Appendix A: Regulatory requirements

As discussed in Chapter 1 above, Schedule 2 of the Environmental Assessment of Plans Regulations 2004 explains the information that must be contained in the SA Report; however, interpretation of Schedule 2 is not straightforward. **Table A1** links the structure of this report to an interpretation of Schedule 2 requirements, whilst **Table A2** explains this interpretation.

Table A1: Questions answered by the SA Report, in accordance with an interpretation of regulatory requirements

	Questions answered		As per the regulations…the SA Report must include…
Introduction	What's the plan seeking to achieve?		• An outline of the contents, main objectives of the plan and relationship with other relevant plans and programmes
	What's the SA scope?	What's the sustainability 'context'?	• Relevant environmental protection objectives, established at international or national level • Any existing environmental problems which are relevant to the plan including those relating to any areas of a particular environmental importance
		What's the sustainability 'baseline'?	• Relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan • The environmental characteristics of areas likely to be significantly affected • Any existing environmental problems which are relevant to the plan including those relating to any areas of a particular environmental importance
		What are the key issues and objectives that should be a focus?	• Key environmental problems / issues and objectives that should be a focus of (i.e. provide a 'framework' for) assessment
Part 1	What has plan-making / SA involved up to this point?		• Outline reasons for selecting the alternatives dealt with (and thus an explanation of the 'reasonableness' of the approach) • The likely significant effects associated with alternatives • Outline reasons for selecting the preferred approach in-light of alternatives assessment / a description of how environmental objectives and considerations are reflected in the Draft Plan
Part 2	What are the SA findings at this current stage?		• The likely significant effects associated with the Draft Plan • The measures envisaged to prevent, reduce and offset any significant adverse effects of implementing the Draft Plan
Part 3	What happens next?		• A description of the monitoring measures envisaged

Table A2: Questions answered by the SA Report, in accordance with regulatory requirements

Schedule 2

The report must include…

1. an outline of the contents, main objectives of the plan and relationship with other relevant plans and programmes;
2. the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan
3. the environmental characteristics of areas likely to be significantly affected;
4. any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC;
5. the environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan and the way those objectives and any environmental considerations have been taken into account during its preparation;
6. the likely significant effects on the environment including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors;
7. the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan;
8. an outline of the reasons for selecting the alternatives dealt with and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information
9. a description of the measures envisaged concerning monitoring.

Interpretation of Schedule 2

The report must include…

An outline of the contents, main objectives of the plan and relationship with other relevant plans and programmes	i.e. answer - *What's the plan seeking to achieve?*	
Any existing environmental problems which are relevant to the plan including, in particular, those relating to any areas of a particular environmental importance The relevant environmental protection objectives, established at international or national level	i.e. answer - *What's the 'context'?*	i.e. answer – *What's the scope of the SA?*
The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan' The environmental characteristics of areas likely to be significantly affected Any existing environmental problems which are relevant to the plan including, in particular, those relating to any areas of a particular environmental importance	i.e. answer - *What's the 'baseline'?*	
Key environmental problems / issues and objectives that should be a focus of appraisal	i.e. answer - *What are the key issues & objectives?*	
An outline of the reasons for selecting the alternatives dealt with (i.e. an explanation of the 'reasonableness of the approach)	i.e. answer - *What has Plan-making / SA involved up to this point?* [**Part 1** of the Report]	
The likely significant effects associated with alternatives, including on issues such as… … and an outline of the reasons for selecting the preferred approach in light of the alternatives considered / a description of how environmental objectives and considerations are reflected in the draft plan.		
The likely significant effects associated with the draft plan	i.e. answer - *What are the assessment findings at this current stage?* [**Part 2** of the Report]	
The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of implementing the draft plan		
A description of the measures envisaged concerning monitoring	i.e. answer - *What happens next?* [**Part 3** of the Report]	

Whilst Tables A1 and A2 signpost broadly how/where this report presents the information required of the SA Report by the Regulations, as a supplement it is also helpful to present a discussion of more precisely how/where regulatory requirements are met - see Table A3.

Table A3: 'Checklist' of how (throughout the SA process) and where (within this report) regulatory requirements have been, are and will be met.

Regulatory requirement	Discussion of how requirement is met
Schedule 2 of the regulations lists the information to be provided within the SA Report	
1. An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes;	Chapter 1 of the SA Report presents this information.
2. The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme; 3. The environmental characteristics of areas likely to be significantly affected; 4. Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC.;	These matters were considered in detail at the scoping stage, which included consultation on a Scoping Report. The outcome of scoping was an 'SA framework', and this is presented within section 1.8 in a slightly updated form. The SA objectives were revised in 2015 to take account of updates to the scoping information and key issues presented within the SA Report published alongside the Preferred Options in 2015. More detailed messages from the Scoping Report - i.e. messages established through context and baseline review - are presented within **Appendix B**.
5. The environmental protection, objectives, established at international, Community or national level, which are relevant to the plan or programme and the way those objectives and any environmental, considerations have been taken into account during its preparation;	The Scoping Report presents a detailed context review, and explains how key messages from the context review (and baseline review) were then refined in order to establish an 'SA framework'. The context review is provided in Appendix II of this SA Report. The context review informed the development of the SA framework and topics, presented in section 1.8. Taken together, which provide a methodological 'framework' for appraisal. With regards to explaining *"how… considerations have been taken into account"* - • Chapters 3 explains how reasonable alternatives were established in 2014/15 in-light of earlier consultation/SA. • Chapter 3 sets out the summary findings of the appraisal of the reasonable alternatives, with the detailed appraisal provided in **Appendix C**. • Chapter 3 explains the SDNPA's 'reasons for supporting the preferred approach', i.e. explains how/why the preferred approach is justified in-light of alternatives appraisal (and other factors). • Chapter 5 sets out the findings of the appraisal of the draft plan.
6. The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. (Footnote: These effects should include	• Chapter 3 sets out the summary findings of the appraisal of the reasonable alternatives (in relation to the spatial strategy, which is the 'stand-out' plan issue and hence that which should be the focus of alternatives appraisal/ consultation), with the detailed appraisal provided in Appendix IV. • Chapter 5 presents the draft plan appraisal.

