

# A

# APPENDICES

# APPENDIX A1: MARKETING REQUIREMENTS FOR CHANGE OF USE APPLICATIONS

## 1. INTRODUCTION

**1.1** The purpose of this appendix is to clarify the marketing and economic viability evidence required from applicants proposing schemes that result in the loss of employment land, local retail facilities, visitor accommodation and facilities or community facilities (see policies SDE1 Economic Development, SDE5 Development in Town and Village Centres, SDE6 Shops Outside Centres, SDE7 Regenerative Tourism and SDG1 Community Facilities). Section 5 of this appendix sets out the marketing requirements for the self-build and custom-build homes required from developments of 50 homes and above under policy SDH2.

**1.2** Section 1 of this appendix sets out the policy context for marketing and viability requirements. Section 2 explains the minimum action required when actively marketing premises and/or sites, and outlines the marketing evidence which must be provided to the Authority when submitting an application for change of use. Section 3 provides information on the financial viability evidence required to demonstrate that the premises and/or site is no longer suitable for its current type of use. Section 4 specifically applies to applications for the loss of community facilities and sets out requirements for demonstrating a lack of need for the facility.

**1.3** The types of use for which marketing, viability testing and/or need testing are required, before an application for their change of use can be permitted, are set out in the relevant policy, along with the minimum marketing period expected.

## 2. MARKETING INFORMATION REQUIRED FROM APPLICANTS

**2.1** A marketing report should be submitted with the planning application. This should set out the details of the marketing that has been undertaken and demonstrate that there is no market demand for the premises in their current use or any use within the same category. This exercise should take account of the following points.

**2.2** Vacant or under-used premises or sites should be continuously marketed under their existing use, or a use in the same Use Classes Order category, for a minimum period as set out in the policy. The marketing period should end on a date no more than nine months before the date the planning application was submitted.

**2.3** Where premises are in poor condition or have been partially demolished, the exercise should be limited to marketing of the site as a potential site for redevelopment to reflect the existing use, or for equivalent uses within the relevant category.

**2.4** The marketing should use a variety of media and outlets to attract potential occupiers. Dated copies of all sales literature, and in the case of marketing boards, dated photographs, will be required in the marketing report in order to demonstrate a sustained marketing effort. As a minimum, the following measures should be used:

- a) Property details made available through a minimum of one local, professionally accredited commercial agent with a specialism in the relevant type of use. The property details (particulars) should as a minimum detail:
  - i. The type and size of the property/site;
  - ii. Address and location information; and
  - iii. Leasehold rent and/or freehold sale;
- b) A copy of the dated letter of instruction to the commercial agent and dated copies of the agent's property details should be included in the marketing report;

- c) On-site/premises marketing boards, of an appropriate quality, size, scale, location and number, in place throughout the period in which the property is being marketed;
- d) A targeted mail shot or email to a list of potential purchasers agreed with the Authority;
- e) Web-based marketing through a prominent location on the appointed commercial agent's website and other relevant search engines, such as Estates Gazette Interactive at [egi.co.uk](http://egi.co.uk). Depending on the type of premises being marketed, marketing through the website of a national estate agent may also be required; and
- f) Advertising covering at least the minimum required period in the policy, within relevant publications, such as the Estates Gazette, local press, appropriate trade magazines/journals and trade websites, and any publications produced by local business networks and support agencies.

**2.5** The premises and/or site should be marketed at a price and associated terms that are commensurate with market values for the existing use, based on evidence from recent and comparable transactions and deals. To demonstrate that the price and terms are appropriate, at least three examples should be provided of completed transactions involving a similar site or premises and similar terms within the local area, dated within the last twelve months, and written evidence from an independent qualified valuer on the market values in the local area. All information about price and terms should be provided in an accessible format. Where the price changed during the period of the marketing campaign, the reasons for this should be recorded and included in the marketing report.

**2.6** Failure to comply with the requirements above may indicate that the relevant Local Plan policy has not been complied with. In such circumstances the Authority may invite the applicant to revise their asking price in line with an independent valuation, funded by the developer, by a professional RICS valuer or similarly accredited professional. The revised price will provide a basis to repeat the marketing for the minimum period set out in the policy.

**2.7** Where premises are marketed for lease, the length of lease offered should not be unduly restrictive and should include the potential for a short-term lease in appropriate cases. Details of the lease terms offered should be included in the marketing report, along with any changes made to the terms offered during the period of the marketing campaign and the reasons for this.

**2.8** The marketing exercise should reflect the existing use of the premises or business in its entirety, and not to parts of it. For example, the buildings should not be marketed separate to the accompanying car park.

**2.9** The marketing agent should keep a log of enquiries throughout the period of the marketing campaign. This should record the date and nature of the enquiry for example the type of business enquiring, how the enquirer found out about the premises, whether the enquiry resulted in a site visit, and the reasons given for not progressing an offer on the premises. This log should be submitted as part of the marketing report.

**2.10** Where the flow of enquiries has been limited or is decreasing during the period of marketing, the marketing report should explain any measures taken to refresh the marketing campaign. It is reasonable that other equivalent uses within the same category may also be explored. The advice of the Authority should be sought prior to the commencement of any marketing campaign to discuss the extent of alternative uses that may be appropriate.

**2.11** In summary the marketing statement should include all details and evidence of the steps taken to market the building/site as detailed above. If the Authority is not satisfied that these requirements have been met then it may require additional marketing before the proposal can be considered acceptable.

**2.12** Following receipt of the marketing report the Authority will review the content and compare this to evidence, potentially including but not limited to:

- Employment Land Review
- Visitor Accommodation Study
- Authority Monitoring Report
- Vacancy/occupancy surveys in the area (if available)
- Accessing a third party commercial property database (if available)

### 3. FINANCIAL VIABILITY INFORMATION REQUIRED FROM APPLICANTS

**3.1** This appendix relates only to the loss of the uses identified in paragraph 1.1 which are commercially run, where the applicant needs to demonstrate that it would be unviable to continue with the site in its current use or one that is equivalent. It does not relate to demonstrating the viability or otherwise of new types of uses, when taking into account planning obligations such as, for example, affordable housing. The viability of new uses should, where necessary, be considered separately. However, evidence of existing or equivalent alternative uses being unviable will inform the existing land value, and may therefore be material in considering the viability of any new use.

**3.2** The Authority requires a financial viability appraisal which demonstrates that the retention of the site in full or in part for its current use, or one that is equivalent, is not financially viable. The Authority will appoint a third party, at the cost of the applicant, to assess the evidence submitted as necessary.

**3.3** The required scope of the financial viability appraisal should be agreed in advance with the Authority but may include the following information:

- a) A valuation of the site in its existing use and not the 'hope value' of alternative uses;
- b) For commercial community facilities, at least the last three years of audited accounts for the business;
- c) The total cost of development or redevelopment of the site for equivalent uses within the relevant category;
- d) Information/evidence to support rents, sales values, capital values and rental yields adopted for the appraisal;
- e) Sensitivity testing to support the robustness of the report conclusions against changing market conditions; and
- f) Evidence to illustrate that it would not be economically viable to retain the building or site for its existing or any other equivalent use falling within the same category.

