



**SOUTH DOWNS
NATIONAL PARK
LOCAL PLAN**

Renewable Energy Study – Addendum

May 2026

Contents

1. Introduction.....	3
2. Sites submitted.....	3
3. Assessment Approach	3
4. Summary of Assessment.....	4
5. Conclusions	5
6. Site Maps & Full Site Assessments.....	5
REN32 Land rear of Jordans, Shirnall Hill, Farringdon.....	6
REN33 Lancing College, Lancing.....	12
REN34 Land adjacent Amex Stadium, Falmer.....	18

1. Introduction

- 1.1 The purpose of this Addendum is to provide an update to the Renewable Energy Study (2024) by assessing additional sites submitted for potential renewable energy development.
- 1.2 The site assessments have been undertaken by SDNPA officers using broadly the same methodology as set out in the 2024 Study. A summary of the findings is provided in Section 4, with full assessment details contained in Section 6.
- 1.3 One site identified as having potential has been incorporated into the Proposed Submission Local Plan (Policy SDN10) as a suitable location for renewable energy development. Land adjacent to Lancing College is supported in principle for ground-mounted solar arrays, subject to demonstrating benefits to local businesses or communities, and to further technical work relating to grid connection and impacts on the National Park and neighbouring uses

2. Sites submitted

- 2.1 The following sites were submitted for renewable energy development during the Draft Local Plan (Regulation 18) consultation or identified through other sources.
 - REN32 Land Rear of Jordans, Farringdon, Hampshire – Ground Mounted Solar
 - REN33 Lancing College, Lancing, Arun, West Sussex – Ground Mounted Solar
 - REN34 Land Adjacent to Amex Stadium, Brighton & Hove, East Sussex – Ground Mounted Solar

3. Assessment Approach

- 3.1 The Renewable Energy Study (2024) applied a high-level, desk-based assessment to sites submitted through the ‘Call for Sites’ process. Each site was reviewed by technical specialists using available data sources and professional judgement, without site visits or detailed surveys.
- 3.2 The assessment considered four principal topic areas:
 - **Ecology** (e.g. designated sites, priority habitats, potential effects on species and habitat connectivity)
 - **Heritage** (e.g. designated and non-designated assets and impacts on their setting)
 - **Landscape** (e.g. landscape character, visual effects and impacts on the National Park’s special qualities)

- **Planning considerations** (e.g. proximity to grid connections, access, flood risk, land use and nearby receptors)

3.3 For each topic, sites were evaluated and assigned a **sensitivity rating** ranging from low to high, reflecting the extent to which environmental and planning constraints may influence the suitability, scale or design of development.

3.4 The study provides a strategic overview of constraints and opportunities rather than determining site allocation or development acceptability. SDNPA officers conducted visits of sites of low to moderate sensitivity to determine suitability for inclusion in the draft Local Plan. Further detailed assessment, including site-specific surveys and technical work, would be required to support any future planning decisions.

3.5 This Addendum applies the same high-level methodology, with assessment focusing on landscape, heritage and ecology. Planning considerations are reflected in the assessment of site achievability. All sites were visited by officers in summer 2025. As with the original study, further detailed assessment would be required to support any future planning decisions.

4. Summary of Assessment

Site Ref	Site Address	Landscape	Heritage	Ecology	Suitability	Availability	Achievability
REN32	Land Rear of Jordans, Farringdon	High	Moderate	Low	Not Suitable	Available	Uncertain
REN33	Lancing College, Lancing	Moderate	Low	Low	Suitable	Available	Achievable
REN34	Land Adjacent to Amex Stadium, Brighton & Hove	Moderate	Low	Moderate	Suitable	Uncertain	Uncertain

5. Conclusions

5.1 In conclusion the updated assessment has identified differing levels of potential across the sites considered:

REN32 Land rear of Jordans, Farringdon is not considered suitable for renewable energy development due to its high landscape sensitivity.

REN33 Land adjacent to Lancing College has been identified as having potential and is supported in principle, subject to further technical work and policy safeguards.

