North and Lancaster Streets must make a positive contribution to the streetscape, noting the need for natural surveillance and opportunities for public art. Maintaining and where possible increasing permeability for pedestrians will be strongly encouraged, including the retention of a stepped access onto North Street.

SDA7	Land rear of the White Hart, 55 High Street	Location Plan	Site Plan
LAA Ref	LE103		
Settlement	Lewes		
Parish	Lewes		
Local Authority	Lewes District Council		
Gross Site Area (HA)	0.2		
Uses and Indicative Capacity	Housing (Class C3) 5 Homes		
<u>Policy Requirements</u>			
Detailed proposals that meet the following site-specific development requirements will be permitted:			
1. Provides suitable vehicular and pedestrian access onto the A2029 High Street and/or Station Street; 2. Conserves and enhances the setting of the adjacent Lewes Conservation Area and Listed Buildings located to the north, east and south of the site, including the Grade II listed White Hart Hotel. The development should retain and integrate the flint boundary wall to the east of the site; 3. Maximises the opportunities for provision of Green Infrastructure, Sustainable Drainage Systems and Biodiversity Net Gain as part of multi functional open spaces and streetscapes; 4. Maximises the opportunities for multi-functional Sustainable Drainage Systems with an emphasis on nature-based, above ground and connected elements before considering underground engineered solutions; 5. No significant harm will be demonstrated to be caused to groundwater resources; 6. Meets the requirements for biodiversity net gain, however in order to make best use of the land and ensure high quality BNG provision, off-site provision would be considered; 7. Ensures good acoustic design to address any noise impacts associated with the adjacent roads and town centre location;			

8. Ensures that development follows the existing contours of the site. Careful consideration should be made to the design, massing and layout including the provision of private outdoor spaces and ensuring positive interrelationships with adjacent residential properties;
9. Provides secure and covered cycle parking in a location which provides level access and sufficient space for electric and/or cargo bikes;
10. Ensures access to and/or provide appropriate bin storage for the new residential properties and the White Hart Hotel building; and
11. Evaluation of potential archaeological features on the site will be carried out prior to any planning application being submitted so that the design and layout can take into account the preference to retain and protect any such features discovered.

Relevant Local Plan Policies (Additional to those in paragraph 5.3)

SDL7 Listed Buildings, SDL8 Conservation Areas, SDL9 Archaeology

Petersfield

- 5.10 Petersfield lies in the valley of the Western Rother, amid the chalk scarps and downs and the Wealden greensand ridges. It is a market town with a historic core of old buildings, and a medieval Market Square at its heart. The Heath is one of its green lungs and well-used footpaths radiate into and out of the town, complemented by frequent long views to the heights of the surrounding landscape. In 2021, it had a population of just over 14,000 people and is the second largest town in the National Park, accommodating 12.5% of its population. Facilities include a mainline railway station, nursery, primary and secondary school provision, local shops and supermarkets, post office, GP surgery, pharmacy, community halls, playgrounds, library, pubs and banks.
- 5.11 The Petersfield Neighbourhood Development Plan was made part of the development plan in 2016 and was subject to minor modifications in 2018 and 2024. The Neighbourhood Development Plan allocates some sites for housing and employment and also includes thematic policies which will need to be taken into account alongside the policies in this Local Plan.
- 5.12 The Petersfield Conservation Area Appraisal and Management Plan was approved by the National Park Authority in April 2017 and includes important evidence about the historic features of the town which need to be considered when planning development within or adjacent to the conservation area.

SDA8 Land at and rear of Causeway House

SDA9 Land south of The Causeway

SDA10 Land at Penns Place

SDA11 Land south of Paddock Way

SDA12 Land at Drum Court

SDA13 The Courtyard, Heath Road

SDA14 Land at Festival Hall

SDA15 Land at Windward, Reservoir Lane

SDA8	Land at and to the rear of Causeway House	Location Plan	Site Plan
LAA Ref	EA186		
Settlement	Petersfield		
Parish	Petersfield		
Local Authority	East Hampshire District Council		
Gross Site Area (HA)	3.45		
Uses and Indicative Capacity	Housing (Class C3) 40 Homes Re-development of Causeway House (Class E or Class C uses including Residential Institutional Use)		

Policy Requirements

Detailed proposals that meet the following site-specific development requirements will be permitted:

1. Any proposals will need to include a comprehensive landscape and heritage led site-wide masterplan. Where planning applications for individual elements come forward separately or in phases, those applications would have to clearly demonstrate how the proposals would accord with the key considerations set out below and do not prejudice the delivery of the masterplan. Works to the listed Causeway Farmhouse and its curtilage must be included in the first application or phase of development;
2. New build homes shall be confined to the agricultural land outside the listed building curtilage which forms the setting of Causeway Farmhouse. Re-use of Causeway Farmhouse and ancillary buildings within its curtilage could include Class E or further Class C uses subject to preserving and enhancing the listed building;
3. Provides suitable vehicular and pedestrian access onto The Causeway, including appropriate crossing facilities for pedestrians and cyclists to reach the shared pedestrian and cycle route (LCWIP Primary Route 110) on the western side of The Causeway. The provision of pavement on the eastern side of The Causeway would negatively affect its character and the rural transition and should be limited as far as possible;
4. Provides a suitable public right of way through the site from The Causeway to the junction of Public Rights of Way 189/39/1 and 189/508/1 to the south east of the site;

5. Conserves and enhances Causeway Farmhouse, its curtilage and setting. The application must be accompanied by detailed Heritage Impact and Landscape and Visual Impact Assessments, and detailed evidence must be provided to demonstrate how this work has informed and directed the development of the masterplan;
6. Maximises the opportunities for provision of Green Infrastructure, Sustainable Drainage Systems and Biodiversity Net Gain as part of multi-functional open spaces and streetscapes;
7. Provides any required flood mitigation measures and maximise opportunities for multi-functional Sustainable Drainage Systems with an emphasis on nature-based, above ground and connected elements rather than underground engineered solutions;
8. Ensures appropriate buffering for the watercourse to the east of the site, and its riparian zone. This should include consideration of protected species and address potential impacts from artificial lighting, soil compaction, flooding, pollution, and silt runoff during both construction and operation. Buffer areas must not be incorporated into private gardens or communal storage spaces and should be designed to protect and enhance the setting and ecological function of the watercourse;
9. Safeguards and enhances existing vegetation belts on site boundaries extending these into the site wherever possible to create networks. This should specifically include the landscape buffer to the boundary of the listed curtilage, connectivity with the existing green infrastructure at the junction of Crockford Drive and Whittington Road and trees with Tree Preservation Orders on the northeastern boundary; and
10. In order for the development to achieve a heritage and landscape-led design the following requirements shall be addressed:
 - a. The application shall include significant enhancement to the existing steading and its curtilage including, but not limited to, the removal of uncharacteristic contemporary additions, improvements to the fabric of the listed building, improvements to the frontage of the listed building and restoration of garden features such as the pond;
 - b. Any subdivision and conversion of the buildings within the listed curtilage shall not introduce physical subdivision of the site (i.e. no fences, gates, walls, railings, etc) to respect the farmstead character;
 - c. The development shall follow the existing contours of the site and the new build development density shall transition from a higher density in the northwestern part of the site, with a layout reflective of the agricultural context of Causeway Farm as an 18th century historic farmstead, to a looser lower density form on the countryside edge to the south;
 - d. Development shall maintain and enhance views of the frontage of Causeway Farmhouse from The Causeway when entering Petersfield from the south west;

- e. The layout shall maintain a long uninterrupted view through the site to the southeast from the rear garden of Causeway Farmhouse. This shall be based on identified views towards the Downs, and public open space within this area should include opportunities for the community to dwell; and
- f. A clear route hierarchy shall be provided which achieves low vehicular design speeds, prioritises pedestrian movement and minimises areas of hardstanding. Car parking shall be well integrated between buildings, within parking structures and visually unobtrusive parking areas and not dominate the public realm.

Relevant Local Plan Policies (Additional to those in paragraph 5.3)

SDL3 Safeguarding Views, SDL5 Dark Night Skies, SDL7 Listed Buildings, SDW2 Flood Risk Management, SDH4 Specialist and Older Persons Accommodation, SDE1 Employment, SDG3 Public Open Space, Sports and Recreational Facilities, SDT2 Active Travel Routes

Supporting Text

Causeway House is a grade II listed building (Listing Reference 1093568) and designated heritage asset, listed in 1949. Its curtilage is formed of the front driveway area, rear garden and associated farm courtyard and ancillary buildings to the northeast of the main house. The rest of the redline area forms the setting of the listed building. The baseline information to support design development related to heritage and landscape features should be prepared early to allow early discussion and engagement with the sites assets, its context and identifying how its next evolution can positively support the landscape character in this area from the outset.

The frontage of Causeway House is a key feature on the route into Petersfield from the south, and the masterplan should include features which both protect and enhance this view and which sensitively integrate access to new development to the rear.

The redevelopment and/or refurbishment of the listed building is an essential component of this allocation. Options for re-use of the existing buildings include: the continued provision of Class E business use; the provision of C2 Care Home use; or the reinstatement of C3 residential use. Provision of new build C2 elements within the wider site as part of a C2 provision within the listed building would also be considered. New Build C3 housing should only be provided within the agricultural land to the south and east of the listed building, which forms its setting.

The integration of the site into the wider public right of way network is considered very important, particularly those routes established to the north and northeast of the site. The site should also contribute to improvements to pedestrian and cycle facilities along The Causeway, which form part of the LCWIP, including the provision of a suitable crossing facility. This should not unnecessarily urbanise the eastern side of The Causeway in front of the listed Causeway House.

The scheme should contribute to dark night skies, and include spaces which the wider community can utilise for play and accessible dwell spaces.

SDA9	Land south of The Causeway	Location Plan	Site Plan
LAA Ref	EA072		
Settlement	Petersfield		
Parish	Petersfield (small area of the site in Buriton)		
Local Authority	East Hampshire District Council		
Gross Site Area (HA)	1.69		
Uses and Indicative Capacity	Housing (Class C3) 30 Homes		
<u>Policy Requirements</u>			
Detailed proposals that meet the following site-specific development requirements will be permitted:			
1. The allocation must be master planned comprehensively, and if brought forward in a phased manner, initial phases must not prejudice the delivery of later phases;			
2. Provides suitable vehicular and pedestrian access onto B2070 Causeway;			
3. Ensures retention of Public Right of Way 189/42/2 and provides it with an appropriate setting to protect user experience;			
4. Provides suitable connection of public right of way 189/42/2 to The Shipwrights Way (Local Cycling and Walking Infrastructure Plan Primary Route 110). This should include provision of improved pedestrian and cycle crossing facilities and traffic calming on the B2070 Causeway to facilitate crossing by users of both Public Right of Way 189/42/2 and Primary Route 110 to cross from the western to the eastern side of the carriageway;			
5. Ensures that the layout prioritises pedestrian movement through design for reduced vehicular speeds with car parking that is well integrated between buildings, within parking structures and visually unobtrusive parking areas and not dominate the public realm;			
6. Maximises the opportunities for provision of Green Infrastructure, Sustainable Drainage Systems and Biodiversity Net Gain as part of multi-functional open spaces and streetscapes;			

7. Follows a sequential approach, directing built development away from flood zones 2 and 3, and provides any required flood mitigation and drainage measures with an emphasis on nature-based, above ground and connected elements rather than underground engineered solutions;
8. Safeguards and enhances existing vegetation belts on site boundaries, including protected trees, and extends these into the site wherever possible to create networks;
9. Ensures appropriate buffering for the watercourses on and beyond the north western boundary and their riparian zones. This should include consideration of protected species and address potential impacts from artificial lighting, soil compaction, flooding, pollution, and silt runoff during both construction and operation. Buffer areas must not be incorporated into private gardens or communal storage spaces and should be designed to protect and enhance the setting and ecological function of watercourses;
10. Evaluation of potential archaeological features on the site will be carried out prior to any planning application being submitted so that the design and layout can take into account the preference to retain and protect any such features discovered;
11. Ensures good acoustic design to address any noise impacts associated with the A3 and railway transport corridor and the Causeway;
12. The design of the scheme shall work with the existing contours of the site. It must ensure that the elevated position of the Causeway directly adjacent to the site is positively addressed both in creating a positive frontage, and that views into the site are not dominated by the roofscape of the development;
13. The scheme shall include the undergrounding of existing overhead cables which cross the northern half of the site in an east-west direction; and
14. The design of the scheme shall ensure a positive relationship with existing residential development, to the north-east of the site.

Relevant Local Plan Policies (Additional to those in paragraph 5.3)

SDL9 Archaeology, SDW2 Flood Risk Management, SDT2 Active Travel Routes

Supporting Text

Public Right of Way 189/42/2 currently runs through the site. The diversion of this public right of way within the site may be acceptable provided that it is in the interests of ensuring a proper master planning of the site and that the overall user experience of the route through the site is retained.

SDA10	Land at Penns Place	Location Plan	Site Plan
LAA Ref	EA067		
Settlement	Petersfield		
Parish	Petersfield		
Local Authority	East Hampshire District Council		
Gross Site Area (HA)	31		
Uses and Indicative Capacity	Housing (Class C3) 35 Homes Retention, alteration and enhancement of sports uses and supporting public realm infrastructure.		

Policy Requirements

Detailed proposals that meet the following site-specific development requirements will be permitted:

- Any proposals will need to include a comprehensive site-wide masterplan, produced in consultation with the community and all stakeholders. Where planning applications for individual parcels come forward separately or in phases, those applications would have to clearly demonstrate how the proposals would accord with the key considerations set out below and do not prejudice the delivery of the masterplan;
- Any proposal should support the Petersfield Neighbourhood Plan designation of this site as a community facility (Community Policy - Policy CPI - C10 refers) that seeks to retain and enhance these facilities. This includes an ambition to extend the provision of natural and synthetic surface adult sized sports pitches;
- Development within Parcel A shall complement and enhance the existing sports and leisure facilities within the site. It shall focus on the provision of shared vehicular and cycle parking, public transport facilities, and hardscaped spaces for events within the area identified in the centre of the site;
- Delivery of new and enhanced sports pitches within the site boundary, which meet the needs identified in the East Hampshire Playing Pitch and Sports Facilities Strategy, or any replacement strategy will be supported;

5. Residential development shall be located within Parcel B and be positively integrated with development within Parcel A, connecting to and creating a positive eastern frontage to the central area of public realm within Parcel B;
6. The masterplan shall include a holistic transport and movement plan for the whole site which will include the following:
 - a. A clear route hierarchy which achieves low vehicular design speeds;
 - b. Prioritise pedestrian and cycle connections throughout the site, providing segregated routes wherever possible. These could be delivered outside of the developable area where justified by robust evidence and a comprehensive design approach;
 - c. Provides a formalised link to connect Public Right of Way 189/502/1, running north to south through the centre of the site, with Public Right of Way 189/30/1 which runs parallel to the southern edge of the facility. The link should be suitable for walkers and cyclists, surfaced to a standard that enables year-round use. It shall be detailed to ensure seamless eventual connection to Rother Valley Way. A financial contribution shall be made towards the upgrade of the former Petersfield to Midhurst railway route to form the Rother Valley Way (Policy SD20). These measures will help support long-term sustainable access to the site, including from surrounding settlements, and encourage active travel including for leisure purposes;
 - d. Provides substantial secure, covered and prominently located public cycle parking facilities;
 - e. Provides covered and prominently located bus stops;
 - f. Does not lead to a net loss in public car parking provision unless it can be demonstrated that such provision is not needed to serve the existing and future facilities. The masterplan shall be accompanied by a detailed parking strategy which reflects the specific usage patterns of parking across the whole site;
 - g. Provides for the parking of coaches to support sports fixtures; and
 - h. Provides adequate parking for residential properties which is physically and visually separate from public parking provision; and
7. Conserves and enhances existing trees and vegetation, particularly on its southern and western boundaries where there are significant numbers of protected trees. The masterplan should seek to improve the overall green infrastructure function of the site including nature recovery. The removal and replacement of trees and landscaping located within the hardstanding and car parking areas at the centre of the site would be supported as part of a high quality and comprehensive redevelopment;

8. Has regard to the site's wider interrelationship with the adjacent River Rother and River Rother Site of Importance for Nature Conservation / Local Wildlife Site including opportunities to support the restoration and management of wetland or water meadow habitat or betterment of the ecological network;
9. Utilises appropriate external lighting across the site including access points, having regard to the needs of sensitive wildlife, including bats;
10. Follows a sequential approach by directing development away from areas of flood risk associated with the River Rother and Tilmore Brook and Surface Water Flooding including the provision of any required flood mitigation and drainage measures and maximise opportunities for multi-functional Sustainable Drainage Systems with an emphasis on nature-based, above ground and connected elements rather than underground engineered solutions;
11. Ensures appropriate buffering for the River Rother and Tilmore Brook watercourses and their riparian zones. This should include consideration of protected species and address potential impacts from artificial lighting, soil compaction, flooding, pollution, and silt runoff during both construction and operation. Buffer areas must not be incorporated into private gardens, communal storage spaces or other types of hard standing and should be designed to protect and enhance the setting and ecological function of the River Rother and Tilmore Brook;
12. Evidences that redevelopment can be satisfactorily accommodated whilst providing the necessary safeguards and easements to a regional gas pipeline that runs north to south underneath the site;
13. Investigates, assesses and addresses any land contamination issues arising from former uses of the site or from uses, or former uses, of land in proximity to the site; and
14. Residential development within Parcel B shall;
 - a. Reflect its prominent location at the eastern edge of Petersfield including its intervisibility with Butser Hill. Careful consideration should be made to design and massing. The built-form should be no greater than three-storeys in height and could include flatted and/or maisonette accommodation;
 - b. Consider opportunities for active frontages particularly on its eastern boundary with the central Sports Hub space, where it should provide positive passive surveillance;

- c. Include the provision of outdoor spaces for residential properties. However this must not be to the detriment of a comprehensive landscape master plan for the entire developable area. The inclusion of balconies and terraces and communal outdoor spaces would be positively supported;
- d. Ensure that the residential layout prioritises pedestrian movement, including design for reduced vehicular speeds and provision of car parking that is well integrated between buildings, within parking structures and visually unobtrusive parking areas. Car parking should not dominate the public realm of the residential development and particular attention should be paid to minimising the visibility of vehicles on the northern and eastern boundaries; and
- e. Provide a suitable transition in built form and fabric to sports pitches and green infrastructure to the north and east. The development density should move from a higher density in the western part of the residential parcel to a lower density on the eastern edge bordering the sports pitches.

Relevant Local Plan Policies (Additional to those in paragraph 5.3)

SDL3 Safeguarding Views, SDL5 Dark Night Skies, SDG1 Community Facilities, SDT2 Active Travel Routes

Supporting Text

Consultation with local stakeholders will be critical to the success of the masterplan for this site. Stakeholders should include the Taro Leisure Centre, The Petersfield Rugby Club, Petersfield Cricket Club, Churchers College and Petersfield Town Junior Football Club, as well as other smaller clubs who utilise the facilities of other larger organisations, such as Petersfield Karate Club and The Petersfield Table Tennis Club. Applicants should demonstrate that their proposals support the needs and aspirations of all site users, and focus on the practical necessities of supporting community sports clubs and associations. Developing an understanding of opportunities for co-location and shared facilities will be particularly important.

The developable area within the site has been divided into two parcels reflecting their ownership, which are;

- Parcel A – to include enhancements to existing sports pitches and supporting public realm infrastructure including public car parking, and retained sports and leisure uses.

- Parcel B – to include housing, supporting public realm infrastructure including public car parking and access to adjacent retained sports and leisure uses.

Small land swaps between the predominately residential Parcel B and predominately sports and leisure Parcel A could be supported if it can be demonstrated that they are necessary for the positive master planning of the site as a whole. This approach will only be supported to facilitate public realm infrastructure provision.

Residential development within Parcel B should seek to avoid suburbanisation, and focus on development typologies which fit with the landscape and are designed to visually integrate with it. The inclusion of balconies, terraces and communal managed outdoor spaces would be positively supported – reducing the need for fencing and small divided up spaces, and the containment of domestic features within the wider landscape. As part of this approach innovative approaches to parking provision may be considered. This could include flexible shared use of some parking provision by both the public and residents. However, this would need to be justified as part of a detailed site-wide transport and parking strategy including significant active travel and public transport access measures.

SDA I I	Land South of Paddock Way	Location Plan	Site Plan
LAA Ref	EA07I		
Settlement	Petersfield		
Parish	Petersfield		
Local Authority	East Hampshire District Council		
Gross Site Area (HA)	4.08		
Uses and Indicative Capacity	Housing (Class C3) or Residential Institution (Class C2) 65 Homes or Care Home Equivalent (124 bed)		
<u>Policy Requirements</u>			
Detailed proposals that meet the following site-specific development requirements will be permitted:			
1. Provides suitable vehicular and pedestrian access onto Paddock Way with careful consideration given to suitable access arrangements to the local green space; 2. Provides pedestrian connections to the surrounding Public Rights of Way network by providing a links to footpath 189/44a/1 to the north/northwest of the site; and to footpath 189/42/1 to the east of the site with careful consideration made to suitable access arrangements to the local green space; 3. Follows a sequential approach, directing built development away from flood zones 2 and 3, and provide any required flood mitigation and drainage measures with an emphasis on nature-based, above ground and connected elements rather than underground engineered solutions; 4. Ensures appropriate buffering for adjacent watercourses and their riparian zones. This should include consideration of protected species and address potential impacts from artificial lighting, soil compaction, flooding, pollution, and silt runoff during both construction and operation. Buffer areas must not be incorporated into private gardens or communal storage spaces and should be designed to protect and enhance the setting and ecological function of the watercourses;			

5. Ensures good acoustic design to address any noise impacts associated with the adjacent A3 road and railway transport corridor and nearby commercial uses;
6. Safeguards and enhances existing vegetation belts on site boundaries extending these into the site wherever possible to create networks;
7. Ensures the continued provision of a local green space (Petersfield Neighbourhood Development Plan Policy NEP2), no smaller than the existing provision (totalling 0.79ha) and including provision of children's play equipment and a playing field. If any of the existing local green space is required in full or part to facilitate optimal access, design or layout, it should be re-provided on-site, at an equal or better location and level of facility;
8. Maximises the opportunities for provision of Green Infrastructure, Sustainable Drainage Systems and Biodiversity Net Gain as part of multi-functional open spaces and streetscapes, with opportunities for new public open space including nature recovery alongside any required flood mitigation measures on the southern and eastern boundaries;
9. Provides a suitable transition in built form and fabric to public open space and green infrastructure to the south and east, taking account of the site's prominent location on the southern boundary of Petersfield, including the site's intervisibility with Butser Hill and its existing green infrastructure function. The development density should be higher in the northern and western part of the site, moving to a lower density on the southern and eastern development edge;
10. Provides a clear route hierarchy which achieves low vehicular design speeds and prioritises pedestrian movement; and
11. Car parking shall be well integrated between buildings, within parking structures and visually unobtrusive parking areas and not dominate the public realm. Particular attention should be paid to minimise the visibility of vehicles on the southern and eastern boundaries and any areas which border the local green space.

Relevant Local Plan Policies (Additional to those in paragraph 5.3)

SDL3 Safeguarding Views, SDW2 Flood Risk Management, SDW6 Contaminated Land, SDH4 Specialist and Older Persons Accommodation, SDG3 Public Open Space, Sports and Recreational Facilities, SDG4 Local Green Space, SDT2 Active Travel Routes

Supporting Text

The on-site impacts of local noise sources, combined with on-site drainage requirements mean that locating development centrally within the site is likely to be required. This approach could lend itself to development forms such as a single block or aligned blocks, and typologies including flatted developments and care home facilities which would also benefit from a more communal approach to associated outdoor spaces.

There are significant opportunities to extend and improve the public right of way network through the site, and particular consideration should be given to facilitating the safe movement of pedestrians between the site and existing residential development to the east. There is likely to be a significant desire line related to play provision, which could be facilitated by a link to public right of way 189/42/1.

The north-western area of the site is in the buffer zone of the safeguarded waste transfer site at Petersfield Depot.

SDA12	Land at Drum Court	Location Plan	Site Plan
LAA Ref	EA182		
Settlement	Petersfield		
Parish	Petersfield		
Local Authority	East Hampshire District Council		
Gross Site Area (HA)	0.4		
Uses and Indicative Capacity	Housing (Class C3) 21 Homes		
<u>Policy Requirements</u>			
Detailed proposals that meet the following site-specific development requirements will be permitted:			
1. Provides suitable vehicular and pedestrian access onto Borough Road;			
2. Conserves and enhances the setting of the adjacent Petersfield Conservation Area, associated listed buildings and non-designated heritage assets;			
3. Safeguards and enhances existing vegetation on and within site boundaries wherever possible, extending these into the site to create networks;			
4. Careful consideration should be made to the design, massing and layout including the provision of private outdoor spaces; flatted and/or maisonette accommodation; and opportunities for active frontages and passive surveillance, including on the frontage with The Spain through the provision of pedestrian accesses into the site and/or individual properties;			
5. Car parking should be well integrated between buildings, within parking structures and visually unobtrusive parking areas and not dominate the public realm. Parking should not be visible on the eastern boundary facing towards The Spain;			
6. Ensures good acoustic design to address any noise impacts associated with the adjacent roads and town centre location; and			
7. Investigates, assesses and addresses any land contamination issues arising from former uses of the site or from uses, or former uses, of land in proximity to the site.			

Relevant Local Plan Policies (Additional to those in paragraph 5.3)

SDL7 Listed Buildings, SDL8 Conservation Areas, SDW6 Contaminated Land, SDE5 Development in Town and Village Centres

SDA13	The Courtyard, Heath Road	Location Plan	Site Plan
LAA Ref	EA195		
Settlement	Petersfield		
Parish	Petersfield		
Local Authority	East Hampshire District Council		
Gross Site Area (HA)	0.4		
Uses and Indicative Capacity	Housing (Class C3) – 8 Homes Commercial (160 sqm Class E)		
<u>Policy Requirements</u>			
Detailed proposals that meet the following site-specific development requirements will be permitted:			
1. Provides suitable vehicular and pedestrian access onto Heath Road via The Courtyard;			
2. Has regard to the Petersfield Neighbourhood Plan designations as a community facility (Community Policy - Policy CPI - CI Festival Hall Area) and a town centre opportunity site (Town Centre opportunities – Policy MU3 – Site west and south of Festival Hall);			
3. Conserves and enhances the setting of the adjacent Petersfield Conservation Area, associated listed buildings (the Old Masonic Hall, the Red Lion Hotel, Border Cottage and The Old Cottage) and non-designated heritage assets (including Festival Hall);			
4. Ensures good acoustic design to address any noise impacts associated with adjacent roads and the town centre location;			
5. Careful consideration is given to the design, massing and layout including the provision of private outdoor spaces. The built-form shall be no greater than three-storeys in height; could include flatted and/or maisonette accommodation; and provide opportunities for active frontages on the eastern boundary and passive surveillance to the north and west;			
6. Ensures that the layout prioritises pedestrian movement through design for reduced vehicular speeds with car parking that is well integrated between buildings, within parking structures and visually unobtrusive parking areas and does not dominate the public realm. Particular attention should be paid to minimising the visibility of parked vehicles on the eastern boundary; and			

7. Investigates, assesses and addresses any land contamination issues arising from former uses of the site or from uses, or former uses, of land in proximity to the site.

Relevant Local Plan Policies (Additional to those in paragraph 5.3)

SDL7 Listed Buildings, SDL8 Conservation Areas, SDW6 Contaminated Land, SDE5 Development in Town and Village Centres, SDE9 Shop Fronts and Advertisements

Supporting Text

The Petersfield Neighbourhood Development Plan policies establish the principle of focused redevelopment in this area. This allocation complements those policies providing additional detail for these specific development opportunities. This site is located adjacent to Allocation Site SDA14. These sites could be brought forward as a single comprehensive development.

SDA14	Land at Festival Hall	Location Plan	Site Plan
LAA Ref	EA225		
Settlement	Petersfield		
Parish	Petersfield		
Local Authority	East Hampshire District Council		
Gross Site Area (HA)	0.84		
Uses and Indicative Capacity	Housing (Class C3) 20 Homes Commercial Development (Class E) 160sqm Public Car and Cycle Parking		

Policy Requirements

Detailed proposals that meet the following site-specific development requirements will be permitted:

1. Any proposals will need to include a comprehensive site-wide masterplan, produced in consultation with the community and all stakeholders including adjacent third-party landowners including Festival Hall, Petersfield Outdoor Swimming Pool and the Courtyard;
2. Has regard to the Petersfield Neighbourhood Plan designations as a community facility (Community Policy - Policy CPI - C1 Festival Hall Area) and a town centre opportunity site (Town Centre opportunities – Policy MU3 – Site west and south of Festival Hall);
3. Conserves and enhances the setting of the adjacent Petersfield conservation area, associated listed buildings (the Old Masonic Hall, the Red Lion Hotel, Border Cottage and The Old Cottage) and non-designated heritage assets (including Festival Hall);
4. Provides a holistic transport plan for the whole site which will include the following:
 - a. Suitable vehicular and pedestrian access onto Heath Road and improvements to walking and cycling provision on Heath Road as set out in the Local Cycling and Walking Infrastructure Plan (LCWIP Primary Route 220 – segment 220.3.3);
 - b. Shared pedestrian and cycle access onto the B2070 Tor Way, and a shared pedestrian and cycle connection from the B2070 Tor Way to Heath Road (LCWIP Primary Route 220);

- c. Development should not lead to a net loss in public parking provision unless fully justified through a town-wide parking survey;
 - d. Provides a secure and covered public cycle parking facility which should include level access, space for large/non-standard bicycles and 24hr access;
 - e. Car parking and cycle parking provision for residential development shall be separate to public car and cycle parking provision;
 - f. Provides appropriate site access to the outdoor swimming pool and Festival Hall, for deliveries and servicing access; and
 - g. Provides appropriately located public parking provision for disabled users, those with children and EV charging; and
5. Evidence that any loss of No.16 Heath Road (currently occupied by a local charity) meets the requirements of policy SDG1, which seeks to safeguard community facilities;
 6. Investigates, assesses and addresses any land contamination issues arising from former uses of the site or from uses, or former uses, of land in proximity to the site;
 7. Maximises the opportunities for provision of Green Infrastructure and Sustainable Drainage Systems and Biodiversity Net Gain as part of multi-functional open spaces and streetscapes;
 8. Provides any required flood mitigation measures associated with surface water flood risk and maximise the opportunities for multi-functional Sustainable Drainage Systems with an emphasis on nature-based, above ground and connected elements before considering underground engineered solutions;
 9. Development must meet the requirements for biodiversity net gain, however in order to make best use of the land and ensure high quality BNG provision off-site provision could be considered;
 10. Evaluation of potential archaeological features on the site will be carried out prior to any planning application being submitted so that the design and layout can take into account the preference to retain and protect any such features discovered; and
 11. The detailed design should ensure that:

- a. Built development is positioned in the north and northwest area of the site. Careful consideration shall be given to the design, massing and layout including the provision of private outdoor spaces. The built-form should be no greater than three -storeys in height and could provide flatted and/or maisonette accommodation. Development shall consider opportunities for active frontages and passive surveillance particularly on boundaries with the public car park and Tor Way;
- b. Pedestrian and cycle movement is prioritised through design for reduced vehicular speeds;
- c. The layout of the public realm within the site integrates with and improves public access to the open-air swimming pool and Festival Hall;
- d. Existing trees and vegetation on site boundaries and within the site are safeguarded and enhanced where possible, and new tree planting is included within the public car park;
- e. Good acoustic design is used to address any noise impacts associated with the adjacent roads and town centre location; and
- f. Residential car parking is well integrated between buildings, within parking structures and visually unobtrusive parking areas. Its visibility on frontages with the public car park and Tor Way should be minimised as much as possible.

Relevant Local Plan Policies (Additional to those in paragraph 5.3)

SDL7 Listed Buildings, SDL8 Conservation Areas, SDL9 Archaeology, SDE5 Development in Town and Village Centres, SDE7 Regenerative Tourism, SDE9 Shop Fronts and Advertisements, SDG1 Community Facilities, SDG3 Public Open Space, Sports and Recreational Facilities, SDT2 Active Travel Routes

Supporting Text

The site is allocated in the Petersfield NDP as a community facility (Policy CPI, ref. C1) and the west area is identified as a town centre opportunity area for residential and employment use (Policy RPI, ref. MU3) and potential for a hotel (Policy TPI). The NDP explains that the site is a priority for enhancement and that development must respect the status and future development of Festival Hall. The site is considered suitable for redevelopment subject to access, heritage, hotel, and parking considerations, as well as the relocation of any existing onsite uses. This site is adjacent to Allocation Site SDA13, and these sites could be brought forward as a single comprehensive development.

The site is located adjacent to Petersfield Open Air Swimming Pool. This is an important community asset with specific requirements, and early pre-application engagement with the trustees of this facility is required. Particular attention should be given to ensuring the visibility and accessibility of the facility for visitors and regular users. Proposals should demonstrate how it would ensure there are no negative impacts on the stability and continued functionality of the pool structure.

Provision of secure and covered public cycle parking facilities is particularly important to support increasing numbers of residents who wish to access the town centre by bike. Facilities should be prominent with prioritised access within the public realm, including level access and space for large/non-standard bicycles, with 24hr access. The provision of bespoke facilities designed as an integrated part of the scheme (as opposed to a standard pre-fabricated structure) could be positively supported as part of measures to compensate for any loss of car parking.

SDA15	Land at Windward, Reservoir Lane	Location Plan	Site Plan
LAA Ref	EA187		
Settlement	Petersfield		
Parish	Petersfield		
Local Authority	East Hampshire District Council		
Gross Site Area (HA)	0.53		
Uses and Indicative Capacity	Housing (Class C3) 5 Homes		
<u>Policy Requirements</u>			
Detailed proposals that meet the following site-specific development requirements will be permitted:			
1. Provides suitable vehicular and pedestrian access onto Reservoir Lane; 2. Maximises the opportunities for provision of Green Infrastructure, Sustainable Drainage Systems and Biodiversity Net Gain as part of multi-functional open spaces. The scheme should ensure that multi-functional Sustainable Drainage Systems are developed with an emphasis on nature-based, above ground and connected elements rather than underground engineered solutions; 3. No significant harm will be demonstrated to be caused to groundwater resources; 4. Safeguards and enhances existing vegetation belts on site boundaries, extending these into the site wherever possible to create networks; 5. Ensures that the layout prioritises pedestrian movement through design for reduced vehicular speeds with car parking that is well integrated between buildings, within parking structures and visually unobtrusive parking areas and not dominate the public realm; 6. Ensures good acoustic design to address any noise impacts associated with the A3 and the railway line; and			

7. Includes a contaminated land survey and integrates any recommended mitigation measures into the proposal.

Relevant Local Plan Policies (Additional to those in paragraph 5.3)

SDW6 Contaminated Land

Supporting Text

The western area of the site includes a section of the Petersfield Neighbourhood Development Plan housing allocation Site H I I (Land north of Reservoir Lane) for self or custom-build housing. This area is not included in development now being undertaken on the rest of allocation site H I I. It has therefore been subsumed into this allocation for delivery as part of this allocation. The design approach to this site should have regard to the development on the H I I site and take opportunities to make landscape connections between the two sites.

Midhurst and Easebourne

- 5.13 Midhurst and Easebourne are two separate settlements on either side of the River Rother in the Western Weald of the National Park. Their proximity means that they share many facilities, so it is appropriate to consider them together in this Local Plan.

- 5.14 Midhurst is a historic market town 12 miles north of Chichester. In 2021, the population of Midhurst was 5,366 people. In the post-war period the population expanded significantly with the construction of modern suburbs. These were, however, built entirely outside the historic core and had no significant impact on its historic structure and character. Midhurst's historic core exhibits an unusual degree of autonomy and separation from later phases of expansion due to the topographic and ownership characteristics of the surrounding landscape. The physical proximity and influence of the Cowdray Estate is one of Midhurst's special features whose spacious, managed natural environment confers stately qualities upon the town.

- 5.15 The busy area of North Street and surrounding streets contain a mix of both multiple retailers and many independent stores, restaurants and cafes. The town contains a good mix of services and facilities including primary schools, Grange Community Centre (including leisure centre and library), and Midhurst Rother College (secondary school) which serves a large area stretching well beyond the town. Other facilities include post office, pubs, bank, playgrounds, GP surgery, and pharmacy.

- 5.16 Easebourne has a population of 1,170 people. It is a historic estate village north of Midhurst and the centre of the Cowdray Estate, which includes Cowdray Park, a Registered Historic Park and Garden. The core of Easebourne is a conservation area notable for its numerous old sandstone buildings. The Ruins of Cowdray Park, the Priory, the Refectory and the Easebourne Parish Church of St. Mary's are all Grade I listed buildings. The notable yellow 'Gold Cup' painted window frames are characteristic of many of the Cowdray Estate cottages. Facilities include a nursery, primary school, village hall, pub, village store and petrol station.

- 5.17 The Easebourne Parish Design Statement was adopted as a Supplementary Planning Document in February 2023. This provides guidance so that any new developments are designed and located in a way that reflects the local characteristics and qualities that people value in their parish and surroundings.

