



**South Downs National Park Authority**  
**Authority Monitoring Report**  
**01 April 2024 to 31 March 2025**

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**April 2026**

## Executive Summary

This is the eleventh Authority Monitoring Report (AMR) produced by the South Downs National Park Authority (SDNPA) and it is the sixth AMR to be produced since the adoption of the South Downs Local Plan (SDLP) in July 2019.

The AMR reports on planning documents including the SDLP, neighbourhood development plans and adopted and emerging waste and minerals plans. The AMR reports on the financial year 2024-25, which is the eleventh year of the 2014-2033 plan period for the SDLP.

The AMR reports progress on the timetable and milestones for the preparation of documents set out in the Local Development Scheme (LDS). In the monitoring year, the review of the South Downs Local Plan progressed in accordance with the timetable set out in the LDS. The Regulation 18 consultation was carried out between January and March 2025. Various evidence base studies were either progressed or completed to keep the work on track. Members were kept informed of work during the year, including potential sites and policy amendments, and steered the direction of travel. Progress remained on course to carry out the Regulation 19 publication (consultation) in May and June 2026 with submission to the Secretary of State later in the year.

This report considers the performance of adopted Local Plan policies across the National Park, and all the indicators are listed in Appendix 1. In the main report an output is set out for each indicator followed by a brief commentary highlighting the key findings of the output and relating these back to local and Government policies. Monitoring is provided on housing provision. Here are several headline findings highlighted in the 2024/25 AMR:

### A Thriving, Living Landscape

- Biodiversity Net Gain was achieved (average 30% Habitat and 45% Hedgerow, with a 10% gain in Watercourse in one application)

### People Connected with Places

- 27 units were permitted for Visitor Accommodation
- 20 Self-Catering Accommodation units were permitted

### Towards a Sustainable Future

- A net total of 2,009 dwellings has planning permission but are unbuilt
- Of these 568 are defined as affordable homes
- 247 dwellings were completed in 2024/25 in the National Park, of which 65 were affordable
- We have a 4.82-years supply of deliverable housing sites
- 4,078m<sup>2</sup> net total of employment floorspace was completed in 2023/24
- Agricultural buildings were repurposed to provide 3,199m<sup>2</sup> of new employment floorspace

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# I. Introduction

- I.1 The South Downs was established as a National Park in 2010. The South Downs National Park Authority (SDNPA) became the local planning authority for the National Park in 2011. The National Park contains over 1,600km<sup>2</sup> of England's most iconic lowland landscapes stretching from Winchester in the west to Eastbourne in the east. It is also home to over 113,339 residents and features over 8,000 small businesses. This AMR helps to monitor how effective the National Park Authority has been on delivering on its purposes and duty through the exercise of its planning function.
- I.2 The Authority Monitoring Report (AMR) is an annual document produced in each year of the Plan Period. It reports on the progress of planning policy making and on the effectiveness of adopted planning policies in influencing patterns and levels of development.
- I.3 This AMR reports on the monitoring year April 2024 to March 2025 but provides pragmatic updates where appropriate up to December 2025.
- I.4 The statutory requirements of monitoring reports are set out in the Town & Country Planning (England) Regulations (2012) and include the following:
- An update on progress on plan preparation against the Local Development Scheme.
  - The number of net additional dwellings delivered against any Local Plan requirements that apply to any specific part of our area.
  - Reporting on activities relating to self-build.
  - An update on neighbourhood development orders and neighbourhood development plans.
  - Activities we have carried out to meet our Duty to Co-operate with other bodies.
- I.5 In the monitoring year, the review of the South Downs Local Plan progressed in accordance with the timetable set out in the Local Development Scheme, the most recent version of which was approved by Planning Committee in July 2025. The Regulation 18 consultation was carried out in the period January to March 2025 in accordance with the timetable. Work on the evidence base has continued to progress and is on track for the Regulation 19 publication (consultation) of the submission Plan to take place in May and June 2026.
- I.6 To meet the requirements of the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG) we monitor the housing developments expected to come forward over the next fifteen years, commercial developments and the number of Gypsy and Traveller pitches in our area. We also monitor the impacts of Local Plan policies to assess their effectiveness and identify any cases where certain policies are failing to deliver and may require action. In line with the National Park purposes and duty, SDNPA have determined the importance of monitoring specific matters that are key for the South Downs including visitor accommodation, tourism, farm diversification, and nature recovery.
- I.7 Most of the indicators come from Figure 10.2: Monitoring and Implementation Framework of the Local Plan. Further indicators have been added as appropriate.
- I.8 Please refer to the glossary in the South Downs Local Plan at [Glossary.pdf](#) for an explanation of the technical terms used in this report.

## **2. Progress against the Local Development Scheme**

### **Local Development Scheme: Progress on Implementation**

- 2.1 This section of the Authority Monitoring Report reviews the progress made on development plan documents produced by the National Park Authority in relation to the timetable and milestones set out in the Local Development Scheme (LDS). This AMR focuses on progress made during the reporting year April 2024 to March 2025 but also provides factual updates up to December 2025.
- 2.2 In November 2024, the Authority approved an updated LDS (Version 9), replacing the previous LDS dated May and December 2022. The changes related to the Village Design Statements being progressed as Supplementary Planning Documents. A further update to the LDS was approved in July 2025 (Version 10) and includes a short delay in the timetable of the new Local Plan by approximately three months.

### **New Local Plan**

- 2.3 The South Downs Local Plan (SDLP) was adopted by the NPA on 02 July 2019. It is a legal requirement and stated in paragraph 34 of the National Planning Policy Framework (NPPF) December 2024, that local plans should be reviewed and updated as necessary every five years.
- 2.4 The decision was made by the Authority to start work on a new Local Plan in May 2022. A further decision was made by the Authority in December 2022 to incorporate the work on the Shoreham Cement Works into this new Local Plan and the LDS was updated to reflect this change.
- 2.5 During this AMR period the Regulation 18 consultation was carried out between 20th January to 17<sup>th</sup> March 2025 in accordance with the LDS and Statement of Community Involvement. Preliminary results of this consultation were reported to Planning Committee in July 2025, alongside a revised Local Development Scheme. The Local Plan and its evidence base are being further revised with the intention of publishing a Regulation 19 Local Plan in May 2026 and submitting the Plan for examination in November 2026.

### **Neighbourhood Development Plans (NDPs)**

- 2.6 As at the end of December 2025 there are 63 NDPs in various stages of development across the National Park. A map showing the designated Neighbourhood Areas can be seen at figure 1.
- 2.7 At the end of December 2025, 46 NDPs had been made by the South Downs National Park Authority (SDNPA) and are now part of the development plan for the National Park. This includes Petersfield NDP (updated with minor modifications on 26 September 2024); Bramshott & Liphook NDP (made in December 2024); and Pulborough NDP (made in November 2025).

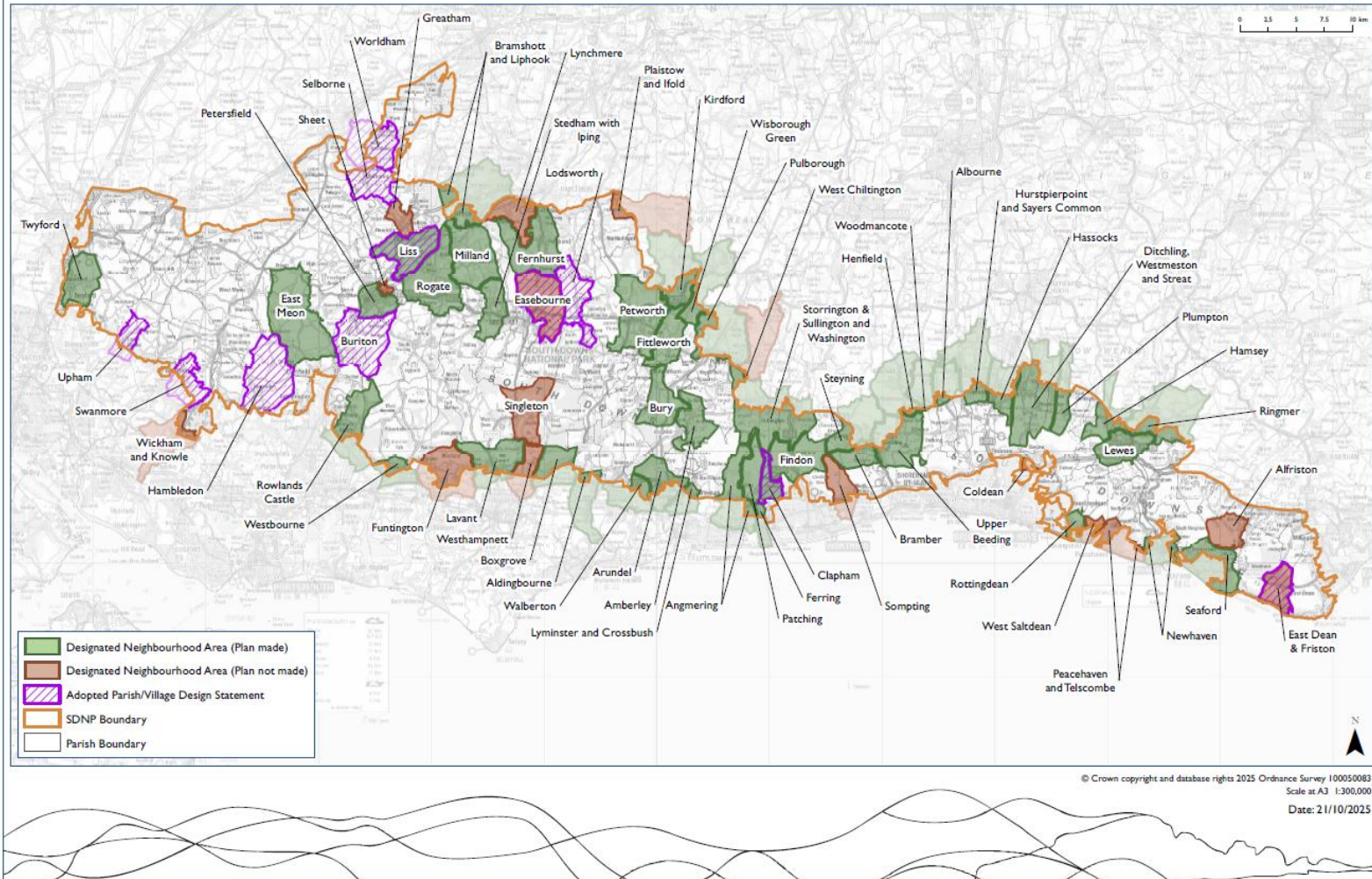


Figure 1: Designated Neighbourhood Areas and Made Neighbourhood Development Plans in the National Park, December 2025

## **Supplementary Planning Documents**

- 2.8 The LDS refers to one supplementary planning document (SPD) which is the Upham Village Design Statement. The first consultation on this document was carried out by the NPA between 28 May and 24 July 2024. The second consultation was carried out between 11 November and 23 December 2024. The Village Design Statement was adopted by the SDNPA and Winchester City Council in March 2025.
- 2.9 The Biodiversity Net Gain Technical Advice Note (TAN) was updated in March 2024 and February 2025 to reflect the introduction of statutory Biodiversity Net Gain under the Environment Act 2021 and Biodiversity Net Gain Regulations 2024.

## **Minerals and Waste**

- 2.10 The SDNPA is responsible for planning for the future management of waste and production of minerals within the South Downs National Park (SDNP). We are working in partnership with the mineral and waste planning authorities in Hampshire, West Sussex, Brighton & Hove, and East Sussex Councils, and have adopted the following joint local plans:
- a) East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan (2013)
  - b) Hampshire Minerals and Waste Plan (2013)
  - c) West Sussex Waste Plan (2014)
  - d) East Sussex, South Downs and Brighton & Hove City Waste and Minerals Sites Plan (2017)
  - e) West Sussex Joint Minerals Plan (2018) including the Soft Sand Review (2021)
  - f) East Sussex, South Downs and Brighton & Hove Waste and Minerals Revised Policies (2024)
- 2.11 The SDNPA is working in partnership with Hampshire County Council, Portsmouth City Council, Southampton City Council, and the New Forest National Park Authority on a review of the Hampshire Minerals and Waste Plan, This Plan is currently at examination (the hearing sessions took place in February 2024 and September 2025).
- 2.12 The SDNPA continues to work closely with West Sussex County Council on Minerals and Waste matters. A 5-year assessment on the relevance and effectiveness of the Joint Minerals Plan was undertaken in 2023, when it was determined that a formal review of the Plan was not required. A 5-year assessment on the relevance and effectiveness of the Joint Waste Plan was undertaken in 2024, when it was determined that a formal review of the Plan was not required.
- 2.13 Progress on joint minerals and waste local plans and monitoring of already adopted plans will be reported in the Monitoring Reports produced by Hampshire County Council, East Sussex County Council and West Sussex County Council. [Read more on the subject.](#)

### 3. Cooperation on Local Plans

3.1 National Park Authorities are responsible for planning within their respective national parks. However, the districts, boroughs, city, and county councils are responsible for other statutory functions including housing, transport, and education. Partnership working and cooperation is therefore fundamental to the successful operation of the South Downs National Park Authority (SDNPA). Local planning authorities also cooperate with each other and other statutory bodies in the preparation of their Local Plans. The highlights of the cross boundary working that took place within the monitoring year are set out below.

#### Cross boundary Themes

3.2 As reported in the 23/24 AMR, updated themes were agreed by Planning Committee in November 2024 as part of the Cooperation and Alignment Strategy appended to the Project Initiation Document for the review of the Local Plan. The updated strategic cross-boundary themes are:

- 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 water and nutrient neutrality.
- Mitigation and adaptation to **climate change**, including nature-based solutions.
- **Sustainable travel** into 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.

3.3 These themes have been used as the basis for making representations on local plan consultations outside the National Park and identifying key areas of work throughout the last year.

#### Key Joint Working Topics

3.4 **Water Neutrality:** In September 2021 Natural England issued a Position Statement advising that it could not be concluded that the existing abstraction within Sussex North Water Resource (Supply) Zone was not having an impact on the Arun Valley, a Special Area of Conservation (SAC), Special Protection Area (SPA), and Ramsar site. Development proposals that would lead to a material increase in water demand would need to demonstrate that there would be no increase in water consumption, demonstrated by a combination of water efficiency, water recycling and offsetting measures (known as water neutrality). Between 2021 and 2025 SDNPA worked closely with the other affected local authorities to develop a mitigation strategy to allow development to proceed. On 31 October 2025, Natural England withdrew the Position Statement. This followed agreement between Southern Water and the

Environment Agency that a license cap on water abstraction will ensure with sufficient certainty that development will not adversely impact the protected Arun Valley habitats. A separate package of measures is proposed to support recovery and enhance ecological resilience at Pulborough Brooks SSSI. Natural England has advised that local authorities are not required to consider these measures when determining relevant plans or projects, and development is no longer required to be water neutral.

- 3.5 **Nutrient Neutrality:** The SDNPA continues to be part of the Partnership for South Hampshire (PfSH) Water Quality Working Group (WQWG), which is addressing the issue of nutrient neutrality in the Solent and River Itchen Catchments.
- 3.6 **Ashdown Forest:** The SDNPA has continued to work with the other affected authorities on the strategic cross boundary issue of air quality impacts on the Ashdown Forest Special Area of Conservation (SAC) arising from traffic associated with new development.
- 3.7 **Wealden Heaths Phase II Special Protection Area (SPA):** Joint working with Natural England, Waverley Borough Council and East Hampshire District continues to be undertaken to ensure a consistent approach is applied in relation to development within the 400m and 5km buffer zones surrounding the SPA. It should be noted that the limit in the 400m buffer zone for additional new dwellings has been reached. The four organisations are also working on a joint strategy to mitigate impacts from recreational pressure, including Strategic Access Management and Monitoring (SAMM) and Suitable Alternative Natural Greenspace (SANG).

### **Cross-boundary groups**

- 3.8 The SDNPA is involved in the work of several cross-boundary groups, including:
- Hampshire & Isle of Wight Planning Officers Group (HIPOG).
  - Solent Recreation Mitigation Partnership (SRMP).
  - Partnership for South Hampshire (PfSH) Water Quality Working Group (WQWG).
  - Sussex North Water Resource (Supply) Zone officer groups (Water Neutrality Executive Board, Water Neutrality Lead Officer Group, Policy Working Group, Development Management Working Group, and Offsetting Working Group).
  - West Sussex Planning Policy Officers Group (PPOG).
  - East Sussex Strategic Planning Members and Officers Groups and the Local Plan Managers Group.

### **Consultations**

- 3.9 The following consultation responses and other documents have been issued by officers between April 2024 and March 2025:
- Adur: 19/12/2024 Adur Local Plan “Key Issues” Consultation November 2024.
  - Brighton & Hove: 23/01/2025 Brighton & Hove Local Plan Key Issues Consultation November 2024 to January 2025.
  - Chichester: Statement of Common Ground 25/06/2024. 12/12/2024 Southbourne Allocation Development Plan Document (DPD) – Regulation 18 Consultation.

- East Sussex County: signed a Planning Engagement and Process Protocol in September 2024 with the Public Health Team.
- Hastings: 10/05/2024 Hastings Borough Council - Duty to Cooperate request to consider unmet gypsy and traveller accommodation needs arising from Hastings.
- Lewes: 09/04/2024 Lewes District Local Plan; Duty to Cooperate request to consider unmet development needs arising from Lewes District; and 28/02/2025 'Defining our policies and early site allocation proposals' Phase 1 Regulation 18 Consultation.
- Mid Sussex: 22/07/2024 Statement of Common Ground.
- Waverley: 16/04/2024 Preparation of the new Waverley Borough Local Plan 2043.
- Wealden: 09/05/2024 Wealden District Draft Local Plan (Regulation 18 Consultation). 09/05/2024 Wealden District Council Local Plan - Duty to Cooperate (response to unmet needs request).
- Winchester: August 2024 signed a Statement of Common Ground. 10/10/2024 Winchester Local Plan 2020-2040 – Regulation 19 Consultation.

### **Minerals and Waste**

- 3.10 The SDNPA is the Minerals and Waste Planning Authority for the National Park, and works closely with its County Council, adjacent National Park Authority and Unitary Authority partners to coordinate joint plan-making across the area. To date, the following have been prepared and adopted:
- East Sussex, South Downs and Brighton & Hove Waste & Minerals Local Plan (2013).
  - East Sussex, South Downs and Brighton & Hove Waste & Minerals Sites Plan (2017).
  - Hampshire Minerals & Waste Plan (2013).
  - West Sussex Waste Local Plan (2014).
  - West Sussex Joint Minerals Plan (2018) [Partial Review, 2021].
  - East Sussex, South Downs and Brighton & Hove Waste and Minerals Revised Policies (2024).
- 3.11 The SDNPA is a member of the South-East England Aggregate Working Party (SEEAWP). As part of its role in SEEAWP, the SDNPA has agreed Statements of Common Ground (SoCG) in relation to minerals planning in the South-East. This is to ensure a steady and adequate supply of minerals, whilst recognising the purposes and duty of the National Park. More specifically, the SDNPA signed an update to the South-East Soft Sand Position Statement in 2023. The updated position statement provides an agreed source of evidence and underpins the effective cooperation and collaboration in addressing the strategic cross-boundary matter, of soft sand supply. The position statement will also form the basis of any future SoCG.
- 3.12 The SDNPA is a member of the South-East Waste Planning Advisory Group (SEWPAG). Previously, the SEWPAG members all signed a strategic SoCG in relation to inert landfill. The SoCG sets out an agreed understanding of the continued, but decreasing, need for inert landfill in the South-East region.

## 4. Core Policies

### Indicator **SDLPI: Added value**

**Policy monitored:** Core Policy SDI: Sustainable Development

#### **Target:**

- 4.1 Ensure that all planning applications deliver added value to the development proposed and the wider National Park purposes.

#### **Output:**

- 4.2 A decision was made in April 2020 to report and monitor the value added to all planning applications determined by the SDNPA and its host authorities. From summer 2020 case officers started consistently recording on the planning database the types of value added during the process of determining an application. This is the fourth year, 2024-25, with a full 12 months of added value recorded. Officers can record the category or categories of added value through their work on each application.
- 4.3 For 2023-24 the categories of added value were revised to align with the SDNPA's corporate priorities. The new categories are Corporate Priority (CP)1 Nature Recovery, CP2 Climate Action, CP3 National Park for all and DESLAN Design and Landscape Character. The revised categories are simpler, and the output helps to demonstrate more clearly value being added where the SDNPA seeks to fulfil its statutory purposes and duty.
- 4.4 For the purposes of assessing added value for this indicator only certain types of application were considered. The assessment focused on types such as full applications where there was consistently more scope for officers to add value. The applications included full, householder, removal or variation of condition and certain types relating to prior approval for example agricultural buildings. Some development types were excluded in the assessment of added value, for example tree preservation order permissions or tree(s) in a conservation area. Development types were excluded on the basis there was less opportunity to add value in these cases.

#### **Commentary:**

- 4.5 As outlined above, for those development types included in the assessment there were 457 applications where added value was filled in by the case officer. These 457 applications resulted in 1,158 records for added value. For some applications more than one type of added value was recorded. Hence there are more added value records than the number of applications.
- 4.6 The 1,158 records were assessed by the type of added value as shown in table 1 below.