REN34 Land adjacent to the Amex Stadium is subject to further consideration, pending confirmation of land availability and additional assessment of achievability, including grid connection and the implications of its north-facing slope.

5.2 This assessment, alongside the 2024 Study, underpins the identification of suitable locations for renewable energy set out in Policy SDN10 (Renewable Energy) of the Local Plan – Proposed Submission (Regulation 19). The Plan is published for consultation in May 2026, ahead of submission for independent examination and, subsequently, adoption by the Authority.

6. Site Maps & Full Site Assessments

REF: REN032	Site Name: Land rear of Jordans, Shirnall Hill, Farringdon
Settlement, Parish, District	Farringdon, East Hampshire
Current Use	Agriculture
Use(s) considered	Ground mounted solar
Source	Regulation 18 consultation

Description of Site and Surroundings	Is the site suitable?
The site comprises an irregular shaped agricultural parcel south of Shirnall Hill in Farringdon, East Hampshire. The site is enclosed to the south and east by hedgerow and trees. The site is more open to the east with views to Lower Farringdon and the higher ground at Lord's Wood beyond. The site slopes from south to north west.	
Summary of Landscape, Heritage and Ecology Assessments	
Landscape: High Heritage: Moderate Ecology: Low	
Summary of Suitability	No
The site has a high landscape sensitivity. It has a dominant topography and is in a prominent position raised above, and in the setting of, the conservation area, listed buildings, and the historic, rural, and sunken lane on Shirnall Hill.	

Summary of Availability	Is the site available?
The site was promoted during the 2025 Regulation 18 public consultation.	Yes

Summary of Achievability	Is the site achievable?
Substantial works are likely to be required to achieve access, and further technical assessment would be needed to demonstrate that this is feasible.	TBC

Assessment Recommendation	Rejected
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Reason for Rejection
Given the findings of the landscape assessment, the site is not considered to be suitable.

Landscape Assessment

Which LCA (2020) is the Site within?	LCA D4a: Newton Valence Downland Mosaic (Enclosed)
Which key characteristics of the LCA are reflected in the Site?	A gently rolling chalk landscape of dry valleys, characterised by a mix of enclosed woodland and hedgerows alongside more open farmland. The area has a dispersed settlement pattern with scattered farmsteads, hamlets and sheltered villages, contributing to a strong rural and secluded character.
Description of the landform (topography) of the Site	The site is raised 2m above Shirnall Hill. Field slopes down towards north-west corner and rises towards to the south.
Description of the land cover pattern and scale of the Site	The site may be visible from PRow to the South
Description of the historic landscape character of the Site	Historic Landscape Classifications: 0103 – Recent Enclosures. The site is adjacent to the Farringdon Conservation Area and the Grade II listed Jordans. It also has archaeological potential.
Description of the natural/semi-natural character of the Site	Semi-natural – meadow / pasture
Description of the visual character of the Site	The site is visible in distanced views from the PRow network to the south.
Description of the perceptual qualities (including sense of openness/enclosure) of the Site	Tranquil partially enclosed landscape with limited urban intrusions.
Description of scenic and special qualities (including potential impacts on Special Qualities of the National Park)	Dark Night Skies: E1a – Intrinsic Darkness & 2km Buffer Zone Tranquillity: -25.08 to 58.00.
Summary Notes/Assumptions	The site has high landscape sensitivity due to its dominant topography adjacent to a conservation area. It is visible in glimpsed views from Shirnall Hill and the PRow network
Landscape Rating (low, moderate, high)	High