**3.4** Wherever feasible, the viability appraisal should be carried out while the site is still in operation.

**3.5** The Authority will require evidence that demonstrates that the business or facility has been operated positively. Proposals for loss must not be based solely on the needs of the current owner/tenant or their chosen business model. Applicants will need to look at the full range of potential uses or ways of operating a business or facility within its existing use category or other use categories that would be suitable in policy terms, in order to demonstrate that it is not workable in the long term. This includes the potential of the site for additional complementary developments that could make the business more viable, for example, the conversion of public house outbuildings to visitor accommodation.

**3.6** The viability appraisal should, where relevant, include consideration of the potential for grant funding from public or charitable bodies to support uses on the site that are appropriate in policy terms.

## 4. EVIDENCE OF NEED

**4.1.** Developers are required to carry out an assessment of the needs of the local community for community facilities to show that the existing premises is no longer needed for the community use, and whether adequate alternative provision is available in the area to meet the needs of local residents, workers and visitors.

**4.2.** Any alternative facilities proposed as meeting the need must be accessible, inclusive and available without causing unreasonable reduction or shortfall in the local service provision. The presence of another facility within the same category in the vicinity will not in itself be enough to meet this requirement; it must be demonstrated that the alternative facility caters, or can be reasonably expected to cater, for the same community need as that served by the facility whose loss is proposed.

**4.3.** If alternative facilities as described above are not proposed, the Authority will also require clear evidence that the facility is under-used, in terms of the number of people using it relative to its size and facilities, and also in terms of the frequency and intensity of its use. Furthermore, evidence will be required that it has seen a significant decline in its use over a sustained period. This will however be considered against any removal or diminution of facilities or services during this same period which may itself have caused the fall in its use.

## 5. SELF-BUILD AND CUSTOM-BUILD MARKETING REQUIREMENTS

**5.1** Policy SDH2 (3) states that residential developments of 50 or more dwellings must provide 10% fully serviced plots and market them to eligible self-builders or custom-builders for 12 months. If no interest is demonstrated after this period, the plots may revert to general market or affordable housing. A Marketing Strategy shall be agreed with the Authority before development is commenced (or of any phase of development which includes self-build or custom-build plots).

**5.2** The Marketing Strategy shall set out when marketing is to begin, how plots will be marketed to eligible purchasers (including any design parameters), the method for valuing plots, and the proposed terms and conditions for the sale. It should demonstrate how this Strategy has been shaped by the use of data from the self-build register and housing needs assessments. It should also include the use of a reputable and experienced estate agent to value and potentially market the plots. The use of the developer's own website and other communications channels, on-site notices and reputable 'plot finding' websites is also recommended; more information is available on Finding Land – Self Build Portal.

**5.3** The Marketing Strategy shall also include notifying [planningpolicy@southdowns.gov.uk](mailto:planningpolicy@southdowns.gov.uk) of the commencement of the 12 month marketing period so that they can alert those on the Self-Build Register of the opportunity.

**5.4** If the owner/developer has been unable to sell one or more of the self-build or custom-build plots within the 12-month period, they should notify the Authority and provide sufficient evidence to demonstrate that the agreed Marketing Strategy was complied with and no suitable purchasers were found. Only if the Authority agrees that this evidence is sound can the plot then be released for general sale.

# APPENDIX A2: GLOSSARY

## ACCESSIBILITY

The level of ease with which destinations can be reached. The accessibility of a development is affected by a number of factors including its distance from essential opportunities and services (e.g. the distance between a house and the nearest school), the availability and quality of public transport, active travel routes to those destinations, and whether the design caters for people with disabilities.

## ACTIVE TRAVEL NETWORK

The network of active travel routes used by active travel users for commuting, leisure and recreational purposes.

## ACTIVE TRAVEL ROUTES

These are highly valued public routes used by active travel users. They include, but are not necessarily limited to, designated cycle routes, licenced routes, low traffic routes, quiet lanes, permissive paths, and public rights of way (PRoW).

## ACTIVE TRAVEL USERS

Those who make journeys by physically active means such as walking/wheeling (including mobility scooters, electric wheelchairs, self or assistant propelled wheelchairs, and pushchairs), cycling (including electrically assisted pedal cycles) and horse-riding (including carriage drivers).

## AFFORDABLE HOUSING

Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

- a) **Social Rent:** meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent; (b) the landlord is a registered provider; and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision.
- b) **Other affordable housing for rent:** meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).
- c) **Discounted market sales housing:** is that sold at a discount of at least 30% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.
- d) **Other affordable routes to home ownership:** is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 30% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.

## AGRICULTURAL DIVERSIFICATION

A farm business widening out its business model to include activities other than agriculture, to provide a long-term sustainable income stream that supplements agricultural income and allows farming of the land to remain viable.

## AMENITY

The quality and/or character of a specific property or area and the element that contribute to its overall enjoyment.

**ANCIENT OR VETERAN TREE**

A tree which, because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value. All ancient trees are veteran trees. Not all veteran trees are old enough to be ancient, but are old relative to other trees of the same species. Very few trees of any species reach the ancient-life stage.

**ANCIENT WOODLAND**

An area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites.

**AQUIFERS**

An underground reservoir or layer of water-bearing rock, from which water runs out as springs or is pumped out through wells.

**ARCHAEOLOGY**

Archaeology is the study of the past through the physical remains left by human activity, be they artifacts deliberately created or environmental data produced as a by-product of that activity. This is a very broad discipline and archaeological sites can range from the find spot of a single object to the remains of national and internationally important monuments.

**ARTICLE 4 DIRECTION**

A direction made under Article 4 of the Town and Country Planning (General Permitted Development) (England) Order 2015 which withdraws permitted development rights granted by that Order.

**ASSETS OF COMMUNITY VALUE (ACV)**

A building or land where the main use has recently been, or is presently used, to further the social wellbeing or social interests of the local community and could do so in the future. The Localism Act 2011 states that “social interests” can include cultural, recreational, and sporting interests. The borough, district and unitary authorities consider ACV nominations and maintain the ACV registers.

**BIODIVERSITY**

The variety and diversity of life on Earth – plants, animals and micro-organisms, their habitats and the ecosystems within which they live and interact.

**BUILDING REGULATIONS**

National standards separate to the planning system designed to uphold standards of public safety, health and construction.

**CARBON FOOTPRINT**

The net quantity of carbon dioxide and methane emissions produced by a building or other entity in a certain time period. Includes both direct emissions (e.g. from the operation of on-site heating systems) and indirect emissions (e.g. from the manufacture of the building materials which went into construction).

**CARBON SEQUESTRATION**

The reduction of carbon dioxide and other greenhouse gases in the atmosphere, for example by planting additional trees which will remove carbon dioxide by photosynthesis.

**CARBON STORAGE**

The storage of carbon in a form which stops it entering the atmosphere in the form of greenhouse gases. For example, a mature tree may store large amounts of carbon which it has previously captured through photosynthesis.

**CHARACTER AREAS**

An area of the landscape which has distinct, recognisable and consistent elements.

**CHARACTER ZONES**

Areas of distinctive character within a conservation area which are sometimes identified within the relevant Conservation Area Appraisal.

**CIRCULAR ECONOMY**

The circular economy is a system where materials never become waste and nature is regenerated. In a circular economy, products and materials are kept in circulation through processes like maintenance, reuse, refurbishment, remanufacture, recycling, and composting.

**CLIMATE CHANGE**

Change in long-term weather patterns over a substantial period of time. The Earth’s climate is currently warming, mainly as a result of the effects of human activity on

the atmosphere. This affects weather, flood risk, farming and wildlife, among other factors.