Regulatory requirement	Discussion of how requirement is met
secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects);	As explained within the various methodology sections, as part of appraisal work, consideration has been given to the SA scope, and the need to consider the potential for various effect characteristics/dimensions.
7. The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme;	The appraisal of reasonable alternatives presented in Chapter 3 and of the draft plan in Chapter 5 identifies how the plan might potentially 'go further' in certain respects, and makes a number of specific recommendations.
8. An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information;	Chapters 3 deals with 'Reasons for selecting the alternatives dealt with', in that there is an explanation of the reasons for focusing on particular issues and options. Also, Chapter 3 explains the SDNPA's 'reasons for selecting the preferred option' (in light of alternatives appraisal). Methodology is discussed at various places, ahead of presenting appraisal findings, and limitations/ assumptions are also discussed as part of appraisal narratives.
9. A non-technical summary of the information provided under the above headings	The NTS is provided in a separate document.
The SA Report must be published alongside the Draft Plan, in accordance with the following regulations	
authorities with environmental responsibility and the public, shall be given an early and effective opportunity within appropriate time frames to express their opinion on the Draft Plan or programme and the accompanying environmental report before the adoption of the plan or programme (Art. 6.1, 6.2)	A SA Report was published alongside the Preferred Options for consultation in September 2015. It set out the findings of the SA for the preferred approaches and alternatives at that time. At the current time, this SA Report is published alongside the Pre-Submission consultation Local Plan, under Regulation 19, so that representations might be made ahead of submission.
The SA Report must be taken into account, alongside consultation responses, when finalising the plan.	
The environmental report prepared pursuant to Article 5, the opinions expressed pursuant to Article 6 and the results of any transboundary consultations entered into pursuant to Article 7 shall be taken into account during the preparation of the plan or programme and before its adoption or submission to the legislative procedure.	The SDNPA has taken into account the Preferred Options SA Report (September 2015), alongside consultation responses received, when finalising the Submission Local Plan for publication. Appraisal findings presented within this current SA Report will inform a decision on whether or not to submit the plan, and then (on the assumption that the plan is submitted) will be taken into account when finalising the plan at Examination (i.e. taken into account by the Inspector, when considering the plan's soundness, and the need for any modifications).

Appendix B: Summary of context review and baseline data

This appendix presents information which relates to the scope of the SA process. This summarises and updates the information originally included in the SA Scoping Report, which was initially prepared in February 2013, and subsequently updated.

The appendix includes for each theme:

- Context review;
- Baseline data; and
- Key issues for the SA process.

Context Review

Introduction

An important step when seeking to establish the appropriate scope of an SA involves reviewing the key sustainability messages at an international, national and regional level. In this context, there is a need to focus on context messages relating to:

- broad problems / issues; and
- objectives (i.e. 'things that are aimed at or sought').

The context review summarised below has been presented under the topic headings from the SA Scoping Report.

Landscape

The European Landscape Convention requires '*landscape to be integrated into regional and town planning policies and in cultural, environmental, agricultural, social and economic policies, as well as any other policies with possible direct or indirect impacts on landscape*'.

Key messages from the National Planning Policy Framework (NPPF) include:

- Protect and enhance valued landscapes, giving particular weight to those identified as being of national importance.
- Consider the effects of climate change in the long term, including in terms of landscape. Adopt 'proactive strategies' to adaptation and manage risks through adaptation measures including well planned green infrastructure.
- Take account of the different roles and character of different areas, promoting the vitality of main urban areas and recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it.
- Identify and protect areas of tranquillity which have remained relatively undisturbed by noise and are prized for their recreational and amenity value.
- Making a positive contribution to local character and distinctiveness.
- Draw on the contribution made by the historic environment to the character of a place.

At a local level, the context for landscape character is set out in the South Downs Integrated Landscape Character Assessment (2005) updated 2011, the relevant National Character Area descriptions and the Historic Landscape Character Assessment for the National Park.

Biodiversity

At the European level, the EU Biodiversity Strategy[1] was adopted in May 2011 in order to deliver an established new Europe-wide target to 'halt the loss of biodiversity and the degradation of ecosystem services in the EU by 2020'.

Key messages from the NPPF include:

- Contribute to the Government's commitment to halt the overall decline in biodiversity by minimising impacts and achieving net gains in biodiversity wherever possible.
- Promote the 'preservation, restoration and recreation of priority habitats, ecological networks' and the 'protection and recovery of priority species'. Plan for biodiversity at a landscape-scale across local authority boundaries.
- Set criteria based policies for the protection of internationally, nationally and locally designated sites, giving weight to their importance not just individually but as a part of a wider ecological network.
- Take account of the effects of climate change in the long term. Adopt proactive strategies to adaptation and manage risks through adaptation measures including green infrastructure (i.e. 'a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities').
- Plan positively planning for 'green infrastructure' as part of planning for 'ecological networks'.
- High quality open spaces should be protected or their loss mitigated, unless a lack of need is established.

The Natural Environment White Paper (NEWP)[2] sets out the importance of a healthy, functioning natural environment to sustained economic growth, prospering communities and personal well-being. Its preparation was, in part, a response to the UK's failure to halt and reverse the decline in biodiversity by 2010 and it signalled a move away from the traditional approach of protecting biodiversity in nature reserves to adopting a landscape scale approach to conservation.

At the local level the Biodiversity Action Plans for Hampshire and Sussex review the status of wildlife in the counties and set out frameworks for action.

Archaeological and cultural heritage

Key messages from the NPPF include:

- Heritage assets should be recognised as an 'irreplaceable resource' that should be conserved in a 'manner appropriate to their significance', taking account of 'the wider social, cultural, economic and environmental benefits' of conservation, whilst also recognising the positive contribution new development can make to local character and distinctiveness.
- Set out a 'positive strategy' for the 'conservation and enjoyment of the historic environment', including those heritage assets that are most at risk.

The Government's Statement on the Historic Environment for England[3] sets out its vision for the historic environment. It calls for those who have the power to shape the historic environment to recognise its value and to manage it in an intelligent manner in light of the contribution that it can make to social, economic and cultural life.

Climate change adaptation

Key messages from the NPPF include:

[1] European Commission (2011) Our life insurance, our natural capital: an EU biodiversity strategy to 2020 [online] available at: http://ec.europa.eu/environment/nature/biodiversity/comm2006/pdf/2020/1_EN_ACT_part1_v7%5b1%5d.pdf
[2] Defra (2012) The Natural Choice: securing the value of nature (Natural Environment White Paper) [online] available at: http://www.official-documents.gov.uk/document/cm80/8082/8082.pdf
[3] HM Government (2010) The Government's Statement on the Historic Environment for England [online] available at: http://webarchive.nationalarchives.gov.uk/+/http://www.culture.gov.uk/reference_library/publications/6763.aspx

- Direct development away from areas highest at risk of flooding, with development 'not to be allocated if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding'. Where development is necessary, it should be made safe without increasing levels of flood risk elsewhere.
- Take account of the effects of climate change in the long term, taking into account a range of factors including flooding. Adopt proactive strategies to adaptation and manage risks through adaptation measures including well planned green infrastructure.