Heritage Assessment

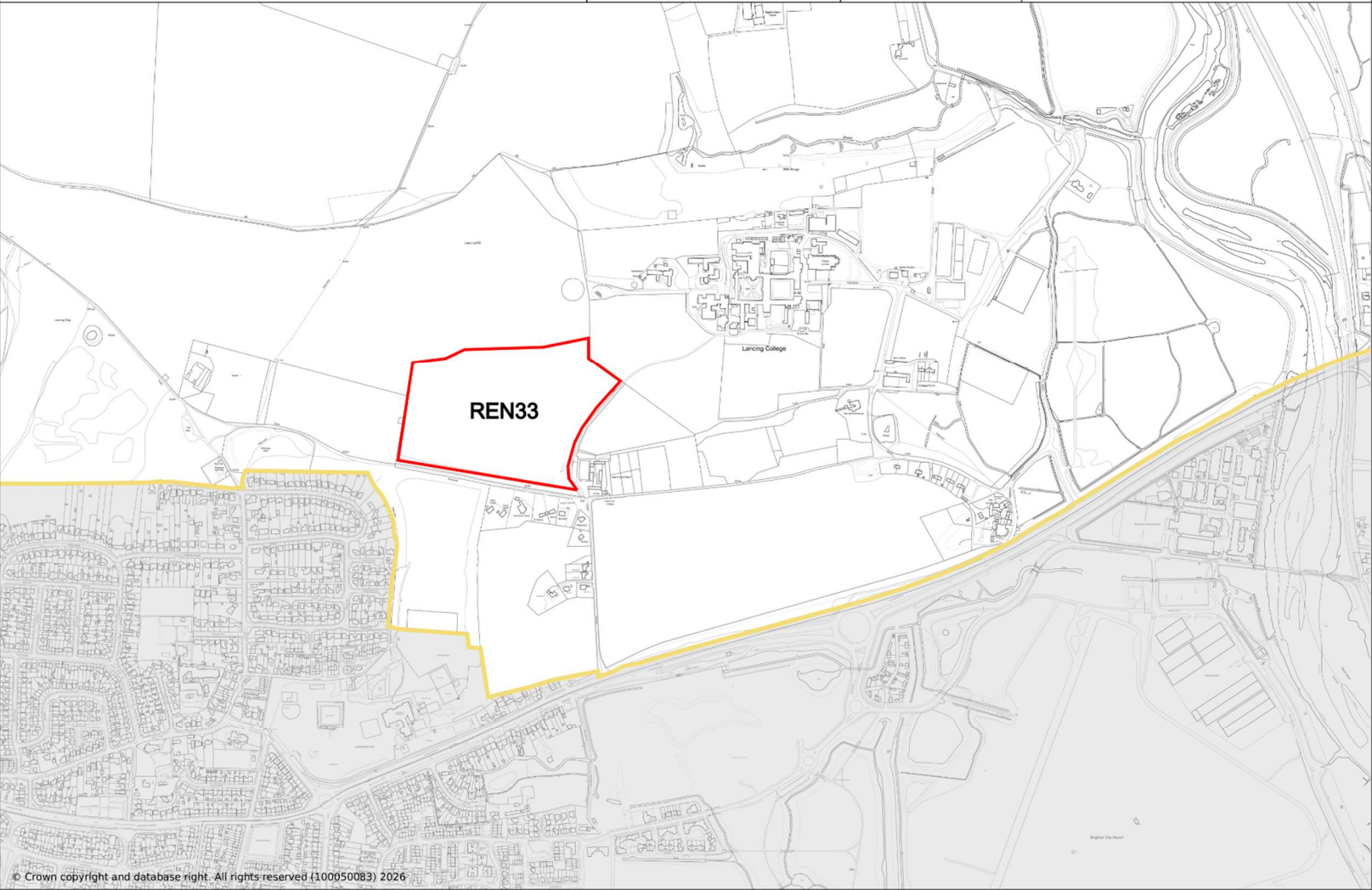
Are there any conservation areas that have the potential to experience changes to their setting as a result of the development?	The site is adjacent to Farringdon Conservation Area. The Jordans (Grade II listed) is in proximity to the north.
Are there any non-designated assets within the site that will experience physical impact as a result of the development?	No
Are there any non-designated assets that have the potential to experience changes to their setting as a result of the development?	No
What is the archaeological potential of the site?	The north area is in the yellow archaeological buffer zone and the HER indicates a monument in the east area.
What is the historic character of the landscape and what is the potential for it to experience change as a result of the development?	Historic Landscape Classifications: 0103 – Recent Enclosures
Are there any other sites that have the potential to result in cumulative effects?	No
Summary notes	The proposed site is adjacent to the Farringdon Conservation Area and the Grade II listed Jordans. It is within 150m of historic landfill and its northern area has archaeological potential.
Heritage Rating	Moderate