- 5.18 Easebourne Parish Council has prepared a Parish Priorities Statement, in consultation with its community, to help inform this Local Plan. The contents of this Statement were taken into account in the allocations below, and are material considerations for any other development that comes forward in the parish.

SDA16 Holmbush Caravan Park, Midhurst
SDA17 Land at the Fairway, Midhurst
SDA18 Land adjacent to Grange Car Park, Midhurst
SDA19 Land at Forest Road, Midhurst
SDA20 Former Bus Depot, Midhurst
SDA21 Land east of Pitsham Lane (Cocking parish)
SDA22 Land at Former Easebourne School, Easebourne
SDA23 Midhurst Community Hospital and 1-2 Rotherfield Mews, Easebourne
SDA24 Land west of Budgenor Lodge, Easebourne

SDA16	Holmbush Caravan Park, Midhurst	Location Plan	Site Plan
LAA Ref	CH069		
Settlement	Midhurst		
Parish	Midhurst		
Local Authority	Chichester		
Gross Site Area (HA)	5		
Uses and Indicative Capacity	50 homes (C3).		
<u>Policy Requirements</u>			
Detailed proposals that meet the following site-specific development requirements will be permitted:			
1. Regard shall be had to the Development Brief for this site prepared by the National Park Authority in 2018; 2. Positive enhancements to the treescape, waterbodies, wildlife corridors and habitats will be provided within the site; 3. It will be demonstrated through a project-level Habitats Regulations Assessment that there will be no adverse effect on the integrity of Singleton & Cocking Tunnels Special Area of Conservation and Ebernoe Common Special Area of Conservation; 4. All housing development should be located within Flood Zone 1; 5. Floor levels of habitable areas, where appropriate and proven to be necessary, to be designed to take into account flood risk and climate change; 6. Safe vehicular and pedestrian emergency access and egress should be provided, including during flooding events; 7. Suitable site boundary treatments will be incorporated; 8. Pedestrian routes through the site linking into adjacent open spaces and Public Rights of Way will be provided; 9. The existing access will be retained and improved where necessary;			

10. The site is located in a mineral safeguarding area and development should aim to maximise the prior extraction of mineral resources onsite and be informed by a Mineral Resource Assessment to demonstrate compliance with the relevant minerals local plan policy; and
11. In order for the development to have an overall positive impact on the ability of the natural environment to contribute ecosystem services, development proposals must address the following:
 - a) Protect and enhance trees within the site where possible. Trees on the site boundary should be retained and new tree planting should be undertaken;
 - b) Retain suitable existing habitat for pollinating species where possible. New planting should be suitable for pollinating species; and
 - c) Minimise hard surfaced areas on site, and use permeable surfaces and soft landscaping where possible to maximise infiltration of water and reduce surface water run-off.

Supporting text

Criterion 2 includes a requirement to positively enhance existing water bodies. This will include appropriate buffers to the stream as required by policy SDWI.

Southern Water advises that it has infrastructure located within the site, which needs to be taken into account when designing the layout of any proposed development. An easement width of 6 metres or more, depending on pipe size and depth, would be required, which may affect site layout or require diversion. This easement should be clear of all proposed buildings and substantial tree planting.

Relevant Local Plan Policies (Additional to those in paragraph 5.3)

SDN3 Sussex Bats Special Protection Areas, SDH2 Mix of Homes, SDH3 Accessible and Adaptable Homes, SDH5 Affordable Homes, SDT2 Active Travel Routes, West Sussex Joint Minerals Local Plan Policy M9: Safeguarding Minerals

SDA17	Land at the Fairway, Midhurst	Location Plan	Site Plan
LAA Ref	CHI 33		
Settlement	Midhurst		
Parish	Midhurst		
Local Authority	Chichester		
Gross Site Area (HA)	0.1		
Uses and Indicative Capacity	9 homes (C3)		
<u>Policy Requirements</u>			
Detailed proposals that meet the following site-specific development requirements will be permitted:			
1. The existing hornbeam tree will be retained, and an appropriate protective buffer applied; 2. The development will enhance the setting of the old railway tunnel entrance, and ensure that there are public views to it; 3. Development must provide car parking to appropriately replace existing provision, and additionally provide parking for the new development; and 4. It must be demonstrated through a project-level Habitats Regulations Assessment that there will be no adverse effect on the integrity of Singleton & Cocking Tunnels Special Area of Conservation and Ebernoe Common Special Area of Conservation.			
<u>Relevant Local Plan Policies</u>			
SDN3 Sussex Bats Special Protection Areas			

SDA18	Land adjacent to The Grange Car Park	Location Plan	Site Plan
LAA Ref	CH222		
Settlement	Midhurst		
Parish	Midhurst		
Local Authority	Chichester District Council		
Gross Site Area (HA)	0.84		
Uses and Indicative Capacity	Housing (Class C3) 10 Homes		
<u>Policy Requirements</u>			
Detailed proposals that meet the following site-specific development requirements will be permitted:			
1. Provides suitable vehicular access onto the Grange Road Car Park or its access route; 2. Provides suitable pedestrian accesses onto the Grange Road Car Park or its access route and the pedestrian route outside the Grange Leisure & Community Centre, and ensures that the layout prioritises pedestrian movement; 3. Conserves and enhances the setting of the adjacent Midhurst Conservation Area; 4. Demonstrates through a project-level Habitats Regulations Assessment that there will be no adverse effect on the integrity of Singleton & Cocking Tunnels Special Area of Conservation and Ebernoe Common Special Area of Conservation; 5. Safeguards and enhances where possible existing trees and vegetation on site boundaries and within the site; 6. Follows a sequential approach by directing development away from areas of flood risk associated with surface water flooding with required flood mitigation measures; 7. Maximises the opportunities for provision of Green Infrastructure and Sustainable Drainage Systems as part of multi-functional open spaces and streetscapes;			

8. Maximises the opportunities for multi-functional Sustainable Drainage Systems with an emphasis on nature-based, above ground and connected elements rather than underground engineered solutions;
9. Development must meet the requirements for biodiversity net gain, however in order to make best use of the land and ensure high quality BNG provision, off-site provision would be considered;
10. Careful consideration should be given to the design, massing and layout including the provision of private outdoor spaces. The built-form should be no greater than 2.5-storeys in height and could provide flatted and/or maisonette accommodation. Development should consider opportunities for active frontages particularly on the eastern boundary and passive surveillance across the south, east and west boundaries;
11. Development shall not lead to a net loss in parking provision unless it can be demonstrated that such provision is not needed to serve the locality;
12. Car parking shall be well integrated between buildings, within parking structures and visually unobtrusive parking areas and not dominate the public realm; and
13. Ensures good acoustic design to address any noise impacts associated with its town centre location.

Relevant Local Plan Policies (Additional to those in paragraph 5.3)

SDN3 Sussex Bats Special Protection Areas, SDL8 Conservation Areas, SDW2 Flood Risk Management, SDE5 Development in Town and Village Centres

Supporting Text

The provision or enhancement of public spaces directly outside the site boundary would be positively supported, this could include the triangular area between the Grange Leisure and Community Centre and the rear of Woodlands Veterinary Centre, and the frontage with the Grange Car Park.

SDA19	Land at Forest Road and Hawthorn Close	Location Plan	Site Plan
LAA Ref	CH217		
Settlement	Midhurst		
Parish	Midhurst		
Local Authority	Chichester District Council		
Gross Site Area (HA)	0.11		
Uses and Indicative Capacity	Housing (Class C3) 5 homes		
<u>Policy Requirements</u>			
Detailed proposals that meet the following site-specific development requirements will be permitted:			
1. Provides suitable vehicular and pedestrian access onto Forest Road; 2. Demonstrates through a project-level Habitats Regulations Assessment that there will be no adverse effect on the integrity of Singleton & Cocking Tunnels Special Area of Conservation and Ebernoe Common Special Area of Conservation; 3. Development should not lead to a net loss in parking provision unless it can be demonstrated that such provision is not needed to serve the locality; and 4. Provides any required flood mitigation measures and maximise opportunities for multi-functional Sustainable Drainage Systems with an emphasis on nature-based, above ground and connected elements rather than underground engineered solutions.			
<u>Relevant Local Plan Policies (Additional to those in paragraph 5.3)</u>			
SDW2 Flood Risk Management, SDN3 Sussex Bats Special Protection Areas			

Supporting Text

Criteria 3 should be addressed through the provision of a parking survey. This should include an assessment of the future impact of adjacent allocation sites (SDA20 and SDA21) if these allocations have not been built out or occupied at the time of the survey.

SDA20	Former Bus Depot, Pitsham Lane	Location Plan	Site Plan
LAA Ref	CH218		
Settlement	Midhurst		
Parish	Midhurst		
Local Authority	Chichester District Council		
Gross Site Area (HA)	0.19		
Uses and Indicative Capacity	Housing (Class C3) 6 Homes		
<u>Policy Requirements</u>			
Detailed proposals that meet the following site-specific development requirements will be permitted:			
1. Provides suitable vehicular and pedestrian access onto Apple Tree Road. The existing vehicular access from Pitsham Lane must be closed; 2. A public active travel link is provided through the site from Apple Tree Road to the Pitsham Lane Bridleway (Public Right of Way 920); 3. Demonstrates through a project-level Habitats Regulations Assessment that there will be no adverse effect on the integrity of Singleton & Cocking Tunnels Special Area of Conservation and Ebernoe Common Special Area of Conservation; 4. Enhances site boundaries and softens the settlement edge, with a focus on the removal of palisade fencing and non-native species and replacement with a more appropriate boundary treatment, including the use native species. The boundary treatment on the western boundary should have regard to the potential impact on users of the Pitsham Lane Bridleway; and 5. Includes a contaminated land survey and integrates any recommended mitigation measures into the proposal.			
<u>Relevant Local Plan Policies (Additional to those in paragraph 5.3)</u>			

SDN3 Sussex Bats Special Protection Areas, SDW6 Contaminated Land, SDT2 Active Travel Routes

Supporting Text

The provision of a pedestrian and cycle connection to Pitsham Lane (Public Right of Way Bridleway 920) should consider opportunities to deliver this connection in coordination with the development of Allocation Site SDA21.

SDA2I	Land east of Pitsham Lane	Location Plan	Site Plan
LAA Ref	CHI 65		
Settlement	Midhurst		
Parish	Cocking		
Local Authority	Chichester District Council		
Gross Site Area (HA)	3.8		
Uses and Indicative Capacity	Housing (Class C3) 50 homes		
<u>Policy Requirements</u>			
Development should be informed by a landscape-led masterplan which;			
1. Provides suitable vehicular and pedestrian access onto Hornbeam Way; 2. Provides an active travel connection to the Pitsham Lane Bridleway (Public Right of Way 920) via the existing field access in the northwest corner of the site. The route should include a surface suitable for year-round use. This access must not be used for vehicular access into the site, but may be designed to allow access for emergency if deemed appropriate by the local highway authority; 3. Explores opportunities to provide a pedestrian access from the northeast corner of the site connecting with Holmbush Way to provide a shorter access route to regular bus services to support mode share. This should be connected through the site to the Pitsham Lane Bridleway; 4. Demonstrates through a project-level Habitats Regulations Assessment that there will be no adverse effect on the integrity of Singleton & Cocking Tunnels Special Area of Conservation and Ebernoe Common Special Area of Conservation; 5. Delivers a suitable transition in built form and fabric to the open countryside and land to the south and west and which safeguards and enhances existing vegetation belts on site boundaries. Specifically: (a) Ensures appropriate buffering for the watercourse which runs adjacent to the eastern boundary. Buffer areas must not be incorporated into private gardens or communal storage spaces;			

- (b) Ensures appropriate buffering for the adjacent ancient woodland which forms the eastern and southern boundary of the site and any other protected trees within or adjacent to the site. Buffer areas must not be incorporated into private gardens or communal storage spaces;
 - (c) Conserves and enhances the hedgerow and tree planting on the eastern boundary with a view to ensuring a positive view of the site from the Pitsham Lane Bridleway; and
 - (d) Improves the quality of the northern boundary where it meets the rear of properties on the Holmbush Estate; and
6. Maximises the opportunities for provision of Green Infrastructure, Sustainable Drainage Systems and Biodiversity Net Gain as part of multi functional open spaces and streetscapes which include areas for the community to play and dwell;
 7. Provides for a minimum of 20% Biodiversity Net Gain;
 8. Maximises the opportunities for multi-functional Sustainable Drainage Systems with an emphasis on nature-based, above ground and connected elements rather than underground engineered solutions;
 9. No significant harm will be demonstrated to be caused to groundwater resources;
 10. Provides a layout with a clear route hierarchy which prioritises pedestrian movement and achieves low vehicular design speeds. The layout should minimise hardstanding wherever possible and car parking should be well integrated between buildings, within parking structures and visually unobtrusive parking areas and not dominate the public realm. Particular attention should be paid to minimise the visibility of vehicles on the eastern boundary within views from the Pitsham Lane Bridleway;
 11. Ensures that development density transitions from a higher density in the northern and central part of the site to a lower density on the eastern, western and southern boundaries;
 12. Includes a contaminated land survey and integrates any recommended mitigation measures into the proposal; and
 13. The site is located in a mineral safeguarding area and development should aim to maximise the prior extraction of mineral resources onsite and be informed by a Mineral Resource Assessment (MRA) to demonstrate compliance with the relevant minerals local plan policy.

Relevant Local Plan Policies (Additional to those in paragraph 5.3)

SDL5 Dark Night Skies, SDN3 Sussex Bats Special Protection Areas, SDW6 Contaminated Land, SDT2 Active Travel Routes,
West Sussex Joint Minerals Local Plan Policy M9: Safeguarding Minerals

Supporting Text

The provision of a suitable access arrangement may need to include the provision of on-site visitor parking provision, and changes to the carriageway arrangements in Hornbeam Way and Hawthorn close in order to ensure that clear and unobstructed footways are maintained for pedestrian use. Early discussion with the Highway Authority is recommended.

The provision of a pedestrian and cycle connection to Pitsham Lane (Public Right of Way Bridleway 920) should consider opportunities to deliver this connection in coordination with the development of Allocation Site SDA20.

Development should account for its prominent location on the southern boundary of Midhurst including the site's green infrastructure function. This should include considering opportunities for nature recovery alongside any required flood mitigation measures, and the provision of landscapes which can be utilised by the wider community such as a community orchard.

The inclusion of building typologies such as small terraces and maisonettes to provide a range of smaller, higher density properties will be actively encouraged.

SDA22	Land adjacent to former Easebourne School	Location Plan	Site Plan
LAA Ref	CH203		
Settlement	Easebourne		
Parish	Easebourne		
Local Authority	Chichester District Council		
Gross Site Area (HA)	0.7		
Uses and Indicative Capacity	Housing (Class C3) 9 Homes		
<u>Policy Requirements</u>			
Detailed proposals that meet the following site-specific development requirements will be permitted:			
1. Provides suitable vehicular and pedestrian access onto Easebourne Street via the adjacent 2019 Local Plan allocated site SD68: Former Easebourne School; 2. Conserves and enhances the setting of the adjacent conservation area and associated listed buildings; 3. Demonstrates through a project-level Habitats Regulations Assessment that there will be no adverse effect on the integrity of Singleton & Cocking Tunnels Special Area of Conservation, The Mens Special Area of Conservation and Ebernoe Common Special Area of Conservation; 4. Safeguards and enhances existing vegetation belts on site boundaries extending these into the site wherever possible to create networks. Ensures that trees within the site on northwest facing boundary are not included within private gardens or communal storage areas; 5. Ensures that any private gardens which connect to the northeast and southeast facing boundaries are of sufficient depth to protect the long term health of trees located adjacent to these boundaries outside the site;			

6. Delivers an appropriate transition from the more formal layout arrangement of Local Plan allocation site SD68, into a layout which terminates the development (road layouts must not facilitate access to land to the north) and may include a more farmstead style arrangement;
7. Ensures that the layout prioritises pedestrian movement through design for reduced vehicular speeds and minimise hardstanding wherever possible and that car parking is well integrated between buildings, within parking structures and visually unobtrusive parking areas and not dominating the public realm; and
8. Maximises the opportunities for multi-functional Sustainable Drainage Systems with an emphasis on nature-based, above ground and connected elements rather than underground engineered solutions.

Relevant Local Plan Policies (Additional to those in paragraph 5.3)

SDL5 Dark Night Skies, SDL7 Listed Buildings, SDL8 Conservation Areas, SDN3 Sussex Bats Special Protection Areas

SDA23	Midhurst Community Hospital and 1-2 Rotherfield Mews	Location Plan	Site Plan
LAA Ref	CHI47		
Settlement	Easebourne		
Parish	Easebourne		
Local Authority	Chichester District Council		
Gross Site Area (HA)	1.2		
Uses and Indicative Capacity	Residential Institution (Class C2) 66 bed care home		
<u>Policy Requirements</u>			
Detailed proposals that meet the following site-specific development requirements will be permitted:			
1. Provides suitable vehicular and pedestrian access onto A286 Dodsley Lane; 2. Improves pedestrian access, vehicular circulation, parking and public realm provision for the whole site including those facilities serving Riverbank Medical Centre. A holistic approach which creates a positive central space for users of the development, the Riverbank Medical Centre and the Pharmacy will be supported; 3. Ensures appropriate buffering for the River Rother watercourse and its riparian zone. This should include consideration of protected species and address potential impacts from artificial lighting, soil compaction, flooding, pollution, and silt runoff during both construction and operation. The development must have regard to its interrelationship with both the River Rother and the River Rother Site of Importance for Nature Conservation; 4. Demonstrates through a project-level Habitats Regulations Assessment that there will be no adverse effect on the integrity of Singleton & Cocking Tunnels Special Area of Conservation and Ebernoe Common Special Area of Conservation;			

5. Follows a sequential approach which directs development away from areas of flood risk including the provision of any required flood mitigation measures;
6. No significant harm will be demonstrated to be caused to groundwater resources;
7. Maximises the opportunities for provision of Green Infrastructure, Sustainable Drainage Systems and Biodiversity Net Gain as part of multi-functional open spaces;
8. Maximises the opportunities for multi-functional Sustainable Drainage Systems with an emphasis on nature-based, above ground and connected elements rather than underground engineered solutions;
9. Safeguards and enhances, where possible, existing vegetation belts on the site boundaries and within the site, including a number of mature trees; and
10. Conserves and enhances the setting of the adjacent conservation area.

Relevant Local Plan Policies (Additional to those in paragraph 5.3)

SDN3 Sussex Bats Special Protection Areas, SDL8 Conservation Areas, SDW2 Flood Risk Management, SDH4 Specialist and Older Persons Accommodation

Supporting Text

The site has been allocated for use for Residential Institutions (Class C2) which would allow for use as either a care home or as a hospital facility, including the provision of convalescence facilities.

A holistic approach will be critical to the design of a successful scheme. The design process should review the entire site, and think creatively about access, circulation and parking arrangements which could offer opportunities to improve access for both the site and the Riverbank Medical Centre and the Pharmacy. The design process should include a review of a range of circulation options. Development designed around the assumption of retaining the existing circulation arrangements would need to be justified.

The development should seek to deliver outdoor spaces which promote the value of activity, natural surveillance and human interaction for users of both the retained health facilities and residents/users of future C2 development. This should include opportunities for shared public access spaces which include areas to dwell and play.

SDA24	Land west of Budgenor Lodge	Location Plan	Site Plan
LAA Ref	CH206		
Settlement	Easebourne		
Parish	Easebourne		
Local Authority	Chichester District Council		
Gross Site Area (HA)	1.4		
Uses and Indicative Capacity	Housing (Class C3) 25 homes		
<u>Policy Requirements</u>			
Detailed proposals that meet the following site-specific development requirements will be permitted:			
1. Provides suitable vehicular and pedestrian access onto Hazelwood Close, minimising existing vegetation loss and providing equivalent replacement within the site;			
2. Provides a pedestrian connection to Public Right of Way 1122 in the southwest corner of the site. This should be integrated into the layout of the scheme and provide a continuous pedestrian connection from the southwest corner of the site (and Public Right of Way 1122) to the access with Hazlewood Close;			
3. The site layout does not provide vehicular access into the adjacent fields;			
4. Conserves and enhances the setting of the listed buildings to the north east;			
5. Maximises the opportunities for provision of Green Infrastructure, Sustainable Drainage Systems and Biodiversity Net Gain as part of multi-functional open spaces and streetscapes;			
6. Maximises the opportunities for multi-functional Sustainable Drainage Systems with an emphasis on above ground and connected elements rather than underground engineered solutions;			

7. No significant harm will be demonstrated to be caused to groundwater resources;
8. Safeguards and enhances existing vegetation belts on its site boundaries;
9. Bat surveys and comprehensive evaluation of any roosting, commuting or foraging on the site and/or its boundaries will be carried out prior to any planning application being submitted;
10. Demonstrates through a project-level Habitats Regulations Assessment that there will be no adverse effect on the integrity of Singleton & Cocking Tunnels Special Area of Conservation and Ebernoe Common Special Area of Conservation;
11. Provides a green infrastructure approach to the northern and western boundary which is tied to the wider landscape character and creates a positive impact within wider views of the development from the north and west;
12. Densities transition from a higher density in the centre of the site to a lower density to the north and west providing a suitable transition in built form and fabric to the open countryside;
13. The layout responds positively to the existing contours of the site and particular attention is paid to level changes and the interrelationship between the site and existing residential properties on the southern and eastern boundaries;
14. Ground stability testing of banked areas on the eastern boundary is carried out prior to any planning application being submitted and the application should include evidence that the development will not have a negative impact on bank stability or negatively impact adjacent properties;
15. Includes an area of public open space within the development which is visually and physically accessible to the wider existing community and incorporates opportunities for the community to play and dwell;
16. Provides a layout with a clear route hierarchy which prioritises pedestrian movement and achieves low vehicular design speeds. The layout should minimise hardstanding wherever possible and car parking should be well integrated between buildings, within parking structures and visually unobtrusive parking areas and not dominate the public realm. Particular attention should be paid to minimise the visibility of vehicles on the northern and western boundaries; and
17. The site is located in a mineral safeguarding area and development should aim to maximise the prior extraction of mineral resources onsite and be informed by a Mineral Resource Assessment (MRA) to demonstrate compliance with the relevant minerals local plan policy.

Relevant Local Plan Policies (Additional to those in paragraph 5.3)

SDL5 Dark Night Skies, SDL7 Listed Buildings, SDN3 Sussex Bats Special Protection Areas, SDG3 Public Open Space, Sports and Recreational Facilities, West Sussex Joint Minerals Local Plan Policy M9: Safeguarding Minerals

Supporting Text

The site will require an integrated design approach to access arrangements from Hazelwood Close, incorporating appropriate streetscape design both within the site and on Hazelwood Close, including drainage/SuDs provision, and any structural elements which may be required to accommodate the changes in level. The relationship between the site and properties on Hazelwood Close and the southern boundary (accessed from Upperfield) also need to be carefully considered in the development of the layout.

The scheme should seek to add value through creation of a positive edge to the countryside, with new pedestrian connections and a positive small scale internal public space which is visible and accessible to the whole community including facilities to allow the community to dwell and play.

A robust construction management plan which pays particular attention to access arrangements will be essential to mitigate the impact of construction on neighbouring residents.

Petworth

- 5.19 Petworth is a market town with a population of 2,592 in 2021. It dates back to the 11th century and has a historic core, narrow streets lined with a wide range of small shops which radiate from the market square. Petworth House, a 17th century stately home with Capability Brown designed grounds, now owned by the National Trust, is a key feature of the town, with its estate wall forming the boundary of its main through route (A272/A283/A285). The Leconfield Estate, which retained the remainder of the estate previously associated with Petworth House, is a major land and property owner in the parish.
- 5.20 Petworth is located 5.5 miles away from the closest railway station at Pulborough and 10.7 miles away from Haslemere railway station with its more direct access to London. Facilities include a nursery, primary school, local shops, post office, GP surgery, pharmacy, community halls, playgrounds, library and pubs.
- 5.21 The Petworth Neighbourhood Development Plan was made part of the development in July 2018. It includes policies and allocations for the parish which need to be taken into account when planning new development. This includes an allocation for 100 new homes at 'Petworth South' (policy H7), which is incorporated within a larger allocation in this Local Plan. This supersedes policy H7.

SDA25 Land south of Herbert Shiner School

SDA26 Land at Rotherbridge Lane

SDA27 Land north of Northend Close

SDA25	Land south of Herbert Shiner School	Location Plan	Site Plan	Concept Drawing
LAA Ref	CH089			
Settlement	Petworth			
Parish	Petworth			
Local Authority	Chichester District Council			
Gross Site Area (HA)	10.7 (including previously allocated NDP Site H7)			
Uses and Indicative Capacity	Housing (Class C3) 175 homes (including 100 homes previously allocated in NDP site H7)			
<u>Policy Requirements</u>				
Detailed proposals that meet the following site-specific development requirements will be permitted:				
1. Any proposals will need to include a comprehensive site-wide masterplan, produced in consultation with the community and all stakeholders. The design of the proposed form, layout and fabric will be of a high quality which reflects the character of Petworth and demonstrates compliance with the following design principles;				
2. A minimum of 50% of new homes created will be provided as affordable homes on-site, with the tenure split and mix in accordance with Policy SDH5 and SDH2;				
3. Provides for a minimum of 33% Biodiversity Net Gain;				
4. Demonstrates through a project-level Habitats Regulations Assessment that there will be no adverse effect on the integrity of Singleton & Cocking Tunnels Special Area of Conservation, The Mens Special Area of Conservation, and Ebernoe Common Special Area of Conservation;				
5. The site is of a scale and/or location which requires a Health Impact Assessment (HIA) to demonstrate how development will result in an inclusive, healthy and sustainable place that improves health and wellbeing outcomes for everyone; and				

Access Arrangements

6. The SDNPA's preference is for a vehicular access at the NW corner of the site, off Station Road (A285). Such an access will need to incorporate;
 - a. characteristic retaining walls in locally matched sandstone;
 - b. carriageway width kept to the minimum needed for highway safety;
 - c. incorporate a shared pedestrian and cycle route; and
 - d. forms part of an integrated traffic calming solution for Station Road.

However, if schemes come forward for an alternative access arrangement such proposals will need to include how the scheme:

- e. achieves development along the contours of the site;
- f. maintains rural character of Station Road;
- g. protects key views; and
- h. forms part of an integrated traffic calming solution for Station Road and provide safe pedestrian and cycle access to the town centre; and

Movement Strategy

7. The masterplan will need to incorporate;
 - a. A publicly accessible pedestrian and cycle route from the site to and through the adjacent school site to connect with Wyndham Road. (Including an agreed improvement scheme to the school parking and service zone);
 - b. A school drop off point in close proximity to the school;
 - c. A publicly accessible pedestrian and cycle route to connect the site and the school with Grove Street via the school field to the north; and
 - d. Provision of a new vehicular access to New House from the site; and

Landscape Character

8. In order for the development to achieve a landscape-led design the following requirements must be addressed:
 - a. Development and roads should follow the existing contours of the site;
 - b. Provides a clear route hierarchy which achieves low vehicular design speeds;

- c. Provides a comprehensive pedestrian and cycle movement network throughout the site;
- d. Facilitates views towards the Downs from within the site;
- e. Retains key view north up Station Road of the Petworth skyline and St Mary the Virgin Church;
- f. Density transitions from a higher density in the northwestern part of the site to a lower density on the countryside edge to the south and east;
- g. Respects the isolated setting of Soane House;
- h. Maximises the opportunities for provision of Green Infrastructure, Sustainable Drainage Systems and Biodiversity Net Gain as part of multi-functional open spaces and streetscapes;
- i. Maximises the opportunities for multi-functional Sustainable Drainage Systems with an emphasis on above ground and connected elements rather than underground engineered solutions; and
- j. Reflects key Petworth features including:
 - i. Extensive boundary and retaining walls, with gates and openings, in locally matched sandstone with red brick details;
 - ii. Varied roofscapes, building setbacks and eclectic building designs; and
 - iii. Car parking well integrated between buildings and behind walls and not dominating the public realm.

Relevant Local Plan Policies (Additional to those in paragraph 5.3)

SDC4 Major Development, SDL3 Safeguarding Views, SDL5 Dark Night Skies, SDL7 Listed Buildings, SDN3 Sussex Bat Special Areas of Conservation, SDH5 Affordable Homes, SDG3 Public Open Space, Sports and Recreational Facilities, SDT2 Active Travel Routes

Supporting Text

This allocation incorporates Petworth Neighbourhood Development Plan Allocation H7 (100 homes) and therefore H7 has been identified as a superseded policy in Appendix 3.

The site slopes north to south creating visibility from the Downs to the south against the backdrop of the wider settlement. It is therefore important that the layout works with the broadly east/west contours to limit the visual impact of vehicular routes and maximise the positive impact of horizontal bands of trees within the streetscapes, to break up the visual bulk of development in wider views from the south.

The scheme must include a clear route hierarchy based on limited vehicular design speeds (expected to be a maximum of 20mph on primary routes) and which integrates the provision of green infrastructure and Sustainable Drainage Systems including space for a full SuDS management train approach (from

interception to leaving the site). This network approach should focus on creating character through streetscape quality with a focus on pedestrian and cycle permeability, with priority given to those walking/wheeling/cycling with an expectation of complete connectivity for these movements, and corresponding reductions in permeability for vehicles as they move into the site. The provision of continuous pavements, Dutch drop kerbs, minimum carriageway widths, and low gradients is expected, with the requirements of LTN 1/20 a minimum requirement.

Delivery of improved pedestrian and cycle access and vehicular circulation associated with Petworth Primary School is particularly important providing improved connectivity between the school and the wider community and encouraging local journeys to be made by active travel. The provision of segregated pedestrian and cycle access from both Station and Grove Road will improve opportunities for children to walk/cycle/wheel to school. The pedestrian and cycle route from Grove Road should provide a formal and permanent version of an existing and well used informal east- west pedestrian and cycle route into the school grounds as well as a new north/south route into the site, which should be integrated with biodiversity and access to nature opportunities within the WSCC land holding. The provision of a school drop off point within the site will reduce the impact of those who arrive by car, on Station and Wyndham Roads. The restructuring of the car parking and frontage space in front of the school should include pedestrian and cycle access from the school drop off point and provide minibuss parking.

Recreational pedestrian routes should be provided through connected and continuous public open spaces which allow users to appreciate views out from the site. The ability to access and enjoy views of the Downs to the south of the site is important, and delivery of public open space to open up those views and allow the community to dwell in attractive spaces to enjoy them should be integrated into the layout. This includes noted views to the south, southwest and southeast (towards the listed Soane House). There is the opportunity to integrate this approach with the retention of the key view across the site from the south from Station Road towards St Mary the Virgin Church.

The density transition across the site reflects the density found in existing development in the south of Petworth, the countryside edge location of the site, and the need to respond to the setting of Soane House. In combination with the need to ensure best use of the land in this important location, the approach to density is critical and with it the choice of property forms. It is expected that the layout should include higher density forms including flats, maisonettes, and terraces, and that single family detached homes will be limited to the southeastern boundary.

This policy includes a requirement for the preparation and submission of a Health Impact Assessment (HIA) and Equalities Impact Assessment (EqIA) to demonstrate how major development will result in an inclusive, healthy and sustainable place that improves health and wellbeing outcomes for everyone. The National Park is currently covered by four Public Health Authorities who have published their own advice, guidance, templates and/or toolkits on health and wellbeing considerations in planning, including HIA. Applicants for major development are strongly encouraged to engage in pre-application discussions with the National Park Authority and relevant Public Health Authority so that HIA – including type, scoping opinion, and identification of vulnerable groups – is considered at the start of the planning process, before the submission of a formal planning application.

SDA26	Land at Rotherbridge Lane	Location Plan	Site Plan
LAA Ref	CH283		
Settlement	Petworth		
Parish	Petworth		
Local Authority	Chichester District Council		
Gross Site Area (HA)	0.75		
Uses and Indicative Capacity	Housing (Class C3) 7 Dwellings		

Policy Requirements

Detailed proposals that meet the following site-specific development requirements will be permitted:

1. Complements the Petworth NDP Allocation H8 - Land south of Rothermead, to the north and west of the site and opportunities taken to mitigate the impact of the NDP allocation on the wider landscape;
2. Provides suitable vehicular and pedestrian access onto i) the A285 Station Road, including the provision of a northbound footway along the western side of Station Road to Rothermead or ii) vehicular and/or pedestrian access via the adjacent Petworth NDP Allocation H8 (via no. 11 Rothermead);
3. Provides a formalised link to connect to PRow footpath (reference 673) to the west to enable better access to the wider PRow network, including aligning with aspirations to upgrade the former Petersfield to Pulborough (via Midhurst) Railway Route to an active travel route;
4. Retains the historic route of Rotherbridge Lane, explores opportunities to express its farmstead origins and ensures a positive relationship with Mile House, Station Road;
5. Demonstrates through a project-level Habitats Regulations Assessment that there will be no adverse effect on the integrity of Singleton & Cocking Tunnels Special Area of Conservation, The Mens Special Area of Conservation, and Ebernoe Common Special Area of Conservation; and

6. The area south of Rotherbridge Lane provides both a landscaped edge to the settlement and BNG provision, including public access.

Relevant Local Plan Policies (Additional to those in paragraph 5.3)

SDL3 Safeguarding Views, SDN3 Sussex Bat Special Areas of Conservation, SDG4 Local Green Space, SDT2 Active Travel Routes

Supporting Text

This site is located to the east of Allocation SDA25 (which includes Petworth Neighbourhood Development Plan Allocation H7), which will require the formation of a new access onto Station Road. If the access to SD26 is taken directly from Station Road then it should take into account, and preferably be integrated into, work on this larger junction provision so that it can be delivered in coordinated manner to deliver positive traffic calming and gateway features on Station Road as vehicles enter Petworth from the south.

Mile House has an important role as a visual gateway feature to Petworth and development of this site should retain this relationship and ensure that development is of a suitable and scale and form within the backdrop of the building when viewed from the south. It is recommended that Historic England's Farmstead Assessment Framework is used to guide the development design process.

The area within the allocation to the south of Rotherbridge Lane should provide both a suitable landscaped edge to the settlement breaking views of the built form when viewed from the south and ensure opportunities for nature recovery and BNG provision. This area should also include some limited provision for residents to dwell in the space and enjoy views of the Downs to the south and west.

SDA27	Land north of Northend Close	Location Plan	Site Plan
LAA Ref	CH096		
Settlement	Petworth		
Parish	Petworth		
Local Authority	Chichester District Council		
Gross Site Area (HA)	0.6		
Uses and Indicative Capacity	Housing (Class C3) 18 Dwellings		
<u>Policy Requirements</u>			
Detailed proposals that meet the following site-specific development requirements will be permitted:			
1. The scheme complements development on the adjacent Petworth NDP employment site (PWS4 - Land east of Hampers Common Industrial Estate), to the north, and a comprehensive masterplan including both sites is strongly encouraged to support the integrated provision of access, landscape and drainage features to maximise environmental benefits;			
2. The development shall follow a sequential approach, directing built development away from flood zones 2 and 3, and provide any required flood mitigation and drainage measures with an emphasis on nature-based, above ground and connected elements rather than underground engineered solutions;			
3. Demonstrates through a project-level Habitats Regulations Assessment that there will be no adverse effect on the integrity of Singleton & Cocking Tunnels Special Area of Conservation, The Mens Special Area of Conservation, and Ebernoe Common Special Area of Conservation;			
4. Built development provides a suitable transition in built form and fabric to the open countryside to the east, with open space provision in the eastern area and planting on the east boundary to soften the settlement edge and provide for nature recovery;			
5. Safeguards and enhances where possible existing vegetation belts on all site boundaries;			

6. Provides suitable vehicular and pedestrian access onto the A283 London Road Station Road. The access design should minimise loss of vegetation and where possible include the provision of additional planting; and
7. Provides good acoustic design to address any noise impacts associated with the nearby adjacent business park and with due consideration to the future employment use of the NDP allocated site.

Relevant Local Plan Policies (Additional to those in paragraph 5.3)

SDN3 Sussex Bat Special Areas of Conservation, SDW2 Flood Risk Management

Liss

- 5.22 The village of Liss lies within the valley of the Upper Rother River, mostly separated and hidden from other settlements and with major roads bypassing the village. It is the largest village wholly within the National Park, with a population of 4,850 people, and functions as a single village although different parts retain their own identities. For example, West Liss was the original settlement, Liss Forest formed around the villas of Army officers from the nearby base at Longmoor, but the central and largest part of the village developed around the railway station and contains almost all services and facilities. Facilities within Liss include a nursery, primary school, railway station, local shops, GP surgery, pharmacy, community hall, playgrounds and pubs. Outside the main village is the hamlet of Hill Brow which is located on a heavily wooded ridge to the southeast of the village where there are a number of mainly larger houses, a pub and some employment space.
- 5.23 The Liss Village Design Statement was adopted as a Supplementary Planning Document in July 2014, and provides guidance so that any new developments are designed and located in a way that reflects the local characteristics and qualities that people value in their parish and surroundings.
- 5.24 The Liss Neighbourhood Development Plan was made part of the development plan in December 2017. It includes policies and allocations for the parish which need to be taken into account when planning new development.
- 5.25 Liss Parish Council has prepared a Parish Priorities Statement, in consultation with its community, to help inform this Local Plan. The contents of this Statement were taken into account in the allocations below, and are material considerations for any other development that comes forward in the parish.