The Flood and Water Management Act 2010[4] highlights that alternatives to traditional engineering approaches to flood risk management include:

- Incorporating greater resilience measures into the design of new buildings, and retro-fitting properties at risk (including historic buildings).
- Utilising the environment in order to reduce flooding, for example through the management of land to reduce runoff and through harnessing the ability of wetlands to store water.
- Identifying areas suitable for inundation and water storage to reduce the risk of flooding elsewhere.
- Planning to roll back development in coastal areas to avoid damage from flooding or coastal erosion.
- Creating sustainable drainage systems (SuDS).[5]

Further guidance is provided in the document Planning for SuDS.[6] This report calls for greater recognition of the multiple benefits that water management can present. It suggests that successful SuDS are capable of 'contributing to local quality of life and green infrastructure'.

Climate change mitigation and energy

In its 2007 strategy on climate change, the European Commission assessed the costs and benefits of combating climate change and recommended a package of measures to limit global warming to 2°C.[7] In relation to energy, the Commission recommended that the EU's energy efficiency improves by 20% and the share of renewable energy grows to 20% by 2020.

Key messages from the NPPF include:

- Support the transition to a low carbon future in a changing climate as a 'core planning principle'.
- There is a key role for planning in securing radical reductions in greenhouse gases (GHG), including in terms of meeting the targets set out in the Climate Change Act 2008[8]. Specifically, planning policy should support the move to a low carbon future through:
    - planning for new development in locations and ways which reduce GHG emissions;
    - actively supporting energy efficiency improvements to existing buildings;
    - setting local requirements for building's sustainability in a way that is consistent with the Government's zero carbon buildings policy;
    - positively promoting renewable energy technologies and considering identifying suitable areas for their construction; and
    - encouraging those transport solutions that support reductions in greenhouse gas emissions and reduce congestion.

Community and well-being (including health)

Key messages from the NPPF include:

[4] Flood and Water Management Act 2010 [online] available at: http://www.legislation.gov.uk/ukpga/2010/29/contents
[5] N.B. The provisions of Schedule 3 to the Flood and Water Management Act 2010 came into force on the 1st of October 2012 and makes it mandatory for any development in England or Wales to incorporate SuDs.
[6] CIRIA (2010) Planning for SuDS – making it happen [online] available at: http://www.ciria.org/service/knowledgebase/AM/ContentManagerNet/ContentDisplay.aspx?Section=knowledgebase&NoTemplate=1&ContentID=18465
[7] Commission of the European Communities (2007) Limiting Global Climate Change to two degrees Celsius: The way ahead for 2020 and beyond [online] available at: http://eur-lex.europa.eu/LexUriServ/LexUriServ.do?uri=COM:2007:0002:FIN:EN:PDF
[8] The Climate Change Act 2008 sets targets for greenhouse gas (GHG) emission reductions through action in the UK of at least 80% by 2050, and reductions in CO_2 emissions of at least 26% by 2020, against a 1990 baseline.

- The social role of the planning system involves 'supporting vibrant and healthy communities'.
- A core planning principle is to 'take account of and support local strategies to improve health, social and cultural wellbeing for all'.
- The planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities'.
- Promote the retention and development of local services and community facilities such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.
- Set out the strategic policies to deliver the provision of health facilities.
- Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities.
- Planning policies should aim to avoid noise from giving rise to significant adverse impacts on health and quality of life.

In relation to other key national messages in relation to health, Fair Society, Healthy Lives[9] ('The Marmot Review') investigated health inequalities in England and the actions needed in order to tackle them. Subsequently, a supplementary report was prepared providing additional evidence relating to spatial planning and health on the basis that that there is: "*overwhelming evidence that health and environmental inequalities are inexorably linked and that poor environments contribute significantly to poor health and health inequalities*".

The increasing role that local level authorities are expected to play in producing health outcomes is demonstrated by recent Government legislation. The Health and Social Care Act 2012 transfers responsibility for public health from the NHS to local government,[10] giving local authorities a duty to improve the health of the people who live in their areas. This will require a more holistic approach to health across all local government functions.

Economy and employment

Europe 2020 is the EU's growth strategy[11]. The Europe 2020 strategy seeks to deliver economic growth that is: smart, through more effective investments in education, research and innovation; sustainable, thanks to a decisive move towards a low-carbon economy; and inclusive, with a strong emphasis on job creation and poverty reduction. The strategy is focused on five goals in the areas of employment, innovation, education, poverty reduction and climate / energy.

The EU's Soil Thematic Strategy[12] presents a strategy for protecting soils resources in Europe. The main aim of the strategy is to minimise soil degradation and limit associated detrimental effects linked to water quality and quantity, human health, climate change, biodiversity, and food safety.

Key messages from the NPPF include:

- Protect and enhance soils. The value of best and most versatile agricultural land should also be taken into account.
- Prevent new or existing development from being 'adversely affected' by the presence of 'unacceptable levels' of soil pollution or land instability and be willing to remediate and mitigate 'despoiled, degraded, derelict, contaminated and unstable land, where appropriate'.
- Encourage the effective use of land' through the reuse of land which has been previously developed, 'provided that this is not of high environmental value'. Whilst there is no longer a national requirement to build at a minimum density, the NPPF requires local planning authorities to 'set out their own approach to housing density to reflect local circumstances'. This is reflected by latest guidance from DCLG, which highlights that LPAs will play a critical role in bringing forward brownfield land.
- Produce strategic policies to deliver the provision of a variety of infrastructure, including that necessary for water supply.

[9] The Marmot Review (2011) The Marmot Review: Implications for Spatial Planning [online] available at: http://www.nice.org.uk/nicemedia/live/12111/53895/53895.pdf
[10] Upper tier and unitary local authorities
[11] European Commission (2010) Europe 2020 http://ec.europa.eu/europe2020/europe-2020-in-a-nutshell/priorities/index_en.htm
[12] European Commission (2006) Soil Thematic Policy [online] available at: http://ec.europa.eu/environment/soil/index_en.htm

- The planning system can make a contribution to building a strong, responsive economy by 'ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure'.
- Capitalise on 'inherent strengths', and to meet the 'twin challenges of global competition and of a low carbon future'.
- Support new and emerging business sectors, including positively planning for 'clusters or networks of knowledge driven, creative or high technology industries'.
- Support competitive town centre environments.
- Edge of town developments should only be considered where they have good access. This should be followed with an impact assessment to ensure the town centre remains viable in the long term.
- Enhance and retain markets.
- Support the sustainable growth and expansion of all types of business and enterprise in rural areas and promote the development and diversification of agricultural and other land-based rural businesses.

Other key documents at the national level include Safeguarding our Soils: A strategy for England[13], which sets out a vision for soil use in England, and the Water White Paper[14], which sets out the Government's vision for a more resilient water sector. It states the measures that will be taken to tackle issues such as poorly performing ecosystems, and the combined impacts of climate change and population growth on stressed water resources.