<b>Type of Added Value</b>	<b>Number of times officers recorded added value for that Type</b>
CPI Nature Recovery	517
CP2 Climate Action	279
DESPLAN Design and landscape character	272
CP3 National Park for all	90

*Table 1: Added value records – by type of added value*

- 4.7 Similarly to the previous year, 2023-24, the largest number of records for added value was for Corporate Priority 1 Nature Recovery. Value added in relation to Climate Action and Design and landscape character were again both recorded a similar number of times. All three of these categories relate to purpose 1 of the National Park. The records highlight how the planning system is delivering value in terms of achieving purpose 1 as a protected landscape. In broad terms, the records also show the planning system is adding value regarding nature recovery.
- 4.8 The officer case notes for added value show a range of measures, usually secured by condition, which add more detail to the broad categories. For nature recovery case officers secure a range of measures from bird boxes and bee bricks at the micro scale to improving landscape setting through additional planting or areas of new habitat at the macro scale.
- 4.9 The following are examples of where officers have worked with applicants and their agents to improve an existing scheme or achieve additional benefits from the proposal. These examples show there is scope even on smaller projects for value to be added in the planning process.
- 4.10 For a scheme in Forge Close, Pyecombe, West Sussex described as a “garage conversion and loft to garage with dormer” the officer negotiated for additional native planting, habitat boxes for local wildlife, a composting facility and water butts (CPI Nature Recover). For a single storey rear extension in Newton Road, Twyford the scheme used the topsoil excavated during the build elsewhere within the site rather than having to be removed (DESLAN Design and landscape character). At Dundridge Farm, Dundridge Lane, Bishops Waltham, Hampshire for a scheme also involving rear extensions the officer was able to secure improvements to the internal layout of the enlarged dwelling (CP3 National Park for all). Finally, as an example of improvements that can be achieved even when there is less scope within the proposal, at Lower Barpham, Michelgrove Lane, Patching, West Sussex the officer negotiated for bird and bat boxes to be added for a change of use from a brewery to a flexible storage and light industrial use (CPI Nature Recovery).

## **Indicator SDLP4: Number of major developments permitted**

**Policy monitored:** Core Policy SD3: Major Development

### **Target:**

- 4.11 Refuse planning permission for major development other than in exceptional circumstances and where it can be demonstrated to be in the public interest.

### **Output & Commentary:**

- 4.12 Paragraph 190 of the National Planning Policy Framework (NPPF) 2024 states that planning permission should be refused for major development in National Parks other than in exceptional circumstances and where it can be demonstrated that the development is in the public interest. Footnote 67 clarifies 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.
- 4.13 Policy SD3 of the South Downs Local Plan (SDLP) sets out how the Authority will determine what constitutes major development and, if a proposal is deemed to be major development, how that application will be considered. The policy clarifies that it applies to all development proposals that require planning permission including temporary events.
- 4.14 There were no major applications determined by the SDNPA within the monitoring year. An application was approved for the Boomtown Festival in June 2025. This permission will be covered in detail by the monitoring report for 2025/26.

## 5. A Thriving, Living Landscape

**Corporate Plan Priority CP2 Provide specialist advice in respect of Conservation, Design and Landscape across the organisation**

**Key Performance Indicator CP2.1 Summary of service provided to be included in the Authority's Annual Monitoring Report**

**Target:**

- 5.1 No target required. Qualitative case studies to be produced to support the AMR.

**Commentary**

- 5.2 The following summarises the work carried out by specialist advisers during the monitoring year:

- a) Specialists have commented on hundreds of planning applications, which has improved outcomes significantly.
- b) Their involvement in applications with written and verbal comments, as well as negotiations with applicants and their agents, has assisted case officers in improving the design quality, provide a more landscape-led approach to development and helped conserve and enhance the built heritage.
- c) Specialists have also assisted with policy formation and guidance and have commented on Village Design Statements and Neighbourhood Plans.
- d) Key highlights from the year include work on Nationally Significant Infrastructure Projects (NSIPs), supporting public inquiries, production of the Conservation Area Appraisal & Management Plans (CAAMPs), as well as major and non-major planning and listed building consent applications.

- 5.3 Below are two case studies that expand on the work of the specialist advisors.

5.4 **New Local Plan Policy Formation**

The Lead Specialist and the Landscape Officer were critical in reviewing and rewriting key local plan policies including SD4 (Landscape Character) and SD5 (Design). The Lead Specialist led on the complete revision of the Sustainable Construction policy (SD48).

5.5 **Conservation Area Appraisal and Management Plan (CAAMP)**

In this 12-month period, the Selborne CAAMP was adopted by the 11 April 2024 Planning Committee and substantial work was completed on CAAMPs for Twyford and Danny conservation areas.

### **Indicator SDLP7: Number of Village Design Statements adopted**

**Policy monitored:** Strategic Policy SD5: Design

**Target:**

- 5.6 There is no target relating to Village Design Statements (VDS).

**Output & Commentary:**

- 5.7 There are two communities in the National Park at different stages of VDS preparation, Soberton and West Meon. However, changes to the planning system mean Village Design Statements can no longer be adopted as Supplementary Planning Documents after June 2026.
- 5.8 Within the monitoring year, 2 VDS were adopted. Selbourne VDS adopted 11<sup>th</sup> April 2024, and Upham VDS adopted 13<sup>th</sup> March 2025.
- 5.9 A VDS describes the distinctive character of a village and the surrounding countryside. It draws up design principles based on the distinctive local character which helps planners and developers to understand local issues.

### **Indicator SDLP11: Area, condition, and connectivity of target priority habitats**

**Policy monitored:** Strategic Policy SD9: Biodiversity and Geodiversity; Development Management Policy SD11: Trees, Woodland, and Hedgerows

**Target:**

- 5.10 Increase in the percentage of priority habitat in favourable condition from the baseline of 2015, to 2033, the end of the Local Plan period.

**Commentary:**

- 5.11 In 2025 23% of the SDNP is priority habitat, this is a reduction from 26% in 2024.
- 5.12 In 2024, Natural England released a new methodology to assess Sites of Special Scientific Interest (SSSI) condition. The change means that the condition of the features in a SSSI will be reported instead of the condition of the unit.
- 5.13 In 2023-24 and 2024-25, 52% of SSSI features within the SDNPA are in favourable or recovering condition. The analysis indicates that the primary factors impacting the condition of SSSI features continue to be overgrazing and scrub encroachment on grassland and heathland sites, deer browsing hindering woodland regeneration, and challenges related to water availability and quality.
- 5.14 While the proportion of SSSI features in recovering or favourable condition has remained stable, there has been a notable rise in the percentage of SSSI features within the SDNP assessed as having 'actions on track' toward achieving favourable condition. In 2024, 13% of SSSIs were identified as having "actions on track", increasing to 21% in 2025 – indicating that action to improve SSSI condition is increasing.

### **Indicator SDLP12: Population and distribution of priority species**

**Policy monitored** Strategic Policy SD9: Biodiversity and Geodiversity

**Target:**

5.15 Increased populations and distributions of priority species

**Commentary:**

5.16 There is no new reporting in 2024/25 as the data is currently only available once every five years. Below is the latest reported data.

5.17 In 2023-24, four of SDNPA's target species (Birds, Bats, Butterflies and Bees) were identified as priorities as they can indicate the health of a landscape, and they have established monitoring schemes.

- **Birds** - South Downs Farmland Bird Initiative conducts counts of farmland birds, showing trends of farmland bird populations across the South Downs from 2014 to 2024. For those species with sufficient recording to show a trend there was a mixed picture from the latest figures in 2024. Buzzard, Linnet, and Yellowhammer all showed a slight decline over the last three years compared to earlier in the survey period. Red Kite recording indicated an increased distribution, and Skylark saw a slight increase in numbers over the years 2022-2024.
- **Butterflies**: In 2023 Butterfly Conservation analysed butterfly monitoring data within the South Downs National Park (SDNP). The report found robust monitoring coverage for wider-countryside butterfly species across the region, with sufficient data to track population fluctuations over the last 30+ years. Trends for these butterflies in the South Downs mirror those in the broader South East. From 1990 to 2021, butterfly populations in the SDNP have shown a slightly smaller decline compared to the South East, while the past decade (2011-2021) shows a slightly smaller increase in population compared to the wider South East. However, these differences are not statistically significant.
- **Bats** – In 2024, the Bat Conservation Trust completed an analysis of the National Bat Monitoring Programme data for the South Downs National Park. Since 1999, the England widespread bat index has increased by 43% (Bat Conservation Trust 2022). The data for the SDNP reflects national trends.
- **Bees** – A local bee expert is working with SDNPA to conduct surveys on key sites looking for under recorded species and are arranging a discussion group to develop a long-term plan for the rare *Anthophora retusa* bee, which is present at Hope Gap, near to Seven Sisters Country Park.

**Indicator SDLPI3: Developments granted planning permission within designated wildlife sites or ancient woodland**

**Policy monitored:** Strategic Policy SD9: Biodiversity and Geodiversity; Strategic Policy SD10 International Sites

**Target:**

5.18 All developments within designated wildlife sites, to conform to Policies SD9: Biodiversity and Geodiversity and/or SD10: International Sites.

**Output:**

Type of designated site‡	Number of permissions * †
International Sites (Special Areas of Conservation (SAC), Special Protection Areas (SPA), Ramsar sites)	16
National Sites (Sites of Special Scientific Interest (SSSI) and National Nature Reserve (NNR))	12
Local Sites (Local Wildlife Site (LWS), Site of Importance for Nature Conservation (SINC), Site of Nature Conservation Importance (SNCI), and Local Nature Reserve (LNR))	65
Ancient Woodland	42 (plus a further 29 which have other nature conservation designations and are included above)

*Table 2: Planning permissions granted in designated wildlife sites or ancient woodland, 2024/25*

*\*within, adjacent or overlapping*

*† excludes discharge of conditions or varying conditions of previous application, and non-material amendments, or applications for internal works to existing buildings.*

*‡ nature conservation designations can overlap, for example, SACs are also SSSI's. To avoid double counting, applications are recorded once against the highest order of nature conservation designations.*

- 5.19 The focus of this indicator is on applications for new development which may impact designations. Applications for discharge or varying of conditions to previously permitted applications, non-material amendments, lawful development applications, or internal works to buildings are not included in the above table and are not discussed further for the purpose of this indicator. In addition, listed building applications which accompany full, or householder applications have also been removed to avoid double counting.

**Commentary:**

- 5.20 Of the 135 applications recorded in table 3, the majority were adjacent to the nature conservation sites rather than within, and were householder applications, such as proposals for extensions where the boundary of the wider plot adjoins a nature conservation designation. There were four applications permitted within international sites and two within Sites of Special Scientific Interest (a national designation). These are discussed later in the commentary. There were six applications that were within a Site of Nature Conservation Importance / Local Wildlife Site. There were four applications within ancient woodland (two of which are also Sites of Nature Conservation Importance / Local Wildlife Sites).
- 5.21 A total of four applications were within international designations. Application SDNP/24/02058/FUL was for ecological enhancements of RSPB Pulborough Brooks through the installation of four hydrological control structures, replacing or complementing existing ones. To support the management of the Arun Valley Special Area of Conservation, Special Protection Area, and Ramsar designated sites. Just within the boundary of the Arun Valley Special Area of Conservation, Special Protection Area, Ramsar site, at the Village Green and Pond site, application SDNP/24/05204/TCA was for the management of three willow trees. Within the Wealden Heaths Phase II SPA, application SDNP/24/00727/ADV was permitted for a single interpretation board to support public understanding about the habitat designation. Application SDNP/24/02316/FUL was for replacement gates within the River Itchen Special Area of Conservation.

- 5.22 There were two applications within Sites of Special Scientific Interest, a national nature conservation designation. Application SDNP/24/03565/FUL was for the construction of a dew pond within the Lullington Heath National Nature Reserve and Site of Special Scientific Interest. Application SDNP/24/01049/OHL was for the replacement of five electricity poles within Ambersham Common.
- 5.23 There was a total of 10 applications permitted within Local Wildlife Sites, Local Nature Reserves or Ancient Woodland. Applications permitted in relation to local sites and ancient woodland were householder scale, often within the curtilage of the property set within the wider designation, or appropriate works to trees.
- 5.24 Overall, for each of the types of designations the permitted uses were considered appropriate to their sensitive location.

**Indicator SDLPI4: Number of applications achieving Biodiversity Net Gain & not achieving Biodiversity Net Gain**

**Policy monitored:** Strategic Policy SD9: Biodiversity and Geodiversity

**Output & Commentary:**

- 5.25 In Policy SD9 of the South Downs Local Plan, criterion (1)(b) requires that development proposals '*Identify and incorporate opportunities for net gains in biodiversity*'. In addition, England-wide mandatory requirements for biodiversity net gain (BNG) as set out in the Environment Act 2021 commenced on 12<sup>th</sup> February 2024 for major applications and 2<sup>nd</sup> April 2024 for smaller applications. The Biodiversity Gain Condition, as applied to all non-exempt developments, made a minimum of 10% BNG mandatory throughout this 2024-25 AMR reporting period (minus one day for smaller developments), to be demonstrated by the Natural England Statutory Metric and secured for 30 years. Supporting regulations were published by the government, along with BNG Planning Policy Guidance and associated advice. SDNPA updated its guidance on implementing meaningful BNG within the South Downs National Park in March 2025. Following a national consultation during summer 2025, Statutory BNG is expected to commence in May 2026 for Nationally Significant Infrastructure Project applications.
- 5.26 Using the Regulations and guidance now available, consented applications subject to mandatory BNG were reviewed for the 2024-25 AMR reporting period. This excluded householder, self-build and custom build applications, variations of existing planning permissions, TPOs, change of use and/or works limited to existing structures (e.g. replacement windows) or sealed surfaces, developments below a *de minimus* threshold (5m x 5m for area habitat and 5m for linear habitat), reserved matters for applications validated prior to the statutory commencement dates and biodiversity gain sites. Retrospective applications are also exempt under the current Regulations.
- 5.27 Planning applications which included biodiversity measures either linked to achieving biodiversity net gain or as general biodiversity enhancements but which were not subject to mandatory BNG and therefore not measured using the BNG Metric were also excluded, e.g., wildflower planting, grassland management and tree and hedgerow planting and enhancements, plus species-specific measures such as provision of bird, hedgehog and bat boxes (often secured via planning condition). Whilst these are important biodiversity enhancements, these

are not within the scope of BNG as defined in the BNG Metric, which uses habitats as a biodiversity proxy. This is explained further in the BNG TAN.

- 5.28 The Statutory Metric uses area, hedge, and watercourse habitats and 'Biodiversity Units' (BUs) as a proxy to describe biodiversity. These biodiversity units are the 'currency' of the metric. A baseline Statutory Metric must be submitted with all non-exempt planning applications in line with national validation requirements, as a measurement of the current (baseline) biodiversity value of the land within the development site boundary. SDNPA local validation criteria also requires the draft post-development component of the Metric to be submitted with the planning application, to demonstrate how the biodiversity gain objective of achieving at least a 10% gain in biodiversity value will be met for development granted planning permission. Under mandatory BNG, all applications must achieve at least 10% BNG on the habitat types impacted by the proposals, either on or off-site (or a combination), relative to the pre-development biodiversity value of the on-site habitat. The Metric calculations therefore generally include habitat units for all developments, plus hedgerow and watercourse units where these are relevant to the proposals.
- 5.29 Twenty-two SDNPA applications subject to mandatory BNG within the 2024-25 reporting period approved a net total of 4.45 habitat Biodiversity Units, 0.73 hedge BUs and 0.1 watercourse BUs (Table 1). In addition, an additional 6.06 non-mandatory habitat BUs and 2.69 hedge BUs were secured (via a Section 106 agreement) for a major application validated prior to but approved after the mandatory start date (and thus within the 2024-25 reporting period) (SDNPA/23/02187/FUL), i.e. a total of 10.51 habitat BUs and 3.42 hedge BUs during the reporting period. This compared with 95.32 habitat Biodiversity Units, 11.92 hedge Biodiversity Units and 1.19 watercourse units approved in the 2023-24 reporting period and 23.71 habitat, 9.85 hedge and 0.35 watercourse units within the 2022-23 AMR reporting period.
- 5.30 The range of mandatory BNG recorded across these applications is:
- Habitat – 10.06 to 103.99 % (average 30.44 %, 22 applications)
  - Hedgerow – 10.04 to 102.31 % (average 45.26 %, 4 applications)
  - Watercourse – 10 % (only one application)
- 5.31 These figures demonstrate a significant decrease in Biodiversity Units agreed when compared with the previous two reporting periods, although percentage levels on average remain well above the minimum 10% requirement for all but watercourse habitats, which are less commonly present (based on a sample of only one site). The use of the Metric was also not mandatory for most of the previous reporting period and applications with a submitted Metric were for larger or more complex sites. Such sites would have been more likely to have ecologists already involved in the project and seeking to demonstrate significant biodiversity benefits in line with local planning policy requirements. However, as reflected through this AMR, most applications tend to be smaller scale within the National Park and are therefore either exempt from providing mandatory BNG under the new BNG Regulations, or deliver only small gains when measured in Biodiversity Units.
- 5.32 The BNG Metric has undergone significant changes since its first iteration was piloted by Defra in 2012. The current Statutory Metric was published on 12<sup>th</sup> February 2024 and was based on the previous version 4.0. The majority of the eighteen applications presented in the previous

reporting period used previous versions and are therefore not directly comparable with elements that appear in the Statutory Metric. Newer elements in the current (Statutory) and previous version (4.0) of the Metric include trading rules which take account of a habitat's extent (area/length), distinctiveness, and condition. This is to target retention and enhancement of the most valuable habitats within a development site. Also to include the feasibility of habitat creation in development proposals. Strategic significance multipliers were developed within Metric 4.0, to incentivise appropriate delivery of BNG in advance of the emerging regional Local Nature Recovery Strategies (LNRS). These multipliers continue to feature in the Statutory Metric. The SDNPA will continue to develop its landscape-led approach to BNG delivery. SDNPA has provided advice on how the strategic significance and distance risk multipliers should be applied within an updated BNG Technical Advice Note (TAN) first produced in March 2024 and updated in March 2025. This will continue to be updated in line with ongoing development of the LNRS in Hampshire and Sussex.

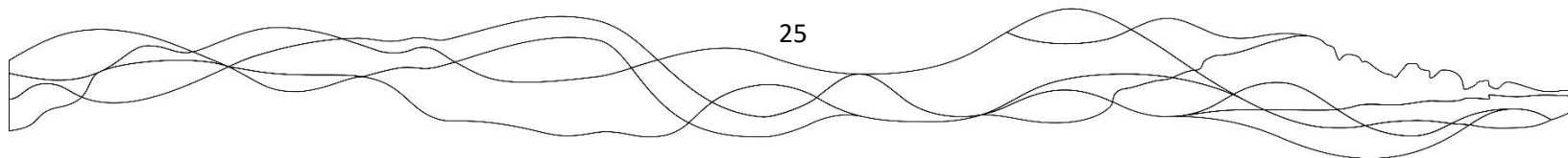
- 5.33 The BNG Hierarchy set out in the Regulations requires that, after avoiding the most valuable habitats on site, the adverse effect of a development should be compensated. This is by prioritising in order, where possible, the enhancement of existing, and creation of new, onsite habitats; the allocation of registered offsite gains (held on a publicly accessible Register administered by Natural England); and as a last resort the purchase of biodiversity credits directly from government to finance national conservation projects. Within this reporting period, mandatory BNG proposals have been agreed on-site (86.4 %, with the remainder a combination of onsite and offsite) and secured via planning conditions (95.5 %) or via legal agreement (4.5 %, 1 application).
- 5.34 Planning Practice Guidance (PPG) provides guidance on how BNG should be secured and monitored. The SDNPA is continuing to develop its approach in line with this guidance and emerging industry understanding, currently as set out in the second version of the BNG TAN which was published on our website in March 2025. Case officers have also developed BNG-specific legal agreements, planning conditions and informatives, including the requirement for monitoring reports to be submitted to the planning authority during the lifetime of the 30-year timescale. The SDNPA have purchased Verna's *Mycelia* software from March 2024, to assist with the delivery of statutory BNG throughout the planning process. This is from validation to assessment by Development Management officers and ecological specialists, determination, monitoring, and reporting.
- 5.35 The Regulations confirmed that biodiversity gain condition is to be treated as a pre-commencement condition, i.e. once planning permission has been granted, a Biodiversity Gain Plan must be submitted and approved by the planning authority before commencement of the development. No Biodiversity Gain Plans were submitted or approved to the planning authority during this AMR reporting period and therefore figures quoted above are based on BNG agreed via planning approvals only, rather than BNG secured at BGP stage.
- 5.36 However, under the strengthened 'biodiversity duty' introduced by the Environment Act 2021, all public authorities who operate in England must report for the first time on their actions taken to conserve and enhance biodiversity in England within 12 weeks of 1<sup>st</sup> January 2026. This includes Biodiversity Net Gain secured through the planning system via approved Biodiversity Gain Plans. Therefore, going forwards BNG reporting will transition in future AMR reports to reflect the monitoring information required by Defra in line with the Regulations.