Ecology

International designations on site or within 5km (Approx. distance from site)	No
Within a HRA site buffer zone in SD10?	No
National statutory designations on site or within 5km	No
Within a SSSI IRZ?	The site is in a SSSI Impact Risk Zone.
Non-statutory designations (Local Nature Reserve LNR or Local Wildlife Site LWS) on site or within 2km	Within 2km of Hampshire LNRS ACB and APIB to the North (45 Restoration and management of word pasture), LNRS APIB (Lord's Wood, Weeks Wood) to the west
Ancient woodland on site or within 100m	No
Local conservation sites on site or within 200m	No
Priority habitat (terrestrial and aquatic) on site or within 200m	No
National forest inventory (NFI) habitat on site or within 200m	No
Within a strategy area? (Biodiversity Opportunity Area (BOA), People and Nature Network - Natural Capital Investment area (NCIA)) or ReNature site?	No
Within a Nutrient Neutrality Catchment or Sussex North Water Resource Zone?	N/A
Current habitat on site based on	Arable field with mature hedgerow along southern and eastern boundaries.

priority habitat datasets (national and local SDNP data). Where there are gaps, aerial imagery has been used to supplement habitat data.	
Relationship of the site to the wider habitat context. Does the site sit within a larger parcel of the same habitat? Does the site form a supporting habitat of a broader landscape such as parkland?	Part of wider patchwork of irregular shaped arable fields.
Could development have a potential impact on designations, priority habitat, other notable habitats?	No
Could development have a potential impact on protected and notable species, or habitat connectivity?	There is potential for protected and notable species
Are there any TPOs within or on the boundaries (within 30m for individual trees or within 100m for woodlands) of the site?	No
Summary of Assessment	The site is within an SSSI Impact Risk Zone and is within 2km of Hampshire LNRS ACB and ACIP to the North and the West.
Ecology Rating	Low

REN33 Lancing College, Lancing



REF: REN33	Site Name: Lancing College, West Sussex
Settlement, Parish, District	Lancing, Adur
Current Use	Farmland surrounding school grounds
Use(s) considered	Ground-based Solar
Source	Regulation 18 submission and further information
Site area	5.5HA

Description of Site and Surroundings	Is the site suitable?
The site forms part of a large arable field approximately 230m to the south-west of the college buildings, north of woodland and a PROW which runs between between Hoe Court and Lancing Ring. The field slopes down towards the south-east corner and rises towards Lancing Hill to the north. Whilst well screened from the college buildings by topography and vegetation, and from the PROW immediately to the south by mature trees, the site would be clearly visible from the PROW further to the west and by another one leading to Lancing Hill. There is however some opportunity to strengthen existing field boundaries to the west and provide appropriate enhancements in the rest of the field to compensate for the impact on open downland.	
Summary of Landscape, Heritage and Ecology Assessments	
Landscape: Moderate Heritage: Low Ecology: Low	
Summary of Suitability	Yes
Site is suitable for the proposed use subject to: careful siting in the lowest part of the field, avoiding straight lines and mirroring contours; strengthening of western boundary hedge; ecological and landscape enhancements to the remainder of the field and archaeological investigation and mitigation if appropriate.	