### **COMMUNITY FACILITIES**

Facilities and services used by residents. These can include community and youth centres, cultural facilities, early years and education, events spaces and halls, galleries, health and medical uses, libraries, museums, places of worship, and public houses.

### **COMMUNITY INFRASTRUCTURE LEVY (CIL)**

Financial contributions from developers to fund infrastructure. This will largely replace section 106 agreements.

### **COMMUNITY INFRASTRUCTURE LEVY (CIL) CHARGING SCHEDULE**

The document which sets out the rates per square metre at which the SDNPA will charge the Community Infrastructure Levy on new development, as well as various other details of the charging system.

### **COMMUNITY LAND TRUST**

A non-profit corporation that develops and stewards affordable housing, community gardens, civic buildings, commercial spaces and other community assets on behalf of a community.

### **COMMUNITY USE AGREEMENTS (CUAS)**

A formal arrangement which outlines the terms of the local community to access and use spaces such as sports halls, sports pitches, libraries and other facilities outside of core hours. Key components include hours of availability, management, pricing, responsibilities, and safety.

### **COMMUNITY-LED DEVELOPMENT**

A development taken forward by, or with, a not-for-profit organisation, that is primarily for the purpose of meeting the needs of its members or the wider local community, rather than being a primarily commercial enterprise. The organisation should be created, managed and democratically controlled by its members, and membership of the organisation should be open to all beneficiaries and prospective beneficiaries of that organisation. It may take any one of the various legal forms including a co-operative society, community benefit society and company limited

by guarantee. The organisation should own, manage or steward the development in a manner consistent with its purpose, potentially through a mutually supported arrangement with a Registered Provider of Social Housing. The benefits of the development to the community should be clearly defined and consideration given to how those benefits can be protected over time, including in the event of the organisation being wound up.

### **COMMUNITY-LED PLANS/PLANNING**

Where a community prepares a plan for development within their community. Examples include Parish Plan, Village Design Statement, Local Landscape Character Assessment or Neighbourhood Development Plan. They can be a material planning consideration while Neighbourhood Development Plans form part of the statutory development plan.

### **CONSERVATION AREA(S)**

Areas designated for special architectural or historic interest which should be preserved or enhanced.

### **CONSERVE**

To protect something, usually of environmental or cultural importance, from loss or harm. In policy terms, it can include the possibility of positive change.

### **COUNTRYSIDE**

Land outside of defined settlement boundaries of towns and villages.

### **CULTURAL HERITAGE**

Any building, structure, other feature of the natural or built environment or site, which is of historic, architectural, archaeological or artistic interest.

### **CUMULATIVE IMPACTS**

Additional changes caused by a proposed development in conjunction with other similar developments or as the combined effect of a set of developments.

### **DARK CORRIDORS**

Pathways through the landscape where artificial lighting at night is absent or minimal that connect areas of natural and dark habitat. This supports the natural rhythms and behaviours of wildlife, notably for nocturnal species.

**DESIGNATED CYCLE ROUTES**

This can include a route where cyclists are permitted to use the route by a landowner, a route where cyclists are permitted to use the route alongside walkers/wheelers and/or equestrians (i.e., a bridleway), and/or a route that has been formally converted to a route for cyclists under the Cycle Tracks Act 1984 or newly constructed under the Highways Act 1980.

**DESIGNATED HERITAGE ASSETS**

A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

**DEVELOPMENT**

For planning purposes, development is defined as the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land. *The Town and Country Planning Act 1990* also includes a definition of building works and various exclusions from the definition of development.

**DEVELOPMENT PLAN**

Is defined in section 38 of the Planning and Compulsory Purchase Act 2004, and includes adopted local plans (including minerals and waste local plans), neighbourhood development plans that have been made, and published spatial development strategies. Neighbourhood development plans that have been approved at referendum are also part of the development plan, unless the local planning authority decides that the neighbourhood plan should not be made.

**DISTRICT LICENCE SCHEME**

District Licensing or DL is used to describe a new approach to authorising developments affecting great crested newts, by focusing conservation efforts where it will create maximum benefit for the species – whilst reducing delays, costs, risks and uncertainty for developers. South Downs National Park Authority holds a Great Crested Newt Organisational (or “District”) Licence granted by Natural England, so in this authority an additional licensing option for developers is available that enables new sustainable development whilst also conserving great crested newts (and wider biodiversity).

**ECOSYSTEM SERVICES**

The benefits we get from the natural world or ‘ecosystems’. Includes products such as water, food, raw materials, functions such as soil formation, services such as water purification and air quality and health, wellbeing and cultural benefits such as access to the outdoors.

**ENVIRONMENTAL IMPACT ASSESSMENT (EIA)**

A procedure to be followed for certain types of projects to ensure that decisions are made in full knowledge of any likely significant effects on the environment.

**EMPLOYMENT LAND REVIEW (ELR)**

A study which assesses the needs for land or floorspace for economic development over the plan period, and the ability of existing and future supply to meet the identified needs.

**EQUALITIES IMPACT ASSESSMENT (EQIA)**

An equality impact assessment is an evidence-based approach designed to help ensure that decisions are fair and do not present barriers or disadvantage any protected groups from participation or use of a development. Protected characteristics are defined in the Equality Act 2010 and Public Sector Equality Duty.

**EQUESTRIAN**

Connected with the keeping, riding or driving of horses.

**EXTENSIVE URBAN SURVEY**

Detailed studies of the historic and archaeological significance of various historic towns and larger villages, with guidelines for future historic buildings management.

**FENESTRATION**

The collective term for window features.

**FIT FOR PURPOSE**

In order to be considered fit for purpose the business premises in question need to be of a necessary standard for its intended use as defined by the *Use Classes Order*.

## FLOOD RISK MANAGEMENT

The analysis, assessment and reduction of flood risk, including for example land management to reduce the likelihood of flooding, avoiding inappropriate development in flood-plains, and flood risk mitigation.

## FLOOD RISK MITIGATION

Preparation for floods to reduce the damage they cause, for example through measures to control or redirect floodwater, make properties flood-proof, and ensure people can be safely evacuated.

## FLUVIAL FLOODING

Flooding that results from rivers overflowing their banks.

## FOCAL POINTS

Important landmarks, prominent building groups or features within conservation areas.

## GATEWAYS

Settlements around the South Downs with good bus, ferry or rail links to the wider region and beyond, and bus and cycle links into the National Park.

## GENERAL PERMITTED DEVELOPMENT ORDER 2015 (GPDO) (AS AMENDED)

A statutory instrument that provides permitted development rights (PDR) and grants planning permission for certain types of development (such development is then referred to as permitted development) without the need for a planning application. The GPDO specifies the land use classes for which PDR is provided and planning permission is granted, and specifies the exceptions, limitations, and conditions that apply to each of these land use classes.

## GEODIVERSITY

The variety of rocks, minerals, fossils, soils, landforms and natural processes.

## GEOGRAPHIC INFORMATION SYSTEMS (GIS)

A system designed to capture, store, manipulate, analyse, manage, and present all types of geographical data.

## GREEN AND BLUE INFRASTRUCTURE

A network of multi-functional green and blue assets, corridors, links and spaces and other natural features, urban and rural, which are capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity. It can include parks, open spaces, playing fields, woodlands, hedgerows, wetlands, grasslands, allotments, private gardens, rivers, canal corridors, streams, ponds, lakes, and footpaths and cycleways.