Planning Application Reference	Development Type / No of Units	Habitat		Hedgerow		Watercourse		Summary of Habitat Losses	Main habitat gain/enhancements
		% change	Net Change in Biodiversity Units (BU)	% change	Net Change in BU	% change	Net Change in BU		
SDNP/23/02187/FUL – [Non-mandatory BNG]	Residential (up to 19 dwellings)	8.04	6.06	20.67	2.69	-	-	loss of neutral grassland, modified grassland, broadleaved woodland, lowland acid grassland, mixed scrub, ornamental pond	enhancement of lowland mixed deciduous and other broadleaved woodland, lowland acid and neutral grassland, and traditional orchard; planting of rural trees; creation of mixed scrub, native hedge
SDNP/24/00671/FUL	Commercial (agricultural)	10.11	0.31	-	-	-	-	loss of modified grassland, ruderal vegetation, and bare ground	enhancement of modified grassland, rural tree planting, creation of mixed scrub, neutral grassland,
SDNP/24/00694/FUL	Residential (Replacement dwelling)	33.89	0.34	-	-	-	-	loss of modified grassland and tall forbs	mixed scrub creation
SDNP/24/01348/FUL	Equestrian	33.99	0.012	-	-	-	-	loss of modified grassland	planting of rural trees (offsite)
SDNP/24/01586/FUL	Commercial (tourism)	11.62	0.26	-	-	-	-	loss of modified grassland, bare ground, and ruderal vegetation	rural tree planting and creation of modified grassland
SDNP/24/01613/FUL	Commercial (agricultural)	69.15	0.028	-	-	-	-	loss of modified grassland	creation of modified grassland and planting of rural trees
SDNP/24/01882/FUL	Equestrian	64.4	0.17	-	0.34	-	-	loss of cereal crops	enhancement and creation of lowland meadow, native hedgerow planting
SDNP/24/01931/FUL	Commercial (utilities)	10.38	0.22	27.82	0.026	-	-	loss of modified grassland, cereal crops, rural trees, and bramble scrub	enhancement of species-rich native hedgerow, creation of mixed scrub, modified and neutral grassland, planting of rural trees

Planning Application Reference	Development Type / No of Units	Habitat		Hedgerow		Watercourse		Summary of Habitat Losses	Main habitat gain/enhancements
		% change	Net Change in Biodiversity Units (BU)	% change	Net Change in BU	% change	Net Change in BU		
SDNP/24/02058/FUL	Environmental	10	0.1	-	-	10	0.1	loss of ditch and other neutral grassland	ditch enhancement, purchase of off-site habitat and watercourse units
SDNP/24/02178/FUL	Environmental	103.99	1.15	-	-	-	-	loss of modified grassland	creation of other neutral grassland and native hedge
SDNP/24/02280/FUL	Residential (Replacement dwelling)	19.41	0.44	102.31	0.085	-	-	loss of modified grassland, non-priority pond, ruderal vegetation, and garden,	creation of neutral grassland, urban tree planting, non-priority pond
SDNP/24/02462/FUL	Residential conversion	17.24	0.17	-	-	-	-	loss of modified grassland, tall forbs, bramble scrub, and cereal crop	creation of modified and neutral grassland, traditional orchard
SDNP/24/03192/FUL	Residential change of use	54.57	0.011	-	-	-	-	loss of modified grassland	planting of urban trees
SDNP/24/03419/FUL	Commercial (agricultural)	10.26	0.071	-	-	-	-	loss of modified grassland	creation of mixed scrub, planting of rural trees
SDNP/24/03421/FUL	Commercial (agricultural)	12	0.081	-	-	-	-	loss of modified grassland	creation of mixed scrub
SDNP/24/03422/FUL	Commercial (agricultural)	10.66	0.045	-	-	-	-	loss of modified grassland, tall forbs, and bramble scrub	creation of mixed scrub
SDNP/24/03565/FUL	Environmental	79.73	0.15	-	-	-	-	loss of modified grassland	creation of pond (non-priority)
SDNP/24/03751/FUL	Education	31.68	0.58	13.21	0.071	-	-	loss of modified grassland, urban trees, and native hedgerow	creation of other neutral grassland, species-rich native hedgerow, and planting of urban trees

Planning Application Reference	Development Type / No of Units	Habitat		Hedgerow		Watercourse		Summary of Habitat Losses	Main habitat gain/enhancements
		% change	Net Change in Biodiversity Units (BU)	% change	Net Change in BU	% change	Net Change in BU		
SDNP/24/03895/FUL	Commercial	15.95	0.083	37.7	0.12	-	-	loss of modified grassland	enhancement of other neutral grassland, planting of trees and native hedgerow, creation of green roof and vegetated garden
SDNP/24/04523/FUL	Education	10.06	0.016	-	-	-	-	loss of modified grassland	urban tree planting
SDNP/24/04826/FUL	Residential (new dwelling)	29.48	0.025	-	0.086	-	-	loss of vegetated garden	planting of urban trees, creation of biodiverse green roof, ground level planters, and species-rich native hedgerow
SDNP/24/05125/FUL	Commercial (leisure)	14.13	0.17	-	-	-	-	loss of modified grassland	enhancement of modified grassland, creation of bare ground
SDNP/24/05165/FUL	Education	16.95	0.02	-	-	-	-	loss of modified grassland	urban tree planting
<b>Average % increase</b>	-	<b>30.43</b>		<b>45.26</b>		<b>10</b>			
Gain in Mandatory BUs			4.45		0.73		0.1		
Gain in Non-mandatory BUs			6.06		2.69		-		
<b>Total gain in biodiversity units</b>	-		<b>10.51</b>		<b>3.42</b>		<b>0.1</b>		

Table 3: Applications that used the Statutory Metric to calculate BNG 2024/25



## Indicator SDLPI5: Schemes granted permission for biodiversity offsetting

**Policy monitored:** Strategic Policy SD9: Biodiversity and Geodiversity

### Target:

- 5.37 There is no specific target for this indicator.

### Output & Commentary:

- 5.38 Biodiversity offsetting is an approach which may be considered appropriate when certain requirements for biodiversity cannot be achieved on the site of development proposals.
- 5.39 A green finance market for nature-based solutions is emerging across England for securing biodiversity offsets. Most notably due to recent requirements for nutrient neutrality to address the Habitats Regulations, and legislative requirements under the Environment Act for mandatory Biodiversity Net Gain from 2024.
- 5.40 The Solent and River Itchen, internationally important for its wildlife and together subject to several European nature conservation designations, are vulnerable to elevated nutrient levels. It is recognised that a large contribution of nutrient inputs is from agricultural sources such as fertiliser run off; however, a small but notable contribution comes from human wastewater outputs. Natural England has raised concerns about elevated levels of nutrients in the Solent water environment. Natural England advises a nutrient neutral approach for proposals that involve a net increase in dwellings/overnight accommodation.
- 5.41 Natural England has established standard guidance and a calculator which constitutes the most up-to-date scientific information regarding water quality and so must be considered in preparing Habitats Regulations Assessments on planning applications. In summary, where an overall increase in nutrients is identified in the budget, mitigation is required. Offsetting the increase in nutrient levels, for example, through taking land out of agricultural production or creation of wetland areas, is an approach which can mean no net increase in nutrients entering the Solent or River Itchen.
- 5.42 Several sites have been secured for Biodiversity Net Gain and Nutrient mitigation in the National Park. The sites are set out in the tables below.

The following were secured prior to the reporting period:

Site	Habitat Creation	Offsetting Type	Available Capacity
Droke Farm, Chichester	Woodland planting	Nutrient (Nitrates)	Yes
Gawthorpe Estate, Warnford	Woodland planting	Nutrient (Nitrates)	Yes
Whitewool Farm, East Meon	Wetland	Nutrient (Nitrates)	Yes

Iford Estate, Lewes (Phase 1)	Grassland: Other Neutral Grassland Heathland and Shrub: Mixed Scrub Lakes: Ponds	Biodiversity Net Gain	Yes
Wiston Estate, Steyning	Grassland: Other Neutral Grassland	Biodiversity Net Gain	Yes

Table 4: Biodiversity Net Gain and Nutrient Offsetting sites in the National Park (secured before the monitoring year)

The following were secured during the reporting period:

Site	Habitat Creation	Offsetting Type	Available Capacity
Iford Estate, Lewes (Phase 2)	Lowland mixed deciduous woodland & broadleaved woodland	Biodiversity Net Gain	Yes
Chilgrove, Chichester	Woodland	Nutrient (Nitrates)	Yes

Table 5: Biodiversity Net Gain and Nutrient Offsetting sites in the National Park (secured in the monitoring year)

Development Specific Offsetting Sites secured prior to reporting period. These sites do not have any available credits to sell as they are offsetting allocations specific to individual development sites.

Site	Habitat Creation	Offsetting Type
Chilgrove, Chichester	Woodland planting	Nutrient (Nitrates)
Exceat Bridge	Coastal floodplain grazing marshland habitat	Biodiversity Net Gain (SDNP/21/02342/FUL)
Pillars, West Marden	Woodland planting	Nutrient (Nitrates)
West Stoke South Park (Pitlands)	Woodland planting	Nutrient (Nitrates)
Castelmer Fruit Farm, Kingston	Orchard	Biodiversity Net Gain (SDNP/22/05983/FUL)

Table 6: Biodiversity Net Gain and Nutrient Offsetting sites in the National Park (development specific offsetting sites, secured before the monitoring year)

5.43 There were no Development Specific Offsetting Sites secured during the reporting period.

**Indicator SDLP16: Number of dwellings permitted and completed within zones of proximity to internationally designated wildlife sites that are identified in the Local Plan as requiring such monitoring**

**Policy monitored:** Strategic Policy SD10: International Sites

**Target:**

5.44 There is no specific overall target for this indicator. Internationally designated sites support populations of species that are particularly vulnerable to disturbance, or loss of habitat in the surrounding area where they may travel to feed. Under the Habitats Regulations, the Authority is required to demonstrate that proposals for new development avoid or adequately mitigate against impacts on these sites. In addition to the criteria set out in Policies SD9: Biodiversity and Geodiversity and Policy SD10: International Sites there are specific requirements for development in buffer zones around various internationally protected nature sites. These are set out in Table 8 below.

5.45 The Wealden Heaths: Phase II Special Protection Area (SPA), 400 metre zone; is the one area with a specific target. Habitats Regulations Assessment (HRA) for the East Hampshire Joint Core Strategy and the South Downs Local Plan identified that approximately 43 new dwellings could come forward within 400m of the Wealden Heaths Phase II SPA without adverse effect on the integrity of the site. The limit has now been reached.

Protected site	Depth of buffer zone	Relevant type of site/development	Action required by Policy SD10
The Mens SAC, Ebernoe Common SAC, and Singleton & Cocking Tunnel SAC	6.5km	Greenfield sites and sites containing or close to suitable habitat	Surveys, retention of key features and buffers for Barbastelle and Bechstein's bats
The Mens SAC, Ebernoe Common SAC, and Singleton & Cocking Tunnel SAC	12km	Greenfield sites and sites containing or close to suitable habitat	Surveys, retention of key features and buffers for Barbastelle and Bechstein's bats with a focus on significant impacts or severance to flight lines.
Arun Valley SPA	5km	Greenfield sites and sites containing or close to suitable habitat	Appraise suitability for wintering Bewick swan, if so, take further specified actions.
Wealden Heaths Phase II SPA	400m	Net increase in residential units	Project specific HRA. [No more than 43 additional units in total to be permitted, from date of JCS adoption, in combination with East Hants equivalent zone.]
Wealden Heaths Phase II SPA	5km	Net increase in residential units	HRA screening with potential further action required
Solent Coast SPAs	5.6km	Net increase in residential units	Financial contribution to mitigating recreation effects, or appropriate assessment to demonstrate other mitigation solution.

Table 7: Buffer zones around international sites and their treatment in the South Downs Local Plan  
SAC = Special Area of Conservation; SPA = Special Protection Area

#### Output:

5.46 In the South Downs National Park part of the 400m zone for Wealden Heaths Phase II SPA, no planning applications resulting in a net gain in dwellings were granted during the monitoring year.

#### Commentary:

5.47 The Wealden Heaths Phase II SPA Supplementary Planning Document (SPD) was adopted by the SDNPA and East Hampshire District Council in 2018. The SPD addresses the issue of new dwellings in the 400m buffer zone around the SPA, proposing net additional dwellings in this zone be restricted to Gypsy and Traveller sites and affordable housing, and to the limit of 43 dwellings (as assessed by the report ‘Potential for altering the number of new dwellings allowed within 400m of the Wealden Heaths Phase 2 SPA’, East Hampshire District Council, 2015) unless very demanding conditions can be met. The allowance of 43 dwellings was used up in monitoring year 2021/22. No planning applications resulting in a net gain in dwellings have been permitted during this monitoring year.

**Indicator SDLP20: Planning applications granted for loss of Tree Preservation Order (TPO) trees without replacement**

**Policy monitored:** Development Management Policy SD11: Trees, Woodland, and Hedgerows

**Output:**

Criteria	Applications	Trees
Loss of TPO Trees	30	-
Sample 20% of 30 applications	6	20
Sample – trees to be replaced	5	9(45%)
Sample – trees to be replaced with condition	4	8(40%)

*Table 8: Loss and replacement of trees with a TPO in the South Downs National Park 2024-25*

**Commentary:**

5.48 During the year 2024-25 there were 145 applications for works on trees covered by a Tree Preservation Order (TPO). 30 of these applications involved works to fell or remove at least one TPO tree. A 20% sample of the 30 applications was used to consider in more detail whether felled or removed TPO trees were being replaced.

5.49 For the six applications in the sample, five involved the replacement of TPO trees.

5.50 For three of the applications all the trees, five in total, were to be replaced these works being conditioned.

5.51 One application involved felling 11 trees with three suitable native species as replacements, this being conditioned. The property in West Lavington parish on the edge of Midhurst had a selection of trees within the garden including those growing from a steep bank near the property boundary adjacent to a small woodland. One replacement tree was in place of a line of three felled trees. The other two replacements were for single trees. The application was silent on there being no requirement for replacement of the other felled trees although this may have been due to the density of the existing and the steepness of part of the site.

5.52 One application in Kingston was for the removal of two trees with one to be replaced. These works were recommended by the arboriculturist acting on behalf of the applicant. However, no condition was made for the replacement tree.

5.53 The other application had no requirement for replacing the lost TPO trees. This application was for the removal of two TPO trees in Findon with neither to be replaced. The felled trees

were of poor quality in a congested dense row with no space for replanting. In the arboriculturist’s opinion for these reasons the felling without replacement was justifiable.

**Indicator SDLP21: Percentage of Listed Buildings at risk**

**Policy monitored:** Development Management Policy SD13: Listed Buildings

**Target:**

- 5.54 A reduced percentage of listed buildings at risk of being lost because of neglect, decay, or inappropriate development.

**Output:**

Number of Listed Buildings at risk	By Year End
87	31 March 2014
84	31 March 2015
81	31 March 2016
78	31 March 2017
74	31 March 2018
70	31 March 2019
69	31 March 2020
69	31 March 2021
68	31 March 2022
69	31 March 2023
69	31 March 2024
66	31 March 2025

*Table 9: Number of listed buildings at risk, by year*

**Commentary:**

- 5.55 Using the Buildings at Risk (BaR) Survey, we have 5,861 listed buildings. It should be noted that this is more than the number of list entries. In some cases, a List Entry can cover more than one building or structure. Of those in the BaR survey, 66 or 1.13% of all buildings, are now recorded as being at risk. There were no changes to the number of listed buildings at risk during the monitoring year.
- 5.56 The percentage of buildings being at risk remains exceptionally low by national standards, reflecting high property values within the National Park. Opportunities to advance market solutions for threatened buildings and structures are explored by the Historic Building Officers as well as colleagues working for the districts. Consequently, buildings and structures of limited or no economic value, such as tombstones, are expected to become ever more prominent among those listed buildings identified as at risk. Imaginative solutions may be required for these structures, and some may require recourse to statutory notices. The National Park Authority will seek to explore with site owners and relevant stakeholders the nature of the risk and innovative ways of resolving any issues around repair and reuse of the heritage assets.

**Indicator SDLP22: Conservation Area Appraisals and Management Plans written**

**Policy monitored:** Development Management Policy SD15: Conservation Areas

**Target:**

- 5.57 There is no specific target for updating Conservation Area Appraisals and Management Plans (CAAMP), however, the Authority does have a rolling programme for updating them. A total of 24 CAAMPs are adopted by the Authority and are listed on our [website](#).

**Commentary:**

- 5.58 In the 2024/25 monitoring year, the Sompting CAAMP was formally adopted at Planning Committee in July 2024. Outside the monitoring year on 10 April 2025 the Selborne CAAMP was adopted at Planning Committee.

**Indicator SDLP23: % surface water bodies achieving 'good' ecological status**

**Policy monitored:** Strategic Policy SD17: Protection of the Water Environment

**Target:**

- 5.59 Quality of ground and surface water protected and enhanced.

**Output & Commentary:**

- 5.60 There is no new reporting in 2024/25 as the data is only produced every three years and is next due in 2027. Below are the details from the last time data was produced.
- 5.61 The Environment Agency (EA) assesses the ecological status of water bodies to report on progress of actions towards the Water Framework Directive (WFD).
- 5.62 There are five classes of Ecological status: High, Good, Moderate, Poor, and Bad. To meet the directive a water body should be in good or high status. Ecological status is measured by numeric sampling of indicator species, including fish, invertebrates, and plants.
- 5.63 In 2023/24, the quality of groundwater in the South Downs National Park that was deemed 'good' was 25%. This is a reduction from the 31.8% reported in 2020/21.

**Indicator SDLP24: All developments granted planning permission within the Sussex Heritage Coast and 'Undeveloped Coastal Zone'**

**Policy monitored:** Development Management Policy SD18: The Open Coast

**Target:**

- 5.64 Character of the undeveloped coast protected.

**Output:**

- 5.65 A total of 16 full, householder, listed building and lawful development certificate applications were permitted in the Heritage Coast and Coastal Zone. Three of these applications related to minor domestic works and extensions. Each of these developments were considered acceptable in this sensitive park of the National Park.

**Commentary:**

- 5.66 Aside from the three permissions relating to minor domestic works and extensions all the other consents related to Roedean School apart from one at Ian Fraser House, the former Blind Veterans facility, at Ovingdean to update features concerned with ventilation as part of

the redevelopment of the building to residential. The 12 permissions at Roedean School were for a variety of works some involving restoration and remediation of existing buildings along with minor improvements such as handrails to the front steps of School House and the installation of an oil storage container and cycle parking shelter. The works involved nine listed building consents and as appropriate three related full planning permissions.

**Indicator SDLP25: Developments granted planning permission contrary to the advice of the Environment Agency in Flood Risk Zones 2 and 3**

**Policy monitored:** Strategic Policy SD49: Flood Risk Management

**Target:**

5.67 Reduction in the impact and extent of all types of flooding.

**Output:**

5.68 There were 42 permissions within Flood Zone 2 and 3. No permissions were determined contrary to the advice of the Environment Agency (EA).

**Commentary:**

5.69 26 of the 42 permissions within Flood Zone 2 and 3 were for works to trees either within a Conservation Area or covered by a Tree Preservation Order (TPO). There was one Prior Notification for a Telecommunications application for the installation of a light wooden pole at Cheriton.

5.70 The remaining 15 permissions included seven householder consents and seven full applications with one linked listed building approval. Twelve of these permissions were for a range of modest developments and minor works including extensions and replacement windows. There was one application in Lewes for the change of use of a social club to three residential units including alterations to the building. The other application was for the construction of three commercial buildings on the allocated site at land east of Malling Industrial Estate, Lewes for light industrial and warehousing/trade counter use. Neither of these two permissions or any of the others mentioned above were determined contrary to the advice of the Environment Agency (EA)

## 6. People Connected with Places

### Indicator SDLP27: Gross increase in non-motorised multi-user routes (km)

**Policy monitored:** Strategic Policy SD20: Walking, Cycling and Equestrian Routes

#### Target:

- 6.1 A positive outcome would be to see an increase in these routes, in a way that protects the landscape of the National Park. A related target is to increase the proportion of journeys made within the National Park by non-motorised means.

#### Output:

- 6.2 The updates below include recent increases in these routes since the last reporting in the AMR in 2021/22.
- 6.3 **Egrets Way.** Q3 2023-24: 1.2km of phase 6 between Lewes and Rodmell completed and open to users. Q2 2024-25: 1.9km of phase 6 between Lewes and Rodmell completed and open to users.
- 6.4 **Centurion Way.** Q4 2024-25: 700m of footway improvement alongside A289 to connect Centurion Way. Q3 2024-25: 355m of new walking and wheeling route along the southwest section of the Centurion Way including new access ramp.
- 6.5 **Chilcomb South Downs Way link.** Q1 23-24: 750m of new Non-Motorised User route constructed and open to users connecting the South Downs Way M3 / A31 bridleway bridge crossing to Kings Lane, Chilcomb creating a safe off road cycle route connecting east Winchester with the South Downs National Park.
- 6.6 **New Monks Farm A27.** Q4 24-25: 1060m of new walking, cycling and wheeling route constructed and opened to users. The new route was delivered as part of the new Monks Farm development and upgraded road layout.
- 6.7 **Beggars Bush, Sompting.** Q1 2024-25: 785m of new permissive path created and open to users. (footpath only).

#### Commentary:

- 6.8 Thinking about the related target to increase the proportion of journeys made by non-motorised means, it is usual to reference data from people counters installed on walking and cycling infrastructure and the findings of the most recent National Park visitor survey which captures visitors' main mode of travel from a survey of individual visitors.
- 6.9 The National Park visitor survey of 2021 was reported in the last AMR (2021/22). No visitor surveys were undertaken in 2024/25.
- 6.10 Where new walking and cycling infrastructure has been completed and is managed by the National Park Authority, people counters may be installed subject to funding.

**Indicator SDLP28: Developments granted planning permission for visitor accommodation facilities**

**Policy monitored:** Strategic Policy SD23: Sustainable Tourism

**Target:**

6.11 The target is to promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public. We published a Technical Advice Note on Camping and Glamping in July 2021 to help landowners and agents when applying for planning permission for camping and glamping tourism accommodation.

**Output:**

Type of Accommodation	Planning permissions granted	Number of rentable units permitted (gross)	Number of rentable units permitted (loss)	Number of rentable units permitted (net)
Campsites [Pitches]	0	0	0	0
Self-Catering Accommodation [Units]	17	22	2	20
Hotel/B&B/Guesthouse/PH [Rooms]	1	7	0	7
Aparthotels (Class C1) [Units]	0	0	0	0
Hostels (Sui Generis) [Premises]	0	0	0	0
<b>TOTAL</b>	<b>18</b>	<b>29</b>	<b>2</b>	<b>27</b>

Table 10: Planning permissions granted for visitor accommodation, by type 2024-25

6.12 The typologies of visitor accommodation are measured in separate ways:

- **Campsites** = No. of pitches for caravans, tents, yurts, shepherd’s huts, and eco-pods etc.
- **Self-Catering Accommodation** = No. of units.
- **Hotels, Bed & Breakfasts (B&Bs), Guesthouses, and Public House (PH)** = No. of rooms.
- **Aparthotels** = No. of units.
- **Hostels** = No. of premises as the exact number of beds is not always known.