Summary of Availability	Is the site available?
Owned by Lancing Collage who are promoting the site.	Yes

Summary of Achievability	Is the site achievable?
Lancing College has sought technical advice and believes it is achievable.	Yes

Assessment Recommendation	Has Potential
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Landscape Assessment

Which LCA (2020) is the Site within?	Mostly G3 Major Chalk Valley Sides Adur Valley Sides. Site D partly in A3 Arun to Adur Open Downs
Which key characteristics of the LCA are reflected in the Site?	The prominent Gothic chapel of Lancing College is a particularly distinctive landmark standing at the southern end of the Adur valley.
Description of the landform (topography) of the Site	The field slopes down towards the south-east corner and rises towards Lancing Hill to the north.
Description of the land cover pattern and scale of the Site	Whilst well screened from the college buildings by topography and vegetation, and from the PROW immediately to the south by mature trees, the site would be clearly visible from the PROW further to the west and by another one leading to Lancing Hill.
Description of the historic landscape character of the Site	Early Modern (AD 1800- AD 1913) Parliamentary Enclosure
Description of the natural/semi-natural character of the Site	Site D = arable Site F and H arable or heavily fertilised pasture Site G = pasture
Description of the visual character of the Site	Open arable field which feels like part of the wider downland landscape.
Description of the perceptual qualities (including sense of openness/enclosure) of the Site	Tranquil open landscape with few urban intrusions. Some road noise from the A27 and small aircraft noise from Brighton City Airport.
Description of scenic and special qualities (including potential impacts on Special Qualities of the National Park)	Dark Skies TZ E1b Transition Zones
Summary Notes/Assumptions	The site forms part of a large arable field approximately 230m to the south-west of the college buildings, north of woodland and a PROW which runs between between Hoe Court and Lancing Ring. There is some opportunity to strengthen existing field boundaries to the west and provide appropriate enhancements in the rest of the field to compensate for the impact on open downland.
Landscape Rating (low, moderate, high)	Moderate