## GREEN ECONOMY

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

## GREEN ROOF

A green or living roof is a roof or deck onto which vegetation is intentionally grown or habitats for wildlife are established.

## GREEN SPACE

Space that is covered with vegetation, for example grass, trees, wildflowers, vegetables or ornamental plants. It may include minor ancillary elements of hard landscaping.

## GREY INFRASTRUCTURE

Infrastructure built using manufactured materials (in contrast to Green or Blue Infrastructure), for example water treatment plants, railways or telecommunications cables.

## GROUNDWATER

Water which is held underground in the soil or in pores and crevices in rock. Groundwater features include aquifers and sources such as headwaters and springs.

## GYPSIES AND TRAVELLERS

For the purposes of the planning system, Gypsies and Travellers are defined as: 'Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently, and all

other persons with a cultural tradition of nomadism or of living in a caravan, but excluding members of an organised group of travelling showpeople or circus people travelling together as such’.

## HABITAT

The area or environment in which a species or group of species lives.

## HABITAT CONNECTIVITY

The degree to which the landscape facilitates the movement of animals and other organisms. For example, some woodland birds may find it easier to move between two areas of woodland if they are connected by a hedge. In that case, planting such a hedge would improve habitat connectivity.

## HABITATS REGULATIONS ASSESSMENT (HRA)

An assessment, in this case of the Local Plan, to determine whether proposals are likely to have a significant effect on protected sites of European importance for nature conservation, and if so what the implications are for those sites in view of their conservation objectives.

## HEALTH IMPACT ASSESSMENT (HIA)

HIA is a procedure, method and tool used to:

- Identify the individual and cumulative impacts of a policy, plan, program, project or development proposal on the health and wellbeing of a population (considering the health differences of sub-groups and vulnerable groups); and
- Make recommendations about how to maximise identified positive impacts, and reduce or mitigate identified negative impacts, on the health and wellbeing of a population (considering the health differences of sub-groups and vulnerable groups).

## HERITAGE ASSETS

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Includes both designated and undesignated heritage assets (see below).

## HERITAGE COAST

Areas of undeveloped coastline which are managed to conserve their natural beauty and, where appropriate, to improve accessibility for visitors.

## HISTORIC BATTLEFIELDS

Battlefields included in a national register. This is a non-statutory designation but is a material issue when determining planning applications.

## HISTORIC ENVIRONMENT

All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

## HISTORIC ENVIRONMENT RECORDS (HERS)

These provide comprehensive information and evidence about the historic environment in a particular area. They are an essential source of information for managing, caring for and understanding the historic environment. HERs are maintained by local planning authorities and are used for planning and development control, as well as for public benefit and educational use.

## HISTORIC PARKS AND GARDENS

Highly-valued designed landscapes that are referenced in a national register of such landscapes. This is a non-statutory designation but is a material issue when determining planning applications.

## HONEYPOTS

Attractions, destinations and sites that draw in, and experience, high numbers of visitors.

## HOTSPOTS

Areas that draw in, and experience, high numbers of visitors and/or locals.

## HOUSEHOLDER DEVELOPMENT

Alterations, extensions, improvements and other works to a residential property, and any development within the curtilage of a residential property.

## INFRASTRUCTURE

Public and private physical structures such as roads, railways, bridges, public transit systems, water supply, sewers, electrical power equipment, renewable energy, gas

network as well as health, education and other community facilities and blue and green infrastructure.

### **INFRASTRUCTURE BUSINESS PLAN (IBP)**

A list of infrastructure needed to support sustainable growth, as set out in the Local Plan and Neighbourhood Development Plans.

### **INTERNATIONAL DARK SKY RESERVE (IDSR)**

Public or private land possessing an exceptional or distinguished quality of starry nights and nocturnal environment, that is specifically protected for its scientific, natural, educational, cultural, heritage and/or public enjoyment. Reserves consist of a core area meeting minimum criteria for sky quality and natural darkness, and a peripheral area that supports dark sky preservation in the core.

### **INTERNATIONAL SITES**

These consist of Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and Ramsar Sites. These sites can also be called 'European Sites' and 'Habitats Sites'. The NPPF advises that candidate international sites and compensation sites for these designations should be given the same protection as designated sites. These are defined in Regulation 8 of the Conservation of Habitats and Species Regulations 2017 (as amended). SACs are designated under the Habitats Directive (Council Directive 92/43/EEC) and SPAs under the Birds Directive (Council Directive 2009/147/EC). Ramsar sites are wetlands of international importance, designated under the Ramsar Convention on Wetlands 1971 which came into force in 1975.

### **IRREPLACEABLE HABITATS**

Habitats which would be technically very difficult (or take a very significant time) to restore, recreate or replace once destroyed, taking into account their age, uniqueness, species diversity or rarity. They include ancient woodland, ancient and veteran trees, blanket bog, limestone pavement, sand dunes, salt marsh and lowland fen.

### **LAND AVAILABILITY ASSESSMENT (LAA)**

A study which establishes realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period.

### **LANDSCAPE**

Landscape is defined in the *European Landscape Convention (ELC) 2004* as: "an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors". The ELC refers to the following area types which are all considered to be included within the definition of landscape:

- Natural, rural, urban and urban fringe areas;
- Land, inland water and marine areas; and
- Landscapes that might be considered outstanding as well as everyday or degraded landscapes.

### **LANDMARKS**

A prominent and easily recognisable feature in the landscape, often used as a reference point in navigation.

### **LANDSCAPE ASSESSMENTS**

A site-specific assessment of the effect of a proposed development on the landscape. More detail on landscape assessments is provided in the supporting text to Strategic Policy SD4: Landscape Character.

### **LANDSCAPE CHARACTER**

What makes an area unique. It can be defined as a distinct, recognisable and consistent pattern of elements, be it natural (soil, landform) and/or human (for example, settlement and development) in the landscape that makes one landscape different from another, rather than better or worse.

### **LANDSCAPE CHARACTER AREAS**

An area whose extent is defined by a shared landscape character. There are six National Character Areas – identified by Natural England – wholly or partly with the South Downs National Park. The South Downs Landscape Character Assessment identifies 51 local landscape character areas within the National Park.

### **LANDSCAPE CHARACTER ASSESSMENT (LCA)**

A technique used to develop a consistent and comprehensive understanding of what gives England's landscape its character. It uses statistical analysis and application of structured landscape assessment techniques. LCAs provide more detailed descriptions

and analysis at a local level within the framework of the 159 National Character Areas.

### LANDSCAPE ELEMENTS

Individual components which make up the landscape, such as trees and hedges.

### LANDSCAPE FEATURES

Prominent or eye-catching elements such as tree clumps, church towers and wooded skylines.

### LANDSCAPE-SCALE

An approach to wildlife conservation based on the unit of the landscape character area or equivalent, and looking at habitat connectivity across a wide area, as opposed to focusing on individual protected sites.

### LICENCED ROUTES

An active travel route that is permissive and has been formalised through a legal agreement with the landowner(s), for example by way of a permissive path agreement or a lease agreement.

### LISTED BUILDINGS

Buildings formally designated as being of special architectural or historic interest.

### LOCAL CONNECTION

A test that is met by households that can demonstrate a genuine link to a defined local area, either through a residential (current or recent past), employment or close family connection.