**Commentary:**

6.13 A total of 18 planning applications for visitor accommodation were determined between 1 April 2024 and 31 March 2025. All permissions, except for one, were for self-catering accommodation. The net number of rentable units permitted was much lower than the previous year (2023/24, 115 units).

6.14 **Campsites.** Unusually there were no permissions under a full planning application for campsites during the year. There was one permitted development confirmed with a lawful

development certificate for 15 caravan pitches at Breakneck Lane, Stoughton, West Sussex. However, this was excluded from the figures above as there was no use of policy SD23 in the decision-making process.

- 6.15 **Self-Catering Accommodation.** There were 17 planning permissions granted during the monitoring year resulting in a net gain of 20 self-catering units. Permissions across the National Park for self-catering units included smaller-scale new-build, or existing building conversions and extensions. It is important to note that self-catered accommodation often contains multiple bedrooms and therefore the capacity to host a larger number of visitors per unit than other accommodation types.
- 6.16 **Hotels, Bed & Breakfasts (B&B), Guesthouses, and Public Houses (PH).** There was one permission for this accommodation type during 2024/25 at the Dean Place Hotel, Alfriston. Permission was granted for the use of the staff block as guest accommodation creating a net gain of seven rooms at the hotel.
- 6.17 **Aparthotels and Hostel Accommodation.** In 2024/2025 there were no full planning permissions granted for the loss or gain of these accommodation types. There were two applications under permitted development where no prior approval was required. These were both changes of use of agricultural buildings to class C1 aparthotels at East Lavington and Itchen Stoke. However, they were excluded from the figures in the table above as there was no use of policy SD23 in the decision making with both being considered under the requirements of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.

**Indicator SDLP29: Developments granted planning permission for community, culture, leisure, and recreation facilities**

**Policies monitored:** Strategic Policy SD23: Sustainable Tourism; Development Management Policy, SD43: New and Existing Community Facilities; Development Management Policy SD46: Provision and Protection of Open Space, Sport and Recreational Facilities and Burial Grounds/Cemeteries

**Target:**

- 6.18 There is no specific target for this form of development.

**Output:**

- 6.19 The loss or gain of a community facility has been measured by floorspace in square metres (sqm), where it is possible to do so – see Table 11 below. The table only shows those permissions where a net gain or net loss in floorspace was recorded. There were other permissions related to existing community uses, but these were for alternations and improvements rather than a change in floorspace and so were excluded from the table.

Development Type	Planning Permissions Granted for Gain/Extension	Planning Permissions Granted for Loss	Gain of Floorspace (sqm)	Loss of Floorspace (sqm)
Community Facilities (Sports)	2	1	2,067	2,000

[I.e., sports pitches, sports clubs, pavilions, clubhouses, and leisure centres].				
<b>Community Facilities (Other)</b> [I.e., community, town and village halls, village shops, public houses, places of worship, police, libraries, or healthcare facilities etc].	9	3	1,109	399
<b>Cultural Facilities</b> [I.e., museums, art galleries, historic houses etc].	1	1	790	263
<b>Wildlife or Countryside Based Visitor Attractions</b> [Incl. nature reserves, zoos, country parks etc].	2	0	555	0
<b>Other Leisure or Recreation Related Developments.</b>	2	1	65	23

Table 11: Planning permissions granted for community / culture / leisure / recreational facilities in 2024-25.

**Commentary:**

- 6.20 There are a wide range of community facilities and Paragraph 7.227 of the Adopted South Downs Local Plan (SDLP) helps to define these as: cultural; education; healthcare; library; public houses (PH); recreational open space; sports pitches, pavilions, and leisure centres; and town and village hall uses. These have all been captured under five development types in Table 11 above. In the monitoring year, there were 16no. permissions for community uses where a net change in floorspace was recorded. The most notable recorded changes of floorspace were at St Swithun’s Senior School (Winchester), Findon Place (Findon), and Festival Hall (Petersfield). Further detailed commentary is provided below.
- 6.21 **Community Facilities (Sport).** There were two permissions relating to community sports facilities where a gain or loss of floorspace was recorded. One of these was the replacement of outdoor courts with new build indoor facilities at St Swithun’s Senior School (Winchester). The floorspace replaced was 2,000sqm with no net gain or loss. The other permission was at the golf driving range facility at Brows Farm (Liss) where a modest extension to the existing facility was granted. There were three other permissions where no floorspace was recorded. These included new tennis courts on the site of an existing hockey pitch at Seaford College (East Lavington). A new hockey pitch was proposed in a different location. There were also permissions for a new clubhouse for Petersfield Town Juniors Football Club at the Taro Leisure Centre (Petersfield) and the replacement of a disused tennis court with a padel court at Champneys spa & health club (Milland).
- 6.22 **Community Facilities (Other).** There were nine permissions for community facilities other than those related to sport where floorspace was recorded. The four most notable in terms of floorspace gain or loss were as follows: In Lewes there was the loss of a place of worship (262sqm) with partial replacement with another community use (123sqm) and another part of the building being converted to residential, for an overall loss of community facilities of 139sqm. A new build scout hut, larger than and replacing the existing was permitted in Petworth, an overall increase in floorspace of 120sqm. At Marden Farm (East Harting) there

was a change of use of the former dairy/stable buildings to an education, training and wellbeing centre, a net gain of 152sqm. Finally, a new building village hall was permitted in Lower Farringdon providing 266sqm floorspace. There were also four permissions where no floorspace was recorded. The most significant in terms of size was the conversion of the former St Cuthmans School (Stedham) to ten residential dwellings and nine new build houses in the grounds.

- 6.23 **Cultural Facilities.** There was one permission classed as a cultural facility at the Festival Hall in Petersfield. This proposes the demolition of existing single storey elements and new extensions to the building for a net increase in floorspace of 527sqm. The figures in the table above relate to the demolitions and extensions only rather than the overall building floorspace.
- 6.24 **Wildlife or Countryside Based Visitor Attractions.** There were two permissions in this category of community facilities. One permission was for the installation of a yurt within the visitor centre grounds for educational use at RSPB Pulborough Brooks. The other consent was for change of use and alterations to outbuildings at Findon Place to form craft workshops a café and community buildings with a floorspace of 513sqm.
- 6.25 **Other Leisure or Recreation Related Development.** A modest increase of 19sqm was approved to allow space for a function room at the Bunkhouse accommodation at Houghton Farm, Houghton. The other permission was the demolition of a single storey office building and replacement with a new administration facility at Arundel Castle Cricket Ground doubling the size of the floorspace.

**Indicator SDLP31: Development granted planning permission for equestrian facilities**

**Policy monitored:** Development Management Policy SD24 – Equestrian Uses

**Target:**

- 6.26 Promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public.

**Output:**

- 6.27 There were **16** permissions in the monitoring year that related to equestrian land use/or built facilities. The permissions (by type) are set out in Table 12 below. Permissions with more than one type of equestrian development, for example a stable building and a sand school, have been recorded against each one in the table.

Permissions by Type	Number of permissions that included this facility.	Number of permissions resulting in a replacement facility.
Buildings associated with equestrian use – i.e., stables, loose boxes, stalls, mobile	11	2

stable units, hay barns, tack rooms etc		
Menage, arenas, sand schools, and turnout paddocks.	4	0
Change of Use (CoU) of land from agricultural to equestrian, and permissions to keep horses.	2	0
Other	1	0

*Table 12: Equestrian planning permissions by type in the monitoring year.*

**Commentary:**

6.28 During the monitoring year there were a variety of equestrian developments permitted. Eleven permissions included buildings with the majority being stables. Two of these schemes included the replacement of existing stables. There were also permissions for new menage or arena areas including the enlargement of existing facilities at Shirnal Hill, Lower Farringdon. The latter proposal increased the arena from 20m x 40m to 20m x 60m and in addition replaced the fencing at the facility. There were two permissions for change of land use to equestrian. One for a private facility at Sciviers Lane, Upham and the other for the regularisation of an existing use at Shimmings Farm, Petworth. There was also a variation of a condition for an existing permission for stables and equestrian use at Park Lane, Swanmore that allows a commercial livery to operate whereas previously the consent was for private use only.

## 7. Towards a Sustainable Future

### Housing

#### Introduction

- 7.1 The National Planning Policy Framework (NPPF) requires local planning authorities to promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects. It also seeks to significantly boost the supply of housing, but the NPPF and Planning Practice Guidance recognise that national parks may not be able to meet their objectively assessed needs. The South Downs Local Plan (SDLP) is landscape led and seeks to meet the duty to support the social and economic needs of its communities where this does not conflict with the statutory purposes of national park designation.
- 7.2 The SDLP Housing Trajectory 2025 forms Figure 2 of this report and the detailed figures are set out in Appendix 3. It is based on the housing provision figure set in Policy SD26 of the SDLP, which was based on the capacity of the National Park to accommodate new homes whilst avoiding harm to its special qualities. Within the trajectory there are bars and lines, which represent different elements of the housing supply. The components of the trajectory are:
- Total past completions bars (2014-24).
  - Total projected completions bars made up of sites with planning permission, South Downs Local Plan/ Neighbourhood Development Plan (NDP) allocations, and a windfall allowance.
  - ‘Plan’ line shows the annualised housing provision figure.
  - ‘Manage’ line shows the annual number of completions needed to meet the National Park’s housing provision figure considering shortfalls and surpluses in delivery in previous years.
- 7.3 Targets and outputs for indicators SDLP35 and SDLP36 are extrapolated from the trajectory.

#### Indicator SDLP32: Plan period and housing target for Local Plan

- 7.4 The Local Plan was adopted in July 2019. The Plan includes a housing provision for the National Park of about 4,750 net additional dwellings over the nineteen-year plan period 2014 to 2033. The annualised number is therefore approximately 250 dwellings per annum (dpa). As explained in paragraph 7.12, this target increased to 323 dpa at the baseline date for this AMR (i.e. 31 March 2025).

#### Indicator SDLP33: Number of dwellings completed (net)

**Policy monitored:** Strategic Policy SD26: Supply of Homes

#### Output:

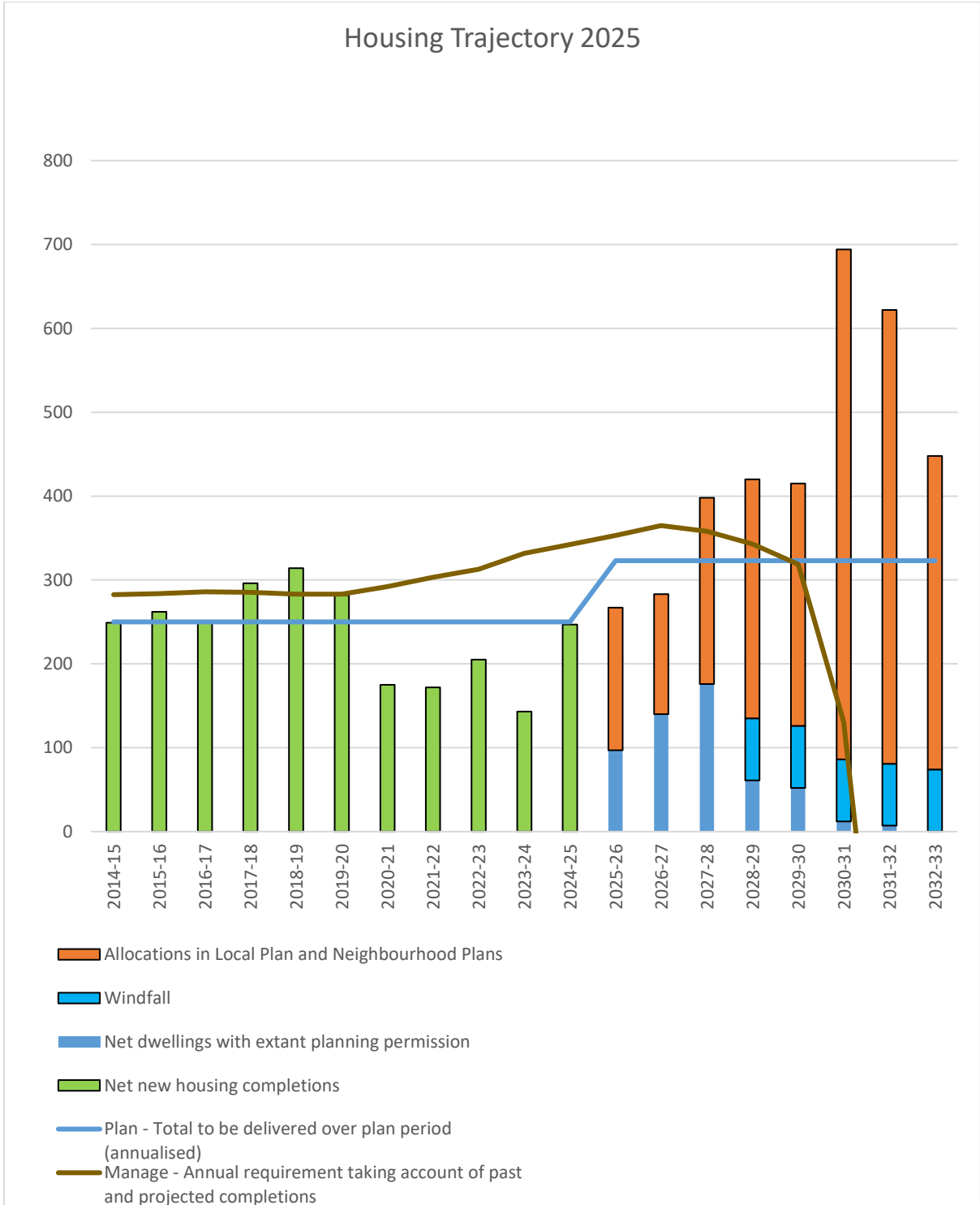
- 7.5 A net total of 247 new homes were completed during the reporting year in the South Downs National Park. This comprised 264 gross dwelling completions and 17 losses of dwellings.

Year	Net Completions
2014/15	249
2015/16	262
2016/17	250
2017/18	296
2018/19	314
2019/20	282
2020/21	175
2021/22	172
2022/23	205
2023/24	143
2024/25	247

*Table 13: Dwelling completions in the National Park, by year*

**Commentary:**

- 7.6 Housing completions are set out from the start of the plan period in 2014 to the end of the current monitoring year in Table 13. The completions for 2024/2025 were nearly at the level of the 250 annual provision in the adopted South Downs Local Plan. This was the highest level of completions since 2019/20 the year before the pandemic started to have an impact on build out rates.
- 7.7 The Chichester district part of the South Downs National Park (SDNP) saw the most completions in 2024/25 with 123 net homes built out. This total included completed sites at Egmont Road, Easebourne (18), Heather Close, West Ashling (17) and at Rotherlea in Petworth (34) with all these homes built out in the monitoring year. There were also completions at the former Easebourne school (11), Eastmead, Mid Lavant (14) and the former Council depot in Midhurst (11). The East Hampshire and Lewes districts parts of the SDNP had net completion rates of 54 and 49, respectively. There were smaller numbers of completed homes in Winchester (10), Arun (4), Horsham (3), Mid Sussex (2), and Wealden (2) districts within the SDNP.



**Figure 2: SDLP Housing Trajectory 2025**  
*Based on the housing provision figures in policy SD26 of the South Downs Local Plan*

### **Indicator SDLP34: Dwellings with extant planning permission (net)**

**Policy monitored:** Strategic Policy SD26: Supply of Homes

**Target:**

- 7.8 There is no specific target for this figure although dwellings with extant planning permission are expected to constitute a considerable proportion of the five-year housing land supply.

**Output:**

- 7.9 There is extant planning permission for 2,009 net dwellings within the National Park as of 01 April 2025.

**Commentary:**

- 7.10 The total dwellings with extant planning permission includes large sites such as Old Malling Farm, Old Malling Way, Lewes (226), Buckmore Farm, Land north of Beckham Lane, Petersfield (85), and Syngenta Henley Old Road Fernhurst (210). The 2,009 dwellings include new consents in 2024/25 at the Causeway, Petersfield (54), Hazeley Road, Twyford (22) and St Cuthmans School, Stedham (19).

### **Indicator SDLP35: Net additional dwellings expected to come forward within 5 years from the date of monitoring**

**Policy monitored:** Strategic Policy SD26: Supply of Homes

**Target:**

- 7.11 Paragraph 78 of the National Planning Policy Framework (NPPF) December 2024 states that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old. The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:
- a) 5% to ensure choice and competition in the market for land; or
  - b) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply (measured against the Housing Delivery Test).
- 7.12 The housing provision in the adopted South Downs Local Plan is 250 dwellings per year. This strategic policy was more than five years old at the baseline date for this AMR (i.e. 31 March 2025). Therefore, following paragraph 78 of the NPPF and PPG advice on how housing need should be calculated in National Parks, the locally derived housing need figure of 323 is used for the calculation of the five-year housing land supply. The housing need figure is established in the Addendum to the Housing & Economic Development Needs Assessment (HEDNA) by consultants Icen.
- 7.13 The calculation of five-year housing land supply includes a 5% buffer because the National Park Authority is not subject to the Housing Delivery Test, and therefore the higher buffer in NPPF 78 b) does not apply. It also considers previous undersupply against the 250dpa housing requirement by increasing the annual target. The combination of the 5% buffer and the increase for previous undersupply means that the annualised housing target is **370** dwellings per annum.

Against this requirement the National Park Authority can demonstrate a **4.82**-year land supply. This deficit is a result of the increased housing requirement and will be addressed through the new Local Plan which will identify sufficient additional sites to meet the new number. This Plan is due to be published for Regulation 19 consultation in May/June 2026 and submitted for examination in November 2026.

**Output:**  
**Housing land supply over the next eight years against South Downs Local Plan (SDLP) provision**

		2025 -26	2026 -27	2027 -28	2028 -29	2029 -30	Total over yrs 1-5
<b>a</b>	<b>SDLP housing provision</b>	323	323	323	323	323	1,615
<b>a(i)</b>	<b>5% buffer &amp; previous undersupply</b>	47	47	47	47	47	235
<b>a(ii)</b>	<b>Total SDLP provision inc. buffer &amp; previous year undersupply</b>	370	370	370	370	370	1,850
<b>b</b>	<b>Planning permissions (excluding those on allocated sites)</b>	97	140	176	61	52	526
<b>c</b>	<b>All allocations total</b>	170	143	222	285	289	1,109
<b>d</b>	<b>Windfall Total</b>	0	0	0	74	74	148
<b>e</b>	<b>Total annual supply</b>	<b>267</b>	<b>283</b>	<b>398</b>	<b>420</b>	<b>415</b>	<b>1,783</b>
<b>g</b>	<b>Surplus/deficit (e-a)</b>	-56	-40	75	97	92	168
<b>g(i)</b>	<b>Surplus/deficit with buffer (e-a(ii))</b>	-103	-87	28	50	45	-67
	<b>Cumulative housing supply since 2025</b>	267	550	948	1,368	1,783	
		2030 -31	2031 -32	2032 -33			Total over yrs 6-8
<b>a</b>	<b>SDLP housing provision</b>	323	323	323			969
<b>b</b>	<b>Planning permissions</b>	12	7	-			19
<b>c</b>	<b>All allocations total</b>	608	541	374			1,523
<b>d</b>	<b>Windfall Total</b>	74	74	74			222
<b>e</b>	<b>Total annual supply</b>	694	622	448			1,764
<b>f</b>	<b>Surplus/deficit (e-a)</b>	371	299	125			
	<b>Cumulative housing supply since 2025</b>	2,477	3,099	3,547			

Table 14: Housing land supply over the next eight years against South Downs Local Plan (SDLP) provision

**Commentary:**

- 7.14 A total of 1,783 new homes is projected to be built out over the next 5 years. This supply is made up mostly of extant permissions many of which are allocations in the adopted Local Plan and made Neighbourhood Plans. These include the continuing build out of the former brickworks in Midhurst, Eastmead in Lavant, South Downs Road in Lewes and the conversion to flats of the former Blind Veterans building near Ovingdean, Brighton. There are also more recent permissions in Petersfield and Petworth that are progressing and are expected to be part of the five-year supply. All these deliverable sites are shown in Appendix 4. The build out of sites in the five-year supply will also make an important contribution to the provision of affordable homes in the National Park.
- 7.15 The five-year supply also includes some of the provision planned for North Street Quarter in Lewes. This is made up of the permission for the former bus station and the first phase of the Human Nature scheme for the comprehensive redevelopment of North Street Quarter which has a resolution to permit from the February 2024 Planning Committee with work ongoing to enable the s106 agreement to be signed and the decision notice to be issued. It is anticipated the decision will be issued to allow the first phase to be delivered within the five-year supply.
- 7.16 Completion rates in 2024/25 in the National Park were the highest for five years since 2019/20. The sites under construction at present give reasonable expectation that a similar level of completions can be achieved in 2025/26. Work continues to aid delivery of existing sites by engaging with developers to expedite s106 agreements and the discharge of conditions as well as promoting the use of the Authority's pre-application advice service and Planning Performance agreements. The Authority has done a considerable amount of work in bringing forward sites for the next Plan period in the new Local Plan process working with landowners and their agents to secure deliverable sites.