Heritage Assessment

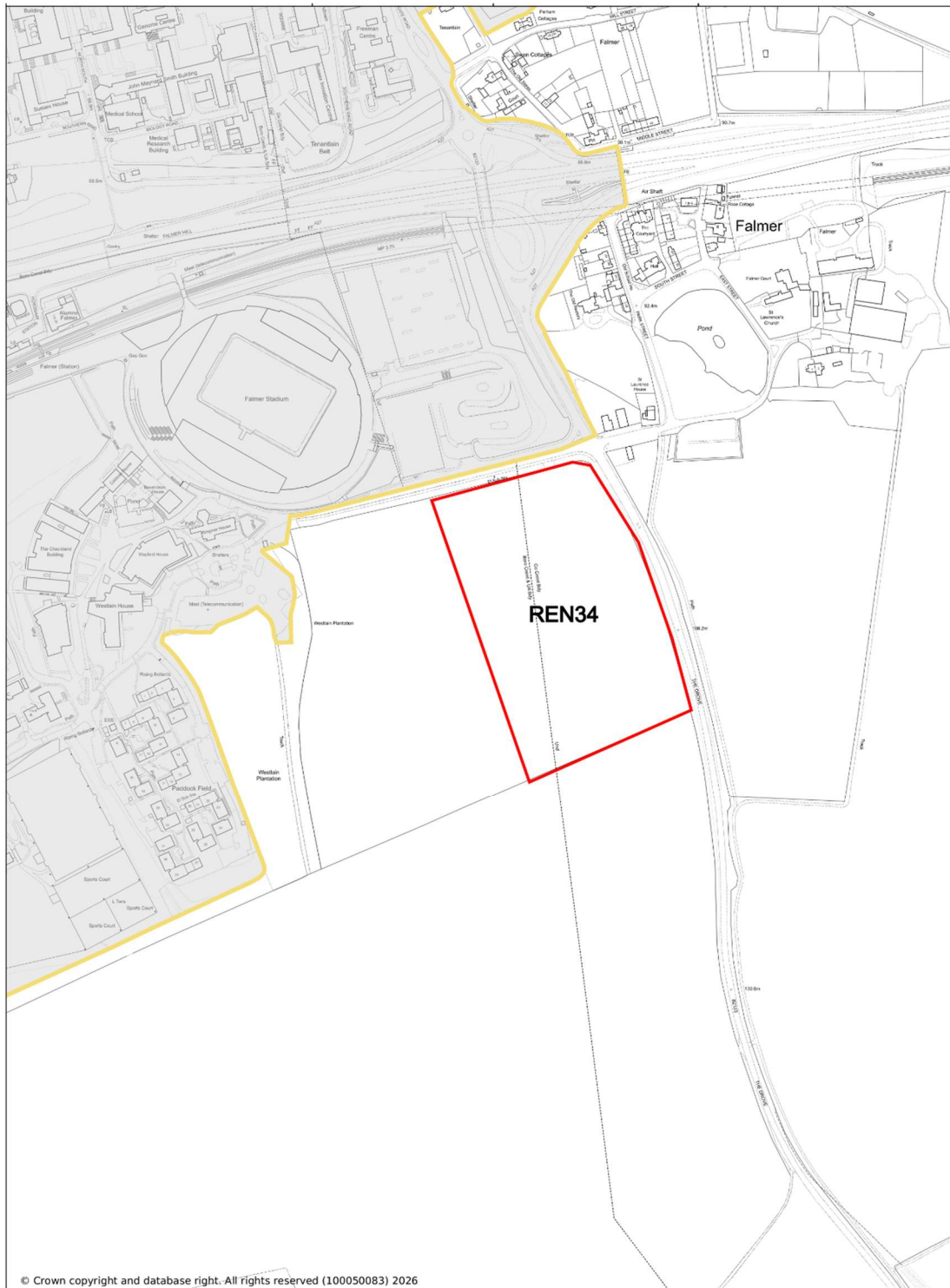
Are there any conservation areas that have the potential to experience changes to their setting as a result of the development?	<p>Lancing College is a Grade I listed building, with some Grade II and II* buildings in the main campus immediately to the north-east of sites F and H. There is also The Old Farmhouse (Grade II) to the south-east of site H and Hoe Court Farmhouse to the south of site G.</p> <p>The site is a minimum of 230m from these buildings and screened from them by topography and vegetation.</p>
Are there any non-designated assets within the site that will experience physical impact as a result of the development?	No
Are there any non-designated assets that have the potential to experience changes to their setting as a result of the development?	No
What is the archaeological potential of the site?	Site D within an Archaeological Notification Area. There is an Anglo Saxon Burial Ground in the vicinity of site D.
What is the historic character of the landscape and what is the potential for it to experience change as a result of the development?	Early Modern (AD 1800- AD 1913) Parliamentary Enclosure
Are there any other sites that have the potential to result in cumulative effects?	No
Summary notes	The proposed site will not cause harm to the designated heritage assets of Lancing College and any archaeological impact can be addressed through pre-commencement surveys and control over any necessary excavation.
Heritage Rating	Low

Ecology

International designations on site or within 5km (Approx. distance from site)	None
Within a HRA site buffer zone in SD10?	No
National statutory designations on site or within 5km	Adur Estuary SSSI to east.
Within a SSSI IRZ?	Yes
Non-statutory designations (Local Nature Reserve LNR or Local Wildlife Site LWS) on site or within 2km	Lancing Ring LWS approximately 300m to west of Site D and Local Nature Reserve immediately to the south of Site D. Applesham Farm Bank LWS approximately 300m to the north-west of Site D
Ancient woodland on site or within 100m	No
Local conservation sites on site or within 200m	No
Priority habitat (terrestrial and aquatic) on site or within 200m	Deciduous woodland to the south of Site D Good quality semi-improved grassland to the south of Site H
National forest inventory (NFI) habitat on site or within 200m	No
Within a strategy area? (Biodiversity Opportunity Area (BOA), People and Nature Network - Natural Capital Investment area (NCIA)) or ReNature site?	No.
Within a Nutrient Neutrality Catchment or Sussex North Water Resource Zone?	No