### LOCAL DISTINCTIVENESS

‘Local distinctiveness’ is the essence of what makes a place special to us. It is the combination of the cultural landscape, wildlife, archaeology, history, geology, topography, traditions, buildings, materials and crafts.

### LOCAL GREEN SPACE (LGS)

A designation used to provide special protection for green areas which are demonstrably special, and of particular importance, to local communities. The designation has been introduced by the *December 2024 National Planning Policy*

*Framework (NPPF) (Paragraphs 106-108)*. The NPPF states that the designation should only be used where the green area is: in reasonably close proximity to the community it serves; local in character and is not an extensive tract of land; and demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife.

### LOCAL LANDSCAPE CHARACTER ASSESSMENTS

Documents produced by community groups, to express what local people perceive as special qualities of their environment and identify objectives for maintaining and enhancing the landscape and the issues that affect local distinctiveness. Where endorsed by the Local Planning Authority, they can be a material consideration in planning decisions.

### LOCAL NATURE RECOVERY STRATEGY (LNRS)

Strategies prepared by responsible bodies in accordance with The Environment (Local Nature Recovery Strategies) (Procedure) Regulations 2023, which set priorities for nature recovery and propose actions in the locations where it would make a particular contribution to achieving those priorities.

### LOW TRAFFIC ROUTES

A minor road, lane, or street where motor vehicle speeds and volumes are sufficiently low for walkers/wheelers, cyclists, and equestrians to share the carriageway safely without physical segregation. Such routes typically operate around 20mph or less with light traffic flows, minimising overtaking pressure and supporting a high level of comfort for vulnerable users.

### MAIN TOWN CENTRE USES

Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

### MAJOR DEVELOPMENT

The SDNPA determines what constitutes major development by considering whether a development, by reason of its scale, character or nature, has the potential to have a significant adverse impact on the natural beauty, wildlife or cultural heritage of, or recreational opportunities provided by, the National Park. This differs from the definition of major development in the *Town and Country Planning (Development Management Procedure) (England) Order 2015*, which is focussed on type and scale of development.

### MANÈGE

An arena for riding horses, used in particular for training. Typically fenced and surfaced with sand, PVC or rubber.

### MARINE CONSERVATION ZONE (MCZ)

Designated areas within English and Welsh territorial waters and UK offshore waters, that protect a range of nationally important marine wildlife, habitats, geology and geomorphology.

### MARKET HOUSING

Housing which has no occupancy restriction or legal tie and that can be bought or rented by anyone who can afford to do so (including the majority of existing housing within the National Park).

### MATERIAL CONSIDERATION

A matter that should be taken into account in deciding a planning application or on an appeal against a planning decision; includes Government policy, previous planning decisions, and numerous factors such as design, traffic, nature conservation and effect on privacy.

### MINERAL SAFEGUARDING AREAS (MSAS)

Areas defined by minerals planning authorities which covers known deposits of minerals that are desired to be kept safeguarded from unnecessary sterilisation by non-mineral development. The MSAs do not provide a presumption for these resources to be worked.

### NATIONAL LANDSCAPES

Areas legally designated as areas of outstanding natural beauty under the National Parks and Access to the Countryside Act 1949 and Countryside and Rights of Way Act 2000.

### NATIONALLY PROTECTED LANDSCAPES

National Parks and National Landscapes.

### NATURAL BEAUTY

'Natural beauty' is not just the look of the landscape, but includes landform and geology, plants and animals, landscape features, and the rich history of human settlement over the centuries. For this National Park natural beauty is summarised in the Special Qualities, see Chapter 1 of this Local Plan.

### NATURAL SURVEILLANCE

Designing in a way that ensures people can see in and out of an area, with activity around public spaces and routes so that people feel safe and secure, without the need for additional security measures.

### NATIONAL NATURE RESERVES (NNRS)

Represent many of the finest wildlife and geological sites in the country. The first NNRS emerged in the post-war years alongside the early national parks, and have continued to grow since then. NNRS were initially established to protect sensitive features and to provide 'outdoor laboratories' for research but their purpose has widened since then. As well as managing some of the most pristine habitats, our rarest species and our most significant geology, most NNRS now offer great opportunities to the public as well as schools and specialist audiences to experience England's natural heritage.

### NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

The document that sets out Government planning policy for England.

### NATIONAL PLANNING PRACTICE GUIDANCE (PPG)

A set of detailed and regularly updated Government advice on how the NPPF should be interpreted.

**NATURAL CAPITAL**

The stock of natural resources (including geology, soils, air, water and all living organisms), as considered using a framework derived from economics.

**NEIGHBOURHOOD DEVELOPMENT PLAN(S) (NDP)**

A plan prepared by a Town or Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the *Planning and Compulsory Purchase Act 2004*).

**NON-RETAIL TOWN CENTRE USES**

Leisure, entertainment facilities such as the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

**PARISH AND VILLAGE DESIGN STATEMENTS (P/VDS)**

These outline the character of a particular parish or village against and provide local guidance for future changes in a parish or village.

**PARTNERSHIP MANAGEMENT PLAN (PMP)**

A five-year strategy for the management of the National Park, for all those with an interest in or influence on the area, prepared by the National Park Authority in close partnership with others.

**PERMISSIVE PATHS / ROUTES**

An active travel route that can be used by the public where the landowner has provided permission for public use. This permission can be withdrawn by the landowner at any time. These are not public rights of way (PRoW). These can be formalised as a “licenced route” through a legal agreement.

**PLANNING CONDITION**

A condition imposed on a grant of planning permission in accordance with the Town and Country Planning Act 1990.

**PLANNING OBLIGATION**

A legal agreement entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

**PRESERVE**

To save, to protect or to keep from decay. A term used in primary legislation in the context of listed buildings and conservation areas. Also see ‘Conserve’.

**PREVIOUSLY DEVELOPED LAND (PDL):**

(Sometimes known as ‘brownfield’ land) is land which has been lawfully developed and is or was occupied by a permanent structure and any fixed surface infrastructure associated with it, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed). It also includes land comprising large areas of fixed surface infrastructure such as large areas of hardstanding which have been lawfully developed. Previously developed land excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.

**PRIMARY SHOPPING AREA**

A defined area where retail is concentrated, generally comprising the primary frontage and any adjoining and closely related secondary frontage.

**PRIMARY AND SECONDARY FRONTAGES**

Rows of units within a town or village centre. Primary frontages are likely to include a high proportion of retail units while secondary frontages provide greater opportunities for a diversity of units such as restaurants, estate agents and other businesses.

**PRIORITY HABITATS**

Habitats identified as being the most threatened and requiring conservation action, through the *UK Biodiversity Action Plan*, Local Biodiversity Partnership Level Biodiversity Action Plans, or by the SDNPA.

### PRIORITY SPECIES

Species identified as being the most threatened and requiring conservation action, through the *UK Biodiversity Action Plan*, Local Biodiversity Partnership Level Biodiversity Action Plans, or by the SDNPA.

### PROTECTED SPECIES

Species protected by European or national legislation.

### PUBLIC OPEN SPACE

Open space which is publicly accessible for formal and informal sports and recreational use. It can include: allotments, community gardens, orchards and other community growing spaces; amenity greenspaces; cemeteries and churchyards; children's play equipment; natural and semi-natural greenspaces; and parks and gardens.

### PUBLIC REALM

Places where people can gain unrestricted access (at least during daylight hours) for the purpose of passing through, meeting, leisure and any other public activities.