**Indicator SDLP36: Net additional dwellings expected to come forward within the next fifteen years from the date of monitoring**

**Policy monitored:** Strategic Policy SD26: Supply of Homes

**Target:**

- 7.17 NPPF paragraph 72 requires local plans to identify specific, developable sites or broad locations for growth for the years 6-10 and, where possible, for the years 11-15 of the remaining plan period. As the adopted Local Plan period runs up to 2033, housing supply can only be reported up to years 6-8.
- 7.18 By the end of the Local Plan period, it is projected that **6,142** homes will be delivered against a provision figure of 5,334 dwellings - a **15% surplus** overall (808 dwellings). The provision figure is made up of i) eleven years of 250 dwellings per annum from the policy in the Local Plan (2,750 dwellings) and, ii) eight years of 323 dwellings per annum housing need (2,584 dwellings) starting from 2025/26 when the Local Plan policy is more than five years old as required by paragraph 78 of the National Planning Policy Framework (NPPF). The 323 per annum housing need is derived from the Addendum to the Housing & Economic Development Needs Assessment (HEDNA).

**Commentary:**

- 7.19 The largest source of expected supply over the next ten years is composed of sites allocated for housing either in the South Downs Local Plan, or in made Neighbourhood Plans. All the developable sites and broad locations are listed in Appendix 5 of this report. Deliverability timescales have been assessed using the latest available information including case officer knowledge and the Land Availability Assessment (LAA) and site allocations process.
- 7.20 An allowance for windfall sites has been made from year 4 onwards. In this context windfall sites are those with a potential to include between one and four net dwellings. The windfall allowance is calculated based on a historical trend for delivery on these sites of 74 dwellings per annum (dpa). This excludes any sites of five or more which could potentially be allocated in a Local or Neighbourhood Plan. This is an updated windfall figure from calculations made in 2024 as part of assessing housing need for the new South Downs Local Plan. There is greater certainty of what planning permissions will be implemented in the first years of the remaining Plan period with consents given for three years. Therefore, no allowance for windfall has been made in the first three years of the remaining Plan period. In addition, the historic windfall figures show a robust consistent trend of delivery on sites of one to four dwellings. Therefore, where the windfall allowance has been added no discounting has been applied.

**Indicator SDLP37: Number of affordable dwellings completed (net), broken down by tenure**

**Policies monitored:** Strategic Policy SD28: Affordable Housing and Strategic Policy SD29: Rural Exception Sites

**Target:**

- 7.21 Policy SD28: Affordable Homes sets a requirement for 50% of new homes on sites of 11 or more dwellings to be affordable and a cascade of affordable housing provision onsite of three to ten new homes. The HEDNA also recommends that 75% of new affordable homes should be either social rented or affordable rented tenure to reflect evidence of need, with the remaining 25% being provided as intermediate forms of housing, such as shared or low-cost ownership.

**Output:**

Year	Number of homes
2014/15	68
2015/16	35
2016/17	10
2017/18	36
2018/19	59
2019/20	62
2020/21	11
2021/22	28
2022/23	63
2023/24	31
2024/25	65

Table 15: Net affordable homes completed, by year

**Commentary:**

7.22 Net affordable housing completions are set out by year from the beginning of the plan period in 2014 to the end of the monitoring year in Table 15. A total of 65 affordable homes were completed in 2024/2025, making up 26% of the total new homes completed. This is a higher percentage of all new homes completed than the previous year (22%) and the highest number of affordable completions since 2014/15. Note on large sites (10 dwellings or more) affordable completions were 40% of all completions on those sites in the monitoring year.

7.23 Policy SD28 of the SDLP seeks a minimum of 75% affordable homes to be provided as rented affordable tenure. In 2024/25 24 of the affordable homes are rented affordable tenure. This represents 37%. Part/shared ownership was 30 dwellings or 46%. Social rent was 11 dwellings or 17%.

**Indicator SDLP37a: Affordable dwellings with extant permission, broken down by tenure**

**Policy monitored:** Strategic Policy SD28: Affordable Homes & SD29 Rural Exception Sites

**Target:**

7.24 Policy SD28 Affordable Homes seeks to maximise the delivery of affordable homes across the National Park as part of market-led housing schemes. Policy SD29 encourages the delivery of rural exception sites where affordable housing is provided in perpetuity to meet local needs.

**Output:**

7.25 There are 568 extant planning permissions for affordable homes across the National Park.

**Commentary:**

7.26 As at, 31 March 2025 (end of year 2024/25) out of a total of 2,009 dwellings with outstanding, or extant, permission there were 568 affordable homes (net figures). This represents 28% of all dwellings with outstanding permission. Focusing on large sites of 10 dwellings or more. 32% of all outstanding permissions on large sites were for affordable homes as at, 31 March 2025. In the year 2024/25, 177 affordable dwellings were permitted or 48% of the 369 dwellings of all tenures gaining permission.

7.27 Planning permissions granted on larger sites in 2024/25 with affordable dwellings:

- The erection of up to 54 residential dwellings on Land to the west of the Causeway, Petersfield. All 54 (100%) dwellings to be affordable.
- The reserved matters permission for the erection of 226 dwellings at Old Malling Farm, Lewes. This permission provides 113 (50%) affordable dwellings including 10 Lewes Low-Cost homes.
- The erection of 22 dwellings on Land North of Hazeley Road, Twyford including 10 (45%) affordable dwellings.

7.28 The split of affordable permissions by tenure shows that 43% are affordable rent, 17% are social rent, 35% are shared ownership, 4% are Lewes Low-Cost and 2% are discounted market sales. This is for those affordable outstanding permissions where the tenure has been determined.

7.29 In addition to securing onsite delivery of affordable homes, the Authority will on occasion secure an in lieu financial contribution to support the delivery of affordable homes off site. An affordable housing grant scheme operates using these developer contributions. Grants are made available for affordable homes that are held in perpetuity as affordable or delivered through community-led initiatives such as Community Land Trusts. Since 2019, the Authority has allocated over £1.4 million affordable housing grants in parishes across the National Park.

**Indicator SDLP38: Number of affordable housing completions/permissions on small sites (ten or less from Policy SD28)**

**Policy monitored:** Strategic Policy SD28: Affordable Homes and Strategic Policy SD29: Rural Exception Sites

**Target:**

7.30 Small sites of ten or less homes make up a considerable proportion of housing land supply in the National Park. Policy SD28 subsequently requires the following cascade of affordable housing provision onsite of three to ten new homes:

No. of homes	Affordable housing requirement
3 homes	Meaningful financial contribution
4-5 homes	1 affordable home
6-7 homes	2 affordable homes
8-9 homes	3 affordable homes
10 homes	4 affordable homes

Table 16: Cascade of affordable homes requirement on small sites.

**Commentary:**

7.31 In 2024/25 there were no affordable housing completions on small sites with ten or less dwellings. Of the outstanding permissions for affordable homes (568 in total) 15 are on small sites of ten or less. This reflects the reluctance registered housing providers have in taking on affordable homes on smaller sites due to financial constraints. The delivery on small sites remains modest as a result.

**Indicator SDLP39: Number and percentage of housing completions on previously developed land (net)**

**Policy monitored:** Strategic Policy SD25: Development Strategy

**Target:**

7.32 Strategic Policy SD25: Development Strategy states that development should make the best use of suitable and available previously developed land in settlements. The target is therefore to maximise the proportion of housing completions that take place on previously developed land.

**Output:**

7.33 155 net dwelling completions in the reporting year took place on previously developed land, which accounts for 63% of the total net completions.

**Commentary:**

- 7.34 The percentage of completions on previously developed or “brownfield land” increased significantly in 2024/25 to 63% compared to 36% in 2023/24. The number of completions on brownfield land increased to 155 across the National Park, compared to 51 in 2023/24. “Greenfield” completions remained consistent at 92 in 2024/25. In the previous two years there were 92 (2023/24) and 91 (2022/23) greenfield completions. The figures in previous years for the percentage of completions on brownfield land were 2022/23 56% 2021/22 43%, 2020/21 64%, 2019/20 34% and 2018/19 45%. The figures show a fluctuation from year to year for the rate of completions on brownfield land in the National Park.
- 7.35 Completions rates on brownfield land vary significantly across the National Park. East Sussex continues to return a much higher percentage of brownfield completions. In 2024/25 the rate was lower than previous years with 86% or 44 net dwellings completed on brownfield land compared to 100% with four net completions and 97.5% with 78 net completions in 2023/24 and 2022/23, respectively. In Hampshire 30% of net completions were on brownfield sites. This is consistent with the previous two years with figures of 20% and 36%, respectively. In West Sussex, the brownfield percentage increased significantly to 70% compared with 48% and 22% in the previous two years.
- 7.36 Most development sites in the East Sussex part of the National Park are in Lewes town on brownfield land. This accounts for the continued high rates of delivery on brownfield land in that part of the National Park. In 2024/25 there were completions at South Downs Road, Malling Street and Albion Street in Lewes on sites of 10 or more dwellings. In West Sussex brownfield completions were recorded on larger sites at the former brickworks/Council Depot, Midhurst, Eastmead in Lavant and the former Easebourne School. In Hampshire, the large greenfield site at Penns Field, Petersfield accounted for most of the completions during 2024/25.

**Indicator SDLP40: Percentage of housing completions within and outside settlement boundaries**

**Policy monitored:** Strategic Policy SD25: Development Strategy

**Target:**

- 7.37 Deliver a medium level of development dispersed across the towns and villages of the National Park.

**Output:**

- 7.38 There were 247 net completions in 2024/25. Of these completions, 208 dwellings or 84% were inside settlement boundaries and 39 dwellings or 16% were outside settlement boundaries.

**Commentary:**

- 7.39 The number of completions inside settlement boundaries was at a higher level in 2024/25 compared to the previous year. Percentages inside settlement boundaries in previous years were 77% in 2023/24, 86% in 2022/23, 76% in 2021/22 and 82% in 2018/19 & 2019/20.
- 7.40 East Sussex continued to have the highest rates of completions inside settlement boundaries compared to the other two counties in the National Park. East Sussex had 90% inside settlement boundaries or 46 dwellings. West Sussex was close behind with 87% or 115 dwellings inside settlement boundaries.

7.41 This year Hampshire had a lower percentage rate of completions inside settlement boundaries (73%) compared to the previous year (84%).

7.42 Key sites across the National Park within settlement boundaries included: South Downs Road, the former Mallings Business Centre, Malling Street and Albion House, Albion Street all in Lewes (East Sussex); Heather Close, West Ashling, Rotherlea, Petworth, Eastmead, Lavant, Egmont Road & former School, Easebourne and the former brickworks/Council Depot, Midhurst (West Sussex); and Penns Field, Petersfield (Hampshire).

**Indicator SDLP41: Number of people on the Self-Build register at 31 March**

**Policy monitored:** Strategic Policy SD26: Supply of Homes

**Target:**

7.43 No specific target for this indicator

**Commentary:**

7.44 From 1 April 2024 to 31 March 2025 there were 10 individuals registered on Part 1 and 8 individuals registered on Part 2 of the Self-Build register. This brings the total number of all individuals on the Self-Build register, from its implementation in August 2022 to 31 March 2025, to 56 on Part 1 and 28 on Part 2. There were no groups or associations registered during the monitoring year and the total number of groups or associations on the register from its introduction in August 2022 to 31 March 2025 remains zero.

7.45 The Register consists of part 1 and part 2, distinguished via a local connection test. The South Downs National Park Authority (SDNPA) under the duty in the Self-build and Custom Housebuilding Act 2015 (as amended), are required to permit sufficient plots to meet the demand evidenced by Part 1 of the register. The required number of plots to be permitted will more accurately reflect the demand within the National Park as shown by Part 1 of the Register. Part 1 of the register contains all those applicants that meet the criteria of the local connection test. Part 2 of the Register contains the remaining applicants.

**Indicator SDLP42: Number of CIL exemptions granted for Self-Build during the monitoring year**

**Policy monitored:** Strategic Policy SD26: Supply of Homes

**Target:**

7.46 No specific target for this indicator.

**Output & Commentary:**

7.47 There were 43 applications permitted during the reporting year that were granted a CIL exemption for Self-Build. The 43 applications accounted for a gross gain of 43 dwellings, a loss of 25 dwellings, and therefore a net gain of 18 dwellings.

7.48 The 43 permissions are as follows:  
25 of the permissions were for replacement dwellings.  
18 permissions each for a gain of one dwelling resulting in a net gain of 18 dwellings.

**Indicator SDLP43: Number of permissions for Self-Build granted during the monitoring year**

**Policy monitored:** Strategic Policy SD26: Supply of Homes

**Target:**

7.49 No specific target for this indicator.

**Output & Commentary:**

7.50 There were no permissions for self-build granted during the year. Permissions claiming Community Infrastructure Levy (CIL) self-build relief are covered by indicator SDLP42.

**Indicator SDLP44: Care Homes (C2) permissions/completions total number of bedrooms**

**Policy monitored:** There is no specific policy in the SDLP relating to the provision of new or extended residential institutions providing care such as 'nursing homes' or 'care homes.'

**Target:**

7.51 No specific target for this indicator.

**Output:**

7.52 In 2024-25 planning permission was granted for a gross gain of 64 bedrooms, a loss of 136 bedrooms and therefore a net loss of 72 bedrooms in C2 care accommodation. There was a completed loss (demolition) of 44 bedrooms during the monitoring year.

**Commentary:**

7.53 The planning permissions involved the loss of two residential nursing homes in Easebourne (22 beds) and East Meon (70 beds). Both losses were through conversion to a class C3 single dwelling. The nursing home in East Meon had been disused since 2016. The other permission was for a replacement care home in Hill Brow, Liss. The existing 44 bed home is to be demolished and replaced with a modern 64 bed facility. The reasons for the losses of these facilities were due to a range of factors which usually included having buildings that could meet modern healthcare standards and an overall size of facility that is financially viable.

7.54 The completed loss was the demolition of the former 44 bed care home, Bulmer House, Ramshill, Petersfield. This facility was closed by Hampshire County Council with a view to replacement with an extra care facility able to meet modern healthcare standards. The site is under construction for a new 56 bed extra care facility.

7.55 The HEDNA included analysis of older persons housing and estimated a need for additional residential and nursing care bedspaces of around 600 in the period to 2033. The permissions and completions above reflect a shift to replacing outdated facilities and provision of new that cater for more complex care needs. It should be noted that the closures referred to above are in the context of strategies for older person housing provision over a wider county area where new provision may also be made outside the area of the National Park.

**Indicator SDLP45: Permissions/completions of extra care housing (C3)**

**Policy monitored:** Strategic Policy SD27: Mix of homes

**Target:**

7.56 Policy SD27: Mix of homes seeks to ensure that development proposals provide a balanced mix of homes to meet future projected household needs for the local area. The National Park has an aging population, with an above average proportion of its population aged 55 or over and the age group 85 and over predicted to grow in coming years. Furthermore, there is projected to be a large rise in the number of people living with dementia or mobility issues. The HEDNA identifies an indicative demand for 90 homes per annum suitable to meet the needs of older people.

**Output:**

7.57 In 2024-25 there were no permissions or completions of C3 extra care housing.

**Commentary:**

7.58 The SDLP does not allocate specific sites for extra care housing, however, Policy SD27 requires developments of five or more homes to clearly respond to local needs for older people's or specialist housing. The Petersfield Neighbourhood Plan allocates two sites for housing to meet on-going and changing needs of older people. One of these sites, H12 (Land at Bulmer House, off Ramshill) was permitted for the demolition of the existing C2 care home and replacement with a C3 extra care facility for 56 apartments and day care centre. In 2024-25 the demolition was completed and the new facility is under construction.

**Indicator SDLP46: Number of dwellings completed (net) by number of bedrooms**

**Policy monitored:** Strategic Policy SD27: Mix of Homes

**Target:**

7.59 To increase the proportion of small and medium sized dwellings in the dwelling stock. The targets for the mix of sizes for both market and affordable housing are set out in Policy SD27 and replicated in Table 17.

**Output:**

	1 Bed	2 Bed	3 Bed	4 Bed+	Total
<b>Net number of market homes completed 24/25</b>	21	61	58	46	182
<b>% of net market homes completed 24/25</b>	11%	33%	31%	25%	
<b>SD27 target for Market Housing</b>	10%	40%	40%	10%	
<b>Net number of affordable homes completed 24/25</b>	21	25	16	3	65
<b>% of net affordable homes completed 24/25</b>	32%	38%	25%	5%	
<b>SD27 target for Affordable Housing</b>	35%	35%	25%	5%	

Table 17: Size of dwellings completed in 2024/25

**Commentary:**

- 7.60 Policy SD27 of the Local Plan sets out the preferred mix of dwellings size by the number of bedrooms for both market and affordable housing. The completions in table 17 show the actual percentages of market and affordable built in 2024/25 by the number of bedrooms.
- 7.61 For completions in 2024/25, there was an oversupply of four bed and larger market homes and an under-supply of two/three bed dwellings in comparison to the targets for those types in policy SD27. For affordable completions, the type by number of bedrooms almost matched the target in policy SD27. The completions of larger market homes and affordable dwelling mix are discussed further in the commentary for indicator SDLP48a.

**Indicator SDLP47: Number of completed replacement dwellings**

**Policy monitored:** Development Management Policy SD30: Replacement Dwellings

**Target:**

- 7.62 Protect the number of small and medium sized dwellings in the dwelling stock.

**Output & Commentary:**

- 7.63 There were 26 replacement dwellings completed in 2024/25. For eight of these dwellings the demolition and completion were recorded in the monitoring year 2024/25. There were 18 dwellings where the new home was completed in 2024/25, the demolition of the existing having been carried out in a previous monitoring year. There were three sites where the demolition of the existing dwelling was recorded as loss with the new build replacement yet to complete. The overall figures for replacement dwellings in 2024/25 are gross 26, loss 11 and net 15.

**Indicator SDLP48: Number of small dwellings lost (through construction of replacement dwellings)**

**Policy monitored:** Development Management Policy SD30: Replacement Dwellings

**Target:**

- 7.64 Protect the number of small and medium sized dwellings in the dwelling stock.

**Output:**

- 7.65 The indicator monitors the effectiveness of policy SD30 in reducing the loss of small homes in the National Park through replacement by larger homes.
- 7.66 In paragraph 7.89 of the supporting text to policy SD30 a “small” dwelling is defined as having a Gross Internal Area (GIA) of 120m<sup>2</sup> or less. GIA is defined by the Royal Institute of Chartered Surveyors as “...the area of a building measured to the internal face of the perimeter walls at each floor level.” (Page 10, Code of Measuring Practice, 6<sup>th</sup> edition May 2015, Royal Institute of Chartered Surveyors).

**Commentary:**

- 7.67 From the 26 replacement homes completed in 2024/25 there were two small dwellings lost. That is where the GIA of the original dwelling was 120m<sup>2</sup> or less. One was in Duncton, Petworth and the other was in Northchapel parish. There were two other replacement homes

where the original dwelling was marginally above the 120m<sup>2</sup> threshold at 124m<sup>2</sup> and 126m<sup>2</sup> respectively.

- 7.68 For the dwelling in Duncton the principle of the larger replacement 4-bedroom dwelling was established by an earlier permission that predated policy SD30 of the South Downs Local Plan. The increase in floorspace was two and a half times the original dwelling. At appeal, the permission was granted as in the inspector's judgment the principle had been established through an earlier extant consent and the design complied with the relevant policies.
- 7.69 For the dwelling on a farm in Northchapel parish the design of the replacement was judged as having a positive landscape benefit compared to the two existing cottages on the same footprint and the removal of the existing garage. An agricultural worker tied dwelling is to be built on another part of the farm cluster.

**Indicator SDLP48a: Large housing sites (ten or more dwellings) with completions, gains from development**

**Policies monitored:** Strategic Policy SD27: Mix of Homes, Strategic Policy SD28: Affordable Homes

**Target:**

- 7.70 There is no target for this indicator. The indicator looks at large housing sites (ten or more dwellings) that have completions in the monitoring year of four bed+ dwellings, the gains from development and the mix of dwelling types.

**Output:**

- 7.71 The initiative for considering the gains from development of large housing sites came from indicator SDLP46 which reports on the mix of dwelling types for market and affordable housing. Indicator SDLP48a aims to consider the mix of dwelling types from the point of view of gains from development and the different policy requirements to be balanced when determining a planning application on a large housing site.
- 7.72 There were five large housing sites with completions of four bed+ dwellings during the monitoring year. In total there were completions of 21 no. four bed dwellings on these sites. Two of the five sites were granted planning permission before July 2019 when the South Downs Local Plan (SDLP) was adopted. The policy requirements for housing mix and affordable homes when planning permission was determined on these two sites would have been different to those in the SDLP. The Commentary below looks at two of the three sites granted permission after July 2019. These two sites, along with another yet to see completions, are in the same settlement with the same landowner, with each being determined concurrently.

**Commentary:**

- 7.73 The two sites referred to above are Land at Egmont Road and the former School in the village of Easebourne. The third site is Cowdray Works Yard also in Easebourne, permitted at the same time, and under construction although with no completions in the 2024-25 monitoring year. It is anticipated completions will be made at Cowdray Works Yard in 2026-27 or at the end of 2025-26.
- 7.74 All three sites are owned by one landowner with one developer acting on their behalf. Negotiations between the National Park Authority and the landowner's representatives were

carried out with all three sites considered together and individually. When determining the site planning applications, the National Park Authority looked at each individually on their merits although in the event all were approved the intention was for a single legal agreement to secure delivery of the policy outcomes. The three sites provide 58 dwellings with 38 market and 20 affordable homes. These dwellings are split across the sites, with 18 at Land at Egmont Road, 20 at the former Easebourne School and 20 at the former Cowdray Works Yard.