Current habitat on site based on priority habitat datasets (national and local SDNP data). Where there are gaps, aerial imagery has been used to supplement habitat data.	Arable field with woodland to the south and mature hedgerow along eastern boundary.
Relationship of the site to the wider habitat context. Does the site sit within a larger parcel of the same habitat? Does the site form a supporting habitat of a broader landscape such as parkland?	Part of a larger arable field.
Could development have a potential impact on designations, priority habitat, other notable habitats?	No
Could development have a potential impact on protected and notable species, or habitat connectivity?	No
Are there any TPOs within or on the boundaries (within 30m for individual trees or within 100m for woodlands) of the site?	No.
Summary of Assessment	Low impact on ecology due to nature of the use and arable character of the field.
Ecology Rating	Low

REN34 Land adjacent Amex Stadium, Falmer



REF: REN34	Site Name: Land adjacent Amex Stadium, Falmer, East Sussex
Settlement, Parish, District	Part Falmer, Lewes district, part Brighton & Hove CC
Current Use	Agricultural (arable)
Use(s) considered	Ground-based Solar (and potentially park & ride)
Source	Not formally submitted
Site area	11.3 ha

Description of Site and Surroundings	Is the site suitable?
The site is part of a larger arable field with only a remnant boundary feature marking the southern boundary of the site. The field slopes down to the north forming part of the valley along the A27, which also accommodates the Amex football stadium and other built development. To the west is a substantial block of woodland. To the east are the two halves of Falmer village, split by the A27.	
Summary of Landscape, Heritage and Ecology Assessments	
Landscape: moderate Heritage: low Ecology: moderate	
Summary of Suitability	Yes
The site is tucked into the valley, well screened from the west by the woodland and, from the south, would be seen in the context of the stadium and other built development along the A27 corridor. There would be further encroachment into open downland so, if technically suitable for solar, should explore whether it could also accommodate a 'park & ride' facility to stack benefits and avoid damage elsewhere. Location close to A27 and B2123 to Rottingdean as well as the PROW and cycle way route would make this a good location for a transport mobility hub (with solar panels over the parking areas and any buildings). Western half of site in a flood risk area and whole site in a Source Protection Zone and Groundwater Vulnerability. Permissive Bridleway along western boundary of site and permission footpath/cycleway on opposite side of B2123. High pressure gas pipeline along the B2123 with buffers in the site.	

Summary of Availability	Is the site available?
Owned by Brighton & Hove City Council. Apparently feasibility being explored by BHCC but no final landowner decision.	Yes/No

Summary of Achievability	Is the site achievable?
Would need to check grid connection and whether north-facing slope of field would be technically suitable for solar panels.	Yes/No

Assessment Recommendation	To be determined
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Reason for Rejection

Landscape Assessment

Which LCA (2020) is the Site within?	A2 Adur to Ouse Open Downs - Open Downland
Which key characteristics of the LCA are reflected in the Site?	Vast open rolling upland chalk landscape; large scale irregular fields (of 20th century date) of arable; large open skies; large number of prehistoric and later earthworks; Stanmer Park with areas of original parkland surviving around Stanmer House; good public access with a network of public rights of way and open access land; severe cuttings and ridges associated with the A27 (T) around Brighton.
Description of the landform (topography) of the Site	The field slopes down to the north forming part of the valley along the A27.
Description of the land cover pattern and scale of the Site	Grade 3 agricultural land currently used as arable.
Description of the historic landscape character of the Site	Early Modern (AD 1800- AD 1913) Planned private enclosure
Description of the natural/semi-natural character of the Site	Some field margins and hedgerows with wooded western boundary.
Description of the visual character of the Site	Topography screens site from views from the south and where it is seen it is in the context of built development along the A27 including the Amex stadium. Screened by woodland from the west and hedgerow to the east. Some views into the site from north via access to stadium.
Description of the perceptual qualities (including sense of openness/enclosure) of the Site	Edge of open downland with some road noise from A27 and B2123.
Description of scenic and special qualities (including potential impacts on Special Qualities of the National Park)	Dark Skies Transition Zone Class EIb.
Summary Notes/Assumptions	Site currently forms part of open downland but looks towards the built up corridor along the A27 and has some capacity for change without detracting from adjacent farmland to the south.
Landscape Rating (low, moderate, high)	Moderate