### PUBLIC RIGHTS OF WAY (PROW)

The paths and tracks over which members of the public have a right of passage. The four types of public rights of way are:

- **Footpaths** for walking, including mobility scooters, wheelchairs, powered wheelchairs and pushchairs;
- **Bridleways** for walking, cycling and horse riding;
- **Restricted Byways** for walking, cycling, horse riding, and horse drawn carriages (or other non-motorised vehicles); and
- **Byways Open to All Traffic (BOATs)** for walking, cycling, horse riding, horse drawn carriages and motorised vehicles. Most do not have a surface suitable for ordinary motor traffic.

### QUIET LANES

Quiet lanes are a formal statutory designation. They are rural roads designated under the Quiet Lanes and Home Zones (England) Regulations 2006 to protect tranquillity, landscape character, and shared use. They are intended for considerate use by

walkers/wheelers, cyclists, equestrians, and motor vehicles, operating where actual speeds are low (typically around 20mph or less) and traffic volumes are light.

### RAMSAR SITES

Sites of nature conservation importance recognised under the Ramsar Convention (formally, the Convention on Wetlands of International Importance, especially as Waterfowl Habitat), which is an international treaty for the conservation and sustainable utilisation of wetlands, to stem the encroachment on and loss of wetlands, recognising the fundamental ecological functions of wetlands and their economic, cultural, scientific and recreational value.

### REGISTERED PARKS AND GARDENS

Parks and gardens identified by Historic England assessed to be of particular historic significance. Planning authorities must consider the impact of any proposed development on the special character of these sites.

### REGISTERED PROVIDERS

Organisations registered with Homes England to provide and manage affordable housing, most commonly a housing association or a local authority.

### RELATIVE TRANQUILLITY

Tranquillity when compared to other locations within the National Park.

### REGENERATIVE DEVELOPMENT

An approach to development design that recognises our role as part of nature and replenishes and aligns with the needs and characteristics of thriving ecosystems and a thriving society. Regenerative design is not about restoration to a time before human influence, rather it is about realigning human systems with natural systems to create thriving living systems that ultimately have the capacity to coexist and coevolve overtime to increasing states of vitality.

### REGENERATIVE TOURISM

An approach to tourism (and associated development) that makes a net positive contribution to the places and communities in which tourism operates, and supports activities that help reduce carbon emissions and increase nature recovery.

### **RENEWABLE AND LOW CARBON ENERGY**

Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

### **RURAL EXCEPTION SITES**

Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection.

### **RURAL WORKER**

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

### **SAFEGUARD**

Designate a site for its current use (potentially with a view to a future intended use), to prevent development occurring on the site which would be contrary to that use.

### **SANDFORD PRINCIPLE**

A principle established in law that, if there is an apparent conflict between the two purposes of the National Park, greater weight should be attached to the first purpose (to conserve and enhance the natural beauty, wildlife and cultural heritage of the area).

### **SCHEDULED MONUMENT**

A monument referenced in a schedule compiled by the Secretary of State which is: any building, structure or work, whether above or below the surface of the land, and any cave or excavation, any site comprising the remains of any such building, structure or work or of any cave or excavation, or any site comprising, or comprising the remains of, any vehicle, vessel, aircraft or other movable structure or part thereof which neither constitutes nor forms part of a monument as defined above.

### **SECTION 106/SECTION 278 PAYMENTS**

The traditional system of financial obligations paid by developers to fund infrastructure, limited by legislation as of 2015.

### **SELF-BUILD AND CUSTOM-BUILD HOUSING**

Housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual. Such housing can be either market or affordable housing. A legal definition, for the purpose of applying the Self-build and Custom Housebuilding Act 2015 (as amended), is contained in section 1(A1) and (A2) of that Act.

### **SETTING OF A HERITAGE ASSET**

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

### **SETTLEMENT**

Includes towns and villages with a defined settlement policy boundary in Policy SDC2, but not other villages, hamlets or scattered groups of dwellings. Places without defined settlement policy boundaries are treated as part of the open countryside for planning purposes.

### **SETTLEMENT PATTERN**

The layout of streets, buildings and plots within settlements, and of settlements in relation to each other.

### **SETTLEMENT BOUNDARY**

A spatial planning tool used to direct development into settlements and allocated extensions to them, and restrict it in the wider countryside, by mapping a boundary between the two.

### **SIGNIFICANCE (OF HERITAGE ASSETS)**

The value of that asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

### SITES OF SPECIAL SCIENTIFIC INTEREST (SSSIS)

A selection of the country's very best wildlife and geological sites. There are over 4,100 Sites of SSSIs in England, covering around seven per cent of the land area. Over half of these sites, by area, are internationally important for their wildlife, and designated as SSACs, SPAs or Ramsar sites. Many SSSIs are also NNRs or Local Nature Reserves LNRs.

### SPECIAL QUALITIES

All the National Parks in England, Wales and Scotland have an aim and purpose to promote understanding and enjoyment of the 'special qualities' of their area. It is the combination of these special qualities that led to these areas being designated to be protected as national parks. The special qualities of the South Downs National Park are set out in Chapter 3 of the Local Plan.

### SPATIAL STRATEGY

The overall framework for guiding development across the South Downs National Park, determining in what broad locations and settlements different kinds of development will be encouraged or restricted.

### SPECIAL AREA OF CONSERVATION (SAC)

SACs are strictly protected sites designated under the *EC Habitats Directive*. Article 3 of the *Habitats Directive* requires the establishment of a European network of important high-quality conservation sites that will make a significant contribution to conserving the 189 habitat types and 788 species identified in *Annexes I and II of the Directive (as amended)*. The listed habitat types and species are those considered to be most in need of conservation at a European level (excluding birds). Of the *Annex I* habitat types, 78 are believed to occur in the UK. Of the *Annex II* species, 43 are native to, and normally resident in, the UK.

### SPECIAL PROTECTION AREAS (SPAS)

An area of land, water or sea which has been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within the European Union. SPAs are European designated sites, classified under the European Wild Birds Directive which affords them enhanced protection.

### STATEMENT OF COMMUNITY INVOLVEMENT (SCI)

A SCI sets out a local planning authority's policy to identify how and when local communities and stakeholders will be involved in the preparation of the documents to be included in the development plan. It also governs the development management process for all planning applications within the area.

### STATUTORY BODIES

A government appointed body set up to give advice and be consulted for comment upon development plans and planning applications affecting matters of public interest. Examples of statutory bodies include Historic England, Natural England and Environment Agency.

### STRATEGIC ENVIRONMENTAL ASSESSMENT (SEA) DIRECTIVE

A European directive requiring public plans and programmes to undergo an assessment of the likely significant effects on the environment of the plan and reasonable alternatives. It also requires public consultation on the assessment, and monitoring of the significant environmental effects of the plan's implementation.

### STRATEGIC FLOOD RISK ASSESSMENT (SFRA)

A SFRA is a study carried out by a local planning authority to assess flood risk in the local plan area and the risks to and from surrounding areas. It is part of the evidence base that supports a local plan.

### SUCCESSION HOUSING

Succession housing enables former essential agricultural and forestry workers to continue living on-site in tied accommodation after they have retired. It also releases on-site housing for new entrants.

### SUPPLEMENTARY PLANNING DOCUMENTS (SPD)

Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. SPD are capable of being a material consideration in planning decisions but are not part of the development plan.