- 7.75 One common factor between the sites were heritage considerations with existing Listed Buildings and/or Conservation Areas either within application boundaries or sufficiently adjacent to be of concern. These considerations as well as other factors such as surface water drainage and the overarching need to be landscape led all formed part of the planning balance on each site.
- 7.76 Considering the policy requirements for affordable homes (SD28) and housing mix (SD27) in the Local Plan in relation to the three sites. None of the individual sites were compliant with both the housing mix in SD27 criteria I and the provision of affordable housing in SD28 criteria I. This demonstrates the reality and complexity of negotiations where the aim is to achieve a range of policy objectives in an overall planning balance. Financial viability was a key factor, for example at the Cowdray Works Yard in the discussions around affordable provision. Both policies SD27 and SD28 recognise the need for flexibility for different circumstances provided these can be supported by suitable evidence as was demonstrated in these three cases. For example, the site Land at Egmont Road complied with the affordable housing provision in SD28.I although the mix of housing units was different to that specified in SD27.I That is the site achieved 50% affordable housing on site as required by SD28.I with the provision of nine units. The nine affordable and nine market dwellings were all 1 and 2 bed units contrary to SD27.I although suitable to meet local needs and compliant with SD27.2.
- 7.77 For affordable housing, the three sites together secured 20 units. That is 34% affordable provision. Affordable provision varied within the three sites, 50% Land at Egmont Road, 30% at the former Easebourne School and 25% at Cowdray Works Yard. For housing mix the three sites differed significantly for affordable and market housing units compared to SD27 criteria I. However, considering all three sites together a housing mix was achieved that was closer SD27 criteria I than individual sites. See table 18 below.

Three sites Affordable Actual %	SD27.1 % Affordable	Three sites Market Actual %	SD27.1 % Market
30%	35%	0%	10%
45%	35%	32%	40%
25%	25%	41%	40%
0%	5%	21%	10%

Table 18: Easebourne three allocated sites Affordable and Market housing mix compared to SD27 criteria I.

- 7.78 The table above shows for the affordable units a mix that is close to that detailed in SD27 criteria I. The Land at Egmont Road site provides 1- and 2-bedroom units which are evidenced to be in demand in the local area. The other two sites provide a good mix of housing units for affordable housing which when taken altogether could be argued to be a good output as shown in the table.
- 7.79 In the overall planning balance, each site demonstrated positive benefits including the provision of smaller homes as described above, provision of sustainable surface water drainage, retention of a Listed Building (former Easebourne School), provision of five affordable Passiv

homes reducing running costs for occupants and the opening of a culvert (both Cowdray Works Yard). The approach to considering all three sites together as well as on their individual merits was argued to bring overall benefits.

**Indicator SDLP48b: Number of dwellings permitted with an Electric Vehicle charging point**

**Policy monitored:** Development Management Policy SD22: Parking Provision; Sustainable Construction Supplementary Planning Document (SPD)

**Target:**

- 7.80 Policy SD22.2 states that wherever feasible, electric vehicle charging facilities must also be provided as part of development proposals. This is expanded upon further by the Sustainable Construction SPD paragraph 2.59 which states all new dwellings with a suitable car parking space are required to provide at least one electric charge point, where feasible. For developments with 10 or more dwellings, if there are at least 10 car parking spaces provided there should be at least one electric charge point and the ducting infrastructure for at least every one in five car parking spaces.

**Output:**

- 7.81 There were a total of 66 permissions providing at least one dwelling. This total excludes a small number of certificates of lawful development where there was no application of policy and reserved matters permissions where provision of EV charging points was secured at outline stage. The 66 permissions included three on large sites for 10 or more dwellings. The three permissions on large sites were assessed along with a 10% sample of the remaining 63 consents on small sites less than 5 dwellings. Therefore, nine permissions were assessed for provision of EV charge points.

**Commentary:**

- 7.82 Of the nine permissions in the sample, seven made provision for EV charging points, including the three consents on large sites of 10 or more dwellings.
- 7.83 For the other two permissions without provision for EV charging points. One permission for two dwellings was in Petersfield town centre. It was determined that the proximity of public transport options and access to services in the town centre location justified there being no parking provision onsite and hence no EV charging points. The remaining permission was a replacement dwelling in Droxford and no provision was made for an EV charging point although the consent did secure carbon reduction in line with SD48 and the Sustainable Construction Supplementary Planning Document.
- 7.84 For the seven sites providing EV charging points a ratio of one per dwelling was achieved. That is 99 EV charging points. This was policy compliant.

**Indicator SDLP49: Permissions granted for loss of agricultural dwellings through removal of occupancy condition**

**Policy monitored:** Development Management Policy SD32: New Agricultural and Forestry Workers' Dwellings; Development Management Policy SD41 – Conversion of Redundant Agricultural or Forestry Buildings

**Target:**

- 7.85 Maintain and increase the viability of sustainable farming in the National Park.

**Output:**

- 7.86 There were 3no. applications determined in the monitoring year leading to the loss of three agricultural dwellings.

**Commentary:**

- 7.87 **Loss of Agricultural Ties (general).** The monitoring period included the loss of 3no. dwellinghouses with agricultural ties. Of these, 2no. ties were lost from the issuing of Lawful Development Certificates, and 1no. was lost from the variation of a planning condition.
- 7.88 **Loss of Agricultural Ties (LDC).** Sections 191 and 192 of the Town and Country Planning Act 1990 (hereon referred to as the “the Act”) provide for anyone to apply to the Local Planning Authority for a Lawful Development Certificate (LDC). A LDC is a statutory document certifying, in the case of an application under Section 191, the lawfulness for planning purposes of existing operations on, or use of land, or activity being carried out in breach of a planning condition. By virtue of Section 191(2), uses and operations are “lawful” if no enforcement action may be taken against them, and they are not in contravention of any Enforcement Notice, which is in force. Further to this, Section 171B of the Act sets out the relevant time periods in respect of when enforcement action may be taken. Where development involving building operations or the change of use (CoU) of any building to use as a single dwelling is concerned, the relevant period is 4 years. In the case of all other unauthorised development - including CoU of the land or a breach of a planning condition attached to a planning permission – the relevant period after which enforcement action may not be taken is 10 years.
- 7.89 In the monitoring year 2024-25 two lawful development certificates were issued where it was determined occupation had been in breach of an agricultural or forestry worker occupancy condition for a continuous period of more than 10 years. These two lawful development certificates related to a property in Ramsdean near Petersfield and a dwelling near Storrington.
- 7.90 **Loss of Agricultural Ties (Condition Variation).** Planning permission was granted for the transfer of an agricultural condition from one property to an adjacent one on a farm at Didling near Midhurst. The property to which the agricultural condition was to be transferred by means of a legal agreement was smaller. The assertion was this property was more suitable in terms of size and therefore affordability for an agricultural worker. It was determined the transfer of the agricultural occupancy condition complied with SD32. The residence was next door and there would be no overall loss within the farm of an agricultural workers dwelling.

**Indicator SDLP50: Net additional permanent Gypsy or Traveller pitches and Travelling Showpeople plots per annum, on allocated and windfall sites**

**Policy monitored:** Strategic Policy SD33: Gypsies and Travellers and Travelling Showpeople

**Target:**

- 7.91 Policy SD33 of the South Downs Local Plan (SDLP) 2019 sets out the met need for Gypsies, Travellers and Travelling Showpeople of 25 pitches broken down as follows:

- 13 pitches in that part of the National Park located in Brighton & Hove.
- Six pitches in that part of the National Park located in East Sussex (Lewes, Eastbourne, Wealden).
- Six pitches in that part of the National Park located in East Hampshire District.

7.92 As of December 2024, The South Downs National Park Authority, Adur and Worthing Councils, and Brighton and Hove City Council, Gypsy and Traveller Accommodation Assessment (GTAA) updates the need for Gypsy & Traveller (G&T) pitches and Travelling Showpeople (TS) plots in the South Downs National Park (SDNP). The December 2024 GTAA identified a need of 62 Permanent G&T pitches, and 11 TS plots, based upon the Planning Policy for Traveller Sites (PTTS) 2024 definition. This need is broken down by area in table 19 below.

7.93 Table 19 details the latest position on outstanding need for G&T pitches, and TS plots for the National Park.

<b>Local Authority</b>	Policy SD33 need figure	Most recent GTAA Update	Unmet need 2018	Outstanding unmet need January 2025
Brighton and Hove	13 G&T pitches 0 TS plots	<a href="#">GTAA – December 2024</a>	13 G&T pitches 0 TS plots	11 G&T pitches 0 TS plots
Coastal West Sussex (Adur, Arun, Chichester, Worthing)	0 G&T pitches 0 TS plots	<a href="#">GTAA – December 2024</a>	0 G&T pitches 0 TS plots	<u>Broken down below</u>
Adur		<a href="#">GTAA – December 2024</a>	<u>Not included individually</u>	0 G&T pitches 2 TS plots
Arun		<a href="#">GTAA – December 2024</a>	<u>Not included individually</u>	15 G&T pitches 0 TS plots
Chichester		<a href="#">GTAA – December 2024</a>	<u>Not included individually</u>	14 G&T pitches 0 TS plots
Worthing		<a href="#">GTAA – December 2024</a>	<u>Not included individually</u>	3 G&T pitches 0 TS plots
East Hampshire	6 G&T pitches 9 TS plots	<a href="#">GTAA – December 2024</a>	0 G&T pitches 9 TS plots	12 G&T pitches 9 TS plots
East Sussex (Rother, Wealden, Lewes & Eastbourne)	*SDLP did not include Rother 6 G&T pitches (5 allocated in SDLP) 0 TS plots	<a href="#">GTAA – December 2024</a>	1 G&T pitch 0 TS plots	<u>Listed below as East Sussex (Lewes)</u>

East Sussex (Lewes)		<a href="#">GTAA – December 2024</a>	Not included individually	4 G&T pitches 0 TS plots
Horsham	0 G&T pitches 0 TS plots	<a href="#">GTAA – December 2024</a>	0 G&T pitches	0 G&T pitches 0 TS plots
Mid Sussex	0 G&T pitches 0 TS plots	<a href="#">GTAA – December 2024</a>	0 G&T pitches 0 TS plots	3 G&T pitches 0 TS plots
Winchester	0 G&T pitches 0 TS plots	<a href="#">GTAA – December 2024</a>	0 G&T pitches 0 TS plots	0 G&T pitches 0 TS plots

Table 19: Need for Gypsy and Traveller pitches and Travelling Showpeople plots in the National Park.

### Output:

7.94 In the monitoring year there were two applications:

- An appeal was allowed for the change of use of land for the stationing of caravans for residential purposes and the siting of one mobile home and one caravan in that part of the National Park within the East Hampshire District.
- An Appeal was allowed altering conditions from a previous 3-year temporary permission starting 2021 for one static caravan and one touring caravan, to a 3-year temporary permission starting 2023 for two static caravans and one touring caravan, resulting in a further 3-year temporary use, and an additional static caravan over the new 3-year period. This site is in the Chichester district part of the South Downs National Park.

### Commentary:

7.95 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 the new South Downs Local Plan 2024-2042, 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 seven 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 21 gypsy and traveller pitches and no travelling showpeople plots.

7.96 The assessment of need for Gypsy and Traveller pitches and Travelling Showpeople plots within the National Park is based upon guidance within the Planning Policy for Traveller Sites (PPTS) 2024. The PPTS 2024 requires local planning authorities to assess the accommodation needs of Gypsy, Traveller, and Travelling Showpeople households who have either a cultural tradition of nomadism or a cultural tradition of living in a caravan, and endeavour to plan for their identified needs.

## Sustainable Economic Development

### Indicator SDLP51: Total net and gross new employment floorspace completed

**Policies monitored:** Strategic Policy SD35: Employment Land

**Target:**

- 7.97 Policy SD35 of the Local Plan makes provision for approximately 5.3 ha of land for offices or Research & Development (R&D) [Use class E(g)(i) or E(g)(i)] [was B1a or B1b], 1.8 ha for industry (Use class E(g)(iii) or B2) (was B1c or B2), and 3.2 ha of small scale warehousing (use class B8) to be developed over the plan period 2014-2033.

**Output:**

- 7.98 A net total of 4,078m<sup>2</sup> of new employment floorspace was completed during the monitoring year.

**Commentary:**

- 7.99 The employment completion figures for the monitoring year are set out in Table 20. This was the third year in a row that saw a decrease in net completed floorspace. The gross figure of 9,305m<sup>2</sup> was higher than the 7,441m<sup>2</sup> in 2023/24. However, completed losses of floorspace was significantly larger with 5,227m<sup>2</sup> compared to 1,094m<sup>2</sup> in the previous year. The net figure of 4,078m<sup>2</sup> compared to 6,347m<sup>2</sup> in 2023/24.
- 7.100 There was a gain of completed floorspace at Watton Farm, Droxford of 1,034m<sup>2</sup> of mixed E(g)(iii), B2, B8. There were also completed losses of 1,024m<sup>2</sup> of office at Albion House in Lewes and 1,886m<sup>2</sup> of mixed E(g)(iii), B2, B8 at Lavant Street, Petersfield. All the other completions were spread over 16 sites with each having gains or losses of less than 1,000m<sup>2</sup>. The greatest loss in any use class was for E(g)(i) office with a net total of -2,101m<sup>2</sup>. All these losses of office were on two sites in Lewes. In both cases permission was received through office to residential permitted development. The greatest net gain was in B8 storage & distribution where 2,621m<sup>2</sup> was completed on four sites in 2024/25.

Use class	Gross gain (m <sup>2</sup> )	Loss (m <sup>2</sup> )	Net completed (m <sup>2</sup> )
Office E(g)(i)	0	2,101	-2,101
Light Industrial E(g)(iii)	2,344	0	2,344
Mixed E(g), B8	1,101	0	1,101
Mixed E(g)(iii), B8	400	0	400
Mixed E(g)(iii), B2, B8	1,034	1,886	-852
Mixed E(g), B2, B8	470	0	470
General Industrial B2	1,110	1,240	-130
Storage & Distribution B8	2,621	0	2,621
Mixed E, B8	225	0	225
<b>Total</b>	<b>9,305</b>	<b>5,227</b>	<b>4,078</b>

Table 20: Completions on employment sites, 2024/25 by use class.

**Indicator SDLP52: Total net and gross new employment floorspace extant permissions**

**Policies monitored:** Strategic Policy SD35: Employment Land

**Target:**

- 7.101 Policy SD35 of the Local Plan makes provision for approximately 5.3 ha of land for offices or Research & Development [Use class E(g)(i) or E(g)(i)] [was B1a or B1b], 1.8 ha for industry

(Use class E(g)(iii) or B2) (was B1c or B2), and 3.2 ha of small scale warehousing (use class B8) to be developed over the plan period 2014-2033.

**Output:**

- 7.102 There is extant planning permission for 93,360m<sup>2</sup> of gross new employment floorspace and permitted losses of 41,215m<sup>2</sup>. This results in a net permitted employment floorspace in the National Park of 52,145m<sup>2</sup>.

**Commentary:**

- 7.103 The largest net gains for employment outstanding permissions by use class are 11,980m<sup>2</sup> of E(g) office, research & development, light industry and 30,919m<sup>2</sup> of B8 storage and distribution floorspace. The latter includes the extant permission at the former Apple Pie Depot at Longmoor in Hampshire which is now under construction. For the E(g) floorspace permission was given in 2024-25 at Humphrey Farms, Twyford for the redevelopment of the existing employment site with gross gain of 9,808m<sup>2</sup>, loss of 7,281m<sup>2</sup> and net gain of 2,527m<sup>2</sup>.
- 7.104 The figure for office net floorspace reduced slightly in 2024-25 to -10,754m<sup>2</sup> compared to -11,920m<sup>2</sup> the previous year. Several of the smaller office floorspace losses in Lewes were completed during the year. The office figures include the extant permission for the redevelopment of the former Syngenta site near Fernhurst in West Sussex. The loss at this site is 16,810m<sup>2</sup> of office floorspace. This site aside there would be a net gain of extant office floorspace of approximately 6,000m<sup>2</sup>.

Use class	Gross gain outstanding (m <sup>2</sup> )	Loss outstanding (m <sup>2</sup> )	Net gain outstanding (m <sup>2</sup> )
<b>Offices, Research &amp; Development, Light Industry E(g)</b>	19,261	7,281	11,980
<b>Offices E(g)(i)</b>	7,481	18,235	-10,754
<b>Light industry E(g)(iii)</b>	13,912	3,086	10,826
<b>General Industry B2</b>	0	6,322	-6,322
<b>Storage &amp; Distribution B8</b>	36,766	5,847	30,919
<b>Commercial, Business &amp; Service E</b>	4,734	0	4,734
<b>Mixed E(g)(ii), E(g)(iii)</b>	897	0	897
<b>Mixed E(g)(iii), B8</b>	1,904	0	1,904
<b>Mixed E(g), B8</b>	6,741	0	6,741
<b>Mixed E(g), B2, B8</b>	1,664	444	1,220
<b>Total</b>	<b>93,360</b>	<b>41,215</b>	<b>52,145</b>

Table 21: Outstanding permissions on employment sites at 31.03.25 by use class.

**Indicator SDLP53: Total net and gross new retail floorspace completed, by use class**

**Policy monitored:** Strategic Policy SD36: Town and Village Centres

**Target:**

- 7.105 There is no target for this indicator. The rate of retail completions will depend on market demand and whether proposals that come forward accord with the development plan.

**Output:**

Use Class	Gain (Gross)	Loss	Net
Shops - E(a) [was A1]	117	63	54
Shops - local convenience - F.2(a) [was A1]	0	0	0
Financial & Professional Services - E(c) [was A2]	126	0	126
Restaurants & Cafes - E(b) [was A3]	0	117	-117
Pubs & Bars (Drinking Establishments) - Sui Generis [was A4]	0	0	0
Hot Food Takeaways - Sui Generis [was A5]	0	0	0
<b>Total Retail Completions</b>	<b>243</b>	<b>180</b>	<b>63</b>

Table 22: Retail Completions 2024/25 (floor space in square metres)

**Commentary:**

- 7.106 There were only three completions for retail floorspace in 2024/25. These were all smaller units less than 200 square metres (sqm). There was a change of use from a café [class E(b)] to a butcher [class E(a)] in Lombard Street, Petworth. Consent was required for related development otherwise the change of use within class E could have been done without planning approval. There was also a loss to residential of a retail unit [class E(a)] in the High Street, Lewes, and a gain of E(c) floorspace at Warren Vally Farm, Truleigh Hill near Shoreham.

**Indicator SDLP54: Total net and gross new retail floorspace extant permissions, by use class**

**Policy monitored:** Strategic Policy SD36: Town and Village Centres

**Target:**

- 7.107 There is no target for this indicator. The number of retail permissions will depend on market demand and whether proposals that come forward accord with the development plan.

**Output:**

Use Class	Gain (Gross)	Loss	Net
Shops - E(a) [was A1]	1,483	445	1,038
Shops - local convenience - F.2(a) [was A1]	0	0	0

Use Class	Gain (Gross)	Loss	Net
Financial & Professional Services - E(c) [was A2]	0	0	0
Restaurants & Cafes - E(b) [was A3]	1,125	0	1,125
Pubs & Bars (Drinking Establishments) - Sui Generis [was A4]	103	0	103
Hot Food Takeaways - Sui Generis [was A5]	0	0	0
Commercial, Business & Service E	0	0	0
Total - Retail Permissions at 31 March 2025	2,711	445	2,266
Total - Retail New Permissions 2024/25	823	261	562

Table 23: Retail Permissions 2024/25 Gross and Net (floor space in square metres)

**Commentary:**

7.108 The above table shows there was 2,266 square metres (sqm) of net retail floor space with extant permission on 31 March 2025. This total includes extant permissions for 594 sqm E(a) retail and 263 sqm E(b) café/restaurant uses at the Recharge centre, north of the A3 junction near Petersfield. The extant loss of 445 sqm of E(a) retail is on five smaller sites each below 150 sqm across the National Park in Lewes, Petersfield, West Dean and Midhurst. Two of the sites are losses to residential, one is a residential scheme that retains less retail floor space than previously, one site is changing to office and for the other the unit is proposed to become a craft beer bar.

7.109 The extant total of 2,266 sqm includes permission for 562 sqm in the year 1 April 2024 to 31 March 2025. Permissions in 2024/25 include 300 sqm E(b) floor space at the Buckmore Farm site, Winchester Road, Petersfield.

**Indicator SDLP57: Developments granted planning permission for agricultural developments in the reporting year**

**Policy monitored:** Development Management Policy SD39: Agriculture and Forestry

**Target:**

7.110 There is no specific target for this indicator.

**Output:**

7.111 There were 12 full permissions for agricultural development in the reporting year, with an additional 38 applications for prior approval. see Table 24 below for a breakdown of agricultural prior approval applications by application and decision type.

Application Type	Decision Type						Total
	Raise No Objection	Application Required Prior Notification	Prior Approval Granted	Application Not Required Prior Notification	Prior Approval Not Required	Objection	
APNB	8	4	10	9	0	2	33
APNR	1	0	1	0	0	0	2
APNW	1	0	0	0	0	0	1

APNDEM	2	0	0	0	0	0	2
PA3R/PA3O	0	0	0	0	0	0	0
TOTAL	12	4	11	9	0	2	38

Table 24: Applications for Prior Approval by decision type

A breakdown of the acronyms is as follows:

- APNB - Agriculture Prior Notification Buildings.
- APNR - Agricultural Prior Notification Road.
- APNW - Agricultural Prior Notification Water.
- APNDEM – Agricultural Prior Notification Demolition.
- PA3R/PA3O – Prior Approval Change of Use (CoU) Agriculture to Flexible Use.