Housing

Key messages from the NPPF include:

- To 'boost significantly the supply of housing', local planning authorities should meet the 'full, objectively assessed need for market and affordable housing' in their area. They should prepare a Strategic Housing Market Assessment to assess their full housing needs, working with neighbouring authorities where housing market areas cross administrative boundaries. The Strategic Housing Market Assessment should identify the scale and mix of housing and the range of tenures that the local population is likely to need over the plan period.
- With a view to creating 'sustainable, inclusive and mixed communities' authorities should ensure provision of affordable housing onsite or externally where robustly justified.
- In rural areas, when exercising the duty to cooperate with neighbouring authorities, local planning authorities should be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate. Authorities should consider whether allowing some market housing would facilitate the provision of affordable housing to meet local needs.
- The NPPF attaches great importance to the design of the built environment. It explains how good design is a key aspect in sustainable development, and how development should improve the quality of the area over its lifetime, not just in the short term. Good architecture and landscaping are important, with the use of design codes contributing to the delivery of high quality outcomes. Design should reinforce local distinctiveness, raise the standard more generally in the area and address the connections between people and places.

The Government recognises that National Parks are not suitable locations for unrestricted housing and does not therefore provide general housing targets for them (Defra 2010). Consistent with government policy, the expectation is that new housing in the SDNP will be focused on meeting affordable housing requirements, supporting local employment opportunities and key services (Defra 2010). The general exclusion for major development and, in particular major housing development within National Parks is likely to have implications for surrounding authorities for which pressure to provide new housing may be greater, since designation of the SDNP.

[13] Defra (2009) Safeguarding our Soils: A strategy for England [online] available at: http://archive.defra.gov.uk/environment/quality/land/soil/documents/soil-strategy.pdf
[14] Defra (2011) Water for life (The Water White Paper) [online] available at http://www.official-documents.gov.uk/document/cm82/8230/8230.pdf

Transport

European and UK transport policies and plans place emphasis on the modernisation and sustainability of the transport network. Specific objectives include reducing pollution and road congestion through improvements to public transport, walking and cycling networks and reducing the need to travel. National policy also focuses on the need for the transport network to support sustainable economic growth. The SDNP sits across three counties; Hampshire, West Sussex and East Sussex and Brighton and Hove Unitary Authority. The three county councils and Brighton and Hove have all produced Local Transport Plans[15] for their respective areas which present a long term strategy for the area and an associated implementation plan.

Water

The EU's 'Blueprint to Safeguard Europe's Water Resources' highlights the need for Member States to reduce pressure on water resources, for instance by using green infrastructure such as wetlands, floodplains and buffer strips along water courses. This would also reduce the EU's vulnerability to floods and droughts. It also emphasises the role water efficiency can play in reducing scarcity and water stress.

The NPPF states that local authorities should produce strategic policies to deliver the provision of a variety of infrastructure, including that necessary for water supply and should encourage and incentivise water efficiency measures on the demand side.[16]

What is the sustainability baseline?

Introduction

The baseline review tailors and develops the problems/issues identified through the context review so that they are locally specific. A detailed understanding of the baseline can aid the identification and evaluation of 'likely significant effects' associated with the plan / alternatives.

Current baseline

Landscape

The South Downs contains a rich and complex landscape character, with significant local variation and contrast. The South Downs Integrated Landscape Character Assessment, updated in 2011, provides the most current assessment within the SDNP area.

The South Downs has a strong 'island' quality and sense of separateness/difference from the surrounding landscape. However, the South Downs is a relatively narrow protected landscape, and expanding urban areas on the boundaries of the National Park are increasingly eroding its isolated quality.

The South Downs is accessible to a large surrounding population, with 10 million people within an hour's drive. There is consequent demand for infrastructure and facilities, increasing recreational car traffic within the National Park. This results in changes to existing recreation sites, and cumulative effects on the special qualities of remoteness and 'wilderness' that people come to enjoy.

Incremental, small-scale change with gradual erosion of local rural character is a key concern. Conversion of former farm buildings remains an issue, and a recent increase in small holdings and alternative farm enterprises has led to subdivision and clutter. There has also been a notable decrease in grazing, and, in some areas, lack of management and 'set aside' is creating an agricultural landscape that is at odds with the managed character.

The South Downs is still perceived as set apart; an 'island' separate from the rest of the South East. In reality, the rural economy is increasingly connected with adjacent urban areas, and the South Downs is interrelated

[15] The Hampshire Local Transport Plan 2011-31, the West Sussex Local Transport Plan 2011-2029 and the East Sussex Local Transport Plan 2011-2029.
[16] Defra (2011) Water for life (The Water White Paper) [online] available at: http://www.official-documents.gov.uk/document/cm82/8230/8230.pdf

both physically and perceptually to its surroundings. The large expansion of residential development planned for the South East is likely to result in further changes to the landscape adjoining the South Downs, and climate change has the potential to bring changes to characteristic habitats, land uses, water resources and the coastline. Local, regional, national and wider forces beyond the National Park are driving changes within the South Downs.

Biodiversity

Key wildlife habitats within the SDNP include chalk grassland (4%), lowland heath (1%), woodland (20%, approximately half of which is ancient woodland), farmland habitats (85%), floodplain grazing marsh (1.5%), rivers and streams (321 km of main river), and coastal and marine habitats (including 20 km of coastline). Many of these key habitats have declined significantly in recent decades, both in terms of extent and quality. Human-related pressures such as development, land use change and pollution have resulted in the loss, fragmentation and degradation of many of the priority wildlife habitats within the SDNP (e.g. over 95% of lowland heathlands have been lost globally).

Changing agricultural practice, in combination with other factors, has contributed to a decline in many farmland species. For example, populations of grey partridge and tree sparrow have plummeted by 94% over the past 40 years, and 97% of flower-rich meadows have disappeared since the 1930s. A total of 93,561 ha of land, or 57%, of the SDNP are managed through agri-environment schemes seeking to address declines such as these. There are nine national nature reserves (NNRs) within the SDNP, all of which are also designated as sites of special scientific interest (SSSIs). In total, there are 86 SSSIs in the SDNP covering 6% of the National Park's area. While over half (55%) of the heathland within the SDNP is designated as SSSI, over 80% of these heathland SSSI units are currently in unfavourable condition. Whilst woodland habitats cover one fifth of the SDNP, a significant proportion of this is under-managed (Natural England and Forestry Commission, 2012).

Archaeological and cultural heritage

The SDNP has a rich cultural heritage and historic environment. In terms of designated sites, this includes 152 Grade I, 221 Grade II* and 4,798 Grade II listed building entries, 616 scheduled monuments, 154 conservation areas, 30 registered parks and gardens, and two registered battlefields.