### SUSTAINABLE DRAINAGE SYSTEMS (SUDS)

Drainage systems designed to control surface water run off close to where it falls and mimic natural drainage as closely as possible.

**SUSTAINABILITY APPRAISAL (SA)**

A systematic process, required by law, of evaluating the predicted social, economic and environmental effects of an emerging planning document, when judged against reasonable alternatives.

**SUSTAINABLE DEVELOPMENT**

Development which meets the needs of the present without compromising the ability of future generations to meet their own needs. The Government's view of what sustainable development in England means in practice for the planning system is expressed in the *NPPF*, including strong protections for the landscape, scenic beauty, wildlife and cultural heritage of National Parks.

**TECHNICAL ADVICE NOTES (TAN)**

Provide detailed advice and guidance for applicants and decision-makers in interpreting and implementing planning policies.

**TELECOMMUNICATIONS**

Telecommunications infrastructure includes development proposals related to the supply and management of broadband, mobile services and telephone land lines.

**THE TOWN AND COUNTRY PLANNING (LOCAL PLANNING) (ENGLAND) REGULATIONS 2012**

Government regulations on local planning that apply in England and came into force on 06 April 2012.

**TOWN AND VILLAGE CENTRES**

Area defined on the Local Plan Policies Map, including the primary shopping area and adjacent areas predominantly occupied by main town centre uses. Includes local centres but excludes small parades of shops of purely neighbourhood significance.

**TRANQUILLITY**

Areas undisturbed by the presence of noise and visual intrusion (taken from CPRE website).

**TRAVEL PLANS**

Plans to minimise the impacts of travel from a development proposal by reducing car usage and by encouraging the use of sustainable modes such as walking, cycling, public transport and car sharing.

**TRAVELLING SHOWPEOPLE**

Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on grounds of their own, or their family's or dependents', more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily or permanently, but excludes gypsies and travellers.

**UNDESIGNATED HERITAGE ASSETS**

Heritage assets that have been identified by the local planning authority but not yet designated. This includes locally listed buildings.

**UTILITIES**

Utility infrastructure includes development proposals related to the supply and management of water, waste water, gas and electricity.

**VALIDATION LIST**

A list of information required by a local planning authority in order to 'validate' a planning application. This validation list forms two components firstly, the national requirements, including the application form, fee and certificates and secondly, specific local validation requirements known as the 'Local List'.

**VIEWSHED CHARACTERISATION STUDY**

A study which maps what is visible from various viewpoints.

**WAYFINDING**

Public realm, landmarks, and infrastructure (for example, signage and street furniture) used to help pedestrians/wheelers, cyclists and equestrians to move and navigate around an area.

**WHOLE ESTATE PLANS (WEPS)**

These are prepared by landowners, in consultation with the SDNPA and other interested parties, to look holistically at their land holdings; establish a baseline;

identify opportunities and threats and describe their long-term plans so that individual projects can be considered in context. Whole Estate Plans should help to identify mutually acceptable and proactive solutions which serve the wider purposes of the National Park. Further information about such plans and the process for preparing them is at [southdowns.gov.uk/planning-policy/whole-estate-plans/](https://southdowns.gov.uk/planning-policy/whole-estate-plans/)

### **WILDLIFE-RICH HABITAT**

A habitat that is one of the following types of habitat and which is of sufficient quality that it is, or will be, capable of supporting flora and fauna which are typically found in the habitat in question—

- (a) a habitat type of principal importance for the conservation of biodiversity listed by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006(4) (biodiversity lists and action (England)); or
- (b) another habitat type listed in Schedule 1 of the Environmental Targets (Biodiversity) (England) Regulations 2023.

# APPENDIX A3: SUPERSEDED POLICIES

This Local Plan supersedes the following development plan policies:

- The 2019 South Downs Local Plan in its entirety
- Petworth Neighbourhood Development Plan H7 Land South of Petworth
- Amberley Neighbourhood Development Plan FI 2 Joint-use school/community hall

## PREVIOUS LOCAL PLAN POLICY NUMBERS

Policy Number	Previous Local Plan Policy Number
<b>Core Policies</b>	
SDC1 Furthering National Park Purposes	SD1: Sustainable Development
SDC2 Development Strategy	SD25 Development Strategy
SDC3 Regenerative Development and Ecosystems Services	SD2: Ecosystem Services
SDC4 Major Development	SD3: Major Development
<b>Landscape and Heritage</b>	
SDL1 Landscape Character	SD4: Landscape Character
SDL2 Design	SD5: Design
SDL3 Safeguarding Views	SD6: Safeguarding Views
SDL4 Relative Tranquillity	SD7: Relative Tranquillity
SDL5 Dark Night Skies	SD8: Dark Night Skies
SDL6 Historic Environment and Cultural Heritage	SD12 Historic Environment and SD14 Climate Change Mitigation & Adaptation of Historic Buildings
SDL7 Listed Buildings	SD13: Listed Buildings
SDL8 Conservation Areas	SD15: Conservation Areas
SDL9 Archaeology	SD16: Archaeology
<b>Nature and Climate</b>	
SDN1 Nature Recovery	SD9 Biodiversity and Geodiversity
SDN2 Designated Sites Hierarchy	NEW2 Designated Sites Hierarchy
SDN3 Sussex Bats	SD10: International Sites
SDN4 Arun Valley Functionally Linked Habitat	NEW3 Arun Valley SPA Functionally Linked Habitat

Policy Number	Previous Local Plan Policy Number
Deleted	NEW4 Water Neutrality
SDN5 Wealden Heaths Complex	NEW5 Wealden Heaths
SDN6 Solent Coast Recreational Pressure	NEW6 Solent Coast SPAs Recreational Pressure
SDN7 Nutrient Neutrality	NEW7 Solent & River Itchen Nutrient Neutrality
SDN8 Trees, Woodland, Hedgerows and Scrub	SD 11: Trees, Woodlands and Hedgerows
SDN9 Sustainable Construction	SD48: Sustainable Construction
SDN10 Renewable Energy	SD51: Renewable Energy
<b>Water and Pollution</b>	
SDW1 Protection of the Water Environment	SD 17: Protection of the Water Environment
SDW2 Flood Risk Management	SD49: Flood Risk Management
SDW3 Sustainable Drainage	SD50: Sustainable Drainage Systems
SDW4 The Coast	SD 18: The Open Coast
SDW5 Pollution and Air Quality	SD54: Pollution and Air Quality
SDW6 Contaminated Land	SD55: Contaminated Land
<b>Housing</b>	
SDH1 Housing Supply	SD26 Housing Supply
SDH2 Mix of Homes	SD27: Mix of Homes
SDH3 Accessible and Adaptable Homes	NEW1: Accessible Homes
SDH4 Specialist and Older Persons Accommodation	NEWX Not in SDLP19 or Reg 18
SDH5 Affordable Homes	SD28: Affordable Homes
SDH6 Rural Exception Sites	SD29: Rural Exception Sites
SDH7 Replacement and Subdivision of Dwellings	SD30: Replacement dwellings
SDH8 Householder Development	SD31: Extensions
SDH9 New Rural Workers' Dwellings	SD32: New agricultural and forestry workers dwellings
SDH10 Gypsies, Travellers and Travelling Showpeople	SD33: Gypsies, Travellers and Travelling Showpeople
<b>Economy</b>	
SDE1 Economic Development	SD34: Sustaining the Local Economy and SD35: Employment Land
SDE2 Agricultural Development, Diversification and Conversion of Rural buildings	SD39: Agriculture and Forestry, SD40: Farm and Forestry Diversification, and SD41: Conversion of redundant agricultural or forestry buildings
SDE3 Winemaking and Wine Tourism	NEW2: Viticulture