**Commentary:**

- 7.112 In total there were 12 permissions in the monitoring year within scope of policy SD39. These permissions accounted for a variety of schemes, including but not limited to; agricultural barns, extensions to agricultural barns, polytunnels, various agricultural stores, agricultural yard bases and more.
- 7.113 There were six permissions out of the total for solely new agricultural buildings. Three of these permissions accounted for a dung store cover at Brownings Farm, Kirdford, and a cattle feed building at Brownings Farm, Kirdford, and a new feed store at Court Barn Farm, Hove. The remaining three permission comprised of barns of unspecified/multipurpose agricultural uses at Agricultural land (lot 2), Finchdean; Kingsley Springs, Kingsley; and Brocklands Farm, West Meon, respectively.
- 7.114 There were two permissions out of the total for extensions and refurbishments to barns. An extension was made to a barn at Brownings Farm, Kirdford; and an extension to a milking barn was made at Home Farm, Westhampnett.
- 7.115 There were four permissions out of the total for both extensions to and creation of new agricultural buildings, along with other agricultural developments. Both the extension to and creation of new agricultural buildings was permitted at Newlyn Farm, Upham. An extension to a barn, new access track, and a new and extension to a slurry lagoon was permitted at Gote Farm, Ringmer. A retrospective application for a polytunnel was permitted at Old Green Farm, Owslebury, and a retrospective application for replacement of a chalk yard base with reinforced concrete permitted at Tipsall Farm Building, Rogate.

**Indicator SDLP58: Development granted permission for new and expanded facilities for viticulture and associated business**

**Policy monitored:** Development Management Policy SD39: Agriculture and Forestry

**Target:**

- 7.116 There is no specific target for this indicator.

**Output:**

- 7.117 There were 4no. determinations in the monitoring year, comprising on one full planning permission, and three permitted developments under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - see Table 25 below.

Application Reference	Location	Proposal	Decision Date
SDNP/24/01205/FUL	Ridgeview Winery, Fragbarrow Lane, Ditchling, East Sussex, BN6 8TP	Retrospective installation of a stretch tent for a temporary period between 1st April and 31st October each year to be used by vineyard tours and tastings and during harvest.	15/05/2024
SDNP/24/04845/APNB	Middle Yard Barn, Lambleys Lane, Offington, Worthing, West Sussex, BN14 9JX	Extension and alterations to existing winery building (see cover letter for further information)	17/12/2024
SDNP/24/01073/APNB	Upperton Farm, Southern England Wines, Willetts Lane, Upperton, Tillington, West Sussex, GU28 0RD	Agricultural Prior Notification Building - 1 no. building for agricultural use, providing staff facilities and ancillary office space for the viticulture agricultural business.	08/04/2024
SDNP/24/01072/APNDEM	Upperton Farm, Southern England Wines, Willetts Lane, Upperton, Tillington, West Sussex, GU28 0RD	Prior notification for the demolition of 1 no. redundant storage building.	08/04/2024

Table 25: Viticulture schemes permitted 2024/25

**Commentary:**

- 7.118 The permission granted at Ridgeview Winery, Ditchling was the only full planning permission granted during the monitoring year. The permission granted the retrospective installation of a stretch tent for a temporary period between 1st April and 31st October each year to be used by vineyard tours and tastings and during harvest. The site is already occupied by a long existing vineyard business and contains various associated buildings that supported said business. The addition of a Stretch tent for a temporary period each year was for to support the existing use and rural economy, as well as providing tourism benefits in line with the South Downs national Parks second statutory purpose and duty.
- 7.119 The determination at Middle Yars Barn, Offington consists of an Agricultural Prior Notification Building consent under The Town and Country Planning (General Permitted Development) (England) Order 2015. This application consists of extensions to an existing winery barn to

create a new “cellar” area, and alterations to the same barn to replace existing cladding and asbestos cement roof panels with sustainable corrugated cladding.

- 7.120 The two determinations at Upperton Farm, Upperton are both applications under The Town and Country Planning (General Permitted Development) (England) Order 2015. The applications work in tandem for both for an Agricultural Prior Notification Demolition consent, and an Agricultural Prior Notification Building. These two applications both referee to the same area of the site, with the demolition of an existing barn allowing for the creation of a new building to support an existing viticulture business.

**Indicator SDLP59: Employment and housing completions resulting from conversion of agricultural or forestry buildings**

**Policy monitored:** Development Management Policy SD41: Conversion of Redundant Agricultural or Forestry Buildings

**Target:**

- 7.121 Protect the agricultural character of the National Park.

**Output:**

- 7.122 There were employment and housing completions resulting from a change of use or conversion of agricultural or forestry buildings resulting in 3,199m<sup>2</sup> of net employment floorspace and ten net dwellings, respectively. The net employment floorspace excludes completions where the permission was through Prior Approval as there is no use of policy SD41 in the decision-making process. Prior Approval completions are included in the commentary.

Use Class	Square metres m <sup>2</sup>
Storage & Distribution B8	2,123
Mixed E(g) [Office, Research & Development, Light industrial]/B8	676
Mixed E(g)(iii) [Light industrial]/B8	400
Total	3,199

Table 26: Conversion of agricultural/forestry buildings to Employment – Completed floorspace in square metres by use class

**Commentary:**

- 7.123 The ten housing completions were on eight different sites. For one site, Pyle Farm, Horndean, the planning permission had been granted prior to the adoption of policy SD41. For the other seven sites the planning permission had considered policy SD41. The completion of the change of use of four farm buildings into a single dwelling at Tye Oak Farm, East Harting considered policy SD41. However, a previous consent had established the principle of development, and the completed scheme was an alternative to the original permission. As the principle of development had been previously approved less weight was placed on policy SD41 when determining the completed scheme.

- 7.124 The remaining six sites all showed compliance with policy SD41 when being determined. These included the completion of the scheme at Barlavington Farm, Barlavington for five dwellings following the change of use of the barn, byre, stables, workshop, and cart shed. Community and commercial uses were respectively considered unsustainable and harmful to heritage assets in their proper functioning. Therefore, these uses within the policy SD41 cascade were discounted and residential use deemed acceptable.
- 7.125 The completed employment floorspace was over five different sites. Three of the sites had completed change of use to B8 storage space totalling 2,123m<sup>2</sup>. These were on sites at Common Farm, Aldsworth, Garston Farm, East Meon, and Barrowhill Farm, Ramsdean. The other two sites were the Southern Grain Store, Stanmer Park, Brighton and Wheely Down Farm, Warnford for mixed uses including B8 storage. All the completed employment floorspace were from permissions where the determination was compliance with the criteria of policy SD41.
- 7.126 There were also three sites determined under the Prior Approval process with completed employment floorspace following a change of use from agriculture. Combined these accounted for 1,148m<sup>2</sup> of completed employment floorspace. Therefore, the total completed employment floorspace from full and Prior Approval permissions, for the conversion or change of use of agricultural or forestry buildings was 4,347m<sup>2</sup> in 2024-25.

**Indicator SDLP61: Developments granted planning permission within Local Green Space**

**Policy monitored:** Development Management Policy SD47: Local Green Spaces

**Target:**

- 7.127 Prevent development that prejudices the role of Local Green Spaces or conflicts with their reasons for designation.

**Output & Commentary:**

- 7.128 There were 44 permissions within, part within or sharing a boundary with Local Green Spaces (LGS) in the monitoring year. 40 of these permissions were either part within or the site shared a boundary with the LGS. These were for various type of development including Listed Building consent, non-material amendments, discharge of conditions, householder, and full applications. As the proposals were all either outside or sharing a boundary, and due to the nature of these various developments there was no prejudice to the role of, or conflict with the reason for designating, the LGS.
- 7.129 The other four permissions were for works within an LGS. Two of the permissions were for works related to trees covered by a Tree Preservation Order (TPO) and therefore appropriate within an LGS. The other two permissions were for signage within the LGS around Midhurst South Pond and for LED lighting at The Fernhurst Recreation Ground LGS. Both developments were in keeping with the reasons for designation, adding enhancements to the area and there was no prejudice to the role of the LGS.

**Indicator SDLP62: Permissions granted for residential development meeting 19% standard for carbon dioxide reduction in policy SD48 South Downs Local Plan and the Sustainable Construction Supplementary Planning Document (SPD)**

**Policy monitored:** Strategic Policy SD48: Climate Change and Sustainable Use of Resources

**Target:**

- 7.88 For residential development to meet the 19% standard for carbon dioxide in policy SD48 of the South Downs Local Plan and 20% efficiency reduction through low/zero carbon energy reduction on site in the Sustainable Construction SPD.

**Output:**

- 7.89 To monitor the use of policy SD48 and the Sustainable Construction SPD in relation to the carbon dioxide reduction standards, a sample of the permissions for at least one dwelling during the year 2024/25 was analysed. Initially all housing permissions resulting from conversion or change of use were removed as by their nature these developments offer fewer opportunities to use methods and design that result in a significant reduction in carbon dioxide.
- 7.90 A sample size of approximately 20%, that is ten of the remaining 48 housing permissions for 2024/25, was used. The sample covers the four “host” authorities, and the SDNPA with each having two permissions. The sample comprised of two developments of more than 10 dwellings, six permissions for single replacement dwellings, one for two dwellings and one for three dwellings.
- 7.91 All the permissions in the sample achieved reductions in carbon dioxide through energy efficiency and on-site energy reductions as required by policy SD48 and detailed in the Sustainable Construction SPD. These reductions and measures were secured by planning condition.
- 7.92 Three permissions achieved the 19% and 20% standard. These were for a replacement dwelling at Buriton, two semi-detached dwellings on Hill Brow Road, Liss and the redevelopment of the former St Cuthmans School near Stedham. The latter included the conversion of the existing buildings to ten dwellings plus nine new build dwellings within the former school grounds. A further three permissions, all for replacement dwellings, achieved the 19% standard and a 10% reduction on site. The other four permissions secured a series of measures including Air Source Heat Pumps, and Photo-voltaic energy generation achieving improvements over the Building Regulations ranging from 10% to 20%, and in one case 50% for the 22 dwellings on the allocated site north of Hazeley Road in Twyford.

**Indicator SDLP63: Permissions granted for Major development to BREEAM excellent standard**

**Policy monitored:** Strategic Policy SD48: Climate Change and Sustainable Use of Resources

**Target:**

- 7.93 All major non-residential and multi-residential development proposals to meet Building Research Establishment Environmental Assessment Method (BREEAM) Excellent.

**Output:**

- 7.94 There was one major multi-residential development meeting the BREEAM Excellent standard permitted during the monitoring period.
- 7.95 There were three permissions for major non-residential development achieving the BREEAM Excellent standard during the monitoring period.

**Commentary:**

- 7.96 The major multi-residential development was at Wenham Holt Nursing Home at Hil Brow, Liss (SDNP/23/03704/FUL). The approval was for the demolition of the existing 44-bed nursing home and the construction of a new care home. The three commercial major developments were at Buckmore Farm, Petersfield (SDNP/24/00612/FUL) for the erection of retail units and an industrial building; Malling Industrial Estate, Lewes (SDNP/22/03451/FUL) for the construction of three commercial buildings; and at Humphrey Farms Ltd, Twyford (SDNP/23/01689/FUL) for the demolition and the redevelopment of the site with new commercial buildings and associated development. All four schemes are seeking to achieve BREAAM Excellent rating. Conditions have been applied to each of the original permissions to secure pre-commencement reports detailing how the Excellent rating will be achieved and post construction to demonstrate the required standard has been met.

**Indicator SDLP64: Number of full planning permissions for renewable energy development**

**Policy monitored:** Development Management Policy SD51: Renewable Energy

**Target:**

- 7.97 Delivery of renewable energy installations where compatible with the special qualities of the National Park.

**Output:**

Type	No. of Full 17/18	No. of Full 18/19	No. of Full 19/20	No. of Full 20/21	No. of Full 21/22	No. of Full 22/23	No. of Full 23/24	No. of Full 24/25
Solar panels	1	7	8	5	5	11	17	18
Micro hydro	0	0	0	0	0	0	0	0
Biomass	0	0	1	3	2	0	0	0
Air/ground source heat pump	0	1	1	7	4	1	1	0 (3)*
Anaerobic digestion	0	0	0	0	0	0	0	0
Other	0	0	1	0	0	1	0	0

Table 27: Full permissions granted for renewable energy development 2017/18 to 2024/25

\*Three of the 18 permissions also included air or ground source heat pumps in addition to the solar panels

**Commentary:**

- 7.98 A total of 18 full permissions were granted for renewable energy development in the reporting year. All the permissions were for solar panels. Three permissions also included air or ground source heat pumps as part of the scheme. The overwhelming majority of domestic scale renewable energy installations can be carried out without the need for planning permission and so are not covered by this indicator. New housing or commercial developments, where renewable energy infrastructure forms only a minor element of the wider scheme, are also not listed above.
- 7.99 The schemes were for a mixture of residential related and other uses. The latter included proposals for solar energy generation at Harting Community Hall, Findon Garden Centre, The Cricketers Public House, Amberley, the production hub building at Glyndebourne Opera House, the former clubhouse at Waterhall Golf Course now a Wilding initiative near Brighton and Arundel Lido.

### **Indicator SDLP66 Progress of restoration of Shoreham Cement Works**

**Policy Monitored:** Strategic Site Policy SD56: Shoreham Cement Works

**Target:**

- 7.100 Redevelopment of the site in accordance with Strategic Site Policy SD56

**Output:**

- 7.101 Shoreham Cement Works is identified under Policy SD56 of the Local Plan as an opportunity area for an exemplar sustainable mixed-use development, which delivers an enhanced landscape and uses that are compatible with the purposes of the National Park. The Policy commits the Authority to preparing an Area Action Plan (AAP) for the site.
- 7.102 Work re-started on the AAP after the pandemic in April 2021 culminating in the publication of the Issues & Options version of the Plan for public consultation in June 2022. A total of 2,858 representations were received on the AAP from 226 organisations and individuals; these were summarised and have been published on the Authority's website at the [Area Action Plan for Shoreham Cement Works webpage](#).
- 7.103 The decision was made by the Authority in December 2022 to incorporate Shoreham Cement Works into the new Local Plan, and a revised policy SD56 was consulted on as part of the Regulation 18 consultation in January-March 2025.
- 7.104 Further evidence work was undertaken to firm up on uses and capacity for inclusion of the site in the Regulation 19 version of the new Local Plan.

### **Indicator SDLP67: Progress of redevelopment of North Street Quarter and adjacent Eastgate area**

**Policy monitored:** Strategic Site Policy SD57: North Street Quarter and adjacent Eastgate area, Lewes

**Target:**

- 7.105 Redevelopment of the site in accordance with Strategic Site Policy SD57

**Output:**

7.106 North Street Quarter in Lewes was granted planning permission in May 2016 for a major mixed use development including housing, and whilst that planning permission remains extant Human Nature submitted a new hybrid planning application (part full and part outline) for up to 685 dwellings and a variety of other uses such as new health facilities, business / commercial floorspace, a hotel, restaurants, retail and other associated uses (planning application reference SDNP/23/00526/OUT). In February 2024 Planning Committee resolved to grant planning permission subject to addressing outstanding transport matters and the signing of a s106 agreement.

## APPENDIX I: INDICATORS IN THE 2024/25 AUTHORITY MONITORING REPORT

Indicator	Reference before 2020/21	Policy	Source of indicator	Reported in this AMR	Comment
<b>SDLP1:</b> Value added: the value added to a development scheme by the planning process	N/A	Core Policy SD1: Sustainable Development	SDLP	Yes	
<b>SDLP2:</b> Increase in multiple provision of ecosystem services	SDLP2	Core Policy SD2: Ecosystems Services	SDLP	No	Report in future with data showing meaningful change.
<b>SDLP3:</b> The value of key Natural Capital Assets is maintained or enhanced	SDLP3	Core Policy SD2: Ecosystems Services	SDLP	No	Report in future with data showing meaningful change.
<b>SDLP4:</b> Number of major developments permitted	N/A	Core Policy SD3: Major Development	SDLP	Yes	
<b>SDLP5:</b> Change in land use by category	SDLP5	Strategic Policy SD4: Landscape Character	SDLP	No	Report in future with data showing meaningful change.
<b>SDLP6:</b> Applications permitted, or refused on design grounds, contrary to the advice of the DRP and SDNPA Design Officers	SDLP8	Strategic Policy SD5: Design	SDLP	No	Output reviewed and Indicator deleted. No reporting from 2022/23 AMR onwards.
<b>SDLP7:</b> Number of Village Design Statements adopted	SDLP9	Strategic Policy SD5: Design	SDLP	Yes	
<b>SDLP8:</b> Quality of design on new developments	SDLP10	Strategic Policy SD5: Design	SDLP	No	No reporting as no new data in monitoring year.

Indicator	Reference before 2020/21	Policy	Source of indicator	Reported in this AMR	Comment
<b>SDLP9:</b> Percentage of the National Park that is relatively tranquil for its area	SDLPI2	Strategic Policy SD7: Relative Tranquillity	SDLP	No	No reporting as no new data in monitoring year.
<b>SDLP10:</b> Percentage of the National Park considered to have a dark night sky (20 magnitudes per arcsecond <sup>2</sup> and above as defined by 2016 International Dark Sky Reserve (IDSR) guidelines)	SDLPI3	Strategic Policy SD8: Dark Night Skies	SDLP	No	No reporting as no new data in monitoring year.
<b>SDLP11:</b> Area, condition, and connectivity of target priority habitats	SDLPI4	Strategic Policy SD9: Biodiversity and Geodiversity	SDLP	Yes	
<b>SDLP12:</b> Population and distribution of priority species	SDLPI5	Strategic Policy SD9: Biodiversity and Geodiversity	SDLP	Yes	
<b>SDLP13:</b> Developments granted planning permission within designated wildlife sites or ancient woodland	SDLPI8	Strategic Policy SD9: Biodiversity and Geodiversity	SDLP	Yes	
<b>SDLP14:</b> Number of applications achieving Biodiversity Net Gain & not achieving Biodiversity Net Gain	N/A	Strategic Policy SD9: Biodiversity and Geodiversity	SDLP	Yes	

Indicator	Reference before 2020/21	Policy	Source of indicator	Reported in this AMR	Comment
<b>SDLP15:</b> Schemes granted permission for Biodiversity offsetting	N/A	Strategic Policy SD9: Biodiversity and Geodiversity	SDLP	Yes	
<b>SDLP16:</b> Number of dwellings completed and permitted within zones of proximity to internationally designated wildlife sites identified in Local Plan as requiring such monitoring	SDLP19	Strategic Policy SD10: International Sites	SDLP	Yes	
<b>SDLP17:</b> Atmospheric concentration of NO <sub>x</sub> within 200m of the roadside measured at specific internationally designated nature conservation sites	SDLP20	Strategic Policy SD10: International Sites	SDLP	No	Partly superseded by the new air quality assessment in the Habitats Regulation Assessment (Reg 19, 2026) for the emerging new South Downs Local Plan. In addition, the Ashdown Forest Special Area of Conservation Working Group (former of planning officers from the relevant local planning authorities) is undertaking multiyear air quality monitoring – this work is ongoing.