SDA28 Land at Farnham and Station Roads, Liss

SDA29 Land at Copper Beeches, Silver Birch and Heathmount, Hill Brow (Rogate and Liss parish)

SDA28	Land at Farnham and Station Roads	Location Plan	Site Plan
LAA Ref	EA043		
Settlement	Liss		
Parish	Liss		
Local Authority	East Hampshire District Council		
Gross Site Area (HA)	11		
Uses and Indicative Capacity	Housing (Class C3) 60 Homes and Residential Institution (Class C2) 60 bed care home		
<u>Policy Requirements</u>			
Detailed proposals that meet the following site-specific development requirements will be permitted:			
1. Provides suitable vehicular and pedestrian access onto: a. The B3006 Station Road; and/or b. The B3006 Farnham Road; and			
2. Prioritises the provision of pedestrian connectivity, through provision of: a. Pedestrian connection to Public Right of Way 141/6/1 from the western development parcel; b. Pedestrian connection to Public Right of Way 141/7/1 from the eastern development parcel; c. Pedestrian connection across the Neighbourhood Development Plan Protected Gap between the development parcels; and d. A Shared Pedestrian and cycle route from the eastern development parcel, connecting with Public Right of Way 141/506/1 (The Shipwrights Way), following the northeastern rear boundary of properties on St Mary's Road; and			
3. Maximises the opportunities for provision of Green Infrastructure, Sustainable Drainage Systems and Biodiversity Net Gain as part of multi-functional open spaces and streetscapes;			
4. Provides for a minimum of 20% Biodiversity Net Gain			
5. Provides any required flood mitigation and drainage measures and maximise opportunities for multi-functional Sustainable Drainage Systems with an emphasis on nature-based, above ground and connected elements rather than underground engineered solutions;			

6. No significant harm will be demonstrated to be caused to groundwater resources;
7. Safeguards and enhances where possible existing vegetation belts on site boundaries and extending into the site and link these and adjacent opportunities together with green corridors to create networks wherever possible;
8. Built development shall not be located within the Neighbourhood Development Plan Protected Gap, and shall ensure that it creates a positive edge which does not detract from the view through the Protected Gap from Farnham and Station Roads;
9. Ensures a clear route hierarchy which achieves low vehicular design speeds. Car parking should be well integrated between buildings, within parking structures and visually unobtrusive parking areas and not dominate the public realm;
10. C3 residential development shall be located in the eastern development parcel, while the C2 care home shall be located in the western development parcel;
11. Both development parcels shall ensure a suitable transition in built form and fabric to public open space and green infrastructure, avoiding urbanised road layouts and minimising the visibility of vehicles and on boundaries with public open space;
12. Densities shall transition from a higher density in the southern areas of the development parcels to a lower density on the countryside edges to the north;
13. Any land contamination issues arising from former uses of the site or from uses, or former uses, of land in proximity to the site shall be investigated, assessed and addressed;
14. Demonstrates no adverse effect on the integrity of the Wealden Heaths complex of habitats sites through appropriate mitigation for the impact of development informed by a project-level Habitats Regulations Assessment;
15. Suitable Accessible Natural Greenspace (SANG) is required to mitigate any potential impacts on the Wealden Heaths Phase II Special Protection Area. If there is no capacity at the existing Kippences SANG (in proximity to north-east) to address the total SANG requirement for this site, then a new bespoke SANG must be delivered onsite to address the total SANG requirements for this site;
16. The site is adjacent to the Liss Meadows Local Wildlife Site and the site's easternmost parcel includes the former Liss Tree Nursery Tracks Local Wildlife Site. Development shall deliver green infrastructure which connects to both local wildlife sites, and facilitates nature recovery measures in the Liss Tree Nursery Tracks Local Wildlife Site; and

17. The site is located in a mineral safeguarding area and development should aim to maximise the prior extraction of mineral resources onsite and be informed by a Mineral Resource Assessment (MRA) to demonstrate compliance with the relevant minerals local plan policy.

Relevant Local Plan Policies (Additional to those in paragraph 5.3)

SDL3 Safeguarding Views, SDN5 Wealden Heaths Complex, SDW2 Flood Risk Management, SDH4 Specialist and Older Persons Accommodation, SDG3 Public Open Space, Sports and Recreational Facilities, SDG4 Local Green Space, SDT2 Active Travel Routes, Hampshire Minerals and Waste Plan Policy 15: Safeguarding Mineral Resources

Supporting Text

The development parcels have been identified to ensure that the Neighbourhood Development Plan Protected Gap is retained to avoid coalescence between development along Station Road and West Liss. Development outside the identified development parcels will not be supported as it would not be in keeping with the existing settlement pattern. Development should positively address the Protected Gap, including a landscape approach which focuses on softening any built form visible when viewing the Protected Gap from the B3006. This includes treatment of any access routes within the gap, which must be minimal in width, surfaced to minimise visibility and include locally characteristic landscaping which aids in blending the route into views from the B3006. Access routes within the gap should not include or facilitate any form of kerbside parking including visitor parking bays.

The opportunity to extend and improve the public rights of way network as part of this development is considered particularly important. The provision of direct utility routes suitable for both pedestrian and cyclist use which can facilitate everyday journeys to Liss railway station, the village centre and routes to school will be viewed particularly positively.

SDA29	Land at Copper Beeches, Silver Birch and Heathmount	Location Plan	Site Plan
LAA Ref	EA223		
Settlement	Hill Brow		
Parish	Liss (small area of site in Rogate)		
Local Authority	East Hampshire District Council		
Gross Site Area (HA)	3.38		
Uses and Indicative Capacity	Residential Institution (Class C2) and/or Housing (Class C3) 25 homes or Care provision (approximately 90 beds)		
<u>Policy Requirements</u>			
Detailed proposals that meet the following site-specific development requirements will be permitted:			
1. Retains and sensitively adapts Heathmount including its grounds and historic outbuildings and structures, in a manner appropriate to its status as a non-designated heritage asset. Small scale office and workspaces (Class E(g)(i)) within the walled gardens and historic outbuildings would be considered favourably in principle;			
2. Provides suitable vehicular and pedestrian access onto London Road (B2070), making use of existing accesses;			
3. Safeguards and enhances existing vegetation belts on and within the site boundaries, including integrating succession planting. Addresses any impacts associated with both ancient woodland to the south (Rake Hanger SSSI) and north (St Patrick's Copse Local Wildlife Site) and deciduous woodland located to the north and west through appropriate buffering. Development should be designed to protect and enhance the setting and ecological function of both adjacent the ancient woodland and adjacent woodland and extend these into the site wherever possible to create networks;			
4. Demonstrates no adverse effect on the integrity of the Wealden Heaths complex of habitats sites through appropriate mitigation for the impact of development informed by a project-level Habitats Regulations Assessment;			

5. Maximises the opportunities for provision of Green Infrastructure, Sustainable Drainage Systems and Biodiversity Net Gain as part of multi-functional open spaces;
6. Maximises the opportunities for multi-functional Sustainable Drainage Systems with an emphasis on nature-based, above ground and connected elements rather than underground engineered solutions;
7. Restricts development to the existing developed plateau and be subordinate to and respect the setting of Heathmount in terms of scale, siting, form and design;
8. Retains the planned garden area to the north of the historic property and utilises it as a communal garden for residents/site users;
9. Provides a range of different housing forms which may include flatted, courtyard and town house typologies;
10. Prioritises pedestrian movement through design for reduced vehicular speeds. Car parking should be well integrated between buildings, within parking structures and visually unobtrusive parking areas which shall not dominate the public realm; and
11. Ensures good acoustic design to address any noise impacts associated with London Road.

Relevant Local Plan Policies (Additional to those in paragraph 5.3)

SDL6 Historic Environment and Cultural Heritage, SDN5 Wealden Heaths Complex, SDH4 Specialist and Older Persons Accommodation

Supporting Text

Heathmount is a non-designated heritage asset with significant heritage value, and its retention and sensitive adaption will be key to the success of any proposals for the site. Additionally, the external frontage of the original Copper Beeches building has some positive vernacular value and retention should also be considered.

Development shall be focused around the built footprint of the three existing buildings, with Heathmount retained. Any new build development must be informed by and better reveal the significance of this non-designated heritage asset. Any new build development beyond the existing built footprint will need to be informed and justified by the local settlement pattern and existing building depths and densities.

There is a need for a long term and positive approach to the London Road frontage, noting the limited lifespan of the existing non-native species on this boundary, and the need for a succession planting approach as well as consideration of noise impacts from the B2070. There are potential opportunities to make connections from the site to Public Right of Way 1157 to the south of the site via a crossing and associated traffic calming on the B2070/London Road.

The undergrounding of existing power cables within the site would be positively supported.

Shoreham Cement Works

- 5.26 Shoreham Cement Works covers 44 hectares and includes an inactive chalk quarry and semi-derelict works, currently accommodating around 20 businesses on the western portion of the site and a recycling business on the eastern portion. It is familiar to many people and is very prominently located in the narrowest part of the National Park. Despite being an important part of the social and industrial heritage of the area, the site has a significant negative visual impact on the National Park, particularly from public rights of way and wider viewpoints, including the South Downs Way and the Downs Link.
- 5.27 The site is located about 5 km to the north of Shoreham-by-Sea and 2 km south of Upper Beeding village and is dissected by the busy Steyning Road (A283). It is bounded to the west by the River Adur and farmland in the floodplain, to the north by chalk grassland, and to the south and east by farmland. Immediately to the north on the A283 are forty Edwardian terraced houses, Dacre Gardens, which were built to house workers at the cement works, together with a flatted infill development.
- 5.28 The potential of this site for development was identified in the 2019 Local Plan (policy SD56), with the intention of progressing it through an Area Action Plan (AAP). Evidence was gathered for this AAP and a consultation carried out in summer 2022. This evidence, consultation material and responses are available at [Shoreham Cement Works - South Downs National Park Authority](#)
- 5.29 The eastern site is within Upper Beeding parish in Horsham district, with the western site in a non-parished part of Adur district. The Upper Beeding Neighbourhood Development Plan was made part of the development plan in February 2020. The vision for the Neighbourhood Development Plan includes “The Parish Council will have supported the SDNPA in bringing forward a successful regeneration development at Shoreham Cement works”. However, the Neighbourhood Development Plan does not have any policies specific to the Cement Works, as the assumption at the time was that this would be progressed through the Area Action Plan. It does include Community Aspiration I which has community suggestions for Shoreham Cement Works.

SDA30 Shoreham Cement Works

SDA30	Shoreham Cement Works	Location Plan	Site Plan	Concept Drawing
LAA Ref	HO022			
Settlement	Upper Beeding			
Parish	Upper Beeding, part non-parished			
Local Authority	Horsham and Adur			
Gross Site Area (HA)	44			
Uses and Indicative Capacity	400 homes (C3); 62,000 sqm offices (E(g)), industrial / warehousing (B2/B8) with minimum 10% offices; and 4,000 sqm retail, community space and other neighbourhood facilities (E(a-f) and F)			

Policy Requirements

Detailed proposals that meet the following site-specific development requirements will be permitted:

- The development will deliver an exemplar regenerative mixed-use development which secures and delivers the environmentally-led restoration of the site and significant enhancements to the National Park in accordance with its statutory purposes;
- Any proposals will need to include a comprehensive site-wide masterplan, produced in consultation with the community and all stakeholders, demonstrating compliance with the following design principles:
 - The development should be landscape-led and prioritise the retention and restoration of the site’s natural eco-systems and environmental assets;
 - The development shall conserve and enhance biodiversity, geological interest and landscape quality, reinforce the site’s distinctiveness and celebrate its cultural and industrial heritage, including in the retention of key features, the design of buildings, public spaces and through a public art strategy;
 - The site is of a scale and/or location which requires a Health Impact Assessment (HIA) and Equalities Impact Assessment (EqIA) to demonstrate how development will result in an inclusive, healthy and sustainable place that improves health and wellbeing outcomes for everyone;

- d) Any scheme will need to take a vision led approach to transport to enhance access by sustainable modes of transport and improve connectivity to the National Park and surrounding public rights of way network. The proposals will need to mitigate the impacts on the surrounding highways network. Improvements to the local highway network, including the A283 and other roads, should conserve the rural character of the area, including tranquillity and dark skies. It should avoid and minimise unnecessary urbanisation of the area. This also applies to new roads within the site;
- e) Where demolition and replacement of existing buildings and hard surfaces is proposed, justification must be provided as to why the loss of embodied carbon is outweighed by other benefits. Any demolition materials should be recycled and re-used on site;
- f) Existing habitats of value should be retained and protected and opportunities to create appropriate new habitats for wildlife should be taken wherever possible within both developed and undeveloped areas of the site, maximising opportunities to connect ecologically sensitive areas across the entire site providing linkages to the wider Green Infrastructure network;
- g) Development on the riverside should address and enhance the setting of the River Adur with due regard to views both in and out; conserve and enhance its biodiversity; and promote the provision of public access and the avoidance or mitigation, of any potential flood risk, which should include consideration of incorporating natural flood management techniques. The riverside site should integrate seamlessly with the wider development;
- h) New buildings and spaces should be located to avoid impacts from cliff erosion, uncomfortable lighting environments in terms of glare and shade (to protect the amenity of future occupiers/users), and away from ecologically sensitive areas;
- i) Development proposals should conserve and enhance key views into the site from viewpoints and landmarks within the wider area including Adur Valley, Beeding Hill, the A283 and Lancing College;
- j) New buildings, roads and other infrastructure must respond to the sensitivities, contours and characteristic of each area, and avoid standard highway and public realm solutions that do not respond to the specific context of the site;
- k) Active travel infrastructure and facilities should be provided within and adjacent to the site, which should be well-connected to, and integrated into, the wider network. This includes fast, safe, accessible and sustainable active travel routes to the nearby settlements of Shoreham-by-Sea, Upper Beeding and Steyning, including Shoreham-by-Sea railway station, in support of intermodal journeys. Opportunities to enhance or supplement existing public transport routes should be maximised;
- l) The site should seek to maximise permeability and access for future users in a safe and comfortable way, improving permeability within the development where non-motorised users have priority, across the A283 and the landscape around. A

	new/improved underpass under the A283 and/or new at grade road level crossings would be supported, and non-motorised connections with the nearby public right of way network should be maximised, including the Downs Link and the South Downs Way; m) The development should be designed to reduce energy need and minimise carbon, responding to the microclimate conditions of the site including temperature fluctuations, light reflection, shade, damp and wind; n) The site is located in a mineral safeguarding area and development should aim to maximise the prior extraction of mineral resources onsite and be informed by a Mineral Resource Assessment to demonstrate compliance with the relevant minerals local plan policy; o) Provides for a minimum of 20% Biodiversity Net Gain; p) Materials should be of high quality and respond to and celebrate the colours and hues of the landscape and geology, as well as being sustainable, durable and efficient; and q) A contaminated land and buildings survey shall be submitted with the application and any recommended mitigation measures will be integrated into the proposal. 3. The National Park Authority wants to see a comprehensive redevelopment of the whole site. However, if any planning applications come forward separately, then they would have to clearly demonstrate how the proposals would accord with the key considerations set out above.
	<u>Supporting Text</u> Shoreham Cement Works provides an exceptional opportunity to create an inspiring and regenerative development that showcases how to further the statutory purposes of this National Park. The decades of quarrying activities have produced a dramatic landscape of chalk plateaus, terraces and cliffs, with pioneer wildlife restoring nature where it can. The site remains a landmark, with its chimney visible for miles around, whilst the quarry's impressive topography displays views of the geology layers that underlie the Downs. The site needs a new role that makes best use of its unique characteristics and relates to the National Park's purposes – to be regenerated as a place that is truly special and embodies values that will be both relevant and sustainable for a new era. The site's location, topography and

scale could enable a variety of uses and activities incorporating innovative landscape, architecture and engineering design and enhanced public access.

Any development also has to be financially viable and must address practical constraints, as well as contribute to meeting development needs for housing and employment, but these should be achieved through design solutions that are imaginative, inspirational and deliverable.

A Health Impact Assessment (HIA) and Equalities Impact Assessment (EqIA) will need to be prepared and submitted to demonstrate how development will result in an inclusive, healthy and sustainable place that improves health and wellbeing outcomes for everyone. Applicants are strongly encouraged to engage in pre-application discussions with the National Park Authority and relevant Public Health Authority so that HIA – including type, scoping opinion, and identification of vulnerable groups – is considered at the start of the planning process, before the submission of a formal planning application.

Criterion 2(d),(k) and (l) relate to transport measures in and around the site which facilitate a reduction in the need to travel by private car and ensure that any alterations to transport infrastructure are adequate and appropriate to their National Park context. Further details of potential measures are included in the Shoreham Cement Works Transport Assessment December 2025 (RGP).

Southern Water advises that the site is not currently connected to a clean water mains or wastewater sewerage network, and encourages early pre-application engagement to establish appropriate solutions to water supply and foul and surface water drainage.

Guidance: East Sussex Health Impact Assessment Toolkit. [Equality Impact Assessment \(EqIA\) Toolkit | ARC EM](#)

Evidence: See <https://www.southdowns.gov.uk/planning-policy/the-south-downs-local-plan-review/evidence-base/area-action-plan-shoreham-cement-works/evidence-base/> and Shoreham Cement Works Transport Assessment December 2025 (RGP).

Relevant Local Plan Policies (Additional to those in paragraph 5.3)

SDC4 Major Development, SDL3 Safeguarding Views, SDL5 Dark Night Skies, SDL6 Historic Environment and Cultural Heritage, SDW2 Flood Risk Management, SDW6 Contaminated Land, SDH2 Mix of Homes, SDH3 Accessible and Adaptable Homes, SDH5 Affordable Homes, SDEI Economic Development

Liphook

- 5.30 Bramshott and Liphook is a very large parish with a population of over 7,000 people in 2021, most of whom live within the East Hampshire Local Planning Authority Area. However, the south-western part of the parish is within the National Park and borders the main settlement of Liphook, close to its village centre, schools and railway station. The character of the area is a mixture of heathland, woodland and farmland, and includes the valleys of the River Wey and its tributaries. Facilities include nursery, primary and secondary school provision, local shops and supermarkets, post office, banks, railway station, GP surgery, pharmacy, library, community hall, playgrounds and pubs.
- 5.31 The Bramshott and Liphook Neighbourhood Development Plan was made part of the development plan in December 2024. It does not allocate sites but does set out a spatial policy to provide guidance on how development proposals – within and beyond the settlement policy boundary and including potential future strategic sites – should be considered (policy BL1). The Neighbourhood Development Plan includes other policies that future strategic growth should have regard to, including protecting locally significant views (policy BL8).
- 5.32 Also relevant is the Liphook Conservation Area Appraisal and Management Plan, approved in 2020, which covers a large part of the village centre close to the strategic site.

SDA31 Land at Westlands Park / Land west of Liphook

SDA32 Land at Westlands House off Longmoor Road

SDA3I	Land west of Liphook	Location Plan	Site Plan	Concept Drawing
LAA Ref	EA215			
Settlement	Liphook			
Parish	Bramshott & Liphook			
Local Authority	East Hampshire District Council			
Gross Site Area (HA)	52.5			
Uses and Indicative Capacity	Housing (Class C3) 380 Homes Residential Institution (Class C2) 65-bed care home Traveller Pitches – 14 pitches Class E, community and health uses Suitable Alternative Natural Greenspace (SANG) public open space, sports pitches, and ancillary public car parking for above uses			

Policy Requirements

- I. Any proposals will need to include a comprehensive site-wide masterplan, produced in consultation with the community and all stakeholders. The masterplan will be landscape-led and based on robust evidence about the hydrology, geology, landscape character and settlement pattern of the site and its context. It will be accompanied by:
 - a. An Access and Movement Strategy which includes the vehicular and active travel routes and linkages and off-site improvements as marked on the allocation plan;
 - b. A Sustainable Drainage, Green Infrastructure and Recreational Strategy that maximises the use of linked and contiguous above ground and connected elements in a SuDS management train, rather than underground engineered solutions for drainage, and takes opportunities for multi-functional use of these areas for green infrastructure, recreation/access and nature recovery;
 - c. A Design Code that supports the creation of a high-quality and locally distinctive place through the delivery of positive streetscapes and public spaces;
 - d. Provision of a Health Impact Assessment (HIA) to demonstrate how development will result in an inclusive, healthy and sustainable place that improves health and wellbeing outcomes for everyone; and
 - e. A Phasing Strategy, which includes proposed triggers/ thresholds for the delivery of uses and associated infrastructure; and

2. A minimum of 50% of new homes created will be provided as affordable homes on-site, with the tenure split and mix in accordance with Policy SDH5 and SDH2; and

Master Planning Strategy

3. When preparing the comprehensive master plan for the site, in general conformity with the allocation plan the following strategic features and requirements shall be included:
 - a. A design approach which focuses residential development at higher densities to the east, creating a suitable transition in built form and fabric to the Suitable Alternative Natural Greenspace and wider countryside to the west and south;
 - b. Development (buildings and roofscapes) which are orientated and arranged to maximise opportunities for solar gain, energy efficiency, and renewable energy generation, as part of an operational net zero strategy;
 - c. Integrated co-location of residential care, community and health facilities, Class E uses, and public open spaces (including play spaces) and access to the Suitable Alternative Natural Greenspace to support community living;
 - d. An appropriate location for gypsy and traveller accommodation; and
 - e. An Active Travel Spine between Longmoor Road (Junction A) and Portsmouth Road (Junction B) which delivers segregated pedestrian and cycle provision, and integrated within the development for year round use including passive surveillance and appropriate lighting; and
4. The proposals must consider and address the provision of infrastructure needed to make the development acceptable in planning terms together with education and health provision to meet the needs of the development; and

Access and Movement Strategy

5. This will include:
 - a. Multi-modal access junctions into the site (segregated pedestrian, cycle and vehicular movements) between Longmoor Road (Junction A) and Portsmouth Road (Junction B);
 - b. Offsite improvements to Station Road between Junction B and Liphook Railway Station for the benefit of pedestrians and cyclists, including improvements to the entrance of Liphook Railway Station;
 - c. Offsite improvement to the pedestrian access route between No. 54 and 52 Longmoor Road and Liphook Primary School
 - d. Shared pedestrian and cycle accesses and routes from Lowsley Farm Roundabout (Junction C), Allocation site EA216 (Junction D), Portsmouth Road (Junction E) and The Firs (Junction F) into the movement network including any necessary improvements to connect to, and expand, existing Public Rights of Way;

- e. Shared pedestrian and cycle accesses and associated connecting routes into the secure boundary of Bohunt Academy on the southern (New Access 1 and Existing Access 3) and the north western (New Access 2) boundaries;
 - f. A segregated pedestrian and cycle route which runs parallel to Portsmouth Road and connects to Junctions B and E; and
 - g. Leisure routes to support the Suitable Alternative Natural Greenspace; and
6. Provides a mobility hub adjacent to Junction B, to include provision of facilities for cycles, car club, EV charging and limited public car parking to support adjacent Class E and community facilities; and

Sustainable Drainage, Green Infrastructure and Recreational Network Strategy

7. Provides for a minimum of 33% Biodiversity Net Gain;
8. Maximises the opportunities for multi-functional Sustainable Drainage Systems with an emphasis on nature-based, above ground and connected elements rather than underground, engineered solutions. Clear evidence shall be provided that the hydrology evidence base and associated drainage strategy has led the development of the layout of both built development and the treatment of the Suitable Alternative Natural Greenspace. The approach shall demonstrate how water will be managed across the development at each stage – at source interception, attenuation, conveyance and infiltration - demonstrating a connected Sustainable Drainage Systems management train approach;
9. Infiltration testing and comprehensive evaluation of the hydrological features on the site will be carried out prior to any planning application being submitted;
10. Demonstrates no adverse effect on the integrity of the Wealden Heaths complex of habitats sites through appropriate mitigation for the impact of development informed by a project-level Habitats Regulations Assessment;
11. Maximises opportunities to integrate locally characteristic green infrastructure and recreation into the functional landscape including play, sports, community, education, and accessible spaces to dwell in nature. This should include provision of the following education and community provisions:
- a. Suitable Alternative Natural Greenspace;
 - b. Grass sports pitches (Sufficient area for 2x 11v11 football pitches) to be included within a Community Use Agreement;
 - c. An outdoor classroom to be included within a Community Use Agreement;
 - d. Play areas across all age groups;
 - e. Allotments, Community Gardens and Community Orchards;
 - f. A Skate Park and/or Pump Track;

- g. Seating / Dwell Spaces; and
- h. Small scale accessible visitor parking for community, sports and Suitable Alternative Natural Greenspace facilities; and

Design Code

- 12. The design code should be focused on the route hierarchy and establishing the cross sections, layout and design requirements for each streetscape character and operational net zero strategy;
- 13. The design code shall include the following location specific overlays:
 - a. Detailed features for routes and development fronting onto the Suitable Alternative Natural Greenspace;
 - b. Detailed features for routes which form part of identified Routes to School; and
 - c. Detail features for routes which are fronted by Class E and community, health and sports uses; and
- 14. The design code should support the integration of locally characteristic landscape and streetscapes; and

Phasing Strategy

- 15. Phase I must include delivery of the following elements:
 - a. The Active Travel Spine connection between Longmoor Road and Portsmouth Road including Junctions A & B, pedestrian and cycle Access I and any play areas directly connected to this route;
 - b. The gypsy and traveller accommodation;
 - c. The Suitable Alternative Natural Greenspace; and
 - d. The Sports pitches, outdoor classroom and Community Use Agreement.

Relevant Local Plan Policies (Additional to those in paragraph 5.3)

SDC4 Major Development, SDH2 Mix of Homes, SDH5 Affordable Homes, SDT2 Active Travel Routes, SDH10 Gypsies, Travellers and Travelling Showpeople, SDN2 Designated Sites Hierarchy, SDN5 Wealden Heaths Complex, SDN9 Sustainable Construction, SDG1 Community Facilities, SDH4 Specialist and Older Persons Accommodation, SDG3 Public Open Space, Sports and Recreational Facilities, SDE6 Shops Outside Centres

Supporting Text

In order to deliver a successful landscape-led development which delivers both exceptional benefits as a gateway to the National Park, and which positively supports and enhances the wider settlement of Liphook, this allocation must be carefully considered at both the strategic and detailed design stages, with connected largescale networks supporting the location of specific elements of the masterplan.

Green Infrastructure Network - The development must maximise the opportunities for holistic provision of locally characteristic Green Infrastructure, Sustainable Drainage Systems and Biodiversity Net Gain. The Green Infrastructure Network Plan should include the location and connections between:

- Public open spaces within the development including the SuDS Network;
- Streetscapes within the development including the SuDS Network and segregated pedestrian and cycle routes; and
- Routes within the Suitable Alternative Natural Greenspace.

Suitable Alternative Natural Greenspace – This provision should support recreational users including dog walkers. This should include the provision of all-season surfacing for walking routes (including a circular route of a minimum of 2.3km), and provision of appropriately located seating and bins (including acceptable arrangements for management and maintenance).

Drainage / SuDS – The SuDS management train must influence layout, and applications should be supported by pre application infiltration testing and a pro-active approach to masterplanning for the existing hydrology, not engineering a drainage solution to meet a pre-conceived layout requirement.

Active Travel Spine – The Active Travel Spine connects Junctions and Accesses A, B, C, D, E & F plus accesses 1, 2 & 3 into Bohunt Academy and should include:

- A route which is within the developable area and includes active frontages and passive surveillance;
- Physical separation from any adjacent vehicular carriageway in the form of a kerb, inflexible bollards or planting/SuDS;
- Pedestrian and cycle priority with level surfacing at side junctions;
- Appropriate lighting provision; and
- Comprehensive wayfinding and cycle parking at key locations on the route.

Extension of the National Cycle Network – The masterplan should include design features suitable to allow designation of the Active Travel Spine, Station Road improvements, the shared ped/cycle connection from Longmoor Road Roundabout to the Active Travel Spine, and alternative southern route connecting with the Egrets Way as part of the National Cycle Network.

Routes to School – The masterplan and design code should demonstrate a clear and distinct approach to delivering the Routes to School, featuring segregated and shared pedestrian and cycle facilities including sections of the active travel spine. The two routes should be:

- From Liphook Railway Station to Bohunt Academy and Nursery Facilities (Access 1 & 3) via the site. This route should include access into the following facilities – a Neighbourhood Equipped Area of Play (NEAP), Access into the Outdoor Classroom facility, and limited area of visitor parking, and several incidental public spaces; and
- From Liphook Primary School to the new sports pitches via Junction A and including a connection to Access 2 at Bohunt Academy. This route should include access into the following facilities – Local Equipped Area of Play (LEAP) and/or Local Area of Play (LAP).

Bohunt Manor Access – The masterplan should include provision for the retention of the existing Bohunt Manor Access route, either as a continued vehicular access provision, or if an alternative vehicular access is to be provided, the route and its extensive mature planting should be retained and protected as a pedestrian and cycle route.

Community Facilities – The community facilities within the masterplan should be woven into the fabric of the community in order to positively support it. Play area provision should include all age groups (NEAPs/LEAPs/LAPs), with a focus on the Routes to Schools, and co-location with other community facilities suitable for young children and those facilities where parents/guardians may need to spend significant amounts of time (e.g. adjacent to sports pitches), and where positive passive surveillance can be provided. Similarly, the Skate Park and/or Pump Track should be co-located with other community and recreation facilities suitable for young people. Community growing facilities should be varied in type, including allotments, community gardens and community orchards, and located accessibly and at a scale suitable for their location and surrounding community. The provision of seating and dwell spaces throughout the site, on routes and within public open spaces, which focus on key and locally significant views and spaces where the community will congregate will be positively supported. These should include locations suitable for those with limited mobility and other specific needs. Small scale visitor parking to support the Suitable Alternative Natural Greenspace, the sports pitches and outdoor classroom, and to aid access to larger scale play facilities (NEAP), with a particular focus on providing space for those with accessibility needs should be provided. However, this should be visually low key, positively landscaped, and very limited in scale. Provision of details such as removable bollards to allow emergency vehicle access to the sports pitches via the active travel spine may also be supported.

Health Impact Assessment – This policy includes a requirement for the preparation and submission of a Health Impact Assessment (HIA) and Equalities Impact Assessment (EqIA) to demonstrate how major development will result in an inclusive, healthy and sustainable place that improves health and wellbeing outcomes for everyone. The National Park is currently covered by four Public Health Authorities who have published their own advice, guidance, templates and/or toolkits on health and wellbeing considerations in planning, including HIA. Applicants for major development are strongly encouraged to engage in pre-application discussions with the National Park Authority and relevant Public Health Authority so that HIA – including type, scoping opinion, and identification of vulnerable groups – is considered at the start of the planning process, before the submission of a formal planning application’

Design Code - The details to be provided should include but are not limited to:

- Vehicular carriageway widths and surface treatments;
- Shared and segregated pedestrian cycle route widths and surface treatments;
- Integrated co-location of uses and spaces including accessible public and play spaces, dementia friendly design, wayfinding, incidental outdoor seating and public art;
- Provision of street trees including sufficient space for the establishment of feature trees;
- SuDS provision within streetscapes;
- Building heights;
- Residential boundary treatments and set back distances;
- Approach to provision of publicly visible private outdoor spaces such as front gardens, balconies and terraces;
- Car parking provision including on-street visitor parking;
- Lighting including both public routes and lighting attached to buildings; and
- Energy modelled examples of how operational net zero can be achieved for representative building typologies.

Infrastructure Needs - Further consideration of infrastructure needs will need to be completed, with a particular focus on education and health provision and assessment of delivery mechanisms.

Public Right of Way 032/5/1 – Reinstatement of east-west movement along the northern boundary of the site as an alternative to Longmoor Road for pedestrians and cyclists is positively supported. This should broadly follow the alignment of Public Right of Way 032/5/1.

Protected Views – Neighbourhood Development Plan Policy BL8 (Protection of Locally Significant Views) identifies views from the Portsmouth/Station Road junction towards Weavers Down as a significant view.

SDA32	Land at Westlands House off Longmore Road	Location Plan	Site Plan
LAA Ref	EA216		
Settlement	Liphook		
Parish	Liphook		
Local Authority	East Hampshire District Council		
Gross Site Area (HA)	0.45		
Uses and Indicative Capacity	Housing (Class C3) 8 Homes		
<u>Policy Requirements</u>			
Detailed proposals that meet the following site-specific development requirements will be permitted:			
1. Provides suitable vehicular and pedestrian access onto Longmoor Road which utilises the existing field access point and minimises loss of boundary vegetation. The access must also include provision of a suitable pedestrian crossing to the north side of Longmoor Road and associated traffic calming; 2. Ensures that development does not hinder the route of Public Right of Way footpath 032/5/1 within the site. The site must also deliver a shared pedestrian and cycle connection from the new site access onto Longmoor Road to the eastern boundary of the site where it connects with Allocation SD31 (Land west of Liphook) and facilitate connection. This should follow approximately the same alignment as the legal route of footpath 032/5/1 but may be located to limit the impact on the existing boundary vegetation as far as possible; 3. Maximises the opportunities for provision of Green Infrastructure, Sustainable Drainage Systems and Biodiversity Net Gain as part of multi-functional open spaces and streetscapes and ensure that multi-functional Sustainable Drainage Systems have an emphasis on nature-based, above ground and connected elements rather than underground engineered solutions; 4. Demonstrates no adverse effect on the integrity of the Wealden Heaths complex of habitats sites through appropriate mitigation for the impact of development informed by a project-level Habitats Regulations Assessment;			

5. Safeguards and enhances existing vegetation belts on site boundaries extending these into the site wherever possible to create networks including additional both planting and the replacement of non-native species. The layout must deliver a clear and consistent approach to the treatment of the boundary with Longmoor Road;
6. Ensures that the layout prioritises pedestrian movement through design for reduced vehicular speeds with car parking that is well integrated between buildings, within parking structures and visually unobtrusive parking areas and not dominate the public realm; and
7. Evaluation of potential archaeological features on the site will be carried out prior to any planning application being submitted so that the design and layout can take into account the preference to retain and protect any such features discovered.

Relevant Local Plan Policies (Additional to those in paragraph 5.3)

SDL9 Archaeology, SDN5 Wealden Heaths Complex, SDT2 Active Travel Routes

Alfriston

5.33 Alfriston is a historic village located in the valley of the River Cuckmere, about 4 miles northeast of Seaford and south of the A27 trunk road in the east of the National Park. The Cuckmere valley is narrow and flat bottomed with Alfriston sited above the river on the western bank. Routes within Alfriston are generally on a north-south orientation. Modern development has spread north and west of the historic core. The village contains St Andrew's church (known as the 'Cathedral of the South Downs'), the clergy house (the National Trust's first property) and a wide range of galleries, cafés, pubs and shops. Other facilities include a nursery, primary school, GP surgery, playground, and village hall.

SDA33 Kings Ride, Alfriston

SDA34 Alfriston Court, Alfriston

SDA33	Kings Ride, Alfriston	Location Plan	Site Plan
LAA Ref	WE013		
Settlement	Alfriston		
Parish	Alfriston		
Local Authority	Wealden		
Gross Site Area (HA)	0.38		
Uses and Indicative Capacity	7 homes (C3)		
<u>Policy Requirements</u>			
Detailed proposals that meet the following site-specific development requirements will be permitted:			
1. A suitable transition is provided in built form and fabric from the low density residential development to the east and north and the open countryside to the south and west;			
2. Private amenity space and vehicular parking is suitably sited and landscaped;			
3. Boundary treatments are provided appropriate for a site adjacent to open countryside;			
4. The existing vehicular access is retained;			
5. The site layout must not include opportunities to provide future vehicular access into adjacent fields;			
6. Sufficient easement is provided to the adjacent gas pipeline;			
7. There is no significant harm to the amenity of the South Downs Way; and			
8. In order for the development to have an overall positive impact on the ability of the natural environment to contribute to ecosystem services, development proposals must address the following:			

- a) Protect and enhance trees within the site where possible, and where trees are lost, provide at least the equivalent in new tree planting on site;
- b) Minimise hard surfaced areas on site; and
- c) New planting that should be suitable for pollinating species.

Relevant Local Plan Policies (Additional to those in paragraph 5.3)

SDL5 Dark Night Skies, SDH2 Mix of Homes, SDH3 Accessible and Adaptable Homes, SDH5 Affordable Homes, SDT2 Active Travel Routes

Supporting text

SDNP23/03986/FUL for 7 dwellings has a resolution to grant planning permission, subject to a s106 on affordable housing.