Historic England undertakes an annual audit of the historic environment and produces a 'Heritage at Risk' Register. In 2011, this identified 50 (8% total) scheduled monuments, nine Grade I and II* listed buildings, two parks and gardens and nine conservation areas within the SDNP that were "at risk" as a result of neglect, decay or inappropriate development (English Heritage, 2011)[17].

The register does not currently extend to Grade II listed buildings and a survey to rectify this is in progress. There is also limited knowledge of buildings and archaeological sites which are important locally but not protected under the national system (e.g. the challenge of providing reliable information on the stock of historic farm buildings cannot be underestimated) (University of Sheffield et al. 2009)[18]. These buildings and their use of local materials make an important contribution to local distinctiveness. There is information on farmsteads in the Hampshire and SE England Farmstead Character Study. The Historic Landscape Characterisations of Hampshire and Sussex provide evidence of the historic dimension of the South Downs landscapes.

In the Hampshire part of the SDNP, of 62 non-scheduled round barrows visited in 2002, 53% had either been ploughed and would disappear if damage continued or had been destroyed or irreparably degraded. A survey of the Sussex Archaeological Field Unit in 1975 identified that, of the known sites surveyed, 60% of the Bronze Age settlements, 64% of Iron Age settlements and 94% of Neolithic open settlements had been damaged. Over 60% of major field systems, Roman sites and villas and Saxon settlements had also been damaged. The

[17] National Heritage Protection Plan (English Heritage 2011-2015).
[18] University of Sheffield, English Heritage & The Countryside Agency, 2009. Historic farm buildings: Extending the evidence base.

South East has suffered the greatest loss of parkland of any English region since 1919 (South Downs Joint Committee, 2007)[19].

Climate change poses a threat to the historic environment in two ways. The first is the impact of changes in temperature and rainfall on decay processes in both buildings and sub-surface archaeology (English Heritage, 2008)[20]. The second arises from a poor understanding of the morphology and performance of traditional solid-wall construction. In the absence of that understanding there is a threat to the historic environment from the well-intentioned but ultimately destructive application of modern technologies designed to enhance thermal and energy performance. Energy efficiency assessment of the existing building stock is complicated by the fact that standard calculating methods underestimate the thermal performance of traditionally built buildings (Rye, C., 2011)[21].

Climatic factors

UK air temperatures continue to rise having increased by 2°C over the past 350 years with 10 of the hottest years over this period recorded since 1999. The strongest average monthly temperature increases have been in the South East along with the Midlands and East Anglia.

Table B1 shows projected winter and summer temperature and precipitation changes based upon UK Climate Projections for a medium emissions scenario. This suggests that the South East will experience hotter, drier summers and warmer wetter winters with more extreme weather events.

Sea level rise predictions for the south east had previously been estimated at 4.0 mm per year through to 2025 and thereafter 8.5 mm per year through to 2055. Actual sea level rise as a result of thermal expansion is slightly less than forecast to isostatic readjustment.[22] However, with very high levels of ice sheet melt the sea level could rise by up to 1.9 m by 2095 (EA 2010)[23].

A Level 1 and Level 2 Strategic Flood Risk Assessment has been undertaken for the South Downs National Park. This sets out in detail to locations of potential fluvial, surface water and groundwater flooding in the district, and for key locations at risk, potential mitigation measures.

Climate change will result in a range of direct and indirect effects on both the natural and human environment including flooding, increased soil erosion related to both sea level rise and current and projected wetter winters. This may impact on soil condition with increased erosion and nutrient loss. Drier summers will exacerbate the predicted supply/demand deficit for water supply.

Table B1 UK Climate Change Projections for the South East 2009

Key potential changes	*Amount of change from 1962-1990[24]*	
	In the 2020s	*In the 2050s*
Hotter summers	+1.6°C (0.6 to 2.8) °C	+2.3°C (1.3 to 4.7) °C
Drier summers	-8% (-28% to +15%) change in rainfall	-20% (-42% to +7%) change in rainfall
Warmer winters	+1.4°C (0.6 to 2.2) °C	+2.2°C (1.2 to 3.5) °C
Wetter winters	+7% (-5% to +21%) change in rainfall	+18% (+2% to +39%) change in rainfall
Overall change in rainfall	+1% (-6% to +5%) change in rainfall	-2% (-8% to +4%) change in rainfall

[19] South Downs Joint Committee, 2007. The South Downs Management Plan.
[20] English Heritage, 2008. Climate Change and the Historic Environment.
[21] Rye, C., 2011. The SPAB U-value Report – Revised October, 2011.
[22] The post-glacial rising of the landmass in the northern UK, causing a sinking in the south-east of the island.
[23] Environment Agency (2010) Climate change impacts on Southern Region
[24] These are the central estimates for the medium emissions scenarios for the South East River Basin District with the 10% and 90% probability values in brackets. Source: Environment Agency, 2010 after UK Climate Impact Programme (2010).

Climate change mitigation and energy

Generation of electricity from renewable sources is increasing in the South East. In 2013, the region generated 5,550 GWh of electricity from renewable sources; equivalent to 14.3% of total energy consumption in the region, and the second highest of any region in England. Of this, 3,336 GWh were from wind, 965 GWh were from landfill gas, and 814 GWh were from other sources of bioenergy. The proposed Rampion Offshore Wind Farm Project will have an installed generating capacity of 665 MW and will make a further significant contribution towards renewable electricity generation in the South East.

Evidence collation for energy consumption has been identified as a current weakness in the State of the Park Report and a study was commissioned during 2012[25] in order to better understand existing and projected energy supply and consumption patterns, the opportunities for energy efficiencies and the scope for optimising low carbon energy generation within the constraints of the SDNP purposes. Key findings from the study were as follows:

- Annual energy demand within buildings in the National Park is around 2,287,271MWh. Given the current mix of fuel sources used, this contributes around 675,438 tCO_2/yr.
- Energy use is generally higher per residential dwelling than it is in other parts of the country, reflecting the largely detached and semi-detached nature of the housing stock. The majority of this demand comes from residential energy use.
- Taking into account savings already made nationally, to achieve an 80% reduction in CO_2 emissions based on 1990 levels by, the SDNP would need to reduce building related emissions to 164,751 tCO_2/yr.
- Wind resources could theoretically deliver 4,351,092MWh of electricity (twice the total electricity demand in the South Downs) and biomass could theoretically deliver 210,087MWh of heating. However this potential is limited by the environmental constraints within which the National Park sits.

The SDNPA is the custodian of land rich in woodlands and there is significant potential for additional carbon sequestration through additional woodland planting in the National Park. A case in point is the 75ha woodland that the National Trust are planting on the Slindon Estate.

Community and well-being

The population of the South Downs is predominantly rural with an average population density of 70 persons per km^2 compared to a South East average of 440 persons per km^2. However, population density in Petersfield, Midhurst and Lewes is as high as 5,000 persons per km^2 in places. The dispersed nature of settlement and facilities coupled with limited public transport infrastructure results in a high dependence on private car use. An estimated 85% of residents own at least one car and an estimated 63% of the working population travel to work by car.