Heritage Assessment

<p>Are there any conservation areas that have the potential to experience changes to their setting as a result of the development?</p>	<p>Conservation Area and nearest listed buildings in Falmer village 100m to the north-east. Separated from site by B2123 and boundary hedgerows so no intervisibility.</p> <p>Similarly other designated heritage assets* would not be affected by the development of the site.</p> <p>*Scheduled Ancient Monuments – earthworks – approximately 700m to the south-east of the site and Medieval enclosure W of Newmarket Plantation approximately 1km to the south-east.</p> <p>*Stanmer Park Registered Park & Garden approximately 600m to the north-west.</p>
<p>Are there any non-designated assets within the site that will experience physical impact as a result of the development?</p>	<p>No</p>
<p>Are there any non-designated assets that have the potential to experience changes to their setting as a result of the development?</p>	<p>No</p>
<p>What is the archaeological potential of the site?</p>	<p>Some HER information –archaeological trenches and fieldwalking survey.</p> <p>Archaeology Notification Area in north-east corner of site.</p>
<p>What is the historic character of the landscape and what is the potential for it to experience change as a result of the development?</p>	<p>Early Modern (AD 1800- AD 1913) Planned private Enclosure</p>
<p>Are there any other sites that have the potential to result in cumulative effects?</p>	<p>No</p>
<p>Summary notes</p>	<p>Subject to any further archaeological investigations pre-commencement, there would be a low impact on heritage assets.</p>
<p>Heritage Rating</p>	<p>Low</p>

Ecology

International designations on site or within 5km (Approx. distance from site)	None
Within a HRA site buffer zone in SD10?	No
National statutory designations on site or within 5km	Castle Hill National Nature Reserve, SSSI and SAC 1.6km to the south-east. Natural England identified woodland corridor on western boundary of the site.
Within a SSSI IRZ?	Yes
Non-statutory designations (Local Nature Reserve LNR or Local Wildlife Site LWS) on site or within 2km	Westlain Plantation/Westlain Belt immediately to the west of the site is a Local Wildlife Site. Falmer Hill Local Wildlife Site approximately 400m to the south of the site. Bevendean Nature Reserve approximately 660m to the west. Loose Bottom Local Wildlife Site approximately 700m to the south-east of the site.
Ancient woodland on site or within 100m	Westlain Plantation/Westlain Belt immediately to the west of the site is Ancient Woodland.
Local conservation sites on site or within 200m	No other than listed above.
Priority habitat (terrestrial and aquatic) on site or within 200m	No
National forest inventory (NFI) habitat on site or within 200m	No
Within a strategy area? (Biodiversity Opportunity Area (BOA), People and Nature Network - Natural Capital Investment area (NCIA)) or ReNature site?	BOA to south of the site.
Within a Nutrient Neutrality Catchment or Sussex North Water Resource Zone?	No

Current habitat on site based on priority habitat datasets (national and local SDNP data). Where there are gaps, aerial imagery has been used to supplement habitat data.	Arable field.
Relationship of the site to the wider habitat context. Does the site sit within a larger parcel of the same habitat? Does the site form a supporting habitat of a broader landscape such as parkland?	Most significant would be the woodland to the west (ancient woodland and LWS) which will need a minimum 20m buffer.
Could development have a potential impact on designations, priority habitat, other notable habitats?	As above.
Could development have a potential impact on protected and notable species, or habitat connectivity?	No
Are there any TPOs within or on the boundaries (within 30m for individual trees or within 100m for woodlands) of the site?	Westlain Plantation/Westlain Belt immediately to the west of the site is covered by an area TPO.
Summary of Assessment	Most of the field has low ecological interest but the field edges and particularly the adjacent woodland have higher value.
Ecology Rating	Moderate.