SDA34	Alfriston Court	Location Plan	Site Plan
LAA Ref	WE014		
Settlement	Alfriston		
Parish	Alfriston		
Local Authority	Wealden District Council		
Gross Site Area (HA)	1.55		
Uses and Indicative Capacity	Residential Institution (Class C2) 20 bed care home extension		
<u>Policy Requirements</u>			
Detailed proposals that meet the following site-specific development requirements will be permitted:			
1. Provides suitable vehicular and pedestrian access onto Sloe Lane. Sloe Lane is within the Alfriston Conservation Area and any changes to the access arrangements onto Sloe Lane should seek to retain its character, where possible improve its functionality, and minimise conflict with its use to the north of the site as a Public Right of Way bridleway (ALF/15/1); 2. Delivers a sympathetic extension to the existing care home, providing a sensitive design to the buildings and grounds with full regard to its visibility from the Cuckmere River Corridor. The development should utilise the existing contours of the site to limit visual impact and must locate built form on the western area of the site, avoiding the sensitive undeveloped area to the east; 3. Conserves and enhances the setting of the adjacent Alfriston conservation area and associated listed buildings to the south of the site; 4. Maximises the opportunities for provision of Green Infrastructure, Sustainable Drainage Systems and Biodiversity Net Gain as part of multi-functional open spaces; 5. Maximises the opportunities for multi-functional Sustainable Drainage Systems with an emphasis on nature-based, above ground and connected elements rather than underground engineered solutions; 6. Safeguards and enhances existing vegetation belts on site boundaries and within the site extending these wherever possible to create networks; and			

7. Prioritises pedestrian movement through design for reduced vehicular speeds, and includes limiting the visual impact of car parking from Sloe Lane. Vehicles shall not be visible from the eastern boundary of the development.

Relevant Local Plan Policies (Additional to those in paragraph 5.3)

SDN2 Designated Sites Hierarchy, SDT2 Active Travel Routes, SDL3 Safeguarding Views, SDH4 Specialist and Older Persons Accommodation

Supporting text

The site forms part of wider views towards the site from the Cuckmere River and is visible within panoramic views of Alfriston including views towards the listed church. This prominent position must drive design decision making to ensure the scheme contributes positively to views of Alfriston and reduces the visual impact of domestic features such as car parking.

The development should focus on the provision of nursing and/or dementia care facilities, and supporting the existing care home use. The scheme should improve wider traffic impact on Sloe Lane, potentially including an in/out access arrangement, and enhancing the safety of walkers, cyclists and horse riders using the bridleway.

A robust construction management plan which pays particular attention to access arrangements and limiting impacts on adjacent residential properties should be prepared during the planning application process.

Amberley

- 5.34 Amberley is a picturesque village with a Norman church, shop, post office, primary school, pub, tearoom, and a castle now used as a hotel. The adjacent settlement of Houghton Bridge has a railway station and an industrial museum and heritage centre (Amberley Chalk Museum).
- 5.35 The Amberley Neighbourhood Development Plan was made part of the development plan in June 2017. It includes policies and site allocations that need to be taken into account when planning new development. It includes policy FI 2 which allocated a site within Amberley School grounds for a new school/community hall. It is understood that this site is no longer available so an alternative location for this community hall is included within the new allocation policy below.

SDA35 East Street Farm, Amberley

SDA35	Land at East Street Farm	Location Plan	Site Plan
LAA Ref	HO057		
Settlement	Amberley		
Parish	Amberley		
Local Authority	Horsham District Council		
Gross Site Area (HA)	1.95		
Uses and Indicative Capacity	Housing (Class C3) – 20 Homes Village Hall Public Open Space / Flood Mitigation		
<u>Policy Requirements</u>			
Detailed proposals that meet the following site-specific development requirements will be permitted:			
1. Provides suitable vehicular and pedestrian access onto Station Road. The access arrangement should include provision of an access into the existing car park from within the site, and the closure of the existing car park access. Improvements to visibility at the junction between Station Road and Turnpike Road may be required subject to the advice of the highways authority; 2. Provides a suitable pedestrian and cycle access from Hurst Close, and a suitable pedestrian and cycle route through the site connecting to the Station Road Access. This route should be accessible and suitable for year-round use, including provision of suitable features to cross associated watercourses. This route should include connections to Public Right of Way 3708; 3. Conserves and enhances Amberley Conservation Area and associated listed buildings; 4. Follows a sequential approach, directing built development away from flood zones 2 and 3, and provides any required flood mitigation and drainage measures with an emphasis on nature-based, above ground and connected elements rather than underground engineered solutions. 5. Ensures appropriate buffering for the watercourses on the site. The buffer areas must not be incorporated into private gardens or communal storage spaces and should be designed to protect and enhance the setting and ecological function of watercourses. The layout of the scheme should include measures to improve current water management systems, including natural attenuation features within public open spaces;			

6. Infiltration testing and comprehensive evaluation of the hydrological features on the site will be carried out prior to any planning application being submitted;
7. Demonstrates through a project-level Habitats Regulations Assessment that there will be no adverse effect on the integrity of the Arun Valley Special Protection Area and Ramsar site and The Mens Special Area of Conservation;
8. Accommodates delivery of a Community Hall and village shop, located in the southwest corner of the site, in order to allow shared use of the existing public car park and provision of an accessible pedestrian route connecting the Hall, Car Park and Amberley School;
9. Safeguards and enhances existing vegetation belts on site boundaries extending these into the site wherever possible to create networks;
10. Ensures that development follows the existing contours of the site and focuses development on the south and south east areas of the site;
11. Prioritises pedestrian movement through design for reduced vehicular speeds with car parking that is well integrated between buildings, within parking structures and visually unobtrusive parking areas and not dominate the public realm;
12. Evaluation of potential archaeological features on the site will be carried out prior to any planning application being submitted so that the design and layout can take into account the preference to retain and protect any such features discovered; and
13. The site is located in a mineral safeguarding area and development should aim to maximise the prior extraction of mineral resources onsite and be informed by a Mineral Resource Assessment (MRA) to demonstrate compliance with the relevant minerals local plan policy.

Relevant Local Plan Policies (Additional to those in paragraph 5.3)

SDN3 Sussex Bats Special Protection Areas, SDN4 Arun Valley Special Protection Area, SDW2 Flood Risk Management, SDG1 Community Facilities, SDG3 Public Open Space, Sport and Recreational Facilities, SDT2 Active Travel Routes, SDL6 Historic and Cultural Heritage, SDL7 Listed Buildings, SDL9 Archaeology, SDN3 Sussex Bats, SDN4 Arun Valley SPA, West Sussex Joint Minerals Local Plan Policy M9: Safeguarding Minerals

Supporting Text

The development should reflect the site's prominent location at the centre and southern edge of the settlement and local and distant intervisibility. Careful consideration should be made to design, including the interrelationship with the Conservation Area and designated heritage assets, a public right of way and the site's green infrastructure function, including with adjacent areas.

The provision of an alternative pedestrian route between Hurst Close and Station Road is intended to mitigate the seasonal flooding issues on Public Right of Way 3708. However, improvements to this existing route to improve the opportunities for year-round use through appropriate surfacing are strongly encouraged.

The Amberley Neighbourhood Development Plan allocates a site for a 'Joint-use school/community hall' in policy FI 2. However, the Diocese which owns the school has made it clear that this site is no longer available. The inclusion of a site within this allocation is intended to replace the Neighbourhood Plan allocation, so FI 2 has been identified as a superseded policy in Appendix 3. The site is accessible by pedestrians from the village centre and from Hurst Gardens via the existing rights of way. In addition, the provision of covered and secure cycle parking is included to discourage local visits by car. A visible frontage onto Station Road is key to its success, especially if it accommodates a shop, but the design should be in character with other frontage development along Station Road and not present a significant visual presence on the junction of Station Road with Turnpike Road.

Public Open Space in the northern field should be visually, physically and ecologically connected to Amberley Millenium Green, to improve green infrastructure connections between these spaces and create a green corridor from the Millenium Green to Station Road.

Binsted

- 5.36 Binsted is a village in the Western Weald, approximately 3.5 miles east of Alton. The village has developed in an L-shape along the old road from Alton eastwards towards Alice Holt. Binsted has a conservation area centred on the Grade I listed church. Traditional building materials used in Binsted reflect the location on the edge of the Weald with brick, hung tiles, some Malmstone, and numerous half-timbered buildings. Facilities include a nursery, primary school, local shop, village hall and playground and pubs.
- 5.37 Binsted Parish Council has prepared a Parish Priorities Statement, in consultation with its community, to help inform this Local Plan. The contents of this Statement were taken into account in the allocations below, and are material considerations for any other development that comes forward in the parish.

SDA36 Land at Clements Close, Binsted

SDA37 New Barn Stables, The Street, Binsted

SDA38 Land south of Lovell Gardens, Binsted

SDA36	Land at Clements Close, Binsted	Location Plan	Site Plan
LAA Ref	EA002		
Settlement	Binsted		
Parish	Binsted		
Local Authority	East Hampshire		
Gross Site Area (HA)	0.5		
Uses and Indicative Capacity	10 homes (C3)		
<u>Policy Requirements</u>			
Detailed proposals that meet the following site-specific development requirements will be permitted:			
1. Demonstrates no adverse effect on the integrity of the Wealden Heaths complex of habitats sites through appropriate mitigation for the impact of development informed by a project-level Habitats Regulations Assessment;			
2. The existing vehicular access should be retained and the existing on-site cables under-grounded or appropriately re-routed;			
3. Improvements will be made to biodiversity in line with local strategies;			
4. All necessary vehicular parking will be provided on-site to avoid additional on street parking in local roads;			
5. A pedestrian link will be provided to adjoining Footpath 28; and			
6. In order for the development to have an overall positive impact on the ability of the natural environment to contribute to ecosystem services, development proposals must address the following:			
a) Protect and enhance trees within the site where possible, and where trees are lost, provide at least the equivalent in new tree planting on site;			
b) Minimise hard surfaced areas on site; and			
c) New planting should be suitable for pollinating species.			

Relevant Local Plan Policies (Additional to those in paragraph 5.3)

SDL5 Dark Night Skies, SDN5 Wealden Heaths Complex, SDH2 Mix of Homes, SDH3 Accessible and Adaptable Homes, SDH5 Affordable Homes, SDT2 Active Travel Routes

Supporting text

SDNP/24/03248/FUL for 10 dwellings has a resolution to grant subject to a s106 agreement (Planning Committee 10 July 2025).

SDA37	New Barn Stables, The Street, Binsted	Location Plan	Site Plan
LAA Ref	n/a		
Settlement	Binsted		
Parish	Binsted		
Local Authority	East Hampshire		
Gross Site Area (HA)	0.17		
Uses and Indicative Capacity	1 gypsy & traveller pitch		
<u>Policy Requirements</u>			
Detailed proposals that meet the following site-specific development requirements will be permitted:			
1. Development must be laid out to ensure sufficient room is available to allow vehicles to turn around within the site; 2. The development must demonstrate no adverse effect on the integrity of the Wealden Heaths complex of habitats sites through appropriate mitigation for the impact of development informed by a project-level Habitats Regulations Assessment; 3. Existing mature trees and hedgerows bordering the site must be retained and reinforced; 4. The development should be occupied only by those who fulfil the Planning Policy for Traveller Sites definition of a Gypsy or Traveller; 5. Hard surfaced areas on site will be minimised; and 6. New planting will be provided suitable for pollinating species.			
<u>Relevant Local Plan Policies (Additional to those in paragraph 5.3)</u>			
SDL5 Dark Night Skies, SDN5 Wealden Heaths Complex			

SDA38	Land south of Lovell Gardens	Location Plan	Site Plan
LAA Ref	EAI61		
Settlement	Binsted		
Parish	Binsted		
Local Authority	East Hampshire District Council		
Gross Site Area (HA)	0.58		
Uses and Indicative Capacity	Housing (Class C3) 12 homes		
<u>Policy Requirements</u>			
Detailed proposals that meet the following site-specific development requirements will be permitted:			
1. Provides suitable vehicular and pedestrian access onto Lovell Gardens; 2. Safeguards and enhances existing vegetation belts on site boundaries extending these into the site wherever possible to create networks and ensuring that characteristic planting is developed on the southern boundary utilising native species and varying planting depths and intervals to create a more natural appearance; 3. Demonstrates no adverse effect on the integrity of the Wealden Heaths complex of habitats sites through appropriate mitigation for the impact of development informed by a project-level Habitats Regulations Assessment; 4. Maximises the opportunities for provision of Green Infrastructure, Sustainable Drainage Systems and Biodiversity Net Gain as part of multi-functional open spaces and streetscapes; 5. Maximises the opportunities for multi-functional Sustainable Drainage Systems with an emphasis on nature-based, above ground and connected elements rather than underground engineered solutions; 6. No significant harm will be demonstrated to be caused to groundwater resources;			

7. Ensures that development follows the existing contours of the site and the built development creates a suitable transition in built form and fabric to the open countryside to the south;
8. Ensures that the layout prioritises pedestrian movement through design for reduced vehicular speeds and car parking is well integrated between buildings, within parking structures and visually unobtrusive parking areas and does not dominate the public realm; and
9. Development shall be designed to ensure that it would have no impact on the operation or asset capability of RAF Odiham, specifically related to development height and its location within a birdstrike safeguarding zone.

Relevant Local Plan Policies (Additional to those in paragraph 5.3)

SDW2 Flood Risk Management, SDN5 Wealden Heaths Complex, SDW6 Contaminated Land, SDW2 Flood Risk Management

Bury

- 5.38 Bury village is located 5 miles southwest of Pulborough and its eastern boundary runs along the River Arun. The A29 runs through the village, with most of the existing settlement lying to the east of this busy main road. Bury has two schools, a 12th century Grade I listed church and Grade II listed Bury Manor. The Street and Church Lane in Bury form the original part of Bury village much of which lies within the conservation area. Facilities include a nursery, primary school, local shop, village hall, playground and pub.
- 5.39 The Bury Neighbourhood Development Plan was made part of the development plan in April 2018. It includes thematic policies and allocations for new homes that would need to be taken into account when planning any future development. Bury Parish Council has also prepared a Parish Priorities Statement, in consultation with its community, to help inform this Local Plan. The contents of this Statement were taken into account in the allocation below, and are material considerations for any other development that comes forward in the parish.

SDA39 Land east of Coombe Crescent, Bury

SDA39	Land East of Coombe Crescent	Location Plan	Site Plan
LAA Ref	CH003		
Settlement	Bury		
Parish	Bury		
Local Authority	Chichester District Council		
Gross Site Area (HA)	0.5		
Uses and Indicative Capacity	Housing (Class C3) 15 homes		
<u>Policy Requirements</u>			
Detailed proposals that meet the following site-specific development requirements will be permitted:			
1. Provides suitable vehicular and pedestrian access onto Coombe Crescent; 2. Incorporates Public Rights of Way 753 and 754 into the scheme design, noting the existing desire lines across the site do not match legal routes and a diversion may be required. Footpath routing within the site must include a pedestrian link to Coombe Crescent, and should have as little interaction as possible with vehicular traffic; 3. Follows a sequential approach by directing development away from areas of flood risk including the provision of any required flood mitigation measures; 4. No significant harm will be demonstrated to be caused to groundwater resources; 5. Ensures appropriate buffering for the River Arun watercourse and its riparian zone to the east. This should include consideration of protected species and address potential impacts from artificial lighting, soil compaction, flooding, pollution, and silt runoff during both construction and operation. Buffer areas must not be incorporated into private gardens or communal storage spaces and should be designed to protect and enhance the setting and ecological function of the River Arun;			

6. Maximises the opportunities for multi-functional Sustainable Drainage Systems with an emphasis on nature-based, above ground and connected elements rather than underground engineered solutions;
7. Demonstrates through a project-level Habitats Regulations Assessment that there will be no adverse effect on the integrity of the Arun Valley Special Protection Area and Ramsar site and The Mens Special Area of Conservation;
8. Maximises the opportunities for provision of Green Infrastructure, Sustainable Drainage Systems and Biodiversity Net Gain as part of multi-functional open spaces and streetscapes;
9. Development should account for the site's visually prominent position on the eastern edge of Bury and the site's green infrastructure function by providing a suitable transition in built form and fabric to open countryside and land to the south and east, including opportunities for public open space with planting to soften the settlement edge, provide for nature recovery and enable the community to play and dwell;
10. Conserves and enhances the setting of Bury Conservation Area and associated listed buildings to the north;
11. Ensures that development follows the existing contours of the site and focuses development on the north and west areas of the site;
12. The layout must prioritise pedestrian movement through design for reduced vehicular speeds, and car parking should be well integrated between buildings, within parking structures and visually unobtrusive parking areas and not dominate the public realm. Particular attention should be paid to minimise the visibility of vehicles on the southern and eastern boundaries and opportunities to keep these boundaries free from vehicular access should be considered;
13. Safeguards and enhances where possible vegetation belts on site boundaries and ensure a positive relationship with residential properties which have rear gardens backing onto the site; and
14. Seeks opportunities to support the restoration and/ or management of the adjacent Arun Valley Site of Site of Importance for Nature Conservation and Local Wildlife Site to the southeast of the site.

Relevant Local Plan Policies (Additional to those in paragraph 5.3)

SDT2 Active Travel Routes, SDW2 Flood Risk Management, SDL3 Safeguarding Views, SDN2 Designated Sites Hierarchy, SDN3 Sussex Bats Special Protection Areas, SDN4 Arun Valley Special Protection Area

Cheriton

- 5.40 Cheriton is a historic village located in the Western Downs broad area near the source of the River Itchen - a Special Area of Conservation and a Site of Special Scientific Interest - and close to the site of a civil war battle in 1644. Cheriton is essentially a linear village along the path of the River Itchen albeit with open areas between parts of the village. The historic core of Cheriton is the northernmost part of the village with a large area of 20th century housing to the south-east. The smaller settlements of Hinton Marsh (in Bramdean and Hinton Ampner parish) and New Cheriton (in Kilmeston parish) are located south of the A272. The former includes the designed landscape and associated heritage assets of Hinton Ampner, while facilities in the wider area include a nursery, primary school, local shop, village hall, post office and pub.
- 5.41 Cheriton Parish Council has prepared a Parish Priorities Statement, in consultation with its community, to help inform this Local Plan. The contents of this Statement were taken into account in the allocation below, and are material considerations for any other development that comes forward in the parish. The Parish Priorities Statement prepared by neighbouring Bramdean and Hinton Ampner Parish Council may also be relevant to proposals near the parish boundary.

SDA40 Land south of the A272 at Hinton Marsh, Cheriton

SDA40	Land south of the A272 at Hinton Marsh, Cheriton	Location Plan	Site Plan
LAA Ref	WI084		
Settlement	Cheriton		
Parish	Kilmeston		
Local Authority	Winchester		
Gross Site Area (HA)	0.86		
Uses and Indicative Capacity	14 homes (C3)		
<u>Policy Requirements</u>			
Detailed proposals that meet the following site-specific development requirements will be permitted:			
1. Development demonstrates no adverse effect on the integrity of the Solent Habitats Sites and River Itchen Special Area of Conservation through nutrient neutrality informed by a project-level Habitats Regulations Assessment; 2. Development should provide a suitable transition in built form and fabric from the existing residential areas to the north and west and the open countryside to the south and east; 3. Development should include a suitable area of public open space within the site; 4. A suitable vehicular and pedestrian access will be provided; 5. All necessary vehicular parking on-site will be provided to avoid additional on street parking; 6. Off-site pedestrian access improvements will be provided; 7. Existing mature trees and hedgerows will be retained; 8. Suitable on-site foul water and surface water drainage will be provided;			

9. The location of new housing and access roads will have regard to low lying areas prone to groundwater emergence; and
10. In order for the development to have an overall positive impact on the ability of the natural environment to contribute to ecosystem services, development proposals must address the following:
 - a) Protect and enhance trees within the site where possible, and where trees are lost, provide at least the equivalent in new tree planting on site. Trees on the site boundary should be retained and new tree planting should be undertaken;
 - b) Retain suitable existing habitat for pollinating species where possible. New planting should be suitable for pollinating species; and
 - c) Minimise hard surfaced areas on site, and use permeable surfaces and soft landscaping where possible to maximise infiltration of water and reduce surface water run-off.

Relevant Local Plan Policies (Additional to those in paragraph 5.3)

SSDL5 Dark Night Skies, SDH2 Mix of Homes, SDH3 Accessible and Adaptable Homes, SDH5 Affordable Homes, SDN7 Nutrient Neutrality

Supporting text

This allocation falls within the Solent and River Itchen Nutrient Neutrality Catchment Areas and there is a requirement for development to demonstrate nutrient neutrality (see policy SDN7). Opportunities exist for suitable mitigation at the nearby Hinton Ampner Estate.

Southern Water has indicated that there is no public sewer network in close proximity to the site, the nearest public sewer catchment is 3.8 Kilometres away. This may need to be considered when designing the lay out of the development and assessing what new wastewater infrastructure is required to serve the development. The Environment Agency advise that, under the Environmental Permitting (England and Wales) Regulations 2016, any discharge of sewage made to either surface water or groundwater will need to be registered as an exempt discharge activity, or hold a permit issued by the Environment Agency. An environmental permit is separate to the need for planning permission.

Cocking

5.42 Cocking is a small village about three miles south of Midhurst on the A286, with the Costers Brook chalk stream wrapping around its eastern and southern edge. The village nestles beneath Cocking Down and has a historic core, designated as a conservation area, including an 11th century church, focused around the junction of the A286 with Mill Lane. More modern development has been added to the west of the A286. Facilities include a village hall, playing fields, playground, village shop (currently shut), post office, pub and community hub.

SDA41 Land east of A286 and north of Mill Lane, Cocking

SDA41	Land east of A286 and north of Mill Lane	Location Plan	Site Plan
LAA Ref	CHI99		
Settlement	Cocking		
Parish	Cocking		
Local Authority	Chichester District Council		
Gross Site Area (HA)	2.6		
Uses and Indicative Capacity	Housing (Class C3) 25 Homes		

Policy Requirements

Detailed proposals that meet the following site-specific development requirements will be permitted:

1. Provides a suitable vehicular and pedestrian access onto the A286 and appropriate pedestrian crossing and traffic calming measures on the A286, avoiding mature trees and significant level changes to minimise impact on the existing field boundary;
2. Provides a pedestrian connection to Mill Lane from the southern boundary of the site;
3. Protects views east towards Costers Brook and Mill Hanger from the A286 and also provides public access to views to the north and east from within the site through the provision of public open space on the northern and eastern edges of the site;
4. Demonstrates through a project-level Habitats Regulations Assessment that there will be no adverse effect on the integrity of Singleton & Cocking Tunnels Special Area of Conservation and Ebernoe Common Special Area of Conservation;
5. Ensures appropriate buffering for the Costers Brook watercourse, its riparian zone, and the adjacent ancient woodland habitat to the east. This should include consideration of protected species and address potential impacts from artificial lighting, soil compaction, flooding, pollution, and silt runoff during both construction and operation. Buffer areas must not be incorporated into private gardens or communal storage spaces and should be designed to protect and enhance the setting and ecological function of Costers Brook;

6. Safeguards and enhances existing vegetation belts on site boundaries, and address any impacts associated with adjacent ancient woodland through appropriate buffering. Buffer areas must not be incorporated into private gardens or communal storage spaces and should be designed to protect and enhance the setting and ecological function of the ancient woodland;
7. Creates a positive interrelationship with adjacent designated heritage assets and conserve and enhance the setting of the Cocking Conservation Area and listed buildings to the south and east;
8. Protects and enhances the site's green infrastructure function and provide a suitable transition in built form and fabric to the open countryside to the north and east, including planting to soften the settlement edge and provide for nature recovery;
9. Maximises the opportunities for multi-functional SuDS within both public open space and movement routes with an emphasis on nature-based, above ground and connected elements rather than underground engineered solutions;
10. Provides spaces and features within the public open space which encourage the community to dwell and play; and
11. Prioritises pedestrian movement through design for reduced vehicular speeds and minimising hardstanding wherever possible. Car parking should be well integrated between buildings, within parking structures and visually unobtrusive parking areas and not dominate the public realm. Particular attention should be paid to minimise the visibility of vehicles on the northern and eastern boundaries.

Relevant Local Plan Policies (Additional to those in paragraph 5.3)

SDT2 Active Travel Routes, SDL3 Safeguarding Views, SDN2 Designated Sites Hierarchy, SDL5 Dark Night Skies, SDL8 Conservation Areas, SDG3 Public Open Space, Sports and Recreational Facilities, SDN3 Sussex Bat Special Areas of Conservation

Supporting Text

The design of the development should account for the site's prominent, gateway position on the northern edge of Cocking, maintaining views to the south and east as you enter the village from the north on the public highway. The provision of publicly accessible views towards these areas from within the site will also be supported.

The definition of 'watercourse' and 'riparian zone' includes everything to the top of the bank, plus a 10m minimum buffer. This buffer may need to be wider in certain locations depending on topography, surrounding habitats, and the nature of activities taking place as part of development. It is likely that the riparian corridor/woodland of Costers Brook supports dormice, bats (foraging and commuting, and potentially roosting), reptiles (including grass snake), amphibians, and potentially badgers. Early identification of species found in this area will be essential to establishing the development parameters of the site. Costers Brook also sits within a Biodiversity Opportunity Area and is therefore likely to need more than the minimum buffer, due to the steep slope of the riparian zone from the top of the bank (immediately adjacent to field edge) down to the watercourse itself. Design detailing will also need to consider potential impacts on the Ancient Woodland habitat on opposite side of the watercourse from the site, particularly in terms of artificial light pollution.

The provision of pedestrian access through the site and the provision of public open space which is accessible to the community and which includes spaces to dwell and play are supported, however design in these areas should focus on integration with Sustainable Drainage Systems and biodiversity enhancement, and features and furniture should utilise natural materials and not be incongruous within the wider landscape.

Coldwaltham

- 5.43 Coldwaltham is a small historic village located 2.5 miles south of Pulborough in the Arun Valley. The London Road (A29) runs through the village. To the east of the village is the Waltham Brooks Nature Reserve. Facilities include a nursery, primary school, village hall, playground and pub.
- 5.44 Coldwaltham Parish Council has prepared a Parish Priorities Statement, in consultation with its community, to help inform this Local Plan. The contents of this Statement were taken into account in the allocations below, and are material considerations for any other development that comes forward in the parish.

SDA42 Land south of London Road, Coldwaltham

SDA43 Land north of Kings Lane, Coldwaltham

SDA42	Land south of London Road, Coldwaltham	Location Plan	Site Plan
LAA Ref	HO015		
Settlement	Coldwaltham		
Parish	Coldwaltham		
Local Authority	Horsham		
Gross Site Area (HA)	8.58		
Uses and Indicative Capacity	30 homes (C3) and 280sqm shop (Clas E(a))		
<u>Policy Requirements</u>			
Detailed proposals that meet the following site-specific development requirements will be permitted:			
1. Regard shall be had to the Development Brief for this site prepared by the National Park Authority in 2018; 2. It will be demonstrated that there would be no likely significant effect on the Waltham Brooks Site of Special Scientific Interest (SSSI), the Amberley Wild Brooks SSSI, and no adverse effects on the integrity of The Mens SAC and the Arun Valley SAC, SPA and Ramsar site and that suitable mitigation, where deemed necessary, will be secured through planning obligations and/or planning conditions; 3. Development must be informed by a comprehensive landscape and design strategy and through reinforcing local distinctiveness provide a suitable transition in form and fabric from the existing residential areas to the east and the open countryside to the north, west and south; 4. Development must be demonstrably biodiversity-led and guided by the biodiversity value of the site. It will be necessary to design the development to maximise existing habitats and species and retain a large proportion of undeveloped land for the purpose of retaining and enhancing biodiversity; 5. The residual area of the allocation will be provided as open space with the primary purpose of retaining and enhancing the existing biodiversity value of the site and to provide an alternative to designated sites in the Arun Valley;			

6. A new vehicular and pedestrian access will be provided from the A29 London Road and suitable pedestrian & cycle links to the rest of the settlement and adjacent open countryside;
7. All necessary vehicular parking will be provided on-site to avoid additional on street parking in adjacent residential areas;
8. Appropriate biodiversity improvements will be provided reflecting relevant national and local strategies including a meadow management plan;
9. Existing mature trees and hedgerows will be retained and enhanced;
10. Suitable flood risk mitigation will be provided;
11. There will be no significant harm caused to groundwater resources;
12. Improvements will be made to the public realm of the adjacent housing area including removing existing boundary treatments and replaced with suitable alternatives where appropriate;
13. It will be demonstrated that the proposal would not have a significant harmful impact on the supply of local minerals;
14. Foul drainage will be connected to the mains system at the nearest point of capacity;
15. Suitable SuDS will be provided to protect adjacent sites with nature conservation designations from adverse hydrological impacts and is designed to incorporate existing biodiversity;
16. Adequate separation will be provided between Coldwaltham Wastewater Treatment Works and the development to allow odour dispersion on the basis of an odour assessment to be undertaken in consultation with Southern Water; and
17. Future access to the existing sewerage infrastructure will be provided for maintenance and upsizing purposes.

Relevant Local Plan Policies (Additional to those in paragraph 5.3)

SDL3 Safeguarding Views, SDL5 Dark Night Skies, SDH2 Mix of Homes, SDH3 Accessible and Adaptable Homes, SDH5 Affordable Homes, SDE6 Shops Outside Centres, SDN2 Designated Sites Hierarchy, SDN3 Sussex Bats Special Protection Areas, SDN4 Arun Valley Special Protection Area

Supporting text

This site is in Source Protection Zone 3 so criterion 11 requires that groundwater resources be protected.

This site falls within 6.5km of Sussex Bats Special Areas of Conservation, and appropriate avoidance and mitigation measures are required, see policy SDN3.

The National Park Authority has prepared a Development Brief to assist the delivery of the site. Development proposals in broad conformity with the Development Brief will be permitted.

SDA43	Site Address: Land north of Kings Lane	Location Plan	Site Map
LAA Ref	n/a		
Settlement	Coldwatham		
Parish	Coldwatham		
Local Authority	Horsham District		
Gross Site Area (HA)	0.2ha		
Uses and Indicative Capacity	2 permanent Gypsy & Traveller pitches		
<u>Policy Requirements</u>			
Detailed proposals that meet the following site-specific development requirements will be permitted:			
1. Laid out to ensure sufficient room is available to allow vehicles to turn around within the site;			
2. Demonstrate through a project-level Habitats Regulations Assessment that there will be no adverse effect on the integrity of the Arun Valley Special Protection Area and Ramar, The Mens Special Area of Conservation, and Ebernoe Common Special Area of Conservation;			
3. Safeguard and enhance existing hedgerows and trees bordering and the site;			
4. Designed to minimise the feeling of urbanisation in this location, with appropriate planting to break up the hard standing and keeping any associated buildings to a minimum in scale;			
5. Designed to provide appropriate clearance from water main which passes through the site;			
6. Surface water drainage must be controlled on site and foul drainage must be effectively treated before discharge;			
7. External lighting is minimised to protect dark night skies; and			

8. The development should be occupied only by those who fulfil the Planning Policy for Traveller Sites' definition of a Gypsy or Traveller.
<u>Relevant Local Plan Policies (Additional to those in paragraph 5.3)</u> SDL5 Dark Night Skies, SDN3 Sussex Bats Special Protection Areas, SDN4 Arun Valley Special Protection Area
<u>Supporting Text</u> This site falls within the 6.5km of Sussex Bats SAC and within 5km of Arun SPA and appropriate avoidance and mitigation measures are required, see policies SDN3 and SDN4 respectively. The site contains the route of a Roman road.

Cooksbridge

- 5.45 Cooksbridge is the largest settlement in the parish of Hamsey, and largely lies outside of the National Park, in the Lewes Local Planning Authority Area. However, the National Park boundary runs to the south of the existing built up area, close to the railway station which is on the line that links Lewes with the London to Brighton mainline at Wivelsfield. The settlement is 19th century in origin, with later 20th century additions and includes a village hall and primary school.
- 5.46 The Hamsey Neighbourhood Development Plan was made part of the development plan in July 2016 and includes thematic policies that would need to be taken into account when planning any future development.

SDA44 Land at Beechwood Lane, Cooksbridge

SDA44	Land at Beechwood Lane, Cooksbridge	Location Plan	Site Plan
LAA Ref	LE090		
Settlement	Cooksbridge		
Parish	Hamsey		
Local Authority	Lewes District Council		
Gross Site Area (HA)	2.6		
Uses and Indicative Capacity	30 homes (Class C3)		
<u>Policy Requirements</u>			
Detailed proposals that meet the following site-specific development requirements will be permitted:			
1. Provides a suitable vehicular and shared active travel access onto Beechwood Lane, seeking to minimise any loss of hedgerow; 2. Design and layout has regard to the site's location on the southwestern edge and approach to Cooksbridge, including its green infrastructure function, and provide a suitable transition in built form and fabric to the open land and countryside to the northwest and west; 3. Provides public open space with planting to soften the settlement edge, provide for nature recovery, and link to the designated Local Green Space at The Platt woodland to the south of the site; 4. Provides an active travel route through the site from Beechwood Lane to link with Cooksbridge Station, including upgrading part of footpath HAM9/1 to accommodate cyclists. This route should be surfaced throughout to a standard that enables year-round use; 5. Includes a community shop in accordance with community aspirations expressed in the Neighbourhood Development Plan; 6. Safeguards and where possible enhances existing vegetation belts on all site boundaries including seeking to screen commercial uses to the north of the site from local and wider views. Existing mature trees should be retained and protected, including those covered			

by a tree preservation order on the eastern boundary. Development should be planned in a way not to introduce future risk or pressure to fell or lop such trees;

7. Provides good acoustic design to address any noise impacts associated with the adjacent railway line;
8. Undertakes pre-determination evaluation of potential archaeological features on the site prior to any planning application being submitted and includes any appropriate mitigation depending on the outcome of that evaluation;
9. Maximises the opportunities for provision of Green Infrastructure, Sustainable Drainage Systems and Biodiversity Net Gain as part of multi-functional open spaces and streetscapes;
10. Provides any required flood mitigation and drainage measures and maximise opportunities for multi-functional Sustainable Drainage Systems with an emphasis on nature-based, above ground and connected elements rather than underground engineered solutions; and
11. Integrates car parking between buildings, within parking structures and visually unobtrusive parking areas and not dominate or negatively impact the public realm within the site or on the site boundaries.

Relevant Local Plan Policies (Additional to those in paragraph 5.3)

SDG3 Public Open Space, Sports and Recreational Facilities, SDT2 Active Travel Routes, SDG1 Community Facilities, SDE6 Shops Outside Centres, SDL9 Archaeology, SDW2 Flood Risk Management

Droxford

5.47 Droxford is an historic village located in the Dip Slope broad area on the upper reaches of the River Meon. The village is essentially linear in form, originally built on a raised terrace slightly elevated from the river. Droxford is particularly noteworthy for its collection of well-preserved eighteenth and early 19th century domestic architecture. Facilities include a nursery, junior school, local shop, post office, village hall, playground, and pub.

SDA45 Park Lane, Droxford

SDA45	Land at Park Lane, Droxford	Location Plan	Site Plan
LAA Ref	WI060		
Settlement	Droxford		
Parish	Droxford		
Local Authority	Winchester		
Gross Site Area (HA)	1.04		
Uses and Indicative Capacity	9 homes (C3)		
<u>Policy Requirements</u>			
Detailed proposals that meet the following site-specific development requirements will be permitted:			
1. The setting of local heritage assets will be conserved and enhanced, including the Droxford Conservation Area;			
2. Demonstrate no adverse effect on the integrity of the Solent Habitats Sites through nutrient neutrality informed by a project-level Habitats Regulations Assessment.			
3. A suitable transition will be provided in built form and fabric from the residential areas to the north and east and the open countryside to the south and west;			
4. Safe pedestrian and vehicular access and egress will be secured through suitable planning obligations where this is dependent on off-site highways improvements;			
5. All necessary vehicular parking will be provided on-site to avoid additional on street parking in local roads;			
6. The location of new housing and access roads will have regard to areas prone to surface water flooding and potential groundwater emergence;			
7. No significant harm will be demonstrated to be caused to groundwater resources;			

8. No significant harm will be demonstrated to the amenity of the adjacent Wayfarer's Way;
9. No significant harm will be demonstrated to the amenity of users of the adjacent school; and
10. In order for the development to have an overall positive impact on the ability of the natural environment to contribute to ecosystem services, development proposals must address the following:
 - a) Protect and enhance hedgerows and trees within the site where possible, and where they are lost, provide at least the equivalent in new planting on site;
 - b) Minimise hard surfaced areas on site; and
 - c) New planting should be suitable for pollinating species.

Relevant Local Plan Policies (Additional to those in paragraph 5.3)

SDL5 Dark Night Skies, SDL6 Historic Environment and Cultural Heritage, SDL8 Conservation Areas, SDW2 Flood Risk Management, SDH2 Mix of Homes, SDH3 Accessible and Adaptable Homes, SDH5 Affordable Homes, SDN7 Nutrient Neutrality

Supporting Text

Droxford is not serviced by any foul main drainage, so there are no sewers into which the site could discharge. A private wastewater solution will therefore be required. The capacity of this site has been amended since the 2019 Local Plan to reflect the constrained sewerage infrastructure capacity, but the site may be able to accommodate more dwellings if appropriately evidenced through a planning application.

The site is within Source Protection Zones 2 & 3 so criterion 7 is necessary to protect these resources.

The site falls within the Solent Neutrality Catchment Area so there is a requirement for development to demonstrate nutrient neutrality (see policy SDN7).