Elderly persons within the population (i.e. those aged 65 and over) account for around 22% of the SDNP's population, compared to 17% in the wider South East. The population is also ageing faster with the largest increase between 2001 and 2009 being recorded for those aged 60-64 (26%), with increases also recorded in the over 85 age group (17%) and those aged 80-85 years (11%). The largest decreases were recorded in those aged 30-34 years (-39%) and 35-39 years (-19%).

Mapping the indices of multiple deprivation (IMD) for health indicates that there are pockets of health deprivation in urban areas adjacent to the SDNP, including parts of the Brighton and Hove and Worthing local authority areas, and some areas around Winchester. In terms of general deprivation, overall, this is low across the SDNP, but there are areas of higher deprivation around Brighton and Hove and Worthing, as well as pockets at Petworth and, notably, a large rural area of Lewes District.

Inequalities exist in both physical and educational access to the countryside and cultural facilities between different social groups. A recent study commissioned by Natural England on behalf of the SDNPA, examined the existing access network using the Accessible Natural Greenspace standards (ANGst) as a guide. There

[25] AECOM (2013) South Downs National Park Renewable and Low Carbon Energy Study

are some locations, particularly in urban areas, where the population has limited access to natural greenspace. This data, when overlaid with information on the density of the public rights of way network highlights areas immediately adjacent to the SDNP where communities lack access to both rights of way and Accessible Natural Greenspace (South Downs National Park Authority Access Network and Accessible Natural Greenspace Study, 2014).

Nationally, approximately 10% of the population is from a black minority or ethnic (BME) background but only 1% of visits to National Park are from a BME community (Campaign for National Parks, 2012). In 2009, Natural England, Defra and the Forestry Commission commissioned a new survey called Monitor of Engagement with the Natural Environment (MENE) to provide baseline and trend data on how people use the natural environment in England. The SDNPA has commissioned bespoke analysis of this survey data for the SDNP which will facilitate a better understanding of how people engage with the natural environment in the South Downs. This will support their work to remove barriers and open up opportunities for all sectors of society to understand and enjoy the South Downs.

A pan-Sussex Review of Environmental Centres by the Sussex Wildlife Trust identified five key areas of weakness in physical and educational access, as shown Table B2.[26]

Table B2 Weaknesses in physical and educational access / facilities at environmental centres

Weakness in environmental education provision	*Percentage of centres reporting weakness*
Insufficient funding for educational facilities	34%
Lack of funding, particularly for education staff	31%
Centres grounds or interpretation not ideal for disabled access	24%
Transport to site difficult or costly	21%
No or limited accommodation	21%

A household is considered to be 'fuel poor' if it needs to spend more than 10% of household income on fuel to maintain a satisfactory level of heating (21°C for the main living area and 18°C for other occupied rooms. The percentage of homes in fuel poverty is higher in the South Downs National Park (14.5% compared with 12.5% in the South East). One contributory factor is the number of households that fall outside the gas grid in the rural areas of the National Park.

Economy and employment

The GVA per capita across the National Park is £19,450, broadly similar to the South East and well above many parts of the UK. The unemployment rate recorded at the 2011 Census was 2.6%, below the national average of 4.4% and the South East average of 3.4%. It is likely that this reflects the relatively high house prices within the National Park. The average rural house price is £400,300, whilst in the towns it stands at £265,400. There are also high levels of both in and out commuting for work.

Businesses tend to be concentrated in industries such as agriculture, forestry and fishing and professional, scientific and technical services. Retail, health sector and construction are slightly less represented in the SDNP compared to the surrounding area. Evidence seems to suggest that many businesses are small or micro businesses (0-9 employees) and that many of these will be home-based. Many areas of the SDNP suffer from poor broadband access and this is a constraint to competitiveness in the online marketplace and a key issue to be addressed.

[26] Source: Review of Environment Centres in the Pan-Sussex Area, WWT Consulting, June 2007

There are a few areas in or around the main market towns with lower incomes and greater unemployment (Hampshire County Council, 2011)[27]. Housing is unaffordable for many people in rural West Sussex.[28]

Housing

In 2011 there were 50,049 dwellings in the SDNP. The SDNP has a high proportion of detached homes (40% of all homes) with semi-detached homes accounting for a further 27% of homes. Given the high proportion of larger houses and the associated high prices of housing in the National Park, access to affordable housing is a key issue facing many local communities within the National Park.

The affordability ratio indicates how many multiples of the average annual salary are needed to purchase an average priced house in a given area. In 2013 the average national ratio was 6.7, whilst the South East ratio was 7.3. Eastbourne (ratio of 7.0) is the only area in the SDNP where houses are more affordable, compared to the regional average. The other 11 districts have a much lower housing affordability with an average resident of East Hampshire spending 11.3 times their annual salary in order to purchase an average priced house. In Chichester it is 10.6, and in Winchester 10.5[29].

There were approximately 3,043 households on housing waiting lists in the SDNP in 2014 which represents 6.4% of the 47,273 households in the SDNP recorded in the 2011 Census.[30] This represents an increase of 20% on the number of households on local authority housing waiting lists in 2008 (DTZ, 2011)[31].

The government recognises that National Parks are not suitable locations for unrestricted housing (Defra 2010)[32]. Consistent with government policy, the expectation is that new housing in the SDNP will be focused on meeting affordable housing requirements, supporting local employment opportunities and key services (Defra 2010). The general exclusion for major development and, in particular, major housing development, within National Parks is likely to have implications for surrounding authorities for which pressure to provide new housing may be somewhat greater since designation of the SDNP although the vast majority of land comprising the SDNP (~90%) was designated as an Area of Outstanding Natural Beauty that enjoys equivalent protection in terms of landscape character.

Transport

It is helpful to differentiate between the transport considerations for business and residential communities as being distinct from visitors to the SDNP that will be likely to show greater seasonality.

The high dependence on car use by residents of the SDNP has already been highlighted. The increasing dependence upon car travel is in part a reflection of poor public transport infrastructure made worse by recent cuts in bus subsidies across all four local transport authority areas that have resulted in reduced services in some areas and a complete cessation of bus services in others.

Car ownership levels are high with 85% of residents owning at least one car and an estimated 63% of the working population travelling to work by car representing 7.76 million two way journeys annually. Based on 2012, data there were an estimated 46 million visitor days spent in the South Downs. High visitor dependence upon cars means car parking is an issue particularly for popular destinations and also for mass participation events such as long distance runs / cycle rides.