Policy Number	Previous Local Plan Policy Number
SDE4 Hierarchy of Town and Village Centres	SD36: Town and Village Centres
SDE5 Development in Town and Village Centres	SD37: Development in Town and Village Centres
SDE6 Shops Outside Centres	SD38: Shops Outside Centres
SDE7 Regenerative Tourism	SD23 Sustainable Tourism
SDE8 Equestrian Development	SD24: Equestrian Uses
SDE9 Shop Fronts and Advertisements	SD52: Shop Fronts and SD53: Adverts
<b>Green, Blue and Community Spaces</b>	
SDG1 Community Facilities	SD43: New and existing community facilities
SDG2 Green and Blue Infrastructure	SD45: Green Infrastructure
SDG3 Public Open Space, Sports and Recreational Facilities	SD46: Open Space
SDG4 Local Green Space	SD47: Local Green Spaces
<b>Transport and Infrastructure</b>	
SDT1 Vision-led Transport Approach	SD19: Transport & Accessibility
SDT2 Active Travel Routes	SD20: Walking, Cycling and Equestrian Routes
SDT3 Highway and Public Realm Design	SD21: Public Realm, Highway Design and Public Art
SDT4 Parking Provision	SD22: Parking Provision
SDT5 Infrastructure	SD42: Infrastructure
SDT6 Telecommunications Infrastructure	SD44: Telecommunications and Utilities Infrastructure

# APPENDIX A4: LOCAL PLAN INDICATORS

Local Plan Objective	Relevant Policies	Indicators
1: We will support development that is landscape-led, follows regenerative development and design principles and has an overall positive impact on landscape character, natural ecosystems and biodiversity.	SDC3, SDC4, SDL1, SDL2, SDL3, SDL4, SDN1, SDN8, SDW1, SDW4, SDG2, SDG3	1: Number of planning permissions in the reporting year where officers recorded added value on design and landscape character.
2: We will support development proposals that protect and take opportunities to enhance designated sites, support protected species, follow the mitigation hierarchy and take opportunities to deliver bigger, better and more joined up nature.	SDN1, SDN2, SDN3, SDN4, SDN5, SDN6, SDN7, SDN8, SDG2, SDG4	2: Number of planning permissions in the reporting year where officers recorded added value on nature recovery. 3: HRA related indicator.
3: In implementing biodiversity net gain, we will seek to ensure that enhancements to biodiversity are appropriate to their landscape, cultural and ecological context, and that any off-setting of negative impacts takes place within the National Park to ensure that it meets the Purpose 1 requirement to conserve and enhance the wildlife.	SDN1, SDG2	4: Monitoring information required by Department for Environment, Food & Rural Affairs (Defra) in line with the Biodiversity Duty Regulations.
4: We will support proposals for small scale renewable energy schemes that are appropriately located and designed, especially where such proposals are community-led and serve communities and businesses within the National Park.	SDN10	5: Number of renewable energy projects granted planning permission in the reporting year (excluding householder development).
5: We will support new development, and the retrofitting of existing development, that achieves net zero operational carbon, minimises embodied carbon, utilises sustainable materials that support the circular economy, and is resilient to the impacts of climate change.	SDL6, SDN9	6: Number of planning permissions in the reporting year where officers recorded added value on climate action.
6: We will support a catchment-based approach to water and wastewater management that protects and enhances surface and groundwater quality, restores natural functions and processes, uses nature-based solutions to manage flood risk, and enhances public access to blue infrastructure.	SDW1, SDW2, SDW3, SDW5, SDW6	7: Percentage of waterbodies within the National Park achieving "high" or "good" status.
7: We will support water efficiency measures and more sustainable patterns of water use to protect our water supply, aquifers, rivers and the habitats and species that depend on them.	SDN9, SDW1, SDW2, SDW3	8: Percentage of planning permissions in the reporting year that meet policy SDN9 water use requirements of ≤ 90 litres/person/day.
8: We will support the provision of facilities and infrastructure that enable the delivery of training and education for young people.	SDG1	9: Number of planning permissions granted for educational facilities in the reporting year.

Local Plan Objective	Relevant Policies	Indicators
9: We will support development that improves the accessibility of the National Park, reduces car travel and facilitates sustainable modes of transport including active travel through better and new public rights of way and access land, safe and attractive pedestrian and cycle routes and improved public transport.	SDC2, SDT1, SDT2, SDT3, SDT4	10: Number of planning permissions where officers recorded added value on National Park for All.
10: We will protect and enhance the tranquillity and dark skies of the National Park by supporting development that avoids unnecessary light pollution and utilises good design to mitigate the impact of any lighting and glazing.	SDL3, SDL4	11: Number of permissions granted with lighting conditions attached.
11: We will support development that recognises the significance of the cultural heritage of the National Park, conserves and enhances heritage assets and improves their ongoing management, especially where they are 'at risk'.	SDL6, SDL7, SDL8, SDL9, SDE9, SDG4	12: Number of nationally designated heritage assets at risk in the National Park.
12: We will support green economic growth that enables regenerative land management, particularly farming and forestry, provides local employment, and supports the production and sale of sustainable food, drink and other products of the National Park.	SDH9, SDE1, SDE2, SDE3, SDE8	13: Total net and gross new employment floorspace completed. 14: Total net and gross new employment floorspace extant permissions. 15: Developments granted planning permission for agricultural developments in the reporting year. 16: Conversions of agricultural buildings granted in the reporting year. 17: Development granted permission for new and expanded facilities for viticulture and associated business.
13: We will support development that provides visitor experiences that benefit our communities and landscape, encourages the use of the National Park as a place for healthy outdoor activity and relaxation and supports a regenerative visitor economy.	SDE7, SDE8, SDG3	18: Number of permissions granted for new and expanded visitor accommodation, attractions and facilities.
14: We will support development that enhances the role of towns and villages as social and economic hubs and improves access to essential community services, infrastructure and facilities, especially where this is community-led.	SDC2, SDE1, SDE4, SDE5, SDE6, SDE9, SDG1, SDG4, SDT4, SDT5, SDT6	19: Number of permissions granted for new and expanded community facilities.
15: We will support development that provides affordable housing that meets the needs of local communities in perpetuity and explore innovative ways of increasing delivery including through community-led development, exception sites and Whole Estate Plans.	SDC2, SDH5, SDH6	20: Number of extant permissions for affordable homes. 21: Number of affordable homes delivered in the reporting year.
16: We will support new homes that increase the stock of smaller dwellings, improve people's health and opportunities, are accessible and adaptable, and meet the diverse needs of our communities throughout all life stages.	SDL2, SDH1, SDH2, SDH3, SDH4, SDH7, SDH8, SDH10	22: Number of homes with extant permission. 23: Number of homes delivered. 24: Five-year housing land position. 25: Number of permissions granted for permanent Gypsy or Traveller pitches and Travelling Showpeople plots in the reporting year. 26: Five-year gypsy and traveller accommodation position.



# SOUTH DOWNS NATIONAL PARK LOCAL PLAN

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