Fernhurst

- 5.48 The village lies in the Milland/Fernhurst Vale, drained by the River Lod which is a tributary of the River Rother. It has a long history of ironworking and the requirements of the iron works for ore, charcoal and water has helped shape the landscape. There is a Medieval ruined castle, Verdley Castle, and many other listed buildings, with the majority being clustered around the village green within the conservation area. The parish had a population of 1,830 people in 2021 and includes two large brownfield sites - the King Edward VII Hospital site which is currently being developed for 382 homes, and the Syngenta site which is allocated for development in the Fernhurst Neighbourhood Development Plan and has an extant planning permission for 210 homes and 233 square metres for café, retail, and community uses. Facilities in the main village include a nursery, primary school, local shops, post office, GP surgery, pharmacy, community hall, playground, and pubs.
- 5.49 The Fernhurst Neighbourhood Development Plan was made part of the development plan in April 2016 and includes allocations and thematic policies that would need to be taken into account when planning any future development. The Fernhurst Conservation Area Appraisal and Management Plan was approved in December 2016 and includes important evidence about the historic features which need to be considered when planning development within or adjacent to the conservation area. Fernhurst Parish Council has prepared a Parish Priorities Statement, in consultation with its community, to help inform this Local Plan. The contents of this Statement were taken into account in the allocation below, and are material considerations for any other development that comes forward in the parish.

SDA46 Land at Hawksfold, Fernhurst

SDA46	Land at Hawksfold	Location Plan	Site Plan
LAA Ref	CH026		
Settlement	Fernhurst		
Parish	Fernhurst		
Local Authority	Chichester District Council		
Gross Site Area (HA)	0.9 (without access)		
Uses and Indicative Capacity	Housing (Class C3) 7 Homes		
<u>Policy Requirements</u>			
Detailed proposals that meet the following site-specific development requirements will be permitted:			
1. Provides suitable vehicular and pedestrian access onto Hawksfold Lane East. The access arrangement should retain the existing character of Hawksfold Lane East, minimise the loss of existing trees and vegetation and include additional mitigation planting where necessary, and ensure appropriate provision for Public Right of Way 1263. Shared space design principles should be used to ensure that the access arrangements prioritise pedestrian movements through design which ensures significantly reduced vehicular speeds; 2. Ensures appropriate buffering for the adjacent ancient woodland habitat to the northwest and south, and the watercourse to the south and east and its riparian zone. This should include consideration of protected species and address potential impacts from artificial lighting, soil compaction, flooding, pollution, and silt runoff during both construction and operation. Buffer areas must not be incorporated into private gardens or communal storage spaces and should be designed to protect and enhance the setting and ecological function of both the ancient woodland and the watercourse; 3. Demonstrates through a project-level Habitats Regulations Assessment that there will be no adverse effect on the integrity of Singleton & Cocking Tunnels Special Area of Conservation and Ebernoe Common Special Area of Conservation; 4. Safeguards and enhances existing vegetation belts on the site boundaries extending these into the site wherever possible to create networks;			

5. Maximises the opportunities for provision of Green Infrastructure, Sustainable Drainage Systems and Biodiversity Net Gain as part of multi functional open spaces;
6. Provides any required flood mitigation measures and maximise opportunities for multi-functional Sustainable Drainage Systems with an emphasis on nature-based, above ground and connected elements rather than underground engineered solutions;
7. Ensures that development should follow the existing contours of the site and focuses development on the north and east areas the site;
8. Ensures that the development layout prioritises pedestrian movement through design for reduced vehicular speeds with car parking that is well integrated between buildings, within parking structures and visually unobtrusive parking areas and does not dominate the public realm. Particular attention should be paid to minimising the visibility of vehicles on the south western and south eastern boundaries; and
9. Provides a suitable transition in built form and fabric to public open space and green infrastructure to the south and west.

Relevant Local Plan Policies (Additional to those in paragraph 5.3)

SDL5 Dark Night Skies, SDN3 Sussex Bats Special Areas of Conservation, SDW2 Flood Risk Management

Supporting Text

The scheme needs to ensure that the design principles for the scheme are derived from a landscape-led approach based on a clear understanding of the site's character. The scheme should include an evidence-based approach showing how the scheme provides a positive response to both the layout of new development and the formation of a new settlement boundary. The scheme should include and integrate landscape improvements, drainage requirements and bio-diversity enhancements.

As part of understanding the landscape character of the site, the significant use of Hawksfold Lane by the wider community as pedestrian route (Public Right of Way 1263) needs to be quantified within the design process so that appropriate access arrangements can be provided. The SDNPA do not consider the existing arrangement of Hawksfold Lane East to be 'shared space'. Pedestrians currently use the carriageway due to a lack of alternative provision. The space does not currently have the engineered features which break the implication of vehicle priority to make it safe for non-motorised users. The detailed

design of the access arrangement should be integrated into the landscape approach to ensure that it does not create an unacceptable urbanising impact on Hawksfold Lane East. A shared space approach could be supported on the basis of the requirements set out in Manual for Streets 2.

Findon

- 5.50 Findon is a medium sized village with a population of 1,579 people located in the Dip Slope broad area of the National Park. The present village developed in the late middle ages on a junction of historic roads, and is focused around a compact, historic village core (The Square). Facilities include a primary school and nursery, a local shop, a community hall and playground and pub. The historic hamlet of Nepcote also falls within the settlement boundary to the north. From the 19th century, the village has become renowned for its annual Sheep Fair on Nepcote Green and as a centre for racehorse training and equestrian activities. The settlement underwent significant residential expansion during the 20th century, such that much of the village is now characterised by more modern estates and architectural styles.
- 5.51 The Findon Neighbourhood Development Plan was made part of the development plan in December 2016 and was reviewed and amended in March 2020. It includes thematic policies that would need to be taken into account when planning any future development. The Nepcote Conservation Area Appraisal and Management Plan was approved in March 2023 and includes important evidence about the historic features which need to be considered when planning development within or adjacent to the conservation area. Findon Parish Council has prepared a Parish Priorities Statement, in consultation with its community, to help inform this Local Plan. The contents of this Statement were taken into account in the allocations below, and are material considerations for any other development that comes forward in the parish.

SDA47 Land at Elm Rise, Findon

SDA48 Soldiers Field House, Findon

SDA49 Land south of Soldiers Field House, Findon

SDA50 Land north of The Quadrangle, Findon

SDA51 Land south of Findon (Wyatt's Field), Findon

SDA47	Land at Elm Rise, Findon	Location Plan	Site Plan
LAA Ref	AR011		
Settlement	Findon		
Parish	Findon		
Local Authority	Arun		
Gross Site Area (HA)	0.73		
Uses and Indicative Capacity	16 homes (C3)		
<u>Policy Requirements</u>			
Detailed proposals that meet the following site-specific development requirements will be permitted:			
1. Biodiversity will be enhanced, and provide for local notable and protected species;			
2. Development should be focused on the western and southern parts of the site, and provide a suitably landscaped transition to more elevated areas;			
3. There will be no significant harm to be caused to groundwater resources;			
4. Vehicular access should be provided via existing access from Elm Rise;			
5. The development should provide public green space integrated with an attractive, publicly accessible through-footpath and cycle link between Elm Rise and the northern end of Stable Lane; and			
6. In order for the development to have an overall positive impact on the ability of the natural environment to contribute to ecosystem services, development proposals must address the following:			
a) Protect and enhance trees within the site where possible, and where trees are lost, provide at least the equivalent in new tree planting on site. Trees on the site boundary should be retained and new tree planting should be undertaken;			
b) Minimise hard surfaced areas on site, and use permeable surfaces and soft landscaping where possible to maximise infiltration of water and reduce surface water run-off; and			
c) New planting should be suitable for pollinating species.			

Relevant Local Plan Policies (Additional to those in paragraph 5.3)

SDL5 Dark Night Skies, SDW2 Flood Risk Management, SDH2 Mix of Homes, SDH3 Accessible and Adaptable Homes, SDH5 Affordable Homes

Supporting text

This site is within Source Protection Zones 2 & 3 so criterion 3 protects groundwater resources.

SDA48	Soldiers Field House, Findon	Location Plan	Site Plan
LAA Ref	AR018		
Settlement	Findon		
Parish	Findon		
Local Authority	Arun		
Gross Site Area (HA)	0.6		
Uses and Indicative Capacity	12 homes (C3)		
<u>Policy Requirements</u>			
Detailed proposals that meet the following site-specific development requirements will be permitted:			
1. The contribution of the site to the downland landscape and the setting of the Wattle House will be positively enhanced, particularly as viewed from public rights of way to the east and south and from Nepcote Green;			
2. No significant harm will be demonstrated to be caused to groundwater resources;			
3. Biodiversity will be enhanced, and in particular provide for local notable and protected species;			
4. The existing beech hedge that follows the site boundary should be retained, until improved and mature native species planting provides an enhanced boundary treatment;			
5. The location of new housing and access roads will have regard to areas of surface water flooding and potential groundwater emergence; and			
6. In order for the development to have an overall positive impact on the ability of the natural environment to contribute to ecosystem services, development proposals must address the following: a) Where trees are lost, provide at least the equivalent in new tree planting on site. Trees on the site boundary should be retained and new tree planting should be undertaken;			
b) New planting should be suitable for pollinating species; and			

- c) Minimise hard surfaced areas on site, and use permeable surfaces and soft landscaping where possible to maximise infiltration of water and reduce surface water run-off.

Relevant Local Plan Policies (Additional to those in paragraph 5.3)

SDL3 Safeguarding Views, SDL5 Dark Night Skies, SDL6 Historic Environment and Cultural Heritage, SDL7 Listed Buildings SDL8 Conservation Areas, SDH2 Mix of Homes, SDH3 Accessible and Adaptable Homes, SDH5 Affordable Homes

SDA49	Land south of Soldiers Field House	Location Plan	Site Plan
LAA Ref	AR068		
Settlement	Findon		
Parish	Findon		
Local Authority	Arun District Council		
Gross Site Area (HA)	0.3		
Uses and Indicative Capacity	Housing (Class C3) 8 Homes		
<u>Policy Requirements</u>			
Detailed proposals that meet the following site-specific development requirements will be permitted:			
1. Provides suitable vehicular and pedestrian access onto Soldiers Field Lane;			
2. Maximises the opportunities for provision of Green Infrastructure, Sustainable Drainage Systems and Biodiversity Net Gain as part of multi functional open spaces;			
3. Safeguards and enhances the existing vegetation on the southern boundary, and enhances the landscape character and biodiversity of the site by naturalising and enhancing the formal hedging boundaries to the north and west. These vegetated boundaries should be extended into the site wherever possible to create networks;			
4. Maximises the opportunities for multi-functional Sustainable Drainage Systems with an emphasis on nature-based, above ground and connected elements rather than underground engineered solutions;			
5. Conserves and enhances the setting of the adjacent Neptcote Conservation Area and associated listed buildings, including through increasing the width and density of the tree belt to the south of the site;			
6. The layout of development should reflect the looser development forms found to the west of the site, respect and enhance the character of Soldiers Field Lane, and ensure positive relationships with existing residential properties adjacent to its boundaries; and			

7. Ensures that the layout prioritises pedestrian movement through design for reduced vehicular speeds, and car parking should be well integrated between buildings, within parking structures and visually unobtrusive parking areas and not dominate the public realm.

Relevant Local Plan Policies (Additional to those in paragraph 5.3)

SDL3 Safeguarding Views, SDL5 Dark Night Skies, SDL6 Historic Environment and Cultural Heritage, SDL8 Conservation Areas, DH2 Mix of Homes, SDH3 Accessible and Adaptable Homes, SDH5 Affordable Homes

SDA50	Land north of The Quadrangle	Location Plan	Site Plan
LAA Ref	AR009		
Settlement	Findon		
Parish	Findon		
Local Authority	Arun District Council		
Gross Site Area (HA)	1.0		
Uses and Indicative Capacity	Housing (Class C3) 20 Homes		
<u>Policy Requirements</u>			
Detailed proposals that meet the following site-specific development requirements will be permitted:			
1. Provides suitable vehicular and pedestrian access onto The Quadrangle; 2. Provides a suitable pedestrian route between the A24 and The Quadrangle through the site and provide an appropriate contribution towards a safe crossing of the A24 to connect with the main village services; 3. Maximises the opportunities for provision of Green Infrastructure, Sustainable Drainage Systems and Biodiversity Net Gain as part of multi-functional open spaces and streetscapes; 4. Development must meet the requirements for biodiversity net gain, however in order to make best use of the land and ensure high quality BNG provision, off-site provision would be considered; 5. Provides any required flood mitigation measures and maximise opportunities for multi-functional Sustainable Drainage Systems with an emphasis on nature-based, above ground and connected elements rather than underground engineered solutions; 6. Ensures that the layout prioritises pedestrian movement through design for reduced vehicular speeds. Car parking should be well integrated between buildings, within parking structures and visually unobtrusive parking areas and not dominate the public realm;			

7. Safeguards and enhances existing vegetation belts on site boundaries extending these into the site wherever possible to create networks;
8. Ensures good acoustic design to address any noise impacts associated with the adjacent employment uses and the A24; and
9. Ensures that the new development has a positive relationship with adjacent residential properties.

Relevant Local Plan Policies (Additional to those in paragraph 5.3)

SDW2 Flood Risk Management

Supporting Text

The site is located to the south of the centre of Findon Village and separated from it by the A24 Findon Bypass. Subject to technical highways work, provision of an appropriate at grade pedestrian crossing and traffic calming measures on the A24 in near vicinity to the site should be implemented to better link the site with Findon Village. This site should contribute to the provision of such a crossing.

SDA51	Land south of Findon (Wyatts Field)	Location Plan	Site Plan
LAA Ref	AR022		
Settlement	Findon		
Parish	Findon		
Local Authority	Arun District Council		
Gross Site Area (HA)	2.4		
Uses and Indicative Capacity	Housing (Class C3) 20 homes		
<u>Policy Requirements</u>			
Detailed proposals that meet the following site-specific development requirements will be permitted:			
1. Provides suitable vehicular and pedestrian access onto Cross Lane, and provide an appropriate contribution towards a safe crossing of the A24 to connect with the Garden Centre, church and wider countryside; 2. The allocation must be master planned comprehensively, and if brought forward in a phased manner, initial phases must not prejudice the delivery of later phases; 3. Conserves and enhances the setting of the Nepcote Conservation Area and listed structures and buildings on the eastern boundary of the site; 4. Ensures that the layout works with the existing contours and focuses development on the north and west of the site, providing a suitable transition in built form and fabric to public open space and green infrastructure to the south and east; 5. Development should maximise the opportunities for provision of Green Infrastructure, Sustainable Drainage Systems and Biodiversity Net Gain as part of multi functional open spaces and streetscapes. Maximises the opportunities for multi-functional Sustainable Drainage Systems with an emphasis on nature-based, above ground and connected elements rather than underground engineered solutions;			

6. Safeguards and enhances existing vegetation belts on site boundaries extending these into the site wherever possible to create networks and form characteristic edge treatments to the development;
7. Ensures that the layout prioritises pedestrian movement through design for reduced vehicular speeds and car parking should be well integrated between buildings, within parking structures and visually unobtrusive parking areas and not dominate the public realm. Particular attention should be paid to minimise the visibility of, and ideally remove entirely, parked vehicles on the southern and eastern boundaries;
8. Ensures that the new development has a positive relationship with residential properties which share boundaries with the site to the north and east; and
9. Evaluation of potential archaeological features on the site will be carried out prior to any planning application being submitted so that the design and layout can take into account the preference to retain and protect any such features discovered.

Relevant Local Plan Policies (Additional to those in paragraph 5.3)

SDL3 Safeguarding Views, SDL7 Listed Buildings, SDL8 Conservation Areas, SDL9 Archaeology, SDG3 Public Open Space, Sports and Recreational Facilities

Supporting Text

The site is within the West Sussex County Council Archaeology Notification Alert for Findon Bronze Age, Iron Age & Roman occupation zone. The early identification of any archaeological features within the site is therefore considered very important.

In order to integrate the site's role within the setting of the Nepcote Conservation Area and the opportunity to provide positive public open space, the scheme for the public open space should focus on the provision of small scale, incidental natural play equipment (such as stepping stones, logs and planting) which should be provided alongside spaces to sit and dwell. No formal play equipment (bright and incongruous) should be provided, and furniture such as benches should be chosen to complement and/or blend with the public open space and its setting.

Subject to technical highways work, the site should contribute to provision of an appropriate at grade pedestrian crossing and traffic calming measures on the A24 in near vicinity to the site to better link the site with facilities and public rights of way south of the A24.

Greatham

- 5.52 Greatham is about 6 miles north of Petersfield and has a pub, playground, nursery, primary school and village hall. It is a linear village of the Western Weald which runs along the old main Petersfield to Farnham road, straddling two distinct landscape areas. The older part of the village to the west, much of which is covered by a conservation area, lies among the gently rolling fields of the Mixed Farmland and Woodland Vale landscape area, with many mature trees and distant views of the Hangers. Traditional building materials here include much use of sandstone.
- 5.53 Further northeast, beyond the valley of a tributary of the River Rother, the housing along the road becomes newer and denser as the land rises to sandy oak, birch and pine woods in the Wealden Farmland and Heath Mosaic landscape area, part of which are designated local wildlife sites. The eastern end of the village is in close proximity to land used by military. On the northern and eastern edge of the settlement is the Woolmer Forest. The forest is a Special Area of Conservation and a Site of Special Scientific Interest which forms part of the Wealden Heaths Phase II Special Protection Area.

SDA52 Land at Petersfield Road, Greatham

SDA52	Land at Petersfield Road, Greatham	Location Plan	Site Plan
LAA Ref	EA022		
Settlement	Greatham		
Parish	Greatham		
Local Authority	East Hampshire		
Gross Site Area (HA)	2.4		
Uses and Indicative Capacity	37 homes (C3) and 280 sqm shop (E(a))		
<u>Policy Requirements</u>			
Detailed proposals that meet the following site-specific development requirements will be permitted:			
1. Development proposals should provide clear transition in form and layout with a reduced build intensity from Petersfield Road east towards the open countryside; 2. Development proposals demonstrate no adverse effect on the integrity of the Wealden Heaths complex of habitats sites through appropriate mitigation for the impact of development informed by a project-level Habitats Regulations Assessment; 3. Development proposals should conserve and enhance the setting of local heritage assets including the Greatham Conservation Area and Local Listed Buildings and use local building materials to reinforce local distinctiveness (which may include sandstones); 4. Suitable mitigation measures will be provided to avoid increases in localised surface water flooding; 5. No significant harm will be demonstrated to be caused to groundwater resources; 6. The existing vehicular access will be retained and improvements to both the vehicular access and to off-site highways provided where identified as necessary to provide safe access and egress; 7. A publicly accessible off-road pedestrian route will be provided from Petersfield Road to the existing PRoW to the east of the allocation site;			

8. A significant area of public open space will be provided within the site which provides for a transition between the development and the countryside;
9. Existing mature trees and site boundaries will be retained and enhanced and new site boundaries provided appropriate to the local landscape; and
10. In order for the development to have an overall positive impact on the ability of the natural environment to contribute to ecosystem services, development proposals must address the following:
 - a) Protect and enhance trees within the site where possible, and where trees are lost, provide at least the equivalent in new tree planting on site. Trees on the site boundary should be retained and new tree planting should be undertaken; and
 - b) New planting should be suitable for pollinating species.

Relevant Local Plan Policies (Additional to those in paragraph 5.3)

SDN5 Wealden Heaths Complex, SDL6 Historic Environment and Cultural Heritage, SDL7 Listed Buildings, SDL8 Conservation Areas, SDW2 Flood Risk Management, SDT2 Active Travel Routes, SDH2 Mix of Homes, SDH3 Accessible and Adaptable Homes, SDH5 Affordable Homes

Supporting text

There is wastewater and waste infrastructure located near the site boundary. It is important that the exact location of this infrastructure in relation to the site is established prior to the commencement of any construction, in liaison with Southern Water, and that suitable access for maintenance and upsizing is retained.

The site is located within source protection zone 3, so a criterion 5 is included to protect groundwater resources.

The site is within 5km of the Wealden Heath Special Protection Area where mitigation may be required, see policy SDN5.

Itchen Abbas

5.54 Itchen Abbas is a linear village with a population of 244 people, located in the Western Downs approximately four miles north-east of Winchester. Itchen Abbas developed along the northern edge of the River Itchen, a Special Area of Conservation and a Site of Special Scientific Interest. The older houses in Itchen Abbas are mainly scattered in a linear fashion along the main road. Characteristic building materials in the older houses are brick, sometimes mixed with flints, reflecting the chalky surroundings. Most of the community buildings are located around the junction between the main road (B3047) and a north-south lane which crosses the River Itchen. Facilities include a nursery, primary school, local shop, post office, village hall and pub.

SDA53 Land at Itchen Abbas House, Itchen Abbas

SDA53	Land at Itchen Abbas House, Itchen Abbas	Location Plan	Site Plan
LAA Ref	WI096		
Settlement	Itchen Abbas		
Parish	Itchen Valley		
Local Authority	Winchester		
Gross Site Area (HA)	0.5		
Uses and Indicative Capacity	9 homes (C3)		
<u>Policy Requirements</u>			
Detailed proposals that meet the following site-specific development requirements will be permitted:			
1. Development demonstrates no adverse effect on the integrity of the Solent Habitats Sites and River Itchen Special Area of Conservation through nutrient neutrality informed by a project-level Habitats Regulations Assessment. 2. Development must provide a suitable transition in form and fabric towards the open countryside to the east, north and south; 3. The site boundaries should be suitably landscaped; 4. The development should provide a suitable new vehicular access if the current vehicular access is not suitable or available; 5. Opportunities will be taken to enhance the amenity, character and functionality of the adjacent PRow; 6. Biodiversity will be enhanced to contribute towards the aims of the Itchen Valley BOA; 7. All necessary vehicular parking will be provided on-site to avoid additional on street parking in adjacent roads; and 8. In order for the development to have an overall positive impact on the ability of the natural environment to contribute to ecosystem services, development proposals must address the following: a) Protect and enhance trees within the site where possible, and where trees are lost, provide at least the equivalent in new tree planting on site. Trees on the site boundary should be retained and new tree planting should be undertaken;			

- b) Minimise hard surfaced areas on site; and
- c) New planting should be suitable for pollinating species.

Relevant Local Plan Policies (Additional to those in paragraph 5.3)

SDN7 Nutrient Neutrality, SDH2 Mix of Homes, SDH3 Accessible and Adaptable Homes, SDH5 Affordable Homes

Supporting text

Southern Water advises that there is no public sewer network in close proximity to the site, the nearest public sewer catchment is 1.2 Kilometres away. This may need to be considered when designing the lay out of the development and assessing what new wastewater infrastructure is required to serve the development.

The Environment Agency highlights guidance contained within the Planning Practice Guidance which sets out a hierarchy of drainage options that must be considered and discounted, and that, under the Environmental Permitting (England and Wales) Regulations 2016, any discharge of sewage made to either surface water or groundwater will need to be registered as an exempt discharge activity, or hold a permit issued by the Environment Agency. An environmental permit is separate to the need for planning permission.

Hampshire County Council notes that there are no watercourses identified on site so there will need to be further investigation into a suitable outfall for surface water drainage. This area has potential for groundwater issues which will need to be considered.

This site is within the Solent and River Itchen Nutrient Neutrality Catchment Areas so development will need to demonstrate nutrient neutrality, see policy SDN7.

Keymer

- 5.55 Keymer is a small village on the eastern edge of the larger village of Hassocks and about 0.5 miles west of Ditchling. Its centre and part of Lodge Lane is designated as a conservation area, which includes seven listed buildings, with the Old Manor House being the oldest and dating from the 15th century. Characteristic features of the conservation area include the church sited on higher land which can be seen from all approaches; the variety of properties in Lodge Lane; the stone walls, hedges and trees which provide variety to Lodge Lane; the bend in Keymer Road at the Lodge Lane junction which adds interest to the street scene; views into and out of the conservation area; and the use of traditional building materials.
- 5.56 Keymer has a small parade of shops and a pub, but adjacent Hassocks is a much larger settlement (around 8,000 people) with three schools, shops, medical centre and railway station. Most of the settlements are outside the National Park, which covers all the land to the south including the scarp slope of the eastern downs with Ditchling Beacon and Clayton Windmills (Jack and Jill), both prominent in views from the villages.
- 5.57 The Hassocks Neighbourhood Development Plan was made part of the development plan in July 2020 and includes thematic policies that would need to be taken into account when planning any future development. This includes Policy I which identifies Local Gaps, including between Keymer/Hassocks and Ditchling. However, it supports development within the Local Gap where it is a scheme for housing that is in accordance with the relevant Local Plan, and it would not compromise individually or cumulatively the objectives and fundamental integrity of the Local Gap.
- 5.58 Hassocks Parish Council has prepared a Parish Priorities Statement, in consultation with its community, to help inform this Local Plan. The contents of this Statement were taken into account in the allocations below, and are material considerations for any other development that comes forward in the parish.

SDA54 Land east of Lodge Lane, Keymer

SDA55 Land at Southdowns Farm, Keymer

SDA54	Land east of Lodge Lane, Keymer	Location Plan	Site Plan
LAA Ref	MI014		
Settlement	Keymer		
Parish	Hassocks		
Local Authority	Mid Sussex		
Gross Site Area (HA)	2.31		
Uses and Indicative Capacity	30 homes (C3) and flood mitigation		
<u>Policy Requirements</u>			
Detailed proposals that meet the following site-specific development requirements will be permitted:			
1. Provides suitable vehicular and pedestrian access onto Lodge Lane and make an appropriate contribution to traffic management measures on Lodge Lane to slow traffic speeds, give more priority to pedestrians and cyclists and reduce conflicts with parked vehicles; 2. Provides required flood mitigation measures to address existing and any future issues, including providing flood water storage on-site to slow the flow of the stream on the southern boundary and mitigate against existing flooding of Lodge Lane and adjacent properties during storm events. Flood mitigation and Sustainable Drainage Systems should be multi-functional with an emphasis on nature-based, above ground and connected elements rather than underground engineered solutions; 3. Preserves views of and from Keymer Church through the centre of the site by utilising this area for multi-functional green space, flood mitigation, biodiversity net gain and sustainable drainage systems; 4. Prioritises pedestrian movement through design for reduced vehicular speeds, and integrates car parking between buildings, within parking structures and visually unobtrusive parking areas so it does not dominate the public realm; 5. Safeguards and enhances existing vegetation on site extending these into the site wherever possible to create networks and screen built development from views from the south and east to protect the gap between Keymer and Ditchling and views from the Downs; and			

6. Avoids damage to mature trees from access arrangements or built development and avoids creating future pressure to fell or lop these trees.

Relevant Local Plan Policies (Additional to those in paragraph 5.3)

SDL6 Historic Environment and Cultural Heritage, SDL7 Listed Buildings, SDL8 Conservation Areas, SDW2 Flood Risk Management, SDT2 Active Travel Routes, SDH2 Mix of Homes, SDH3 Accessible and Adaptable Homes, SDH5 Affordable Homes, SDL3 Safeguarding Views, SDW2 Flood Risk Management

Supporting text

The National Park boundary runs just to the east of Lodge Lane at this point, and the access to this site is within Mid Sussex District Council planning authority area. A separate planning application will be required for this part of the development.

Lodge Lane experiences congestion at peak times near the site access and to the north due to uncontrolled on-street parking. This allocation and SDA55 Southdowns Farm together should contribute to traffic management measures that address these issues through buildouts and controlled parking zones. The affected area is outside of the National Park boundary and any measures would need to be with the agreement of the highway authority.

Hassocks and Keymer have long-standing issues with flooding due to the number of streams running from the foot of the Downs into the centre of the village. These become overwhelmed in storm events, causing flooding of roads, gardens and properties. The Lodge Lane area is particularly affected by the stream which runs along the southern boundary of the allocation site, exacerbated by the flow being obstructed by the culvert under Lodge Lane. This allocation provides an opportunity to address these existing issues by providing space within the site to store water from the stream during flood events so that it can be released more slowly into the network.

Keymer Conservation Area (wholly within Mid Sussex local planning authority area) borders the allocation site, including properties to the south of the access. It also includes the area around Keymer Road to the north of the site and the Grade II listed Church of St Cosmos and St Damian. This area is on a ridge and overlooks the allocation site, and views of and from the site are key landscape features to retain. This together with the flood mitigation measures, are key determinates of the layout of the site, requiring most built development to be at the eastern end of the site.

Policy I of the Hassocks Neighbourhood Plan defines a Local Gap between Keymer/Hassocks and Ditchling, and this allocation site falls within this gap. The policy says that its objectives are preventing coalescence and retaining the separate identity and amenity of settlements, and that

development will be supported if it is a scheme for housing that is in accordance with Local Plan policies and would not compromise individually or cumulatively the objectives and fundamental integrity of the gaps. The impact on the gap has been assessed as part of the allocation of this site, and the site is considered capable of accommodating the indicated capacity of development without conflicting with Policy I. However, this will be a key factor in assessing the detailed layout and built form of the development.

SDA55	Land at Southdowns Farm, Keymer	Location Plan	Site Plan
LAA Ref	MI003		
Settlement	Keymer		
Parish	Hassocks		
Local Authority	Mid Sussex		
Gross Site Area (HA)	0.71		
Uses and Indicative Capacity	10 homes (C3) and allotments (sui generis/agricultural)		
<u>Policy Requirements</u>			
Detailed proposals that meet the following site-specific development requirements will be permitted:			
1. Provides suitable vehicular and pedestrian access onto Lodge Lane and make an appropriate contribution to traffic management measures on Lodge Lane to slow traffic speeds, give more priority to pedestrians and cyclists and reduce conflicts with parked vehicles;			
2. A layout which confines housing and associated built development to the eastern half of the site and includes approximately 0.33 HA at the western end for allotments;			
3. Prioritises pedestrian movement through design for reduced vehicular speeds, provides an internal link to the Public Right of Way footpath HAS-12K and provides a vehicular access and an unloading bay for the allotments;			
4. Car parking is well integrated between buildings, within parking structures and visually unobtrusive parking areas and does not dominate the public realm;			
5. Maximises the opportunities for provision of Green Infrastructure, Sustainable Drainage Systems and Biodiversity Net Gain as part of multi functional open spaces and streetscapes. Sustainable Drainage Systems and any required flood mitigation measures should be nature-based, above ground and connected elements rather than underground engineered solutions; and			

6. Safeguards and enhances existing vegetation on site boundaries extending these into the site wherever possible to create networks and screen built development from views from the south and east to protect the character of Lodge Lane and views from the Downs. Access arrangements and built development should avoid damage to mature trees, including those covered by Tree Preservation Orders, and avoid creating future pressure to fell or lop these trees.

Relevant Local Plan Policies (Additional to those in paragraph 5.3)

SDT2 Active Travel Routes, SDH2 Mix of Homes, SDH3 Accessible and Adaptable Homes, SDH5 Affordable Homes, SDG3 Public Open Space, Sports and Recreational Facilities

Supporting Text

The National Park boundary runs along the western edge of Lodge Lane and part of the access and/or sightlines may be within Mid Sussex District Council planning authority area. Liaison with MSDC is advised to ascertain whether a separate planning application will be required for this part of the development.

The Hassocks Priorities Statement identifies the need for more allotments as the existing ones located at the end of Parklands Road are over-subscribed. Public Right of Way HAS-12K links those allotments with the allocation site via an area designated as Local Green Space in the Hassocks Neighbourhood Development Plan. This site provides an opportunity to provide additional allotments space in an area of the site not suitable for built development due to its visibility in long views from the Downs. The required link onto HAS-12K will connect this new provision to related community green infrastructure and surrounding homes and encourage access to the allotments to be by pedestrians only with the exception of necessary unloading trips using a bay within the development. The link to HAS-12K will also facilitate access to the countryside and community green infrastructure by the residents of the new homes on the allocation site.

Lodge Lane experiences congestion at peak times north of the site access due to uncontrolled on-street parking. This allocation and SDA54 Land east of Lodge Lane, Keymer together should contribute to traffic management measures that address these issues through build-outs and controlled parking zones. The affected area is outside of the National Park boundary and any measures would need to be with the agreement of the highway authority.

Kingston near Lewes

- 5.59 Kingston near Lewes is two miles south of Lewes and is an attractive downland village on the lower slopes of the eastern Downs, with the River Ouse valley to the east. The historic village, which is designated as a conservation area, is spread along a single street linking the valley to the top of the downlands and was presumably a drove road in origin. Its historic buildings include St Pancras Church, Manor Houses, farm workers' cottages and agricultural buildings. More modern development has spread to the north and along Ashcombe and Wellgreen Lanes. The village has a nursery, primary school, village hall, pub and garden centre.
- 5.60 The Kingston Conservation Area Appraisal and Management Plan was approved in October 2021 and includes important evidence about the historic features which need to be considered when planning development within or adjacent to the conservation area.
- 5.61 Kingston Parish Council has prepared a Parish Priorities Statement, in consultation with its community, to help inform this Local Plan. The contents of this Statement were taken into account in the allocations below, and are material considerations for any other development that comes forward in the parish.

SDA56 Land at Beaumont, Wellgreen Lane, Kingston-near-Lewes

SDA57 Audibarn Farm, Ashcombe Lane, Kingston-near-Lewes

SDA56	Land at Holdings Farm, Wellgreen Lane, Kingston	Location Plan	Site Plan
LAA Ref	LE118		
Settlement	Kingston		
Parish	Kingston		
Local Authority	Lewes District Council		
Gross Site Area (HA)	0.6		
Uses and Indicative Capacity	Housing (Class C3) 6 Dwellings		
<u>Policy Requirements</u>			
Detailed proposals that meet the following site-specific development requirements will be permitted:			
1. Provides suitable vehicular and pedestrian access onto Wellgreen Lane, utilising the existing access point in the northwest area of the site; 2. Development is focused on the western portion of the site, and an area of public open space is provided to the east, which is natural in its design, and includes seating to enable residents to dwell, and enjoy views to the south; 3. No significant harm will be demonstrated to be caused to groundwater resources; 4. Provides a public pedestrian access from Wellgreen Lane, connecting with the existing public open space to the north. Pedestrian access should be integrated into traffic calming measures on Wellgreen Lane; 5. The internal layout of the site prioritises pedestrian movement through design for reduced vehicular speeds, and minimising hardstanding wherever possible; and 6. The layout integrates and enhances existing trees and vegetation belts on both the site boundaries and within the site.			

Relevant Local Plan Policies (Additional to those in paragraph 5.3)

SDT2 Active Travel Routes, SDH2 Mix of Homes, SDH3 Accessible and Adaptable Homes, SDH5 Affordable Homes, SDG3 Public Open Space, Sports and Recreational Facilities

SDA57	Audiburn Farm, Ashcombe Lane	Location Plan	Site Plan
LAA Ref	LE124		
Settlement	Kingston		
Parish	Kingston		
Local Authority	Lewes District Council		
Gross Site Area (HA)	0.3		
Uses and Indicative Capacity	Housing (Class C3) 5 dwellings		
<u>Policy Requirements</u>			
Detailed proposals that meet the following site-specific development requirements will be permitted:			
1. Provides a suitable transition in built form to the open countryside to the east, including planting to soften the settlement edge and provide for nature recovery, alongside any required flood mitigation measures; 2. Provides suitable vehicular and pedestrian access onto Ashcombe Lane; 3. Prioritises pedestrian movement through limited vehicular design speeds, minimising hardstanding provision and incorporating a Public Right of Way footpath that crosses the site; and 4. Takes opportunities to support the restoration and/ or management of the Cockshut stream.			
<u>Relevant Local Plan Policies (Additional to those in paragraph 5.3)</u>			
SDT2 Active Travel Routes, SDH2 Mix of Homes, SDH3 Accessible and Adaptable Homes, SDH5 Affordable Homes, SDW2 Flood Risk Management			

Lancing

5.62 Lancing is a large coastal settlement of nearly 28,000 people between Shoreham to the east and Sompting to the west. The A27 runs through the settlement, with the National Park boundary running tightly to its northern boundary. To the north is Lancing Ring, a local nature reserve with a network of public rights of way up onto the Downs. To the east of the main settlement is Lancing College, with its prominent Grade I listed chapel dominating views across the Adur Valley. A large area of new development (Monks Farm) is under construction to the south of the A27, adjacent to Brighton City / Shoreham Airport, with associated reconfigurations of the A27.