Approximately 22,500 residents commute out to other destinations in the South East, including London. Peak capacity on rail commuter routes between London and south coast termini railway stations such as Brighton, Portsmouth and Southampton is an acknowledged problem (e.g. by 2020 the Brighton Main Line service to

[27] Hampshire County Council, 2011. South Downs National Park Local Economy: Current economic indicators for the local economy of the South Downs National Park, September 2011.
[28] West Sussex County Council, 2012. Supporting Economic Growth in West Sussex An Economic Strategy for West Sussex | 2012-2020
[29] Winchester District Local Plan Part 1 – Joint Core Strategy Submission June 2012 Background Paper – 2 Affordable Housing Policies.
[30] This data is not available at National Park level. This has been calculated by aggregating local authority data for the twelve districts within the SDNP.
[31] DTZ, 2011. South Downs National Park Housing Requirements Study: Final Report.
[32] Defra, 2010. English National Parks and the Broads UK Government Vision and Circular 2010.

London will be operating at 100% capacity notwithstanding current planned measures to provide additional capacity (Network Rail, 2010)[33]). Similar capacity issues are affecting coastal services primarily driven by housing development and associated population increases. While few stations are location in the National Park itself, many stations are within easy reach of the boundary and better links between settlements and rail stations could contribute to a change in levels of car use and commuting patterns.

The SDNP is crossed by a number of strategic highway routes including the M3, A3, A24, A23 and A26 with north-south routes concentrated within the principal chalk valleys. The A272 is a significant east-west route through the SDNP, and parts of the A27 runs along the southern boundary. Pressures for road improvements, often with major cuttings and/or tunnels in the Downs, have been an issue in the eastern Downs. This has led to reduced perceptions of tranquillity in open downland landscapes, especially adjacent to settlements. Furthermore, strategic highways can act as a barrier to people accessing the National Park by sustainable modes – e.g. the barrier of the A27, combined with poor bus connectivity leads to the car being the preferred travel choice for visitors from just outside the National Park.

Water

Both the chalk of the South Downs and the Lower Greensand represent significant aquifers. These groundwater aquifers supply the large majority of the people living within and around the South Downs with their drinking water, constituting approximately 75% of supply. The chalk aquifer also feeds water into chalk springs, and provides the source for the important chalk rivers of the Meon and on the western edge of the SDNP, the Itchen.

Pressure from new development and rising household demand is increasing the need for water across the South East. This is having an impact on the water resources from the SDNP. Not all areas are affected; the Water Resource Management Plan (WRMP) for Portsmouth Water's supply zone over the next 25 years forecasts a surplus in the supply / demand balance. The level of abstraction, from both the Chalk and Lower Greensand aquifers across the SDNP, already exceed the available natural resource (Environment Agency, 2012)[34]. This also has an effect on river flows and their ecological condition.

Water companies produce WRMPs every five years which set out how they will manage such increasing demands and maintain supplies over a 25 year horizon. However, with regards to Purpose 1 of National Parks, resource development options (e.g. new reservoirs, groundwater sources) have to be environmentally sustainable and not lead to the further deterioration of river flows and aquifer storage. The SDNPA has a role to play in influencing environmentally sustainable options, working with the Environment Agency in the review of water resource management plans.

An additional issue in water resource planning exists in the South East due to the number of water companies operating in the region. With each company looking to meet future demands with additional headroom factored in (i.e. added security to meet extra demand), over-capacity can result. To address this issue, the 'Water Resources in the South East Group' (WRSE) was set up which comprises all the water companies and the Environment Agency, to determine the most sustainable solution to addressing supply-demand imbalances and the risk of 'over capacity'. The WRSE has been effective in influencing the 2009 and 2014 Price Review/associated plans.

In 2008/09, the average actual per capita water consumption in the SDNP was 170 litres per person per day. This needs to reduce to 135 litres per day by 2016 to meet the government's aspiration of 130 litres per person per day by 2030 or 120 litres per person, per day with technological development (Environment Agency, 2009)[35]. Increasingly, water metering is being introduced by water companies as part of a package of demand management measures. Each water company associated with the SDNP is forecasting reductions in per capita consumption in their latest WRMPs.

[33] Network Rail 2010. Sussex Route Utilisation Strategy.
[34] Environment Agency, 2012. South East Environmental Data Report for the South Downs National Park Region
[35] Environment Agency, 2009. Water Resources Strategy – Regional Action Plan for Southern Region

Future baseline and key sustainability issues

As noted, the SEA Regulations require that consideration be given to the likely evolution of the baseline environment without implementation of the plan. This is known as the 'future baseline'.

Table B3 sets out the key sustainability issues and the likely evolution of the baseline without the implementation of the plan.

Table B3 Likely future baseline conditions and key sustainability issues without implementation of the SDLP.

Key sustainability issues	*Evidence and trends*	*Consequences for future baseline if no action taken*
Landscape		
Degradation of landscape character.	The SDNP's landscape character is under pressure from a range of aspects including increasing specialisation of agriculture, changing lifestyles and changing forms of land ownership, road improvement schemes and telecommunications infrastructure (masts etc.). To date, most of the key aspects of the landscape have been well maintained. Baseline and future changes are provided in South Downs National Park Integrated Landscape Character Assessment. Typical frequency for updates to Landscape Assessments is ten years.	Changes in landscape character across the National Park. Cumulative, synergistic and indirect effects on character. Increasing pressure on the existing landscape character, most likely to be incremental and cumulative change over time from small individual changes in the landscape. Pressure for landscape change is likely to be most acute around existing settlements.
Increased urbanisation and loss of local distinctiveness, character and integrity of the historic built environment and its setting.	Local distinctiveness being eroded by incremental change, small-scale developments, extensions and conversions unsympathetic to settlement form and local vernacular styles. Baseline provided in South Downs National Park Integrated Landscape Character Assessment. SDNPA commissioned a Buildings at Risk Survey in 2012/13. This found that levels of risk and vulnerability within the National Park are extremely low.	Pressures for provision of housing within the SDNP have the potential to adversely affect the landscape character and the overspill of existing villages and market towns into surrounding rural areas. Further unsympathetic developments will lead to the greater erosion or loss of the character and local distinctiveness of the SDNP settlements and landscape. Pressure from increased development with the potential to lead to loss of local character is mostly likely to be experienced around existing settlements.