Indicator	Reference before 2020/21	Policy	Source of indicator	Reported in this AMR	Comment
<b>SDLP18:</b> N deposition within 200m of the roadside calculated from pollutant concentrations measured at specific internationally designated nature conservation sites	SDLP21	Strategic Policy SD10: International Sites	SDLP	No	Partly superseded by the new air quality assessment in the Habitats Regulation Assessment (Reg 19, 2026) for the emerging new South Downs Local Plan. In addition, the Ashdown Forest Special Area of Conservation Working Group (former of planning officers from the relevant local planning authorities) is undertaking multiyear air quality monitoring – this work is ongoing.
<b>SDLP19:</b> Percentage of farmland and of woodland area that is managed under agreement to deliver environmental scheme options	SDLP23	Development Management Policy SD11: Trees, Woodland, and Hedgerows	SDLP	No	Output reviewed and Indicator deleted. No reporting from 2022/23 AMR onwards.
<b>SDLP20:</b> Planning applications granted for loss of TPO trees without replacement	SDLP24	Development Management Policy SD11: Trees, Woodland, and Hedgerows	SDLP	Yes	
<b>SDLP21:</b> Percentage of listed buildings at risk	SDLP26	Development Management Policy SD13: Listed Buildings	SDLP	Yes	
<b>SDLP22:</b> Conservation Area Appraisals and Management Plans written	SDLP27	Development Management Policy SD15: Conservation Areas	SDLP	Yes	

Indicator	Reference before 2020/21	Policy	Source of indicator	Reported in this AMR	Comment
<b>SDLP23:</b> % surface water bodies achieving 'good' ecological status	SDLP31	Strategic Policy SD17: Protection of the Water Environment	SDLP	Yes	
<b>SDLP24:</b> All developments granted planning permission within the Sussex Heritage Coast and 'Undeveloped Coastal Zone'	SDLP34	Strategic Policy SD18: The Open Coast	SDLP	Yes	
<b>SDLP25:</b> Developments granted planning permission contrary to the advice of the EA in Flood Risk Zones 2 and 3	SDLP95	Strategic Policy SD49: Flood Risk Management	SDLP	Yes	
<b>SDLP26:</b> Developments granted planning permission for transport infrastructure	SDLP36	Strategic Policy SD19: Transport and Accessibility	SDLP	No	Output reviewed and Indicator deleted. No reporting from 2022/23 AMR onwards.
<b>SDLP27:</b> Gross increase in non-motorised multi-user routes (km)	SDLP39	Strategic Policy SD20: Walking, Cycling and Equestrian Routes	SDLP	Yes	
<b>SDLP28:</b> Developments granted planning permission for visitor accommodation facilities	SDLP46	Strategic Policy SD23: Sustainable Tourism	SDLP	Yes	

Indicator	Reference before 2020/21	Policy	Source of indicator	Reported in this AMR	Comment
<b>SDLP29:</b> Developments granted planning permission for community, culture, leisure, and recreation facilities	SDLP47	Strategic Policy SD23: Sustainable Tourism & Development Management Policy SD43: New and Existing Community Facilities	SDLP	Yes	
<b>SDLP30:</b> Number of permitted outdoor events	N/A	Strategic Policy SD23: Sustainable Tourism	New	No	Output reviewed and Indicator deleted. No reporting from 2022/23 AMR onwards.
<b>SDLP31:</b> Developments granted planning permission for equestrian facilities	SDLP49	Development Management Policy SD24: Equestrian Uses	SDLP	Yes	
<b>SDLP32:</b> Plan period and housing target for Local Plan	SDLP52	Strategic Policy SD26: Supply of Homes	SDLP	Yes	
<b>SDLP33:</b> Number of dwellings completed (net)	SDLP53	Strategic Policy SD26: Supply of Homes	SDLP	Yes	
<b>SDLP34:</b> Dwellings with extant planning permission (net)	SDLP54	Strategic Policy SD26: Supply of Homes	SDLP	Yes	
<b>SDLP35:</b> Net additional dwellings expected to come forward within 5 years from the date of monitoring	N/A	Strategic Policy SD26: Supply of Homes	SDLP	Yes	

Indicator	Reference before 2020/21	Policy	Source of indicator	Reported in this AMR	Comment
<b>SDLP36:</b> Net additional dwellings expected to come forward within the next fifteen years from the date of monitoring	SDLP55	Strategic Policy SD26: Supply of Homes	SDLP	Yes	
<b>SDLP37:</b> Number of affordable dwellings completed (net), broken down by tenure	SDLP59	Strategic Policy SD28: Affordable Homes and Strategic Policy SD29: Rural Exception Sites	SDLP	Yes	
<b>SDLP37a:</b> Affordable dwellings with extant permission, broken down by tenure	N/A	Strategic Policy SD28: Affordable Homes and Strategic Policy SD29: Rural Exception Sites	New	Yes	
<b>SDLP38:</b> Number of affordable housing completions/permissions on small sites (10 or less from Policy SD28)	N/A	Strategic Policy SD28: Affordable Homes and Strategic Policy SD29: Rural Exception Sites	SDLP	Yes	
<b>SDLP39:</b> Number and percentage of housing completions on previously developed land (net)	SDLP51	Strategic Policy SD25: Development Strategy	SDLP	Yes	
<b>SDLP40:</b> Percentage of housing completions within and outside settlement boundaries	SDLP50	Strategic Policy SD25: Development Strategy	SDLP	Yes	

Indicator	Reference before 2020/21	Policy	Source of indicator	Reported in this AMR	Comment
<b>SDLP41:</b> Number of people on the Self-Build register at 31 March	N/A	Strategic Policy SD26: Supply of Homes	SDLP	Yes	
<b>SDLP42:</b> Number of CIL exemptions granted for Self-Build during the monitoring year	N/A	Strategic Policy SD26: Supply of Homes	SDLP	Yes	
<b>SDLP43:</b> Number of permissions for Self-Build granted during the monitoring year	N/A	Strategic Policy SD26: Supply of Homes	SDLP	Yes	
<b>SDLP44:</b> Care Homes (C2) permissions/completions total number of bedrooms	N/A	Strategic Policy SD27: Mix of Homes	SDLP	Yes	
<b>SDLP45:</b> Permissions/completions of extra care housing (C2)	N/A	Strategic Policy SD27: Mix of Homes	SDLP	Yes	
<b>SDLP46:</b> Number of dwellings completed (net), by number of bedrooms	SDLP58	Strategic Policy SD27: Mix of Homes	SDLP	Yes	
<b>SDLP47:</b> Number of completed replacement dwellings	N/A	Development Management Policy SD30: Replacement Dwellings	SDLP	Yes	
<b>SDLP48:</b> Number of small dwellings lost (through construction of replacement dwellings)	N/A	Development Management Policy SD30: Replacement Dwellings	SDLP	Yes	

Indicator	Reference before 2020/21	Policy	Source of indicator	Reported in this AMR	Comment
<b>SDLP48a:</b> Large housing sites (ten or more dwellings) with completions, gains from development	N/A	Strategic Policy SD27: Mix of Homes, Strategic Policy SD28: Affordable Homes	SDLP	Yes	
<b>SDLP48b:</b> Number of dwellings permitted with an EV charging point	N/A	Development Management Policy SD22: Parking Provision; Sustainable Construction Supplementary Planning Document (SPD)	SDLP	Yes	
<b>SDLP49:</b> Permissions granted for loss of agricultural dwellings through removal of occupancy condition	SDLP63	Development Management Policy SD32: New Agricultural and Forestry Workers' Dwellings	SDLP	Yes	
<b>SDLP50:</b> Net additional permanent and transit Gypsy or Traveller pitches and Travelling Showpeople plots per annum, on allocated and windfall sites	SDLP65	Strategic Policy SD33: Gypsies, Travellers and Travelling Showpeople	SDLP	Yes	
<b>SDLP51:</b> Total net and gross new employment floorspace completed	SDLP67	Strategic Policy SD35: Employment Land	SDLP	Yes	
<b>SDLP52:</b> Total net and gross new employment floorspace extant permissions	SDLP68	Strategic Policy SD35: Employment Land	SDLP	Yes	

Indicator	Reference before 2020/21	Policy	Source of indicator	Reported in this AMR	Comment
<b>SDLP53:</b> Total net and gross new retail floorspace completed, by use class	SDLP69	Strategic Policy SD36: Town and Village Centres	SDLP	Yes	
<b>SDLP54:</b> Total net and gross new retail floorspace extant permissions, by use class	SDLP70	Strategic Policy SD36: Town and Village Centres	SDLP	Yes	
<b>SDLP55:</b> Developments granted planning permission for loss or expansion of A use space within defined primary shopping frontages	SDLP71	Development Management Policy SD37: Development in Town and Village Centres	SDLP	No	Output reviewed and Indicator deleted. No reporting from 2022/23 AMR onwards.
<b>SDLP56:</b> Developments granted planning permission for developments affecting A use space outside market town and larger village centre boundaries	SDLP72	Development Management Policy SD38: Shops Outside Centres	SDLP	No	Output reviewed and Indicator deleted. No reporting from 2022/23 AMR onwards.
<b>SDLP57:</b> Developments granted planning permission for agricultural developments in the reporting year	SDLP73	Development Management Policy SD39: Agriculture and Forestry	SDLP	Yes	
<b>SDLP58:</b> Development granted permission for new and expanded facilities for viticulture and associated business	New	Development Management Policy SD39: Agriculture and Forestry	SDLP	Yes	

Indicator	Reference before 2020/21	Policy	Source of indicator	Reported in this AMR	Comment
<b>SDLP59:</b> Employment and housing completions resulting from conversion of agricultural or forestry buildings	SDLP76	Development Management Policy SD41: Conversion of Redundant Agricultural or Forestry Buildings	SDLP	Yes	
<b>SDLP60:</b> Standards for open space, sports and recreational facilities being met	SDLP89	Development Management Policy SD46: Provision and Protection of Open Space, Sport and Recreational Facilities and Burial Grounds/Cemeteries	SDLP	No	No reporting this year.
<b>SDLP61:</b> Developments granted planning permission within Local Green Space	SDLP92	Development Management Policy SD47: Local Green Spaces	SDLP	Yes	
<b>SDLP62:</b> Permissions granted for residential development meeting 19% standard for carbon dioxide	New	Strategic Policy SD48: Climate Change and Sustainable Use of Resources	SDLP	Yes	
<b>SDLP63:</b> Permissions granted for Major development to BREEAM excellent standard	New	Strategic Policy SD48: Climate Change and Sustainable Use of Resources	SDLP	Yes	
<b>SDLP64:</b> Number of full planning permissions for renewable energy development	SDLP97	Development Management Policy SD51: Renewable Energy	SDLP	Yes	

Indicator	Reference before 2020/21	Policy	Source of indicator	Reported in this AMR	Comment
<b>SDLP65:</b> Number and status of AQMA's	SDLP98	Development Management Policy SD54: Pollution and Air Quality	SDLP	No	Output reviewed and Indicator deleted. No reporting from 2022/23 AMR onwards.
<b>SDLP66:</b> Progress of restoration of Shoreham Cement Works	SDLP99	Strategic Site Policy SD56: Shoreham Cement Works	SDLP	Yes	
<b>SDLP67:</b> Progress of redevelopment of North Street Quarter and adjacent Eastgate area	SDLP100	Strategic Site Policy SD57: North Street Quarter and Adjacent Eastgate Area, Lewes	SDLP	Yes	

## APPENDIX 2: LOCAL DEVELOPMENT SCHEME (LDS) FOR THE SOUTH DOWNS NATIONAL PARK AUTHORITY (JULY 2025)

	2024-25				2025-26				2026-27				27-28			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
New Local Plan				18					19		S	E	E	M	A	
East Sussex, Hampshire, and West Sussex Waste and Minerals Plans	<i>Please see links below for ESCC, HCC &amp; WSCC</i>															
Neighbourhood Development Plans	<i>Please see the <a href="#">Community Planning webpage</a> for details about Neighbourhood Development Plans</i>															
Supplementary Planning Documents	<i>None currently programmed.</i>															

For the timetables for the Minerals and Waste Plans in the South Downs National Park follow the links below:  
[East Sussex Waste and Minerals Plans and Monitoring Reports](#)  
[Hampshire Minerals and Waste Plan](#)  
[West Sussex Minerals and Waste Plan](#)

### Key to Local Development Scheme

Symbol	Stage in document preparation
S	Submission of documents and information to the Secretary of State
E	Independent examination
M	Consultation on proposed modifications
A	Adoption
13	Representations on a supplementary planning document
18	Representations on the preparation of a local plan
19	Representations on a local plan

### APPENDIX 3: SOUTH DOWNS HOUSING PROVISION TRAJECTORY FIGURES (2025)

	Plan Period (Years)	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	Total
	Monitoring Year				1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
a	Total to be delivered over plan period																				5,334
b	Total to be delivered over plan period (Annualised)	250	250	250	250	250	250	250	250	250	250	250	323	323	323	323	323	323	323	323	5,334
c	Net new housing completions	249	262	250	296	314	282	175	172	205	143	247									2,595
d	Extant planning permissions on small sites (1-4units)												38	37	37	35	35				182
e	Extant planning permissions on large sites (5+units)*												59	103	139	26	17	12	7	0	363
f	Net dwellings with extant												97	140	176	61	52	12	7	0	545

	<b>Plan Period (Years)</b>	<b>2014-15</b>	<b>2015-16</b>	<b>2016-17</b>	<b>2017-18</b>	<b>2018-19</b>	<b>2019-20</b>	<b>2020-21</b>	<b>2021-22</b>	<b>2022-23</b>	<b>2023-24</b>	<b>2024-25</b>	<b>2025-26</b>	<b>2026-27</b>	<b>2027-28</b>	<b>2028-29</b>	<b>2029-30</b>	<b>2030-31</b>	<b>2031-32</b>	<b>2032-33</b>	<b>Total</b>	
	<b>planning permission</b>																					
<b>g</b>	<b>Windfall</b>												0	0	0	74	74	74	74	74	370	
<b>h</b>	Allocations (SDLP)												57	82	149	136	105	315	297	253	1,394	
<b>i</b>	Allocations (NDP)												113	61	73	149	184	293	244	121	1,238	
<b>j</b>	<b>Total allocations</b>												170	143	222	285	289	608	541	374	2,632	
<b>k</b>	<b>Housing supply (c+f+g+j)</b>	249	262	250	296	314	282	175	172	205	143	247	267	283	398	420	415	694	622	448	6,142	
<b>l</b>	<b>Cumulative Housing Supply</b>	249	511	761	1057	1371	1653	1828	2000	2205	2348	2595	2862	3145	3543	3963	4378	5072	5694	6142		
<b>m</b>	<b>Provision figure minus supply (k-b)</b>	-1	12	0	46	64	32	-75	-78	-45	-107	-3	-56	-40	75	97	92	371	299	125		
<b>n</b>	Manage - Annual provision figure taking account of past/projected completions	283	284	286	285	283	283	292	303	313	332	342	353	365	358	343	319	131	-360	-808		

## APPENDIX 4: DELIVERABLE SITES FOR HOUSING

Planning status	Address	Locality	Planning application / policy reference	Total supply	Total supply in five-year period
Planning permission	Masseys Folly, Church Road	Upper Farringdon	SDNP/15/03809/FUL	7	7
Planning permission	34 Lavant Street	Petersfield	SDNP/22/04504/FUL	34	34
Planning permission	Former Pells Church of England School, Landport Road	Lewes	SDNP/20/05799/FUL	32	32
Planning permission	Blind Veterans UK, Greenways, Ovingdean	Brighton	SDNP/22/02247/FUL	64	64
Planning permission	St Cuthmans School Tote Lane	Stedham	SDNP/23/02187/FUL	19	19
Planning permission	King Edward VII Hospital Kings Drive	Easebourne	SDNP/12/01392/FUL	155	155
Planning permission	Hillside Nursery, Bury Common	Bury	SDNP/21/05619/FUL	7	7
Planning permission	Lodge Hill Education Centre, London Road	Watersfield	SDNP/21/00627/OUT	5	5
Planning permission	Land Adjacent to 78 Petersfield Road	Midhurst	MI/04/04113/FUL	4	4
Planning permission	Pickwick, Turnpike Road	Amberley	SDNP/19/05270/OUT	6	6
Planning permission	Calloways, Graffham Street	Graffham	SDNP/18/00938/FUL	11	11
	Large planning permissions total				344
	Small sites (<5 dwellings) with planning permission				182
Allocation: SDLP	North Street Quarter and Adjacent Eastgate area	Lewes	SDNP/23/00526/OUT, SDNP/23/02973/FUL, SDNP/25/01671/FUL	794	79
Allocation: SDLP	Kings Ride Farm	Alfriston	SDNP/23/03986/FUL	7	7
Allocation: SDLP	Land at Clements Close	Binsted	SDNP/24/03248/FUL	10	10
Allocation: SDLP	Land at Park Lane	Droxford	SDNP/25/03644/FUL	9	9
Allocation: SDLP	Cowdray Estate Works Yard	Easebourne	SDNP/21/04040/FUL	20	20
Allocation: SDLP	Former Easebourne School	Easebourne	SDNP/21/04041/FUL	9	9
Allocation: SDLP	Land at Elm Rise	Findon	SDNP/23/04993/FUL	14	14

Planning status	Address	Locality	Planning application / policy reference	Total supply	Total supply in five-year period
Allocation: SDLP	Soldiers Field House	Findon	SDNP/19/01876/FUL SD70	12	12
Allocation: SDLP	Land at Petersfield Road	Greatham	SDNP/21/04848/FUL	36	36
Allocation: SDLP	Castelmer Fruit Farm,	Kingston near Lewes	SDNP/22/05983/FUL SD74	9	9
Allocation: SDLP	Land at Old Malling Farm	Lewes	SDNP/23/04659/REM	226	226
Allocation: SDLP	West Sussex County Council Depot and former Brickworks site, Midhurst	Midhurst	SDNP/21/03448/FUL SD78	58	58
Allocation: SDLP	Land at Pulens Lane	Sheet	SDNP/24/03657/FUL, SDNP/24/03715/FUL	19	19
Allocation: SDLP	Land south of Loppers Ash	South Harting	SDNP/25/01692/FUL	7	7
Allocation: SDLP	Land north of The Forge	South Harting	SDNP/23/02243/FUL	5	5
Allocation: SDLP	Land South of Church Road	Steep	SDNP/23/03766/FUL	9	9
Allocation: Petersfield NDP	Land North of Buckmore Farm and West of Bell Hill	Petersfield	SDNP/24/03588/REM H2	101	85
Allocation: Petersfield NDP	Penns Field	Petersfield	SDNP/15/06484/FUL H3	29	29
Allocation: Petersfield NDP	Land West of the Causeway	Petersfield	SDNP/23/03638/FUL H7	54	54
Allocation: Petersfield NDP	Town Centre Opportunities	Petersfield	SDNP/23/04239/FUL MU3	51	8
Allocation: Petersfield NDP	Land South of Durford Road/Land East of Harrier Way	Petersfield	SDNP/22/04472/FUL H8	97	97
Allocation: Petersfield NDP	Land North of Reservoir Lane	Petersfield	SDNP/25/04147/REM H11	10	10
Allocation: Petersfield NDP	Land at Bulmer House Site, off Ramshill	Petersfield	SDNP/22/05643/FUL H12	56	56
Allocation: Lewes NDP	Land at Astley House and Police Garage (Site 2)	Lewes	SDNP/25/02451/FUL	27	27

Planning status	Address	Locality	Planning application / policy reference	Total supply	Total supply in five-year period
Allocation: Lewes NDP	Land at the Auction Rooms (Site 3)	Lewes	SDNP/25/00292/FUL	18	18
Allocation: Lewes NDP	Land at Buckwell Court Garage (Site 8)	Lewes	SDNP/24/03471/FUL	2	2
Allocation: Lewes NDP	Land at South Downs Road (Site 26)	Lewes	SDNP/15/01303/FUL	49	49
Allocation: Lewes NDP	Land at The Lynchetts Garage site (Site 35)	Lewes	SDNP/24/04066/FUL	4	4
Allocation: Lewes NDP	Land at Prince Charles Road Garage Site (Site 44)	Lewes	SDNP/24/03586/FUL	4	4
Allocation: Fernhurst NDP	Former Syngenta Site	Fernhurst	SDNP/19/00913/FUL & SDNP/23/00095/CND	210	35
Allocation: East Meon NDP	Land north of Coombe Road between Garston Farm and Garston Farm Cottages	East Meon	SDNP/21/02888/FUL	5	5
Allocation: Petworth NDP	The Square Field (H6)	Petworth	SDNP/21/03905/FUL	30	30
Allocation: Petworth NDP	Land South of Rothermead (H8)	Petworth	SDNP/25/04030/FUL	10	10
Allocation: Lavant NDP	Eastmead Industrial Estate, Mid Lavant (LNDP22)	Lavant	SDNP/18/03162/FUL	35	35
Allocation: Twyford NDP	Land adjacent to the Parish Hall	Twyford	SDNP/23/02340/FUL	22	22

## APPENDIX 5: DEVELOPABLE SITES AND BROAD LOCATIONS FOR HOUSING

Planning status	Address	Locality	Planning application / policy reference	Total supply	Total supply in years 6-8
SDLP Allocation	North Street Quarter, Lewes	Lewes	SDNP/23/00526/OUT, SDNP/23/02973/FUL, SDNP/25/01671/FUL	794	715
SDLP Allocation	Former Allotment Site	Alfriston	SD58	8	8
SDLP Allocation	Land South of the A272 at Hinton Marsh	Cheriton	SD63	14	14
SDLP Allocation	Land South of London Road	Coldwaltham	SD64	28	28
SDLP Allocation	Land at Itchen Abbas House	Itchen Abbas	SD73	9	9
SDLP Allocation	Holmbush Caravan Park	Midhurst	SD79	60	60
SDLP Allocation	Land at the Fairway	Midhurst	SD80	9	9
SDLP Allocation	Land to the rear of Ketchers Field	Selborne	SD84	6	6
SDLP Allocation	Stedham Sawmill	Stedham	SD88	16	16
Allocation: Petersfield NDP	Land North of Buckmore Farm and West of Bell Hill	Petersfield	H2	101	16
Allocation: Petersfield NDP	Town Centre Redevelopment Opportunities	Petersfield	H6	51	43
Allocation: Petersfield NDP	Hampshire County Council Depot off Paddock Way	Petersfield	H9	42	42
Allocation: Lewes NDP	Land at Kingsley Road Garage Site	Lewes	Site 21	6	6
Allocation: Lewes NDP	Land at Little East Street Car Park	Lewes	Site 34	11	11

Planning status	Address	Locality	Planning application / policy reference	Total supply	Total supply in years 6-8
Allocation: Lewes NDP	Land at Magistrates Court Car Park, Court Road	Lewes	SDNP/16/01618/FUL Site 36	9	9
Allocation: Lewes NDP	Land at Queens Road Garage Site	Lewes	Site 46	6	6
Allocation: Lewes NDP	Land at St Annes Crescent	Lewes	Site 52	12	12
Allocation: Lewes NDP	Former St Anne's School Site	Lewes	Site 53	35	35
Allocation: Lewes NDP	Lewes Railway Station Car Park	Lewes	Site 57	20	20
Allocation: Fernhurst NDP	Former Syngenta site	Fernhurst	SDNP/19/00913/FUL & SDNP/23/00095/CND	210	175
Allocation: Fernhurst NDP	Bridgelands site, Verdley Place	Fernhurst		10	10
Allocation: Arundel NDP	Former Castle stables	Arundel		12	12
Allocation: Bury NDP	Jolyons and Robin Hill	Bury		6	6
Allocation: Clapham NDP	Travis Perkins Builders Yard	Clapham		30	30
Allocation: Ditchling NDP	Park Barn Farm/Long Park Corner	Ditchling		12	12
Allocation: Liss NDP	Land at Inwood Road	Liss	Site 2	25	25
Allocation: Liss NDP	Upper Green	Liss	Site 4	35	35
Allocation: Liss NDP	Land formerly part of The Grange	Liss	Site 4a	7	7
Allocation: Liss NDP	Land next to Brows Farm	Liss	Site 5	15	15
Allocation: Ringmer NDP	Barn complex, Old House Farm	Ringmer		5	5
Allocation: East Meon NDP	Garages site off Hill View	East Meon		2	2

Planning status	Address	Locality	Planning application / policy reference	Total supply	Total supply in years 6-8
Allocation: Petworth NDP	Petworth South	Petworth	H7	100	100
Allocation: Lavant NDP	Church Farm Barns	Lavant	LNDP21	5	5
Allocation: Fittleworth NDP	Fleet Cottage	Fittleworth		6	6
Allocation: Rogate NDP	Renault Garage & Bungalow South of A272, Rogate	Rogate	H6(A)	11	11
Allocation: Rogate NDP	Land west of the Flying Bull PH, Rake	Rogate	H6(B)	2	2

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