SDA58 Hoe Court, Lancing

SDA58	Land at Hoe Court	Location Plan	Site Plan
LAA Ref	AD007		
Settlement	Lancing		
Parish	Lancing		
Local Authority	Adur District Council		
Gross Site Area (HA)	6.5		
Uses and Indicative Capacity	Housing (Class C3) 50 Homes, or Residential Institution (Class C2) 60 Bed Care Home plus 18 (Class C3) Homes		
<u>Policy Requirements</u>			
Detailed proposals that meet the following site-specific development requirements will be permitted:			
1. The allocation must be master planned comprehensively, and if brought forward in a phased manner, initial phases must not prejudice the delivery of later phases;			
2. Provides suitable vehicular and pedestrian access onto the A27 via Hoe Court. This access should conserve and enhance the pedestrian access to Public Right of Way LAN/2060/I through the junction with the A27 and past the entrance to the site and its connection to Public Right of Way LAN/2065/I;			
3. Ensures the provision of footpath connections into the pedestrian network to the west of the site, including the provision of off-site improvements where required, to ensure the connectivity to the wider community, and provide meaningful alternative access options for visitors;			
4. Ensures that development follows the existing contours of the site. Development may only take place in the southern half of the site, with the northern part of the site forming an extension to Lancing Ring Local Nature Reserve;			
5. Maximises the opportunities for provision of Green Infrastructure, Sustainable Drainage Systems and Biodiversity Net Gain as part of multi-functional open spaces;			

6. Provides for a minimum of 20% Biodiversity Net Gain;
7. Maximises the opportunities for multi-functional Sustainable Drainage Systems with an emphasis on nature-based, above ground and connected elements rather than underground engineered solutions;
8. Safeguards and enhances existing vegetation belts on site boundaries extending these into the site wherever possible to create networks;
9. Conserves and enhances the setting of the adjacent Grade II listed Hoe Court Farmhouse (Ref: 1286550);
10. Ensures good acoustic design to address any noise impacts associated with the A27;
11. The development density should move from a higher density in the south of the developable area to a lower density to the north. This should provide a suitable transition in built form and fabric to green infrastructure to the north and to existing residential development to the south; and
12. Ensures that the layout prioritises pedestrian movement through design for reduced vehicular speeds. Car parking should be well integrated between buildings, within parking structures and visually unobtrusive parking areas and not dominate the public realm. Development should minimise the visibility of vehicles on the northern boundary of the developable area.

Relevant Local Plan Policies (Additional to those in paragraph 5.3)

SDH2 Mix of Homes, SDH3 Accessible and Adaptable Homes, SDH5 Affordable Homes, SDH4 Specialist and Older Persons Accommodation, SDG3 Public Open Space, Sports and Recreational Facilities, SDT2 Active Travel Routes

Lodsworth

- 5.63 Lodsworth is nestled between the two parkland estates of Cowdray and Leconfield, and has spectacular views to the South Downs and northwards to Blackdown. The 'old village' is 13th century in origin, is bounded by Church Lane and Vicarage Lane, and includes the Church, the Manor House and St Peter's Well. The 'new village' is largely 16th century and comprises The Street – extending from the top of Church Lane to just beyond the Hollist Arms. To the west of the Hollist, off Gills Lane, lies the 19th century Lodsworth House, with the area north-west of the Hollist being mostly 20th century development. The village has a village hall, playing fields, brewery, local shop and two pubs.
- 5.64 The Lodsworth Village Design Statement was adopted as a Supplementary Planning Document in October 2016 and provides guidance so that any new developments are designed and located in a way that reflects the local characteristics and qualities that people value.

SDA59 Land west of The Street, Lodsworth

SDA59	Land west of The Street, Lodsworth	Location Plan	Site Plan
LAA Ref	CH215		
Settlement	Lodsworth		
Parish	Lodsworth		
Local Authority	Chichester District Council		
Gross Site Area (HA)	0.4		
Uses and Indicative Capacity	Housing (Class C3) 9 Homes		
<u>Policy Requirements</u>			
Detailed proposals that meet the following site-specific development requirements will be permitted:			
1. Provides a suitable vehicular access from Old Langham Farm; 2. Provides a footpath in the form of a Public Right of Way from the northeastern corner of the site where it connects with The Street (and Public Right of Way 1085), following the eastern field boundary, and connecting into the eastern corner of Old Langham Farm via the site; 3. Demonstrates through a project-level Habitats Regulations Assessment that there will be no adverse effect on the integrity of Singleton & Cocking Tunnels Special Area of Conservation, The Mens Special Area of Conservation, and Ebernoe Common Special Area of Conservation; 4. Ensures that the proposed development does not prejudice the continued functionality of the New Langham Borehole; 5. Delivers built form which reflects and retains the isolated farmstead character of Old Langham Farm, following the guidance in Historic England's Farmstead Assessment Framework; 6. Safeguards and enhances the existing tree and hedgerow vegetation belts on the southern and eastern boundaries of the site. Trees on the eastern boundary must not be included in rear gardens or communal storage areas;			

7. The new public right of way has surfacing suitable for year-round use, and includes suitable planting in the field margin along its length, to reduce the visual impact of the new surfacing when viewed from Public Right of Way 1085. Properties will front onto the new footpath where it enters the development on the eastern boundary and as it crosses the site to provide natural surveillance. Appropriate pedestrian wayfinding for the new Public Right of Way shall be provided in Old Langham Farm, the development site and at the connection with Public Right of Way 1085;
8. Areas of green infrastructure, including Biodiversity Net Gain shall be located on the northern boundary of the development area and connect to new planting along the eastern field margin associated with the new footpath. This includes planting varying depths, focused on hedgerow and woodland planting to reflect the local landscape character;
9. All boundary treatments to properties, on the edge of the development and within it, which are visible from the public realm, including Public Right of Way 1085, shall be formed of characteristic walls and/hedging. The existing hedging to the north of the existing vehicular entrance to Old Langham Farm shall be retained; and
10. Provides any required flood mitigation measures and maximises opportunities for multi-functional Sustainable Drainage Systems with an emphasis on nature-based, above ground and connected elements rather than underground engineered solutions.

Relevant Local Plan Policies (Additional to those in paragraph 5.3)

SDH2 Mix of Homes, SDH3 Accessible and Adaptable Homes, SDH5 Affordable Homes, SDL4 Relative Tranquility, SDL5 Dark Night Skies, SDN3 Sussex Bat Special Areas of Conservation, SDW2 Flood Risk Management, SDT2 Active Travel Routes

Supporting Text

The scheme should support Lodsworth as a 'dark village' and particular importance will be placed on positively delivering the requirements of policies relating to dark night skies and tranquillity.

The provision of a public footpath connecting both the residential development and Old Langham Farm's existing commercial properties to the centre of the village is essential to the acceptability of any development proposal. This route will reduce vehicle movements by providing residents with a walking

route into the village centre, and the opportunity for visitors to move between Old Langham Farm and the village centre without moving their vehicles once parked.

Milland

- 5.65 Milland is located between Liphook (3 miles), Midhurst (5 miles), Petersfield (7.5 miles) and Haslemere (8 miles). The core village of Milland developed in the mid-20th century around the Rising Sun crossroads. The primary school is located at Wardley Green, half a mile to the east. The main settlement has a village hall, pub, nursery, small garage, community shop, recreation field, playground, tennis courts, village green, and small business/workshop centres.
- 5.66 The Milland Neighbourhood Development Plan was made part of the development plan in June 2016 and includes thematic policies that would need to be taken into account when planning any future development.

SDA60 Land at Fernhurst Road, Milland

SDA61 Land at Rake Road, Milland

SDA60	Land at Fernhurst Road	Location Plan	Site Plan
LAA Ref	CH278		
Settlement	Milland		
Parish	Milland		
Local Authority	Chichester District Council		
Gross Site Area (HA)	1.06		
Uses and Indicative Capacity	Housing (Class C3) 13 Homes		
<u>Policy Requirements</u>			
Detailed proposals that meet the following site-specific development requirements will be permitted:			
1. Provides suitable vehicular and pedestrian access onto Fernhurst Road, including appropriate pedestrian crossing and traffic calming features to connect with the north side of Fernhurst Road; 2. Provides a suitable pedestrian connection to Public Right of Way 1198 on the south east boundary of the site; 3. Retains the field access on the western boundary providing access from Sunfield House to agricultural land to the south of the site; 4. Demonstrates no adverse effect on the integrity of the Wealden Heaths complex of habitats sites through appropriate mitigation for the impact of development informed by a project-level Habitats Regulations Assessment; 5. Demonstrates through a project-level Habitats Regulations Assessment that there will be no adverse effect on the integrity of the Singleton & Cocking Tunnels Special Area of Conservation; 6. Maximises the opportunities for provision of Green Infrastructure, Sustainable Drainage Systems and Biodiversity Net Gain as part of multi-functional open spaces and streetscapes and includes multi-functional Sustainable Drainage Systems with an emphasis on nature-based, above ground and connected elements rather than underground engineered solutions; 7. Safeguards and enhances existing vegetation belts on site boundaries extending these into the site wherever possible to create networks, with a particular focus on naturalising and strengthening boundaries on the southern and eastern boundaries;			

8. Ensures appropriate buffering for the Hammer Stream watercourse, and its riparian zone. This should include consideration of protected species and address potential impacts from artificial lighting, soil compaction, flooding, pollution, and silt runoff during both construction and operation. Buffer areas must not be incorporated into private gardens or communal storage spaces and should be designed to protect and enhance the setting and ecological function of Hammer Stream;
9. Provides a suitable transition in built form and fabric to green infrastructure to the south and east. This should include minimising hard standing, avoiding suburban street details, and prioritising pedestrian movement through design for reduced vehicular speeds. The layout could include a farmstead approach in the southern part of the site to positively address the pond and open space on the southeastern part of the site;
10. Car parking shall be well integrated between buildings, within parking structures and visually unobtrusive parking areas and not dominate the public realm and particular attention should be paid to minimise the visibility of vehicles on the northern, eastern and southern boundaries; and
11. The layout should pay particular attention to the detailing of eastern facades which are visible from Fernhurst Road to the east of the village.

Relevant Local Plan Policies (Additional to those in paragraph 5.3)

SDH2 Mix of Homes, SDH3 Accessible and Adaptable Homes, SDH5 Affordable Homes, SDN5 Wealden Heaths Complex, SDN3 Sussex Bat Special Areas of Conservation, SDT2 Active Travel Routes

Supporting Text

The neighbourhood plan identifies weaknesses in Milland's existing sewerage, power and telecommunications infrastructure. Early assessment of utilities provision is recommended to allow any necessary infrastructure to be positively integrated into development.

SDA61	Land at Rake Road	Location Plan	Site Plan
LAA Ref	CH277		
Settlement	Milland		
Parish	Milland		
Local Authority	Chichester District Council		
Gross Site Area (HA)	1.6		
Uses and Indicative Capacity	Housing (Class C3) 8 Homes		

Policy Requirements

Detailed proposals that meet the following site-specific development requirements will be permitted:

1. Provides suitable vehicular and pedestrian access onto Rake Road;
2. Demonstrates no adverse effect on the integrity of the Wealden Heaths complex of habitats sites through appropriate mitigation for the impact of development informed by a project-level Habitats Regulations Assessment;
3. Demonstrates through a project-level Habitats Regulations Assessment that there will be no adverse effect on the integrity of the Singleton & Cocking Tunnels Special Area of Conservation;
4. Safeguards and enhances existing vegetation belts on site boundaries, and address any impacts associated the ancient woodland (Stretton's Copse) within the northern part of the site through appropriate buffering. This should include consideration of protected species and address potential impacts from artificial lighting, soil compaction, flooding, pollution, and silt runoff during both construction and operation. Buffer areas must not be incorporated into private gardens or communal storage spaces and should be designed to protect and enhance the setting and ecological function of the ancient woodland;
5. Ensures appropriate buffering for the watercourse on the southwest boundary and its riparian zone. This should include consideration of protected species and address potential impacts from artificial lighting, soil compaction, flooding, pollution, and silt runoff during both construction and operation. Buffer areas must not be incorporated into private gardens or communal storage spaces and should be designed to protect and enhance the setting and ecological function of the watercourse or ancient woodland;

6. Follows a sequential approach by directing development away from areas of flood risk including the provision of any required flood mitigation measures and that development should follow the existing contours of the site and focuses development to the centre (opposite Pennels Close) and west of the site;
7. Maximises the opportunities for provision of Green Infrastructure, Sustainable Drainage Systems and Biodiversity Net Gain as part of multi-functional open spaces;
8. Maximises the opportunities for multi-functional Sustainable Drainage Systems with an emphasis on nature-based, above ground and connected elements rather than underground engineered solutions;
9. Safeguards and enhances existing vegetation belts on site boundaries extending these into the site wherever possible to create networks;
10. The development layout should prioritise pedestrian movement through design for reduced vehicular speeds and ensure that car parking is well integrated between buildings, within parking structures and visually unobtrusive parking areas, which do not dominate the public realm; and
11. The development shall take opportunities to underground existing overhead power cables.

Relevant Local Plan Policies (Additional to those in paragraph 5.3)

SDT2 Active Travel Routes, SDH2 Mix of Homes, SDH3 Accessible and Adaptable Homes, SDH5 Affordable Homes, SDL5 Dark Night Skies, SDN5 Wealden Heaths Complex, SDN3 Sussex Bat Special Areas of Conservation, SDW2 Flood Risk Management

Supporting Text

The buildings within the site are identified as an undesignated heritage asset in the Milland Neighbourhood Development Plan, and the design and layout should consider the opportunities to integrate elements which are inspired by its historic use and relevance of the site.

The neighbourhood plan identifies weaknesses in Milland's existing sewerage, power and telecommunications infrastructure. Early assessment of utilities provision is recommended to allow any necessary infrastructure to be positively integrated into development.

Northchapel

5.67 Northchapel is located in the north-western corner of Sussex, one mile to the south of the Surrey-Sussex county border, with the majority of the parish in the National Park. Northchapel is so named because its church was once a chapelry to the north of Petworth. The early village settlement evolved around the village green and the parish church, and developed in a linear fashion along the road. This main road, the A283, divides the village in a north/south direction. There are many listed buildings in the village centre, ranging from vernacular timber-framed houses, some clad with the traditional brick and tile familiar to this part of Sussex, to Georgian or Victorian. These include the parish church of St Michael's on the east side of the village. Facilities include a nursery, primary school, local shop, post office, village hall, playground, and pub.

SDA62 Land west of Valentines Lea, Northchapel

SDA62	Land west of Valentines Lea	Location Plan	Site Plan
LAA Ref	CH074		
Settlement	Northchapel		
Parish	Northchapel		
Local Authority	Chichester		
Gross Site Area (HA)	7.1		
Uses and Indicative Capacity	25 homes (C3)		
<u>Policy Requirements</u>			
Detailed proposals that meet the following site-specific development requirements will be permitted:			
1. Provides suitable vehicular and pedestrian access onto; a. The A283 on the northeast boundary, subject to confirmation of suitability, minimising any loss of vegetation, and with the provision of southbound footway improvements on the A283 to the junction with Valentines Lea; and/or b. Valentines Lea, subject to confirmation of suitability, minimising any loss of vegetation and suitable integration of existing public rights of way; and 2. The layout prioritises the provision of pedestrian connectivity, through provision of; a. Improvements to and integration into any future access connection of Public Right of Way NOC-589-1 to the A283; b. An appropriate pedestrian crossing facility and traffic calming measures to reflect access routes to local services and facilities across the A283; and c. Improvements to Public Right of Way NOC-589 that runs parallel to the southern boundary, so far as linking with Public Right of Way NOC-823 to the west and with the A283 to the east to provide improved access to the wider Public Right of Way network and with local services; and 3. Demonstrates through a project-level Habitats Regulations Assessment that there will be no adverse effect on the integrity of The Mens Special Area of Conservation, and Ebernoe Common Special Area of Conservation;			

4. Safeguards and enhances where possible existing vegetation belts on site boundaries and within the site. Development must also ensure appropriate buffering for the adjacent ancient woodland habitats to the northwest and south. This should include consideration of protected species and address potential impacts from artificial lighting, soil compaction, flooding, pollution, and silt runoff during both construction and operation. Buffer areas must not be incorporated into private gardens or communal storage spaces and should be designed to protect and enhance the setting and ecological function of the ancient woodland. This could include meadowland regeneration;
5. Follows a sequential approach, directing built development away from flood zones 2 and 3, and provides any required flood mitigation and drainage measures with an emphasis on nature-based, above ground and connected elements rather than underground engineered solutions. Integration of drainage measures which improve drainage management for properties at the northern end of Valentines Lea should be included;
6. Maximises the opportunities for provision of Green Infrastructure, Sustainable Drainage Systems and Biodiversity Net Gain as part of multi-functional open spaces and streetscapes;
7. Built development provides a suitable transition in built form and fabric to the open countryside to the north, south and west, with significant opportunity for open space provision and planting to soften the settlement edge and provide for nature recovery. This area should include pedestrian access and opportunities for the community to dwell;
8. The scheme layout knits into existing development at Valentines Lea on the eastern edge of the site taking opportunities to extend and connect into existing public open spaces and pedestrian routes, such as the spaces fronted by properties 26-34 and 43-52 Valentines Lea. The scheme should deliver landscape improvements in existing public open spaces within Valentines Lea, which could include tree planting, play equipment and seating;
9. Ensures that the layout prioritises pedestrian movement through design for reduced vehicular speeds. Car parking should be well integrated between buildings, within parking structures and visually unobtrusive parking areas and not dominate the public realm. Particular attention should be paid to minimise the visibility of vehicles on the north, south and western boundaries;
10. Public Open Space is provided to the west of the development, and should including a walking route which connects into the development to the north and south, and could include the provision of community allotments to address a shortfall in the area; and
11. The site is located in a mineral safeguarding area and development should aim to maximise the prior extraction of mineral resources onsite and be informed by a Mineral Resource Assessment (MRA) to demonstrate compliance with the relevant minerals local plan policy.

Relevant Local Plan Policies (Additional to those in paragraph 5.3)

SDH2 Mix of Homes, SDH3 Accessible and Adaptable Homes, SDH5 Affordable Homes, SDL5 Dark Night Skies, SDN3 Sussex Bats Special Areas of Conservation, SDW2 Flood Risk Management, SDG3 Public Open Space, Sports and Recreational Facilities, SDT2 Active Travel Routes, West Sussex Joint Minerals Local Plan Policy M9: Safeguarding Minerals

Nyewood

5.68 Nyewood is a small linear village in the Western Rother valley. The village is on an unclassified road between Rogate and South Harting, and is in the civil parish of Harting. Amenities include the new Henry Warren Hall, a play area, and some small employment areas.

SDA63 Three Cornered Piece, Nyewood

SDA63	Site Address: Three Corner Piece, Bohemia Hollow	Location Plan	Site Map
LAA Ref	n/a		
Settlement	Nyewood		
Parish	Harting		
Local Authority	Chichester District		
Gross Site Area (HA)	1.75ha		
Uses and Indicative Capacity	1 permanent Gypsy and Traveller pitch		
<u>Policy Requirements</u>			
Detailed proposals that meet the following site-specific development requirements will be permitted:			
1. The design will minimise impact on tranquillity and scenic beauty of the National Park using appropriate materials and planting to break up the hard standing and keeping any associated buildings to a minimum in scale; 2. External lighting will be minimised and designed to protect dark night skies; 3. Demonstrates through a project-level Habitats Regulations Assessment that there will be no adverse effect on the integrity of the Singleton & Cocking Tunnels Special Area of Conservation; 4. Existing hedgerows and trees bordering the site will be safeguarded and enhanced, and any impacts associated with adjacent ancient woodland will be addressed through appropriate buffering (as required by Policy SDN8). Buffer areas must not be incorporated into private gardens or communal storage spaces and should be designed to protect and enhance the setting and ecological function of the ancient woodland; 5. Biodiversity improvements will be provided with appropriate planting and creation of meadow buffer strips along hedgerows and woodland edges;			

6. Appropriate buffering (as required by Policy SDW1) will be provided for the watercourse to the south of the site, its riparian zone, and the adjacent ancient woodland habitat to the east. This should include consideration of protected species and address potential impacts from artificial lighting, soil compaction, flooding, pollution, and silt runoff during both construction and operation. Buffer areas must not be incorporated into private gardens or communal storage spaces and should be designed to protect and enhance the setting and ecological function of the watercourse;
7. Surface water drainage must be controlled on site and foul drainage must be effectively treated before discharge;
8. The layout must ensure that sufficient room is available to allow vehicles to turn around within the site; and
9. The development should be occupied only by those who fulfil the Planning Policy for Traveller Sites' definition of a Gypsy or Traveller.

Supporting Text

The site falls within 12km of Singleton and Cocking Tunnels SAC, and appropriate avoidance and mitigation measures are required, see Policy SDN3.

Relevant Local Plan Policies (Additional to those in paragraph 5.3)

SDL3 Safeguarding Views, SDL4 Relative Tranquillity, SDL5 Dark Night Skies, SDN3 Sussex Bats Special Areas of Conservation

Offham

5.69 Offham is a small historic village located between Cooksbridge and Lewes, along the A275, and is within the parish of Hamsey. The Hamsey Neighbourhood Development Plan was made part of the development plan in July 2016 and includes thematic policies that would need to be taken into account when planning any future development.

SDA64 Offham Barns, Offham

SDA64	Offham Barns, Offham	Location Plan	Site Plan
LAA Ref	n/a		
Settlement	Offham		
Parish	Hamsey		
Local Authority	Lewes		
Gross Site Area (HA)	0.3		
Uses and Indicative Capacity	4 gypsy & traveller pitches		
<u>Policy Requirements</u>			
Detailed proposals that meet the following site-specific development requirements will be permitted:			
1. Development will be laid out to ensure sufficient room is available to allow vehicles to turn around within the site; 2. Surface water drainage must be controlled on site and foul drainage must be effectively treated before discharge; 3. The location of pitches and new access roads will have regard to areas of surface water flooding and potential groundwater emergence; 4. The development will be designed to avoid an increase in the feeling of urbanisation in this location, including keeping any associated buildings to a minimum in both number and scale; 5. Significant planting will be provided in order to break up the hardstanding that will be required and reduce the urbanising impact of an increase in the site size; 6. Existing hedgerows bordering the site must be retained and reinforced; and 7. The development should be occupied only by those who fulfil the Planning Policy for Traveller Sites definition of a Gypsy or Traveller.			

Relevant Local Plan Policies (Additional to those in paragraph 5.3)

SDW2 Flood Risk Management, SDT2 Active Travel Routes, SDL5 Dark Night Skies

Supporting text

The Environment Agency notes that non-mains drainage may be considered for this development and highlights the Planning Practice Guidance on the hierarchy of drainage options. Where it is not possible to connect into a mains sewer, under the Environmental Permitting (England and Wales) Regulations 2016, any discharge of sewage made to either surface water or groundwater will need to be registered as an exempt discharge activity, or hold a permit issued by the Environment Agency. An environmental permit is separate to the need for planning permission. The Agency encourages early consideration of how foul water will be managed for this site.

Owslebury

5.70 The village of Owslebury (pronounced 'Osselbury'), is located approximately 3 miles southeast of Winchester. The Ship Inn sits at the convergence of three lanes to the south of the main village. Other amenities include St Andrew's Church, a primary school, a village hall, the Glebe Field, children's playground, and the Village Green.

SDA65 Land at Old Green Farm, Owslebury

SDA65	Land at Old Green Farm	Location Plan	Site Plan
LAA Ref	WI100		
Settlement	Owslebury		
Parish	Owslebury		
Local Authority	Winchester District Council		
Gross Site Area (HA)	0.45		
Uses and Indicative Capacity	Housing (Class C3) 7 Homes		
<u>Policy Requirements</u>			
Detailed proposals that meet the following site-specific development requirements will be permitted:			
1. Provides suitable vehicular and pedestrian access, utilising one or both existing access points (onto Whites Hill and located adjacent to the bus terminus between Whites Hill and Whaddon Lane);			
2. Provides pedestrian connection through the site between the public right of way (Bridleway 185/9/1) and the bus terminus on Whites Hill;			
3. Delivers improvements to the bus terminus waiting facility;			
4. Conserves and enhances the setting of the adjacent listed buildings (The Ship Inn and Yew Tree Cottage), and mitigates any negative impacts to the character of White Hill;			
5. Maximises the opportunities for provision of Green Infrastructure, Sustainable Drainage Systems and Biodiversity Net Gain as part of multi functional open spaces;			
6. Maximises the opportunities for multi-functional Sustainable Drainage Systems with an emphasis on nature-based, above ground and connected elements rather than underground engineered solutions;			
7. No significant harm will be demonstrated to be caused to groundwater resources;			

8. Demonstrates no adverse effect on the integrity of the Solent Habitats Sites and River Itchen Special Area of Conservation through nutrient neutrality informed by a project-level Habitats Regulations Assessment;
9. Safeguards and enhances existing vegetation belts on site boundaries extending these into the site wherever possible to create networks. This should also include a scheme to develop a new vegetation belt on the southern boundary of the built form which delivers a more natural appearance for a new and characteristic settlement edge;
10. Ensures that development follows the existing contours of the site and focus development on the north and west areas of the site, focusing on a linear layout which reflects local character, with open space provision on the south and east areas providing a suitable transition in built form and fabric to open land and countryside to the south and east; and
11. Prioritises pedestrian movement through design for reduced vehicular speeds with car parking that is well integrated between buildings, within parking structures and visually unobtrusive parking areas and not dominate the public realm. Particular attention should be paid to minimise the visibility of vehicles on the southern and eastern boundaries.

Relevant Local Plan Policies (Additional to those in paragraph 5.3)

SDH2 Mix of Homes, SDH3 Accessible and Adaptable Homes, SDH5 Affordable Homes, SDL3 Safeguarding Views, SDL4 Relative Tranquility, SDL5 Dark Night Skies, SDL7 Listed Buildings, SDN7 Nutrient Neutrality, SDW6 Contaminated Land, SDT2 Active Travel Routes

Supporting Text

The access arrangements for the site should make a positive contribution to the wider community and landscape of Owslebury. This should include positive enhancements to the public realm of the bus terminus area, positive improvements to Whites Hill, and connections and improvements to the public rights of way network, particularly the opportunity to make connections to Bridleway 185/9/1.

Integration of the development with the existing consent for an Apartment Hotel offers opportunities to ensure the access arrangements to both developments make a positive contribution, and to ensure that landscape treatment of the southern boundary maximises its potential in creating networks. This is particularly important in ensuring that the development positively contributes to views towards the edge of the village from the south.

Plumpton and East Chilington

- 5.71 The parish of Plumpton is located between Lewes and Ditchling, with the southern half being within the National Park. The main settlement of Plumpton Green is to the north of the National Park boundary and includes a railway station, racecourse, a village hall, shop and pubs together with a primary school. Development to the south within the National Park is much more dispersed and linear along the unclassified Plumpton Lane that links with the B2116 at the foot of the Downs. Plumpton College is a major employer and provides post 16 training in agriculture and other land-based skills.
- 5.72 To the east of Plumpton is the parish of East Chilington. This has a small hamlet centred around the church, which is within a conservation area and the National Park. It has a pub and open space / play area but otherwise it is very rural with dispersed farmsteads and other scattered dwellings.
- 5.73 The Plumpton Neighbourhood Development Plan was made part of the development plan in April 2018 and includes thematic policies and allocations that would need to be taken into account when planning any future development. The allocation site (see below) is partly within East Chilington parish. East Chilington Parish Council has prepared a Parish Priorities Statement, in consultation with its community, to help inform this Local Plan. The contents of this Statement were taken into account in the allocation below, and are material considerations for any other development that comes forward in the parish.

SDA66 Land at Novington Sandpit, Plumpton

SDA66	Site Address: Land at Novington Sandpit, Plumpton Lane	Location Plan	Site Plan
LAA Ref	n/a		
Settlement	Plumpton		
Parish	Plumpton and East Chiltington		
Local Authority	Lewes District Council		
Gross Site Area (HA)	6ha		
Uses and Indicative Capacity	10 permanent Gypsy and Traveller pitches		
<u>Policy Requirements</u>			
Detailed proposals that meet the following site-specific development requirements will be permitted:			
1. Evidence will demonstrate early engagement with Gypsy and Traveller communities throughout design and planning; 2. Appropriate buffering and secure separation from the neighbouring sand quarry will be secured to avoid prejudicing any future extraction from the quarry; 3. The site will be connected to footpath 19b to facilitate a link via the PRow network between the site and the railway station and village of Plumpton Green; 4. A safe access will be provided onto Plumpton Lane and the internal access road to the Gypsy and Travellers pitches designed to avoid conflict with quarry vehicles whilst minimising landscape impact; 5. Existing hedgerows and trees bordering and crossing the site will be safeguarded and enhanced; 6. Any impacts associated with adjacent ancient woodland will be addressed through appropriate buffering (as required by Policy SDN8). Buffer areas must not be incorporated into private gardens or communal storage spaces and should be designed to protect and enhance the setting and ecological function of the ancient woodland;			

7. The design of the site will conserve and enhance the setting of the listed buildings on Plumpton Lane;
8. The design of the site will minimise the feeling of urbanisation in this location, with significant and appropriate planting to break up the hard standing and keeping any associated buildings to a minimum in scale;
9. The layout will ensure sufficient room is available to allow vehicles to turn around within the site;
10. Surface water drainage must be controlled on site and foul drainage must be effectively treated before discharge;
11. A centrally located, visible and safe play area will be provided onsite;
12. Onsite management of the site will be provided, either with a dedicated site manager's pitch or site office; and
13. The development should be occupied only by those who fulfil the Planning Policy for Traveller Sites' definition of a Gypsy or Traveller; with a register kept of occupants onsite.

Relevant Local Plan Policies (Additional to those in paragraph 5.3)

SDL3 Safeguarding Views, SDL4 Relative Tranquillity, SDL5 Dark Night Skies, SDL7 Listed Buildings, SDT2 Active Travel Routes

Supporting Text

The site is adjacent to a currently dormant sand quarry with extant permission for extraction. Great care will need to be taken to ensure that conflict between these two uses is avoided and the residents of the gypsy and traveller site are provided with safe and acceptable living conditions during the lifetime of the quarry and its future restoration.

Rogate and Rake

- 5.74 The civil parish of Rogate combines the village of Rogate with most of the hamlet of Rake and several other hamlets. It is on the county border between West Sussex and Hampshire and the district border of Chichester and East Hampshire. The A272, the main east-west inland route, runs through Rogate, and the old A3 Petersfield to Liphook road goes through Rake, with the county boundary following approximately the line of the road, such that Rake is split between the two counties and the two districts. The parish is entirely within the National Park. Facilities include primary schools, village halls, playgrounds and pubs in Rogate and Rake, a nursery in Rake, and a local shop with post office in Rogate.
- 5.75 The Rogate and Rake Neighbourhood Development Plan was made part of the development plan in August 2021 and includes thematic policies and allocations that would need to be taken into account when planning any future development.

SDA67 1-4 Parsonage Estate, Rogate

SDA68 Clayton Court, Hill Brow

SDA67	I-4 Parsonage Estate	Location Plan	Site Plan
LAA Ref	CH237		
Settlement	Rogate		
Parish	Rogate		
Local Authority	Chichester District Council		
Gross Site Area (HA)	0.3		
Uses and Indicative Capacity	Housing (Class C3) 12 homes		
<u>Policy Requirements</u>			
Detailed proposals that meet the following site-specific development requirements will be permitted:			
1. Provides a suitable vehicular and pedestrian access onto Parsonage Estate; 2. Ensures that all necessary parking provision, including visitor parking, is provided within the site; 3. Demonstrates through a project-level Habitats Regulations Assessment that there will be no adverse effect on the integrity of the Singleton & Cocking Tunnels Special Area of Conservation; 4. Protects and enhances the setting of existing trees including those covered by Tree Preservation Orders; 5. Conserves and enhances the setting of the adjacent conservation area; and 6. Boundary treatments visible from publicly accessible spaces, including views from the A272, should be formed of locally characteristic stone walls or hedging.			
<u>Relevant Local Plan Policies (Additional to those in paragraph 5.3)</u>			

SDH2 Mix of Homes, SDH3 Accessible and Adaptable Homes, SDH5 Affordable Homes, SDL8 Conservation Areas, SDN3 Sussex Bat Special Areas of Conservation

Supporting Text

The Parsonage Estate has historically suffered from issues relating to insufficient foul sewerage capacity. Works have been undertaken to ensure adequate current provision, however developers should be mindful of the need to liaise with sewerage providers so that sufficient foul sewage capacity can be provided early in the development process.

SDA68	Clayton Court, Rogate Road	Location Plan	Site Plan
LAA Ref	CH271		
Settlement	Hill Brow		
Parish	Rogate and Liss		
Local Authority	Chichester District Council		
Gross Site Area (HA)	9.5		
Uses and Indicative Capacity	Housing (Class C3) 16 Homes		
<u>Policy Requirements</u>			
Detailed proposals that meet the following site-specific development requirements will be permitted:			
1. Provides suitable vehicular and pedestrian accesses onto London Road and Rogate Road; 2. Demonstrates no adverse effect on the integrity of the Wealden Heaths complex of habitats sites through appropriate mitigation for the impact of development informed by a project-level Habitats Regulations Assessment; 3. Focuses development around the existing built form in a manner which is consistent with and contextually appropriate to the setting of Clayton Court as a non-designated heritage asset; 4. Car parking shall be well integrated between buildings, within parking structures and visually unobtrusive parking areas and not dominate the public realm within the site; 5. Maximises the opportunities for provision of Green Infrastructure, Sustainable Drainage Systems and Biodiversity Net Gain as part of multi-functional open spaces; 6. Maximises the opportunities for multi-functional Sustainable Drainage Systems with an emphasis on nature-based, above ground and connected elements rather than underground engineered solutions; and 7. Safeguards and enhances existing vegetation belts on site boundaries extending these into the site wherever possible to create networks. The layout should address any impacts associated with adjacent ancient woodland through appropriate buffering.			

Relevant Local Plan Policies (Additional to those in paragraph 5.3)

SDH2 Mix of Homes, SDH3 Accessible and Adaptable Homes, SDH5 Affordable Homes, SDL6 Historic Environment and Cultural Heritage, SDN5 Wealden Heaths Complex

Selborne

- 5.76 Selborne is an historic village located in the north-west of the National Park. Its most famous resident was the 18th-century curate, naturalist, and chronicler Gilbert White whose home, The Wakes, is a now Grade I listed building and museum. The Wakes is surrounded by the garden that Gilbert White designed and is now a Registered Park and Garden. Selborne is a small-scale linear rural village which has grown piecemeal over the centuries from its centre around The Plestor, along the Selborne Road which for the most part runs parallel to the “green apron”. The apron comprises a swathe of land which is open, rural and largely undeveloped, helping to define the relationship between – and positively contribute to the characters and settings of - Selborne Hanger, Selborne Common, Selborne Conservation Area, and the main village. Facilities include a primary school, village hall, and pub.
- 5.77 The Selborne Village Design Statement was adopted as a Supplementary Planning Document in April 2024 and provides guidance so that any new developments are designed and located in a way that reflects the local characteristics and qualities that people value. The Selborne Conservation Area Appraisal and Management Plan was approved in April 2025 and includes important evidence about the historic features which need to be considered when planning development within or adjacent to the conservation area.
- 5.78 Selborne Parish Council has also prepared a Parish Priorities Statement, in consultation with its community, to help inform this Local Plan. The contents of this Statement were taken into account in the allocation below, and are material considerations for any other development that comes forward in the parish.

SDA69 Land at Ketchers Field, Selborne

SDA69	Land at Ketchers Field, Selborne	Location Plan	Site Plan
LAA Ref	EA085		
Settlement	Selborne		
Parish	Selborne		
Local Authority	East Hampshire		
Gross Site Area (HA)	0.2		
Uses and Indicative Capacity	6 homes (C3)		
<u>Policy Requirements</u>			
Detailed proposals that meet the following site-specific development requirements will be permitted:			
1. A suitable transition is provided in built form and fabric from the housing to the west to the open countryside to the east;			
2. Site boundaries are sympathetic to the local landscape;			
3. Vehicular access is provided that is compatible with non-vehicular users of, and not harmful to the amenity of, the existing PRoW;			
4. All necessary vehicular parking is provided on-site to avoid additional on street parking in local roads;			
5. The internal site layout provides suitable turning provision for a long wheel based vehicle;			
6. Development demonstrates no adverse effect on the integrity of the Wealden Heaths complex of habitats sites through appropriate mitigation for the impact of development informed by a project-level Habitats Regulations Assessment;			
7. The location of new housing and access roads will have regard to localised areas of potential surface water flooding and groundwater emergence;			
8. Existing mature trees along the PRoW/likely existing access will be retained and protected; and			

9. In order for the development to have an overall positive impact on the ability of the natural environment to contribute to ecosystem services, development proposals must address the following:
 - a) Provision of suitable pedestrian and cycle links to the existing rights of way network and permissive paths;
 - b) Protect and enhance trees located at and close to the site boundaries where possible, and where trees are lost, provide at least the equivalent in new tree planting on site. Trees should be retained and additional planting should be undertaken at the north east and south site boundaries;
 - c) Retain suitable existing habitat for pollinating species where possible. New planting should be suitable for pollinating species; and
 - d) Minimise hard surfaced areas on site, and use permeable surfaces and soft landscaping where possible to maximise infiltration of water and reduce surface water run-off.

Relevant Local Plan Policies (Additional to those in paragraph 5.3)

SDN5 Wealden Heaths Complex, SDT2 Active Travel Routes, SDH2 Mix of Homes, SDH3 Accessible and Adaptable Homes, SDH5 Affordable Homes

Supporting text

Southern Water notes that there is no public sewer network in close proximity to the site, the nearest public sewer catchment is 3.4 Kilometres away. This may need to be considered when designing the lay out of the development and assessing what new wastewater infrastructure is required to serve the development.

Hampshire County Council notes that there is no watercourse identified on site so further investigation will be needed into a suitable outfall for surface water drainage.

The site is within 5km of the Wealden Heaths Special Protection Area so policy SDN5 will apply.

Sheet

- 5.79 Sheet is a riverside village at a bridge across the River Rother, at the junction of historic roads to Petersfield, Portsmouth, Chichester, Midhurst and London. In the past it prospered as a result of its riverside location, with a fulling mill and smithy making use of the natural resources of the area. Later, the coming of the turnpikes and railways brought more development to Sheet and its southern edges are now contiguous with Petersfield. However, the village centre retains a rural atmosphere with rows of small cottages and the tall spire of the Victorian church dominating views along the narrow and sometimes sunken lanes. Facilities include a nursery, primary school, village hall, playground and pub.
- 5.80 Sheet Parish Council has prepared a Parish Priorities Statement, in consultation with its community, to help inform this Local Plan. The contents of this Statement were taken into account in the allocations below, and are material considerations for any other development that comes forward in the parish.

SDA70 Land at Pulens Lane, Sheet

SDA71 Land off Merryfield Road, Sheet

SDA70	Land at Pulens Lane, Sheet	Location Plan	Site Plan
LAA Ref	EAI98		
Settlement	Sheet		
Parish	Sheet		
Local Authority	East Hampshire		
Gross Site Area (HA)	3.6		
Uses and Indicative Capacity	19 homes (C3)		
<u>Policy Requirements</u>			
Detailed proposals that meet the following site-specific development requirements will be permitted:			
1. Regard shall be had to the Development Brief for this site prepared by the National Park Authority in 2018; 2. A publicly accessible cycle and pedestrian route should be provided through the entirety of the site from Pulens Lane to the eastern boundary; 3. An area of publicly accessible open space should be provided adjacent to the River Rother; 4. Biodiversity will be enhanced and provision made for protected species; 5. Trees within the site worthy of retention will be protected and enhanced; 6. A suitably landscaped transition will be provided at the site boundaries; 7. All residential development will be located in Flood Zone I and groundwater resources will be protected; 8. Floor levels of habitable areas, where appropriate and proven necessary, will be designed to take into account flood risk and climate change;			

9. A buffer strip will be incorporated between the development and Flood Zone 3b, the extent of which should be investigated as part of the master planning process;
10. Safe vehicular and pedestrian access and egress should be provided (including during flooding);
11. The internal road layout will provide for larger vehicles including refuse vehicles;
12. All necessary vehicular parking will be provided on-site to avoid additional on street parking in local roads;
13. It will be demonstrated that the proposal would not have a significant harmful impact on the supply of local minerals; and
14. The site layout must not include opportunities to provide future vehicular access into adjacent fields.

Relevant Local Plan Policies (Additional to those in paragraph 5.3)

SDW2 Flood Risk Management, SDT2 Active Travel Routes, SDH2 Mix of Homes, SDH3 Accessible and Adaptable Homes, SDH5 Affordable Homes

Supporting text

Southern Water notes that there is wastewater infrastructure located near the site boundary and it is important that the exact location of this infrastructure in relation to the site is established prior to the commencement of any construction, in liaison with Southern Water, and that suitable access for maintenance and upsizing is retained.

The site is located in Source Protection Zone 3 so criterion 7 includes the need to protect groundwater resources.

SDA7I	Land off Merryfield Road, Sheet	Location Plan	Site Plan
LAA Ref	EA200		
Settlement	Sheet		
Parish	Sheet		
Local Authority	East Hampshire District Council		
Gross Site Area (HA)	0.75		
Uses and Indicative Capacity	Housing (Class C3) 8 dwellings		
<u>Policy Requirements</u>			
Detailed proposals that meet the following site-specific development requirements will be permitted:			
1. Provides suitable vehicular and pedestrian access onto Merryfield Road; 2. Delivers a sympathetic development having regard to the ecology of the site and retaining existing ecological features; 3. Meets the requirements for biodiversity net gain, however in order to make best use of the land and ensure high quality BNG provision, off-site provision would be considered; 4. Safeguards, and where possible, enhances existing vegetation belts on all site boundaries, including trees which are located outside but overhang the site boundary, retains protected trees and ensures connectivity for wildlife; and 5. Ensures the positive integration of level changes across the site including positive integration of drainage requirements.			
<u>Relevant Local Plan Policies (Additional to those in paragraph 5.3)</u>			
SDH2 Mix of Homes, SDH3 Accessible and Adaptable Homes, SDH5 Affordable Homes			

Sompting

- 5.81 The village of Sompting sits on the dip slope of the South Downs at the westerly edge of the district of Adur, where it abuts the National Park, and is separated from Worthing some three miles south-west by an open green gap. The village is severed by the A27, with the northern part of the village sitting within the South Downs National Park boundary and extending into the grassland slopes of the Downs, and the southern half of the village within the developed coastal plains of Adur. The conservation area also straddles the A27, and to the east is the modern village of Sompting, incorporating the surviving elements of Cokeham, which in turn merges with Lancing.
- 5.82 The Sompting Conservation Area Appraisal and Management Plan was approved in July 2024 and includes important evidence about the historic features which need to be considered when planning development within or adjacent to the conservation area.

SDA72 Land off Steepdown Road, Sompting

SDA72	Land off Steepdown Road	Location Plan	Site Plan
LAA Ref	AD100		
Settlement	Sompting		
Parish	Sompting		
Local Authority	Adur & Worthing Councils		
Gross Site Area (HA)	3.0		
Uses and Indicative Capacity	Housing (Class C3) 30 homes		
<u>Policy Requirements</u>			
Detailed proposals that meet the following site-specific development requirements will be permitted:			
1. Provides a suitable vehicular and pedestrian access from Steepdown Road. This should be located to the south of Halewick Farm in order to deliver publicly accessible open space to the north of Halewick Farm. An access to the north of Halewick Farm may be considered provided that a suitable masterplan which delivers all of the policy requirements can be demonstrated; and			
2. Includes a landscape-led masterplan which; a. Conserves and enhances the setting of the Grade II listed barn and farm house at Halewick Farm; b. Provides a suitable transition in built form and fabric to open countryside to the south and west, with development focused in the north and central-eastern areas of the site, with open space provision focused on softening the existing urban edge and delivering nature recovery; c. Retains and enhances existing vegetation belts on all site boundaries, extending these into the site wherever possible to create networks including the retention and enhancement of the existing orchard and scrub within the east of the site and the inclusion of groups of broadleaved trees and hedgerow planting;			

- d. Provides a public open space to the north of Halewick Farm which includes and extends the existing orchard, provides a pedestrian route to the bus stops on Steepdown Road, natural play features suitable for younger children, and seating;
- e. Maximises the opportunities for multi-functional Sustainable Drainage Systems within both public open space and movement routes with an emphasis on above ground and connected elements rather than underground engineered solutions;
- f. No significant harm will be demonstrated to be caused to groundwater resources; and
- g. Provides connections to the permissive footpaths to the west of the site which connect to the Dankton Lane bridleway.

Relevant Local Plan Policies (Additional to those in paragraph 5.3)

SDH2 Mix of Homes, SDH3 Accessible and Adaptable Homes, SDH5 Affordable Homes, SDL7 Listed Buildings, SDG3 Public Open Space, Sports and Recreational Facilities, SDT2 Active Travel Routes

South Harting

- 5.83 South Harting is a springline village on the greensand terrace, dominated by the chalk ridge immediately to the south, from which the South Downs Way overlooks the settlement. It is located in the Scarp Slope broad area of the National Park. The original main village street, partly the main Chichester to Petersfield road, roughly follows the route of a stream away from the foot of the Downs. A conservation area covers the historic core, extending some way up the road leading to Midhurst. Older buildings in the village are notable for their rich variety of materials derived from the varied geology of the parish. More modern housing areas are found to the east. There is a small employment site at Church Farm. Facilities include a nursery, primary school, post office, shop, community hall, playground, pubs, and a Grade I listed church.
- 5.84 Harting Parish Council has prepared a Parish Priorities Statement, in consultation with its community, to help inform this Local Plan. The contents of this Statement were taken into account in the allocations below, and are material considerations for any other development that comes forward in the parish.

SDA73 Land north of the Forge, South Harting

SDA74 Land at Loppers Ash, South Harting

SDA73	Land north of the Forge, South Harting	Location Plan	Site Plan
LAA Ref	CH122		
Settlement	South Harting		
Parish	Harting		
Local Authority	Chichester		
Gross Site Area (HA)	0.5		
Uses and Indicative Capacity	5 homes (C3)		
<u>Policy Requirements</u>			
Detailed proposals that meet the following site-specific development requirements will be permitted:			
1. Development must preserve and enhance the setting of South Harting Conservation Area, with special regard to views from the west; 2. Development must demonstrate through a project-level Habitats Regulations Assessment that there will be no adverse effect on the integrity of Singleton & Cocking Tunnels Special Area of Conservation; 3. The location of new housing and access roads will have regard to localised areas of potential surface water flooding; 4. All necessary vehicular parking will be provided on-site to avoid additional on street parking in local roads; and 5. In order for the development to have an overall positive impact on the ability of the natural environment to contribute to ecosystem services, development proposals must address the following: a) Minimise hard surfaced areas on site, and b) New planting should be suitable for pollinating species.			
<u>Relevant Local Plan Policies (Additional to those in paragraph 5.3)</u>			

SDN3 Sussex Bats Special Areas of Conservation, SDL6 Historic Environment and Cultural Heritage, SDL8 Conservation Areas, SDH2 Mix of Homes, SDH3 Accessible and Adaptable Homes, SDH5 Affordable Homes, SDW2 Flood Risk Management

Supporting text

Southern Water advises that there is wastewater infrastructure located near the site boundary. It is important that the exact location of this infrastructure in relation to the site is established prior to the commencement of any construction, in liaison with Southern Water, and that suitable access for maintenance and upsizing is retained.

This site falls within 6.5km of Sussex Bats Special Areas of Conservation, and appropriate avoidance and mitigation measures are required, see policy SDN3.

SDA74	Land at Loppers Ash, South Harting	Location Plan	Site Plan
LAA Ref	CHI18		
Settlement	South Harting		
Parish	Harting		
Local Authority	Chichester		
Gross Site Area (HA)	0.6		
Uses and Indicative Capacity	7 homes (C3)		
<u>Policy Requirements</u>			
Detailed proposals that meet the following site-specific development requirements will be permitted:			
1. Demonstrate through a project-level Habitats Regulations Assessment that there will be no adverse effect on the integrity of Singleton & Cocking Tunnels Special Area of Conservation; 2. All necessary vehicular parking will be provided on-site to avoid additional on street parking in adjacent roads; 3. The site layout must not include opportunities for future vehicular access into adjacent fields; 4. Development will retain glimpsed landscape views from New Lane; and 5. In order for the development to have an overall positive impact on the ability of the natural environment to contribute to ecosystem services, development proposals must address the following: a) Minimise hard surfaced areas on site; and b) New planting should be suitable for pollinating species.			
<u>Relevant Local Plan Policies (Additional to those in paragraph 5.3)</u>			
SDN3 Sussex Bats Special Areas of Conservation, SDH2 Mix of Homes, SDH3 Accessible and Adaptable Homes, SDH5 Affordable Homes			

Supporting text

Southern Water advises that there is wastewater infrastructure located near the site boundary. It is important that the exact location of this infrastructure in relation to the site is established prior to the commencement of any construction, in liaison with Southern Water, and that suitable access for maintenance and upsizing is retained.

This site falls within 6.5km of Sussex Bats Special Areas of Conservation, and appropriate avoidance and mitigation measures are required, see policy SDN3.

Stedham

- 5.85 The village of Stedham together with the smaller village of Iping are combined into a single parish approximately two miles west of Midhurst in West Sussex to the north of the A272. The parish is located in the Western Weald broad area of the National Park. The historic core of Stedham, a conservation area, is the northern portion of the village. The southern portion of Stedham is a larger area of modern housing. To the south of the A272 is Iping Common, a Site of Special Scientific Interest. Facilities include a primary school, village hall, and pub.
- 5.86 The Stedham with Iping Neighbourhood Development Plan was made part of the development plan in June 2021 and includes thematic policies and allocations that would need to be taken into account when planning any future development. In respect of Stedham Sawmills, policy SINDP5 says “The development of Stedham Sawmills must demonstrate sensitive and high quality design that respects local character and makes a positive contribution to its surroundings and delivers affordable housing to meet local needs in accordance with development plan requirements”.

SDA75 Land adjacent to Stedham Sawmills, Stedham

SDA75	Land adjacent to Stedham Sawmills, Stedham	Location Plan	Site Plan
LAA Ref	CH123 (part)		
Settlement	Stedham		
Parish	Stedham with Iping		
Local Authority	Chichester		
Gross Site Area (HA)	1.3HA (check)		
Uses and Indicative Capacity	16 homes (C3)		
<u>Policy Requirements</u>			
Detailed proposals that meet the following site-specific development requirements will be permitted:			
1. It is demonstrated that there would be no significant adverse impact on the Stedham Common or Iping Common SSSI through development of the site;			
2. It is demonstrated through a project-level Habitats Regulations Assessment that there will be no adverse effect on the integrity of Singleton & Cocking Tunnels Special Area of Conservation and Ebernoe Common Special Area of Conservation;			
3. The user experience of the Public Right of Way on the eastern boundary, and views across the site and adjacent employment area, are enhanced;			
4. A publicly accessible and attractive cycle and pedestrian route from the site to School Lane to the north, and a direct pedestrian access to common land to the immediate west of the site (north of the A272) are provided;			
5. Biodiversity enhancements are provided in order to provide a demonstrable gain in biodiversity and a transition from urban to rural development;			
6. The design of the housing complements the existing adjacent commercial use, allowing them to be successfully integrated;			
7. The scheme is designed to look to the village to the north and opportunities to integrate with the existing community are maximised;			

8. Vehicular access will only be provided via the existing access to the A272 to the south, and this will be improved in a way that conserves and enhances the rural look and feel of this part of the A272; 9. All necessary vehicular parking on-site is provided to avoid additional on street parking; 10. Run-off and drainage is managed to safeguard against any adverse impact on heathland to the south; and 11. In order for the development to have an overall positive impact on the ability of the natural environment to contribute to ecosystem services, development proposals must address the following: a) Maximise available space for tree planting or heathland habitat creation. Protect and enhance trees within the site where possible, and where trees are lost, provide at least the equivalent in new tree planting on site. Trees on the site boundary should be retained and new tree planting should be undertaken; b) Minimise hard surfaced areas on site; and c) New planting should be suitable for pollinating species.
<u>Relevant Local Plan Policies (Additional to those in paragraph 5.3)</u> SDN3 Sussex Bats Special Areas of Conservation, SDN2 Designated Sites Hierarchy, SDT2 Active Travel Routes, SDH2 Mix of Homes, SDH3 Accessible and Adaptable Homes, SDH5 Affordable Homes
<u>Supporting text</u> Southern Water advises that there is wastewater infrastructure located near the site boundary. It is important that the exact location of this infrastructure in relation to the site is established prior to the commencement of any construction, in liaison with Southern Water, and that suitable access for maintenance and upsizing is retained. This site falls within 6.5km of Sussex Bats Special Areas of Conservation, and appropriate avoidance and mitigation measures are required, see policy SDN3.

Steep

5.87 Steep is a village and civil parish located on the Scarp Slope of the National Park. Its nearest town is Petersfield, which lies 1.4 miles (2.3 km) south of the village, just off the A3. It has two public houses, The Harrow and the Cricketers Inn, with the former being an 18th century Grade II listed building. Other facilities include a nursery, primary school, and village hall.

SDA76 Land south of Church Road, Steep

SDA76	Land south of Church Road, Steep	Location Plan	Site Plan
LAA Ref	EA153		
Settlement	Steep		
Parish	Steep		
Local Authority	East Hampshire		
Gross Site Area (HA)	0.57		
Uses and Indicative Capacity	9 homes		
<u>Policy Requirements</u>			
Detailed proposals that meet the following site-specific development requirements will be permitted:			
1. Site boundaries will be sympathetic to the local landscape; 2. All necessary vehicular parking will be provided on-site to avoid additional on street parking in local roads; 3. The site layout must not include opportunities for future vehicular access into adjacent fields; 4. Existing mature trees will be retained and protected; 5. The location of housing and access roads will have regard to localised areas of potential surface water flood risk; 6. A proportion of the site should be provided as public open space directly accessible from the village hall and car park; and 7. In order for the development to have an overall positive impact on the ability of the natural environment to contribute to ecosystem services, development proposals must address the following: a) Minimise hard surfaced areas on site; and b) New planting should be suitable for pollinating species.			

Relevant Local Plan Policies (Additional to those in paragraph 5.3)

SDW2 Flood Risk Management, SDG3 Public Open Space, Sports and Recreational Facilities, SDH2 Mix of Homes, SDH3 Accessible and Adaptable Homes, SDH5 Affordable Homes

Steyning

- 5.88 Steyning is a small rural town of around 5,500 people in the Horsham district of West Sussex. It is located at the north end of the River Adur gap in the South Downs, four miles north of Shoreham-by-Sea. The land to south and east of the town is within the National Park. A major landowner is the Wiston Estate, situated to the east of Steyning town, stretching towards Washington. Facilities include a nursey, primary and secondary school provision, local shops, post office, leisure centre, GP surgery, pharmacy, village hall, library, play areas and pubs.
- 5.88 The Steyning Neighbourhood Development Plan was made part of the development plan in September 2022 and includes thematic policies and allocations that would need to be taken into account when planning any future development.

SDA77 Land at Horsham Road, Steyning

SDA77	Land at Horsham Road	Location Plan	Site Plan
LAA Ref	HO007		
Settlement	Steyping		
Parish	Steyping		
Local Authority	Horsham District Council		
Gross Site Area (HA)	5.1		
Uses and Indicative Capacity	Housing (Class C3) 60 homes Community Facilities		
<u>Policy Requirements</u>			
Detailed proposals that meet the following site-specific development requirements will be permitted:			
1. Informed by a landscape-led masterplan covering the whole site. If development is brought forward in a phased manner, initial phases must not prejudice the delivery of later phases; 2. Provides a suitable vehicular and pedestrian access onto Horsham Road opposite Steyping Leisure Centre, including appropriate pedestrian crossing and traffic calming measures and arrangements for bus stop provision as required by the highway authority. The access should minimise its impact on the existing field boundary as far as possible, and mitigate any impacts appropriately; 3. Provides a pedestrian access onto Horsham Road, adjacent to Ridgemount in the southeast corner of the site, including appropriate pedestrian crossing and traffic calming measures as required by the highway authority; 4. Ensures that development and roads should follow the existing contours of the site and focuses development on the south and east areas of the site; 5. Provides a clear route hierarchy which achieves low vehicular design speeds; 6. Maximises the opportunities for provision of Green Infrastructure, Sustainable Drainage Systems and Biodiversity Net Gain as part of multi-functional open spaces and streetscapes; 7. Provides for a minimum of 20% Biodiversity Net Gain;			

8. Maximises the opportunities for multi-functional Sustainable Drainage Systems within both public open space and movement routes with an emphasis on above ground and connected elements rather than underground engineered solutions;
9. Conserves and enhances the setting of the adjacent conservation area and associated listed buildings;
10. Provides a suitable transition in built form and fabric to public open space and green infrastructure to the north and west;
11. Safeguards and enhances existing vegetation belts on site boundaries extending these into the site wherever possible to create networks;
12. Ensure appropriate buffering for adjacent watercourses. Buffer areas must not be incorporated into private gardens or communal storage spaces; and
13. The site is located in a mineral safeguarding area and development should aim to maximise the prior extraction of mineral resources onsite and be informed by a Mineral Resource Assessment (MRA) to demonstrate compliance with the relevant minerals local plan policy.

Relevant Local Plan Policies (Additional to those in paragraph 5.3)

SDT2 Active Travel Routes, SDH2 Mix of Homes, SDH3 Accessible and Adaptable Homes, SDH5 Affordable Homes, SDL5 Dark Night Skies, SDL7 Listed Buildings, SDL8 Conservation Areas, SDG1 Community Facilities, SDG3 Public Open Space, Sports and Recreational Facilities, SDG4 Local Green Space, West Sussex Joint Minerals Local Plan Policy M9: Safeguarding Minerals

Supporting Text

The site is close to both the village centre and community and education facilities clustered around Steyning Leisure Centre. There are significant opportunities for residents of the site to access these facilities on-foot on the basis of proximity. However, it is recognised that there are challenges to providing pedestrian access because of level changes on the site on the southern and southeastern boundaries. Level pedestrian access must be provided onto Horsham Road opposite the Leisure Centre, providing access to the southbound pavement on Horsham Road. The provision of a pedestrian access

onto Horsham Road adjacent to Ridgemount in the southeast corner of the site is also essential to reduce car trips into the village centre. It is recognised that this is unlikely to be a fully accessible access point, as it may need to include steps, but this would be appropriate within the heritage-led environment in the centre of Steyning. An additional pedestrian access onto Mouse Lane adjacent to Rose Cottage could be positively supported, but it is recognised that this may be difficult to achieve.

The provision of a small community building to provide space for educational/environmental organisations which is integrated into the public open space provision and well connected to public transport and existing community/education and leisure facilities opposite the site would be supported.

Stroud

5.89 Stroud is a village and civil parish in in the Western Downs broad area of the National Park. It is 1.4 miles (2.3 km) west of Petersfield, on the A272 road. The nearest railway station is Petersfield, 1.4 miles (2.3 km) east of the village. Facilities include a primary school, village hall and pub.

SDA78 Land north of Winchester Road, Stroud

SDA78	Land north of Winchester Road	Location Plan	Site Plan
LAA Ref	EA212		
Settlement	Stroud		
Parish	Stroud		
Local Authority	East Hampshire District Council		
Gross Site Area (HA)	1.4		
Uses and Indicative Capacity	Housing (Class C3) 15 dwellings		

Policy Requirements

Detailed proposals that meet the following site-specific development requirements will be permitted:

1. Provides an appropriate access onto the A272 for vehicles and pedestrians, including appropriate pedestrian crossing facilities on the A272 and any traffic calming measures deemed appropriate by the highway authority;
2. Includes a pedestrian connection onto Rothercombe Lane;
3. Retains the existing tree belt on the southern boundary, with tree removal limited to providing appropriate access to the site and ensuring appropriate visibility splays;
4. Provides any required flood mitigation and drainage measures and maximise opportunities for multi-functional Sustainable Drainage Systems with an emphasis on nature-based, above ground and connected elements rather than underground engineered solutions;
5. Maintains a loose knit layout reflective of existing development within Stroud to the north of the A272;
6. Ensures a positive relationship with neighbouring residential properties adjacent to the site boundary, and retains a positive outlook from the rear of the care home located on the SE boundary of the site; and
7. Includes additional tree planting to strengthen existing boundaries and create additional landscape connectivity through the site.

Relevant Local Plan Policies (Additional to those in paragraph 5.3)

SDW2 Flood Risk Management, SDT2 Active Travel Routes, SDH2 Mix of Homes, SDH3 Accessible and Adaptable Homes, SDH5 Affordable Homes

Swanmore

- 5.90 Swanmore is located on the western edge of the National Park within Winchester district, approximately 7 miles east of Eastleigh and 5 miles north of Fareham. It has a population of around 3,100 people and the main village of Swanmore is outside of the National Park, with the boundary running tightly to its northern and eastern boundaries. Facilities include a nursery, primary and secondary school provision, local shop, village hall, playground and pub.
- 5.90 The Swanmore Village Design Statement was adopted as a Supplementary Planning Document in September 2019 and provides guidance so that any new developments are designed and located in a way that reflects the local characteristics and qualities that people value.

SDA79 Land north of Dodds Lane, Swanmore

SDA79	Land north of Dodds Lane	Location Plan	Site Plan
LAA Ref	W1102		
Settlement	Swanmore		
Parish	Swanmore		
Local Authority	Winchester District Council		
Gross Site Area (HA)	1.64		
Uses and Indicative Capacity	Housing (Class C3) 15 Homes		
<u>Policy Requirements</u>			
Detailed proposals that meet the following site-specific development requirements will be permitted:			
1. Provides suitable vehicular and pedestrian access onto Dodds Lane, minimising the loss of any vegetation. Appropriate pedestrian crossing and traffic calming measures should be provided on Dodds Lane to ensure pedestrian access to the pavement on the western side of Dodds Lane; 2. Demonstrates no adverse effect on the integrity of the Solent Habitats Sites through nutrient neutrality informed by a project-level Habitats Regulations Assessment; 3. Development should be located on the western area of the site and provide a suitable transition in built form to open land to the east; 4. Maximises the opportunities for provision of Green Infrastructure, Sustainable Drainage Systems and Biodiversity Net Gain as part of multi-functional open spaces; 5. Maximises the opportunities for multi-functional Sustainable Drainage Systems with an emphasis on nature-based, above ground and connected elements rather than underground engineered solutions; 6. Safeguards and enhances existing vegetation belts on site boundaries, extending these into the site wherever possible to create networks;			

7. The eastern area of the site should be used for open space provision and Biodiversity Net Gain, taking into consideration the site's location on the eastern edge and approach into Swanmore and its function as a gap between the main settlement and more dispersed development to the east and open countryside beyond. The development should strengthen this area's green infrastructure function, soften the settlement edge in a characteristic manner and provide for nature recovery;
8. Prioritises pedestrian movement through design for reduced vehicular speeds;
9. Integrates car parking between buildings, within parking structures and visually unobtrusive parking areas so it does not dominate the public realm. Particular attention should be paid to minimising the visibility of vehicles on the eastern boundary with public open space; and
10. Ensures the undergrounding of existing overhead cables.

Relevant Local Plan Policies (Additional to those in paragraph 5.3)

SDT2 Active Travel Routes, SDH2 Mix of Homes, SDH3 Accessible and Adaptable Homes, SDH5 Affordable Homes, SDN7 Nutrient Neutrality

Supporting Text

The development should safeguard and enhance the existing vegetation belts on the site boundaries and extend them into the site and linking adjacent opportunities together with to create green infrastructure networks wherever possible. Characteristic planting should be provided along the eastern boundary with native species to strengthen this approach.

Twyford

- 5.91 Twyford is a parish of about 1650 people, and lies on either side of the River Itchen, south of Winchester, entirely within the National Park. It has a local shop, post office, nursery, primary school, social club, GP surgery, dental surgery, pharmacy, village hall, playgrounds, two churches, two pubs, and a sports ground with pavilion.
- 5.92 The Twyford Neighbourhood Development Plan was made part of the development plan in February 2022 and includes thematic policies and allocations that would need to be taken into account when planning any future development.

SDA80 Land north of Hewlett Close, Twyford

SDA80	Land north of Hewlett Close, Twyford, Winchester	Location Plan	Site Plan
LAA Ref	WI056		
Settlement	Twyford		
Parish	Twyford		
Local Authority	Winchester City Council		
Gross Site Area (HA)	0.5		
Uses and Indicative Capacity	Housing (Class C3) 15 dwellings		
<u>Policy Requirements</u>			
Detailed proposals that meet the following site-specific development requirements will be permitted:			
1. Provides suitable vehicular and pedestrian access onto Hewlett Close; 2. Demonstrates no adverse effect on the integrity of the Solent Habitats Sites and River Itchen Special Area of Conservation through nutrient neutrality informed by a project-level Habitats Regulations Assessment; 3. Provides pedestrian links to the public footpath to the west of the site leading to Northfields Play Area, on Coles Close; 4. Provides a layout which protects and enhances the setting of existing trees around the north, east and west boundaries (including those covered by Tree Preservation Orders; 5. Ensures good acoustic design to address any noise impacts associated with the adjacent business park; and 6. Prioritises pedestrian movement through design for reduced vehicular speeds and minimise hardstanding wherever possible.			
<u>Relevant Local Plan Policies (Additional to those in paragraph 5.3)</u>			

SDT2 Active Travel Routes, SDH2 Mix of Homes, SDH3 Accessible and Adaptable Homes, SDH5 Affordable Homes, SDN7 Nutrient Neutrality

APPENDIX A1: MARKETING REQUIREMENTS FOR CHANGE OF USE APPLICATIONS

1. Introduction

- 1.1. The purpose of this appendix is to clarify the marketing and economic viability evidence required from applicants proposing schemes that result in the loss of employment land, local retail facilities, visitor accommodation and facilities or community facilities (see policies SDE1 Economic Development, SDE5 Development in Town and Village Centres, SDE6 Shops Outside Centres, SDE7 Regenerative Tourism and SDG1 Community Facilities).
- 1.2. Section 1 of this appendix sets out the policy context for marketing and viability requirements. Section 2 explains the minimum action required when actively marketing premises and/or sites, and outlines the marketing evidence which must be provided to the Authority when submitting an application for change of use. Section 3 provides information on the financial viability evidence required to demonstrate that the premises and/or site is no longer suitable for its current type of use. Section 4 specifically applies to applications for the loss of community facilities and sets out requirements for demonstrating a lack of need for the facility.
- 1.3. The types of use for which marketing, viability testing and/or need testing are required, before an application for their change of use can be permitted, are set out in the relevant policy, along with the minimum marketing period expected.

2. Marketing information required from applicants

- 2.1 A marketing report should be submitted with the planning application. This should set out the details of the marketing that has been undertaken and demonstrate that there is no market demand for the premises in their current use or any use within the same category. This exercise should take account of the following points.
- 2.2 Vacant or under-used premises or sites should be continuously marketed under their existing use, or a use in the same Use Classes Order category, for a minimum period as set out in the policy. The marketing period should end on a date no more than nine months before the date the planning application was submitted.
- 2.3 Where premises are in poor condition or have been partially demolished, the exercise should be limited to marketing of the site as a potential site for redevelopment to reflect the existing use, or for equivalent uses within the relevant category.

- 2.4 The marketing should use a variety of media and outlets to attract potential occupiers. Dated copies of all sales literature, and in the case of marketing boards, dated photographs, will be required in the marketing report in order to demonstrate a sustained marketing effort. As a minimum, the following measures should be used:
- a) Property details made available through a minimum of one local, professionally accredited commercial agent with a specialism in the relevant type of use. The property details (particulars) should as a minimum detail:
 - i. The type and size of the property/site;
 - ii. Address and location information; and
 - iii. Leasehold rent and/or freehold sale.
 - b) A copy of the dated letter of instruction to the commercial agent and dated copies of the agent's property details should be included in the marketing report
 - c) On-site/premises marketing boards, of an appropriate quality, size, scale, location and number, in place throughout the period in which the property is being marketed
 - d) A targeted mail shot or email to a list of potential purchasers agreed with the Authority
 - e) Web-based marketing through a prominent location on the appointed commercial agent's website and other relevant search engines, such as Estates Gazette Interactive at www.egi.co.uk . Depending on the type of premises being marketed, marketing through the website of a national estate agent may also be required
 - f) Advertising covering at least the minimum required period in the policy, within relevant publications, such as the Estates Gazette, local press, appropriate trade magazines/journals and trade websites, and any publications produced by local business networks and support agencies
- 2.5 The premises and/or site should be marketed at a price and associated terms that are commensurate with market values for the existing use, based on evidence from recent and comparable transactions and deals. To demonstrate that the price and terms are appropriate, at least three examples should be provided of completed transactions involving a similar site or premises and similar terms within the local area, dated within the last twelve months, and written evidence from an independent qualified valuer on the market

values in the local area. All information about price and terms should be provided in an accessible format. Where the price changed during the period of the marketing campaign, the reasons for this should be recorded and included in the marketing report.

- 2.6 Failure to comply with the requirements above may indicate that the relevant Local Plan policy has not been complied with. In such circumstances the Authority may invite the applicant to revise their asking price in line with an independent valuation, funded by the developer, by a professional RICS valuer or similarly accredited professional. The revised price will provide a basis to repeat the marketing for the minimum period set out in the policy.
- 2.7 Where premises are marketed for lease, the length of lease offered should not be unduly restrictive and should include the potential for a short-term lease in appropriate cases. Details of the lease terms offered should be included in the marketing report, along with any changes made to the terms offered during the period of the marketing campaign and the reasons for this.
- 2.8 The marketing exercise should reflect the existing use of the premises or business in its entirety, and not to parts of it. For example, the buildings should not be marketed separate to the accompanying car park.
- 2.9 The marketing agent should keep a log of enquiries throughout the period of the marketing campaign. This should record the date and nature of the enquiry for example the type of business enquiring, how the enquirer found out about the premises, whether the enquiry resulted in a site visit, and the reasons given for not progressing an offer on the premises. This log should be submitted as part of the marketing report.
- 2.10 Where the flow of enquiries has been limited or is decreasing during the period of marketing, the marketing report should explain any measures taken to refresh the marketing campaign. It is reasonable that other equivalent uses within the same category may also be explored. The advice of the Authority should be sought prior to the commencement of any marketing campaign to discuss the extent of alternative uses that may be appropriate.
- 2.11 In summary the marketing statement should include all details and evidence of the steps taken to market the building/site as detailed above. If the Authority is not satisfied that these requirements have been met then it may require additional marketing before the proposal can be considered acceptable.

2.12 Following receipt of the marketing report the Authority will review the content and compare this to evidence, potentially including but not limited to:

- Employment Land Review
- Visitor Accommodation Study
- Authority Monitoring Report
- Vacancy/occupancy surveys in the area (if available)
- Accessing a third party commercial property database (if available)

3. Financial viability information required from applicants

3.1 This appendix relates only to the loss of the uses identified in paragraph 1.1 which are commercially run, where the applicant needs to demonstrate that it would be unviable to continue with the site in its current use or one that is equivalent. It does not relate to demonstrating the viability or otherwise of new types of uses, when taking into account planning obligations such as, for example, affordable housing. The viability of new uses should, where necessary, be considered separately. However, evidence of existing or equivalent alternative uses being unviable will inform the existing land value, and may therefore be material in considering the viability of any new use.

3.2 The Authority requires a financial viability appraisal which demonstrates that the retention of the site in full or in part for its current use, or one that is equivalent, is not financially viable. The Authority will appoint a third party, at the cost of the applicant, to assess the evidence submitted as necessary.

3.3 The required scope of the financial viability appraisal should be agreed in advance with the Authority but may include the following information:

- a) A valuation of the site in its existing use and not the 'hope value' of alternative uses;
- b) For commercial community facilities, at least the last three years of audited accounts for the business;

- c) The total cost of development or redevelopment of the site for equivalent uses within the relevant category;
- d) Information/evidence to support rents, sales values, capital values and rental yields adopted for the appraisal;
- e) Sensitivity testing to support the robustness of the report conclusions against changing market conditions; and
- f) Evidence to illustrate that it would not be economically viable to retain the building or site for its existing or any other equivalent use falling within the same category.

3.4 Wherever feasible, the viability appraisal should be carried out while the site is still in operation.

3.5 The Authority will require evidence that demonstrates that the business or facility has been operated positively. Proposals for loss must not be based solely on the needs of the current owner/tenant or their chosen business model. Applicants will need to look at the full range of potential uses or ways of operating a business or facility within its existing use category or other use categories that would be suitable in policy terms, in order to demonstrate that it is not workable in the long term. This includes the potential of the site for additional complementary developments that could make the business more viable, for example, the conversion of public house outbuildings to visitor accommodation.

3.6 The viability appraisal should, where relevant, include consideration of the potential for grant funding from public or charitable bodies to support uses on the site that are appropriate in policy terms.

4. Evidence of need

4.1. Developers are required to carry out an assessment of the needs of the local community for community facilities to show that the existing premises is no longer needed for the community use, and whether adequate alternative provision is available in the area to meet the needs of local residents, workers and visitors.

4.2. Any alternative facilities proposed as meeting the need must be accessible, inclusive and available without causing unreasonable reduction or shortfall in the local service provision. The presence of another facility within the same category in the vicinity will not in itself be enough to meet this requirement; it must be demonstrated that the alternative facility caters, or can be reasonably expected to cater, for the same community need as that served by the facility whose loss is proposed.

- 4.3. If alternative facilities as described above are not proposed, the Authority will also require clear evidence that the facility is under-used, in terms of the number of people using it relative to its size and facilities, and also in terms of the frequency and intensity of its use. Furthermore, evidence will be required that it has seen a significant decline in its use over a sustained period. This will however be considered against any removal or diminution of facilities or services during this same period which may itself have caused the fall in its use.

GLOSSARY

Accessibility

The level of ease with which destinations can be reached. The accessibility of a development is affected by a number of factors including its distance from essential opportunities and services (e.g. the distance between a house and the nearest school), the availability and quality of public transport, active travel routes to those destinations, and whether the design caters for people with disabilities.

Active travel network

The network of active travel routes used by active travel users for commuting, leisure and recreational purposes.

Active travel routes

These are highly valued public routes used by active travel users. They include, but are not necessarily limited to, designated cycle routes, licenced routes, low traffic routes, quiet lanes, permissive paths, and public rights of way (PRoW).

Active travel users

Those who make journeys by physically active means such as walking/wheeling (including mobility scooters, electric wheelchairs, self or assistant propelled wheelchairs, and pushchairs), cycling (including electrically assisted pedal cycles) and horse-riding (including carriage drivers).

Affordable housing

Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

a) Social Rent: meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent; (b) the landlord is a registered provider; and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision.

b) Other affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

c) Discounted market sales housing: is that sold at a discount of at least 30% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

d) Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 30% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.

Agricultural diversification

A farm business widening out its business model to include activities other than agriculture, to provide a long-term sustainable income stream that supplements agricultural income and allows farming of the land to remain viable.

Amenity

The quality and/or character of a specific property or area and the element that contribute to its overall enjoyment.

Ancient or veteran tree

A tree which, because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value. All ancient trees are veteran trees. Not all veteran trees are old enough to be ancient, but are old relative to other trees of the same species. Very few trees of any species reach the ancient-life stage.

Ancient woodland

An area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites.

Aquifers

An underground reservoir or layer of water-bearing rock, from which water runs out as springs or is pumped out through wells.

Archaeology

Archaeology is the study of the past through the physical remains left by human activity, be they artifacts deliberately created or environmental data produced as a by-product of that activity. This is a very broad discipline and archaeological sites can range from the find spot of a single object to the remains of national and internationally important monuments.

Article 4 Direction

A direction made under Article 4 of the Town and Country Planning (General Permitted Development) (England) Order 2015 which withdraw permitted development rights granted by that Order.

Assets of Community Value (ACV)

A building or land whose main use has recently been, or is presently used, to further the social wellbeing or social interests of the local community and could do so in the future. The Localism Act 2011 states that “social interests” can include cultural, recreational, and sporting interests. The borough, district and unitary authorities consider ACV nominations and maintain the ACV registers.

Biodiversity

The variety and diversity of life on Earth – plants, animals and micro-organisms, their habitats and the ecosystems within which they live and interact.

Building Regulations

National standards separate to the planning system designed to uphold standards of public safety, health and construction.

Carbon footprint

The net quantity of carbon dioxide and methane emissions produced by a building or other entity in a certain time period. Includes both direct emissions (e.g. from the operation of on-site heating systems) and indirect emissions (e.g. from the manufacture of the building materials which went into construction).

Carbon sequestration

The reduction of carbon dioxide and other greenhouse gases in the atmosphere, for example by planting additional trees which will remove carbon dioxide by photosynthesis.

Carbon storage

The storage of carbon in a form which stops it entering the atmosphere in the form of greenhouse gases. For example, a mature tree may store large amounts of carbon which it has previously captured through photosynthesis.

Character areas

An area of the landscape which has distinct, recognisable and consistent elements.

Character zones

Areas of distinctive character within a conservation area which are sometimes identified within the relevant Conservation Area Appraisal.

Climate change

Change in long-term weather patterns over a substantial period of time. The Earth's climate is currently warming, mainly as a result of the effects of human activity on the atmosphere. This affects weather, flood risk, farming and wildlife, among other factors.

Community facilities

Facilities and services used by residents. These can include community and youth centres, cultural facilities, early years and education, events spaces and halls, galleries, health and medical uses, libraries, museums, places of worship, and public houses.

Community Infrastructure Levy (CIL)

Financial contributions from developers to fund infrastructure. This will largely replace section 106 agreements.

Community Infrastructure Levy (CIL) Charging Schedule

The document which sets out the rates per square metre at which the SDNPA will charge the Community Infrastructure Levy on new development, as well as various other details of the charging system.

Community Land Trust

A non-profit corporation that develops and stewards affordable housing, community gardens, civic buildings, commercial spaces and other community assets on behalf of a community.

Community Use Agreements (CUAs)

A formal arrangement which outlines the terms of the local community to access and use spaces such as sports halls, sports pitches, libraries and other facilities outside of core hours. Key components include hours of availability, management, pricing, responsibilities, and safety.

Community-led development

A development taken forward by, or with, a not-for-profit organisation, that is primarily for the purpose of meeting the needs of its members or the wider local community, rather than being a primarily commercial enterprise. The organisation should be created, managed and democratically controlled by its members, and membership of the organisation should be open to all beneficiaries and prospective beneficiaries of that organisation. It may take any one of various legal forms including a co-operative society, community benefit society and company limited by guarantee. The organisation should own, manage or steward the development in a manner consistent with its purpose, potentially through a mutually supported arrangement with a Registered Provider of Social Housing. The benefits of the development to the community should be clearly defined and consideration given to how those benefits can be protected over time, including in the event of the organisation being wound up.

Community-led plans/planning

Where a community prepares a plan for development within their community. Examples include Parish Plan, Village Design Statement, Local Landscape Character Assessment or Neighbourhood Development Plan. They can be a material planning consideration while Neighbourhood Development Plans form part of the statutory development plan.

Conservation area(s)

Areas designated for special architectural or historic interest which should be preserved or enhanced.

Conserve

To protect something, usually of environmental or cultural importance, from loss or harm. In policy terms, it can include the possibility of positive change.

Countryside

Land outside of defined settlement boundaries of towns and villages.

Cultural heritage

Any building, structure, other feature of the natural or built environment or site, which is of historic, architectural, archaeological or artistic interest.

Cumulative impacts

Additional changes caused by a proposed development in conjunction with other similar developments or as the combined effect of a set of developments.

Dark corridors

Pathways through the landscape where artificial lighting at night is absent or minimal that connect areas of natural and dark habitat. This supports the natural rhythms and behaviours of wildlife, notably for nocturnal species.

Designated cycle routes

This can include a route where cyclists are permitted to use the route by a landowner, a route where cyclists are permitted to use the route alongside walkers/wheelers and/or equestrians (i.e., a bridleway), and/or a route that has been formally converted to a route for cyclists under the Cycle Tracks Act 1984 or newly constructed under the Highways Act 1980.

Designated heritage assets

A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

Development

For planning purposes, development is defined as the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land. *The Town and Country Planning Act 1990* also includes a definition of building works and various exclusions from the definition of development.

Development plan

Is defined in section 38 of the Planning and Compulsory Purchase Act 2004, and includes adopted local plans (including minerals and waste local plans), neighbourhood development plans that have been made, and published spatial development strategies. Neighbourhood development plans that have been approved at referendum are also part of the development plan, unless the local planning authority decides that the neighbourhood plan should not be made.

District Licence Scheme

District Licensing or DL is used to describe a new approach to authorising developments affecting great crested newts, by focusing conservation efforts where it will create maximum benefit for the species - whilst reducing delays, costs, risks and uncertainty for developers. South Downs National Park Authority

holds a Great Crested Newt Organisational (or “District”) Licence granted by Natural England, so in this authority an additional licensing option for developers is available that enables new sustainable development whilst also conserving great crested newts (and wider biodiversity).

Ecosystem services

The benefits we get from the natural world or ‘ecosystems’. Includes products such as water, food, raw materials, functions such as soil formation, services such as water purification and air quality and health, wellbeing and cultural benefits such as access to the outdoors.

Environmental Impact Assessment (EIA)

A procedure to be followed for certain types of projects to ensure that decisions are made in full knowledge of any likely significant effects on the environment.

Employment Land Review (ELR)

A study which assesses the needs for land or floorspace for economic development over the plan period, and the ability of existing and future supply to meet the identified needs.

Equalities Impact Assessment (EqIA)

An equality impact assessment is an evidence-based approach designed to help ensure that decisions are fair and do not present barriers or disadvantage any protected groups from participation or use of a development. Protected characteristics are defined in the Equality Act 2010 and Public Sector Equality Duty.

Equestrian

Connected with the keeping, riding or driving of horses.

Extensive urban survey

Detailed studies of the historic and archaeological significance of various historic towns and larger villages, with guidelines for future historic buildings management.

Fenestration

The collective term for window features.

Fit for purpose

In order to be considered fit for purpose the business premises in question need to be of a necessary standard for its intended use as defined by the *Use Classes Order*.

Flood risk management

The analysis, assessment and reduction of flood risk, including for example land management to reduce the likelihood of flooding, avoiding inappropriate development in flood-plains, and flood risk mitigation.

Flood risk mitigation

Preparation for floods to reduce the damage they cause, for example through measures to control or redirect floodwater, make properties flood-proof, and ensure people can be safely evacuated.

Fluvial flooding

Flooding that results from rivers overflowing their banks.

Focal points

Important landmarks, prominent building groups or features within conservation areas.

Gateways

Settlements around the South Downs with good bus, ferry or rail links to the wider region and beyond, and bus and cycle links into the National Park.

General Permitted Development Order 2015 (GPDO) (as amended)

A statutory instrument that provides permitted development rights (PDR) and grants planning permission for certain types of development (such development is then referred to as permitted development) without the need for a planning application. The GPDO specifies the land use classes for which PDR is provided and planning permission is granted, and specifies the exceptions, limitations, and conditions that apply to each of these land use classes.

Geodiversity

The variety of rocks, minerals, fossils, soils, landforms and natural processes.

Geographic Information Systems (GIS)

A system designed to capture, store, manipulate, analyse, manage, and present all types of geographical data.

Green and blue infrastructure

A network of multi-functional green and blue assets, corridors, links and spaces and other natural features, urban and rural, which are capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity. It can include parks, open spaces, playing fields, woodlands, hedgerows, wetlands, grasslands, allotments, private gardens, rivers, canal corridors, streams, ponds, lakes, and footpaths and cycleways.

Green economy

The 'green economy' is sometimes referred to as the net zero economy. It includes low-carbon infrastructure, facilities to support the circular economy or reduced use of resources, renewable energy, local food systems, eco-tourism and environmental consultancy.

Green roof

A green or living roof is a roof or deck onto which vegetation is intentionally grown or habitats for wildlife are established.

Green space

Space that is covered with vegetation, for example grass, trees, wildflowers, vegetables or ornamental plants. It may include minor ancillary elements of hard landscaping.

Grey infrastructure

Infrastructure built using manufactured materials (in contrast to GI), for example water treatment plants, railways or telecommunications cables.

Groundwater

Water which is held underground in the soil or in pores and crevices in rock. Groundwater features include aquifers and sources such as headwaters and springs.

Gypsies and Travellers

For the purposes of the planning system, Gypsies and Travellers are defined as: 'Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently, and all other persons with a cultural tradition of nomadism or of living in a caravan, but excluding members of an organised group of travelling showpeople or circus people travelling together as such'.

Habitat

The area or environment in which a species or group of species lives.

Habitat connectivity

The degree to which the landscape facilitates the movement of animals and other organisms. For example, some woodland birds may find it easier to move between two areas of woodland if they are connected by a hedge. In that case, planting such a hedge would improve habitat connectivity.

Habitats Regulations Assessment (HRA)

An assessment, in this case of the Local Plan, to determine whether proposals are likely to have a significant effect on protected sites of European importance for nature conservation, and if so what the implications are for those sites in view of their conservation objectives.

Health Impact Assessment (HIA)

HIA is a procedure, method and tool used to:

- Identify the individual and cumulative impacts of a policy, plan, program, project or development proposal on the health and wellbeing of a population (considering the health differences of sub-groups and vulnerable groups); and
- Make recommendations about how to maximise identified positive impacts, and reduce or mitigate identified negative impacts, on the health and wellbeing of a population (considering the health differences of sub-groups and vulnerable groups).

Heritage assets

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Includes both designated and undesignated heritage assets (see below).

Heritage Coast

Areas of undeveloped coastline which are managed to conserve their natural beauty and, where appropriate, to improve accessibility for visitors.

Historic battlefields

Battlefields included in a national register. This is a non-statutory designation but is a material issue when determining planning applications.

Historic environment

All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

Historic Environment Records (HERs)

These provide comprehensive information and evidence about the historic environment in a particular area. They are an essential source of information for managing, caring for and understanding the historic environment. HERs are maintained by local planning authorities and are used for planning and development control, as well as for public benefit and educational use.

Historic parks and gardens

Highly-valued designed landscapes that are referenced in a national register of such landscapes. This is a non-statutory designation but is a material issue when determining planning applications.

Honeypots

Attractions, destinations and sites that draw in, and experience, high numbers of visitors.

Hotspots

Areas that draw in, and experience, high numbers of visitors and/or locals.

Householder development

Alterations, extensions, improvements and other works to a residential property, and any development within the curtilage of a residential property.

Infrastructure

Public and private physical structures such as roads, railways, bridges, public transit systems, water supply, sewers, electrical power equipment, renewable energy, gas network as well as health, education and other community facilities and blue and green infrastructure.

Infrastructure Business Plan (IBP)

A list of infrastructure needed to support sustainable growth, as set out in the Local Plan and Neighbourhood Development Plans.

International Dark Sky Reserve (IDSR)

Public or private land possessing an exceptional or distinguished quality of starry nights and nocturnal environment, that is specifically protected for its scientific, natural, educational, cultural, heritage and/or public enjoyment. Reserves consist of a core area meeting minimum criteria for sky quality and natural darkness, and a peripheral area that supports dark sky preservation in the core.

International Sites

These consist of Special Areas of Conservation (SAC)s, Special Protection Areas (SPAs) and Ramsar Sites. These sites can also be called 'European Sites' and 'Habitats Sites'. The NPPF advises that candidate international sites and compensation sites for these designations should be given the same protection as designated sites. These are defined in Regulation 8 of the Conservation of Habitats and Species Regulations 2017 (as amended). SACs are designated under the Habitats Directive (Council Directive 92/43/EEC) and SPAs under the Birds Directive (Council Directive 2009/147/EC). . Ramsar sites are wetlands of international importance, designated under the Ramsar Convention on Wetlands 1971 which came into force in 1975.

Irreplaceable Habitats

Habitats which would be technically very difficult (or take a very significant time) to restore, recreate or replace once destroyed, taking into account their age, uniqueness, species diversity or rarity. They include ancient woodland, ancient and veteran trees, blanket bog, limestone pavement, sand dunes, salt marsh and lowland fen.

Land Availability Assessment (LAA)

A study which establishes realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period.

Landscape

Landscape is defined in the *European Landscape Convention (ELC) 2004* as: “an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors”. The ELC refers to the following area types which are all considered to be included within the definition of landscape:

- Natural, rural, urban and urban fringe areas;
- Land, inland water and marine areas; and
- Landscapes that might be considered outstanding as well as everyday or degraded landscapes.

Landmarks

A prominent and easily recognisable feature in the landscape, often used as a reference point in navigation.

Landscape assessments

A site-specific assessment of the effect of a proposed development on the landscape. More detail on landscape assessments is provided in the supporting text to Strategic Policy SD4: Landscape Character.

Landscape character

What makes an area unique. It can be defined as a distinct, recognisable and consistent pattern of elements, be it natural (soil, landform) and/or human (for example, settlement and development) in the landscape that makes one landscape different from another, rather than better or worse.

Landscape character areas

An area whose extent is defined by a shared landscape character. There are six National Character Areas – identified by Natural England – wholly or partly with the South Downs National Park. The *South Downs Landscape Character Assessment* identifies 51 local landscape character areas within the National Park.

Landscape Character Assessment (LCA)

A technique used to develop a consistent and comprehensive understanding of what gives England's landscape its character. It uses statistical analysis and application of structured landscape assessment techniques. LCAs provide more detailed descriptions and analysis at a local level within the framework of the 159 National Character Areas.

Landscape elements

Individual components which make up the landscape, such as trees and hedges.

Landscape features

Prominent or eye-catching elements such as tree clumps, church towers and wooded skylines.

Landscape-scale

An approach to wildlife conservation based on the unit of the landscape character area or equivalent, and looking at habitat connectivity across a wide area, as opposed to focusing on individual protected sites.

Licensed routes

An active travel route that is permissive and has been formalised through a legal agreement with the landowner(s), for example by way of a permissive path agreement or a lease agreement.

Listed buildings

Buildings formally designated as being of special architectural or historic interest.

Local connection

A test that is met by households that can demonstrate a genuine link to a defined local area, either through a residential (current or recent past), employment or close family connection.

Local distinctiveness

'Local distinctiveness' is the essence of what makes a place special to us. It is the combination of the cultural landscape, wildlife, archaeology, history, geology, topography, traditions, buildings, materials and crafts.

Local Green Space (LGS)

A designation used to provide special protection for green areas which are demonstrably special, and of particular importance, to local communities. The designation has been introduced by the *NPPF (Paragraphs 106-108)*. The *NPPF* states that the designation should only be used where the green area is: in reasonably close proximity to the community it serves; local in character and is not an extensive tract of land; and demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife.

Local landscape character assessments

Documents produced by community groups, to express what local people perceive as special qualities of their environment and identify objectives for maintaining and enhancing the landscape and the issues that affect local distinctiveness. Where endorsed by the Local Planning Authority, they can be a material consideration in planning decisions.

Local Nature Recovery Strategy (LNRS)

Strategies prepared by responsible bodies in accordance with The Environment (Local Nature Recovery Strategies) (Procedure) Regulations 2023, which set priorities for nature recovery and propose actions in the locations where it would make a particular contribution to achieving those priorities.

Low traffic routes

A minor road, lane, or street where motor vehicle speeds and volumes are sufficiently low for walkers/wheelers, cyclists, and equestrians to share the carriageway safely without physical segregation. Such routes typically operate around 20mph or less with light traffic flows, minimising overtaking pressure and supporting a high level of comfort for vulnerable users.

Main town centre uses

Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

Major development

The SDNPA determines what constitutes major development by considering whether a development, by reason of its scale, character or nature, has the potential to have a significant adverse impact on the natural beauty, wildlife or cultural heritage of, or recreational opportunities provided by, the National

Park. This differs from the definition of major development in the *Town and Country Planning (Development Management Procedure) (England) Order 2015*, which is focussed on type and scale of development.

Manège

An arena for riding horses, used in particular for training. Typically fenced and surfaced with sand, PVC or rubber.

Marine Conservation Zone (MCZ)

Designated areas within English and Welsh territorial waters and UK offshore waters, that protect a range of nationally important marine wildlife, habitats, geology and geomorphology.

Market housing

Housing which has no occupancy restriction or legal tie and that can be bought or rented by anyone who can afford to do so (including the majority of existing housing within the National Park).

Material consideration

A matter that should be taken into account in deciding a planning application or on an appeal against a planning decision; includes Government policy, previous planning decisions, and numerous factors such as design, traffic, nature conservation and effect on privacy.

Mineral Safeguarding Areas (MSAs)

Areas defined by minerals planning authorities which covers known deposits of minerals that are desired to be kept safeguarded from unnecessary sterilisation by non-mineral development. The MSAs do not provide a presumption for these resources to be worked.

National Landscapes

Areas legally designated as areas of outstanding natural beauty under the National Parks and Access to the Countryside Act 1949 and Countryside and Rights of Way Act 2000.

Nationally Protected Landscapes

National Parks and National Landscapes.

Natural beauty

‘Natural beauty’ is not just the look of the landscape, but includes landform and geology, plants and animals, landscape features, and the rich history of human settlement over the centuries. For this National Park natural beauty is summarised in the Special Qualities, see Chapter 1 of this Local Plan.

Natural surveillance

Designing in a way that ensures people can see in and out of an area, with activity around public spaces and routes so that people feel safe and secure, without the need for additional security measures.

National Nature Reserves (NNRs)

Represent many of the finest wildlife and geological sites in the country. The first NNRs emerged in the post-war years alongside the early national parks, and have continued to grow since then. NNRs were initially established to protect sensitive features and to provide ‘outdoor laboratories’ for research but their purpose has widened since then. As well as managing some of the most pristine habitats, our rarest species and our most significant geology, most NNRs now offer great opportunities to the public as well as schools and specialist audiences to experience England’s natural heritage.

National Planning Policy Framework (NPPF)

The document that sets out Government planning policy for England.

National Planning Practice Guidance (PPG)

A set of detailed and regularly updated Government advice on how the *NPPF* should be interpreted.

Natural capital

The stock of natural resources (including geology, soils, air, water and all living organisms), as considered using a framework derived from economics. In the same framework, ecosystem services are considered to be flows.

Neighbourhood Development Plan(s) (NDP)

A plan prepared by a Town or Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the *Planning and Compulsory Purchase Act 2004*).

Non-retail town centre uses

Leisure, entertainment facilities such as the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

Parish and Village Design Statements (P/VDS)

These outline the character of a particular parish or village against and provide local guidance for future changes in a parish or village.

Partnership Management Plan (PMP)

A five-year strategy for the management of the National Park, for all those with an interest in or influence on the area, prepared by the National Park Authority in close partnership with others.

Permissive paths / routes

An active travel route that can be used by the public where the landowner has provided permission for public use. This permission can be withdrawn by the landowner at any time. These are not public rights of way (PRoW). These can be formalised as a “licenced route” through a legal agreement.

Planning condition

A condition imposed on a grant of planning permission in accordance with the Town and Country Planning Act 1990.

Planning obligation

A legal agreement entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

Preserve

To save, to protect or to keep from decay. A term used in primary legislation in the context of listed buildings and conservation areas. Also see ‘Conserve’.

Previously Developed Land (PDL):

(Sometimes known as ‘brownfield’ land) is land which has been lawfully developed and is or was occupied by a permanent structure and any fixed surface infrastructure associated with it, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed). It also includes land comprising large areas of fixed surface infrastructure such as large areas of hardstanding which have been lawfully developed. Previously developed land excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as

residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.

Primary shopping area

A defined area where retail is concentrated, generally comprising the primary frontage and any adjoining and closely related secondary frontage.

Primary and secondary frontages

Rows of units within a town or village centre. Primary frontages are likely to include a high proportion of retail units while secondary frontages provide greater opportunities for a diversity of units such as restaurants, estate agents and other businesses.

Priority habitats

Habitats identified as being the most threatened and requiring conservation action, through the *UK Biodiversity Action Plan*, Local Biodiversity Partnership Level Biodiversity Action Plans, or by the SDNPA.

Priority species

Species identified as being the most threatened and requiring conservation action, through the *UK Biodiversity Action Plan*, Local Biodiversity Partnership Level Biodiversity Action Plans, or by the SDNPA.

Protected species

Species protected by European or national legislation.

Public open space

Open space which is publicly accessible for formal and informal sports and recreational use. It can include: allotments, community gardens, orchards and other community growing spaces; amenity greenspaces; cemeteries and churchyards; children's play equipment; natural and semi-natural greenspaces; and parks and gardens.

Public realm

Places where people can gain unrestricted access (at least during daylight hours) for the purpose of passing through, meeting, leisure and any other public activities.

Public Rights of Way (PRoW)

The paths and tracks over which members of the public have a right of passage. The four types of public rights of way are:

- **Footpaths** for walking, including mobility scooters, wheelchairs, powered wheelchairs and pushchairs;
- **Bridleways** for walking, cycling and horse riding;
- **Restricted Byways** for walking, cycling, horse riding, and horse drawn carriages (or other non-motorised vehicles); and
- **Byways Open to All Traffic (BOATs)** for walking, cycling, horse riding, horse drawn carriages and motorised vehicles. Most do not have a surface suitable for ordinary motor traffic.

Quiet lanes

Quiet lanes are a formal statutory designation. They are rural roads designated under the Quiet Lanes and Home Zones (England) Regulations 2006 to protect tranquillity, landscape character, and shared use. They are intended for considerate use by walkers/wheelers, cyclists, equestrians, and motor vehicles, operating where actual speeds are low (typically around 20mph or less) and traffic volumes are light.

Ramsar sites

Sites of nature conservation importance recognised under the Ramsar Convention (formally, the Convention on Wetlands of International Importance, especially as Waterfowl Habitat), which is an international treaty for the conservation and sustainable utilisation of wetlands, to stem the encroachment on and loss of wetlands, recognising the fundamental ecological functions of wetlands and their economic, cultural, scientific and recreational value.

Registered parks and gardens

Parks and gardens identified by Historic England assessed to be of particular historic significance. Planning authorities must consider the impact of any proposed development on the special character of these sites.

Registered providers

Organisations registered with Homes England to provide and manage affordable housing, most commonly a housing association or a local authority

Relative tranquillity

Tranquillity when compared to other locations within the National Park.

Regenerative development

An approach to development design that recognises our role as part of nature and replenishes and aligns with the needs and characteristics of thriving ecosystems and a thriving society. Regenerative design is not about restoration to a time before human influence, rather it is about realigning human systems with natural systems to create thriving living systems that ultimately have the capacity to coexist and coevolve overtime to increasing states of vitality.

Regenerative tourism

An approach to tourism (and associated development) that makes a net positive contribution to the places and communities in which tourism operates, and supports activities that help reduce carbon emissions and increase nature recovery.

Renewable and low carbon energy

Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

Rural exception sites

Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection.

Rural worker

A rural worker is defined as someone who is engaged on a full-time basis in a land-based industry – such as farming, forestry, horticulture, nature conservation or equestrian businesses - which rely on open land and associated buildings.

Safeguard

Designate a site for its current use (potentially with a view to a future intended use), to prevent development occurring on the site which would be contrary to that use.

Sandford Principle

A principle established in law that if it appears that there is a conflict between the two purposes of the National Park, greater weight should be attached to the first purpose (to conserve and enhance the natural beauty, wildlife and cultural heritage of the area).

Scheduled monument

A monument referenced in a schedule compiled by the Secretary of State which is: any building, structure or work, whether above or below the surface of the land, and any cave or excavation, any site comprising the remains of any such building, structure or work or of any cave or excavation, or any site comprising, or comprising the remains of, any vehicle, vessel, aircraft or other movable structure or part thereof which neither constitutes nor forms part of a monument as defined above.

Section 106/Section 278 payments

The traditional system of financial obligations paid by developers to fund infrastructure, limited by legislation as of 2015.

Self-build and custom-build housing

Housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual. Such housing can be either market or affordable housing. A legal definition, for the purpose of applying the Self-build and Custom Housebuilding Act 2015 (as amended), is contained in section 1(A1) and (A2) of that Act.

Setting of a heritage asset

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Settlement

Includes towns and villages with a defined settlement policy boundary in Policy SDC2, but not other villages, hamlets or scattered groups of dwellings. Places without defined settlement policy boundaries are treated as part of the open countryside for planning purposes.

Settlement pattern

The layout of streets, buildings and plots within settlements, and of settlements in relation to each other.

Settlement boundary

A spatial planning tool used to direct development into settlements and allocated extensions to them, and restrict it in the wider countryside, by mapping a boundary between the two.

Significance (of heritage assets)

The value of that asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

Sites of Special Scientific Interest (SSSIs)

A selection of the country's very best wildlife and geological sites. There are over 4,100 Sites of SSSIs in England, covering around seven per cent of the land area. Over half of these sites, by area, are internationally important for their wildlife, and designated as SSACs, SPAs or Ramsar sites. Many SSSIs are also NNRs or Local Nature Reserves LNRs.

Special qualities

All the National Parks in England, Wales and Scotland have an aim and purpose to promote understanding and enjoyment of the 'special qualities' of their area. It is the combination of these special qualities that led to these areas being designated to be protected as national parks. The special qualities of the South Downs National Park are set out in Chapter 3 of the Local Plan.

Spatial strategy

The overall framework for guiding development across the South Downs National Park, determining in what broad locations and settlements different kinds of development will be encouraged or restricted.

Special Area of Conservation (SAC)

SACs are strictly protected sites designated under the *EC Habitats Directive*. Article 3 of the *Habitats Directive* requires the establishment of a European network of important high-quality conservation sites that will make a significant contribution to conserving the 189 habitat types and 788 species identified in *Annexes I and II of the Directive (as amended)*. The listed habitat types and species are those considered to be most in need of conservation at a European level (excluding birds). Of the *Annex I* habitat types, 78 are believed to occur in the UK. Of the *Annex II* species, 43 are native to, and normally resident in, the UK.

Special Protection Areas (SPAs)

An area of land, water or sea which has been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within the European Union. SPAs are European designated sites, classified under the European Wild Birds Directive which affords them enhanced protection.

Statement of Community Involvement (SCI)

A SCI sets out a local planning authority's policy to identify how and when local communities and stakeholders will be involved in the preparation of the documents to be included in the development plan. It also governs the development management process for all planning applications within the area.

Statutory bodies

A government appointed body set up to give advice and be consulted for comment upon development plans and planning applications affecting matters of public interest. Examples of statutory bodies include Historic England, Natural England and Environment Agency.

Strategic Environmental Assessment (SEA) directive

A European directive requiring public plans and programmes to undergo an assessment of the likely significant effects on the environment of the plan and reasonable alternatives. It also requires public consultation on the assessment, and monitoring of the significant environmental effects of the plan's implementation.

Strategic Flood Risk Assessment (SFRA)

A SFRA is a study carried out by a local planning authority to assess flood risk in the local plan area and the risks to and from surrounding areas. It is part of the evidence base that supports a local plan.

Succession housing

Succession housing enables former essential agricultural and forestry workers to continue living on-site in tied accommodation after they have retired. It also releases on-site housing for new entrants.

Supplementary Planning Documents (SPD)

Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. SPD are capable of being a material consideration in planning decisions but are not part of the development plan.

Sustainable Drainage Systems (SuDS)

Drainage systems designed to control surface water run off close to where it falls and mimic natural drainage as closely as possible.

Sustainability Appraisal (SA)

A systematic process, required by law, of evaluating the predicted social, economic and environmental effects of an emerging planning document, when judged against reasonable alternatives.

Sustainable development

Development which meets the needs of the present without compromising the ability of future generations to meet their own needs. The Government's view of what sustainable development in England means in practice for the planning system is expressed in the *NPPF*, including strong protections for the landscape, scenic beauty, wildlife and cultural heritage of National Parks.

Technical Advice Notes (TAN)

Provide detailed advice and guidance for applicants and decision-makers in interpreting and implementing planning policies.

Telecommunications

Telecommunications infrastructure includes development proposals related to the supply and management of broadband, mobile services and telephone land lines.

The Town and Country Planning (Local Planning) (England) Regulations 2012

Government regulations on local planning that apply in England and came into force on 06 April 2012.

Town and village centres

Area defined on the Local Plan Policies Map, including the primary shopping area and adjacent areas predominantly occupied by main town centre uses. Includes local centres but excludes small parades of shops of purely neighbourhood significance.

Tranquillity

Areas undisturbed by the presence of noise and visual intrusion (taken from CPRE website).

Travel plans

Plans to minimise the impacts of travel from a development proposal by reducing car usage and by encouraging the use of sustainable modes such as walking, cycling, public transport and car sharing.

Travelling Showpeople

Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on grounds of their own, or their family's or dependents', more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily or permanently, but excludes gypsies and travellers.

Undesignated heritage assets

Heritage assets that have been identified by the local planning authority but not yet designated. This includes locally listed buildings.

Utilities

Utility infrastructure includes development proposals related to the supply and management of water, waste water, gas and electricity.

Validation List

A list of information required by a local planning authority in order to 'validate' a planning application. This validation list forms two components firstly, the national requirements, including the application form, fee and certificates and secondly, specific local validation requirements known as the 'Local List'.

Viewshed Characterisation Study

A study which maps what is visible from various viewpoints.

Wayfinding

Public realm, landmarks, and infrastructure (for example, signage and street furniture) used to help pedestrians/wheelers, cyclists and equestrians to move and navigate around an area.

Whole Estate Plans (WEPs)

These are prepared by landowners, in consultation with the SDNPA and other interested parties, to look holistically at their land holdings; establish a baseline; identify opportunities and threats and describe their long-term plans so that individual projects can be considered in context. Whole Estate Plans should help to identify mutually acceptable and proactive solutions which serve the wider purposes of the National Park. Further information about such plans and the process for preparing them is at <https://www.southdowns.gov.uk/planning-policy/whole-estate-plans/>

Wildlife-rich habitat

A habitat that is one of the following types of habitat and which is of sufficient quality that it is, or will be, capable of supporting flora and fauna which are typically found in the habitat in question—

- (a) a habitat type of principal importance for the conservation of biodiversity listed by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006(4) (biodiversity lists and action (England)); or
- (b) another habitat type listed in Schedule 1 of the Environmental Targets (Biodiversity) (England) Regulations 2023

Appendix 3 Superseded Policies

This Local Plan supersedes the following development plan policies:

- The 2019 South Downs Local Plan in its entirety
- Petworth Neighbourhood Development Plan H7 Land South of Petworth
- Amberley Neighbourhood Development Plan FI 2 Joint-use school/community hall

Appendix 4: Local Plan Indicators

Local Plan Objective	Relevant Policies	Indicators
1: We will support development that is landscape-led, follows regenerative development and design principles and has an overall positive impact on landscape character, natural ecosystems and biodiversity.	SDC3, SDC4, SDL1, SDL2, SDL3, SDL4, SDN1, SDN8, SDW1, SDW4, SDG2, SDG3	1: Number of planning permissions in the reporting year where officers recorded added value on design and landscape character.
2: We will support development proposals that protect and take opportunities to enhance designated sites, support protected species, follow the mitigation hierarchy and take opportunities to deliver bigger, better and more joined up nature.	SDN1, SDN2, SDN3, SDN4, SDN5, SDN6, SDN7, SDN8, SDG2, SDG4	2: Number of planning permissions in the reporting year where officers recorded added value on nature recovery. 3: HRA related indicator
3: In implementing biodiversity net gain, we will seek to ensure that enhancements to biodiversity are appropriate to their landscape, cultural and ecological context, and that any off-setting of negative impacts takes place within the National Park to ensure that it meets the Purpose 1 requirement to conserve and enhance the wildlife.	SDN1, SDG2	4: Monitoring information required by Defra in line with the Biodiversity Duty Regulations.
4: We will support proposals for small scale renewable energy schemes that are appropriately located and designed, especially where such proposals are community-led	SDN10	5: Number of renewable energy projects granted planning permission in the reporting year (excluding householder development).

and serve communities and businesses within the National Park.		
5: We will support new development, and the retrofitting of existing development, that achieves net zero operational carbon, minimises embodied carbon, utilises sustainable materials that support the circular economy, and is resilient to the impacts of climate change.	SDL6, SDN9	6: Number of planning permissions in the reporting year where officers recorded added value on climate action.
6: We will support a catchment-based approach to water and wastewater management that protects and enhances surface and groundwater quality, restores natural functions and processes, uses nature-based solutions to manage flood risk, and enhances public access to blue infrastructure.	SDW1, SDW2, SDW3, SDW5, SDW6	7: Percentage of waterbodies within the National Park achieving “high” or “good” status.
7: We will support water efficiency measures and more sustainable patterns of water use to protect our water supply, aquifers, rivers and the habitats and species that depend on them.	SDN9, SDW1, SDW2, SDW3	8: Percentage of planning permissions in the reporting year that meet SDN9 water use requirements of ≤ 90 litres/person/day.
8: We will support the provision of facilities and infrastructure that enable the delivery of training and education for young people.	SDG1	9: Number of planning permissions granted for educational facilities in the reporting year.
9: We will support development that improves the accessibility of the National Park, reduces car travel and facilitates	SDC2, SDT1, SDT2, SDT3, SDT4	10: Number of planning permissions where officers recorded added value on National Park for All.

sustainable modes of transport including active travel through better and new public rights of way and access land, safe and attractive pedestrian and cycle routes and improved public transport.		
I0: We will protect and enhance the tranquillity and dark skies of the National Park by supporting development that avoids unnecessary light pollution and utilises good design to mitigate the impact of any lighting and glazing.	SDL3, SDL4	I1: Number of permissions granted with lighting conditions attached.
I1: We will support development that recognises the significance of the cultural heritage of the National Park, conserves and enhances heritage assets and improves their ongoing management, especially where they are 'at risk'.	SDL6, SDL7, SDL8, SDL9, SDE9, SDG4	I2: Number of nationally designated heritage assets at risk in the National Park.
I2: We will support green economic growth that enables regenerative land management, particularly farming and forestry, provides local employment, and supports the production and sale of sustainable food, drink and other products of the National Park.	SDH9, SDE1, SDE2, SDE3, SDE8	I3: Total net and gross new employment floorspace completed. I4: Total net and gross new employment floorspace extant permissions. I5: Developments granted planning permission for agricultural developments in the reporting year. I6: Conversions of agricultural buildings granted in the reporting year. I7: Development granted permission for new and expanded facilities for viticulture and associated business.

I3: We will support development that provides visitor experiences that benefit our communities and landscape, encourages the use of the National Park as a place for healthy outdoor activity and relaxation and supports a regenerative visitor economy.	SDE7, SDE8, SDG3	I8: Number of permissions granted for new and expanded visitor accommodation, attractions and facilities.
I4: We will support development that enhances the role of towns and villages as social and economic hubs and improves access to essential community services, infrastructure and facilities, especially where this is community-led.	SDC2, SDE1, SDE4, SDE5, SDE6, SDE9, SDG1, SDG4, SDT4, SDT5, SDT6	I9: Number of permissions granted for new and expanded community facilities.
I5: We will support development that provides affordable housing that meets the needs of local communities in perpetuity and explore innovative ways of increasing delivery including through community-led development, exception sites and Whole Estate Plans.	SDC2, SDH5, SDH6	20: Number of extant permissions for affordable homes. 21: Number of affordable homes delivered in the reporting year.
I6: We will support new homes that increase the stock of smaller dwellings, improve people's health and opportunities, are accessible and adaptable, and meet the diverse needs of our communities throughout all life stages.	SDL2, SDH1, SDH2, SDH3, SDH4, SDH7, SDH8, SDH10	22: Number of homes with extant permission. 23: Number of homes delivered. 24: Five-year housing land position. 25: Number of permissions granted for permanent Gypsy or Traveller pitches and Travelling Showpeople plots in the reporting year. 26: Five-year gypsy and traveller accommodation position.