Key sustainability issues	*Evidence and trends*	*Consequences for future baseline if no action taken*
Noise and light pollution.	As highlighted by Dark Night Skies Mapping (ongoing), EcoServe GIS models (Climate Regulation and Carbon Sequestration), effects on tranquillity are taking place, including through poorly sited noisy developments, excessive and poorly designed lighting, and air pollution from vehicles. The lowest tranquillity scores are associated with the areas that are close to the conurbations of Brighton, Hove and Worthing both inside and outside the National Park. SDNPA has no control on the impact from development outside the SDNP although it can seek to influence this through the Duty to Co-operate. The SDNPA is an International Dark Skies Reserve registered with the International Dark Skies Asssociation. This initiative is being actively pursued through the Duty to Co-operate.	Further development may lead to continued loss of tranquillity and dark night skies in the SDNP. Remaining areas of tranquillity are under threat, particularly where the conurbations of the south coast impact upon the adjacent downland.
Landscapes lack sufficient permeability for species to be able to move or respond to climate change (national trend).	Some habitats and species are more sensitive to climate change than others. Species composition can change, for example favouring grasses and more drought tolerant species. Sites under five hectares are more vulnerable as they have less resilience. Small isolated fragments of habitat are more likely to be lost.[36].	Increased habitat fragmentation will mean that landscapes will lack the adaptive capacity to deal with major threats, such as a shift in climatic conditions.
Biodiversity		

[36] Habitat Connectivity Mapping (Thompson Ecology, 2015), Climate Change Vulnerability Mapping (Natural England, 2014)

Key sustainability issues	*Evidence and trends*	*Consequences for future baseline if no action taken*
Many wildlife habitats are small and fragmented. Lack of long-term, sustainable land management for biodiversity, ecosystem services.	Over 95 per cent of lowland heathlands have been lost globally. While over half (55 per cent) of the heathland within the National Park is designated as SSSI, over 80 per cent of these heathland SSSI units are currently in unfavourable condition Chalk grassland has suffered badly from loss and fragmentation within the SDNP. A number of ancient woodlands are deemed to be 'under threat': Woodland habitats of particular value for biodiversity within the SDNP include 'hanger' woodlands (which cling to steep greensand and chalk slopes); yew forests (e.g. Kingley Vale);ancient wood pasture (e.g. Ebernoe Common near Petworth); wooded heaths (for example, Blackdown near Haslemere); 'rews and shaws' (linear strips of ancient woodland along field edges and streams); and 'veteran' trees. While habitat loss / fragmentation is recognised as an issue, the situation has been improving under strategic work undertaken by the SDNPA and partners, such as the Nature Improvement Area (NIA) project South Downs Way Ahead that has reduced habitat fragmentation of calcareous grassland. Similarly efforts are to be targeted at heathland habitat through the Heathlands Reunited project.	The failure to address habitat fragmentation and management issues will result in further deterioration in site conditions and loss of biodiversity through insufficient capacity to support vulnerable species.
Potential conflicts between differing priorities e.g. access and biodiversity.	In recent years targeted conservation efforts, sensitive land management and landscape-scale coordination have led to the recovery of some of the special wildlife and habitats of the South Downs. However, nationally, changes in the economy, agricultural policy and the application of new technologies resulted in more intensive agriculture in recent decades which has had a devastating impact on many farmland species. Nationally, over the past decade or so, agri-environment schemes have helped to address declines in some farmland species. Increased uptake of agri-environmental schemes should help to continue this trend.	Pressures for increased provision of access and recreational opportunities and increased development within the SDNP (albeit on a small scale) has the potential to adversely affect the richness and diversity of the National Park's wildlife and habitats.

Key sustainability issues	*Evidence and trends*	*Consequences for future baseline if no action taken*
Climate change impacts on biodiversity within the National Park.	A 2013 assessment[37] highlighted that habitats in the South Downs National Park are likely to be vulnerable to climate change, for example changes in habitat extents and species composition.	Woodland is likely to experience changes in species, possible increased pests and disease and will be vulnerable to drought. Beech trees and woodlands on well-drained, south facing slopes are likely to be most affected. Lowland heath is particularly vulnerable to drought and increased summer temperatures, which may lead to changes in the composition of plant communities. Drier summers will also increase the risk of fires. These impacts are particularly relevant to the heaths of the Wealden greensand in West Sussex and extending in to Hampshire. Wetlands such as floodplain grazing marsh are vulnerable to cycles of drought and flood leading to waterlogging and increased siltation, but also drying out, causing loss of habitat for wetland birds and soil erosion. Increased demand for water and changes in management, such as grazing practices, will exacerbate the vulnerability of this habitat. These impacts are particularly relevant to the Arun Valley SPA and associated SSSIs and Local Wildlife Sites.
Archaeological and cultural heritage		

[37] TALOR, S., MATTHEWS, R., MACGREGOR, N., VAN DIJK, N., DARCH, G. & NEALE, A. 2013. Assessing the potential consequences of climate change for England's landscapes: the South Downs National Park. Natural England Research Reports, Number 051.

Key sustainability issues	*Evidence and trends*	*Consequences for future baseline if no action taken*
Ongoing damage to archaeological sites and historic features and historic landscapes and designed parkland.	In the Hampshire part of the SDNP, of 62 non-scheduled round barrows visited in 2002, 53% had either been ploughed and would disappear if damage continued or had been destroyed or irreparably degraded. A survey of the Sussex Archaeological Field Unit in 1975 identified that, of the known sites surveyed, 60% of the Bronze Age settlements, 64% of Iron Age Settlements and 94% of Neolithic Open settlements had been damaged. Over 60% of major field systems, Roman sites and villas and Saxon settlements had also been damaged. SDNPA is seeking to record and interpret sub-terranean archaeology using LIDAR[38] in the Secrets of the High Woods Project. The South East has suffered the greatest net loss of parkland of any English region since 1919.	Lack of detailed knowledge and management may lead to further degradation and loss of archaeological features and other heritage assets.
"Heritage at risk" – Conservation Areas, listed buildings, scheduled monuments in particular.	SDNPA commissioned a Buildings at Risk Survey in 2012/13. This found that levels of risk and vulnerability within the National Park are extremely low. 8% scheduled monuments in the National Park are deemed by Historic England to be 'at risk'. Whilst the full extent of heritage at risk has not been collated in the National Park, significant progress is being made in determining which sites and areas are at risk, including through Conservation Area Appraisal and Management Plan updates. .	Ineffective management of heritage at risk could result in neglect, decay or inappropriate development in relation to both designated and non-designated sites.
	The National Park has 165 conservation areas of which 20 are identified by Historic England as being at risk although a review is in progress to establish the full extent of conservation areas at risk.	The absence of up to date conservation area appraisals and active management plans threatens to result in incremental change that will undermine the historic identity and features for which the area was designated.
Effects on the historic environment from climate change.	Energy efficiency assessment of the existing building stock is complicated by the fact that standard calculating methods underestimate the thermal performance of traditionally built buildings (Rye, C., 2011).	Effective assessment and targeting of energy efficiency programmes will potentially result in inappropriate measures if the most recent scientific data regarding thermal performance of building materials are not applied.

[38] LIDAR is a remote sensing technology that measures distance by illuminating a target with a laser and analyzing the reflected light. Using LIDAR, man- made features are highlighted in the return signal and can be mapped to reveal hitherto undetected landscape features.

Key sustainability issues	*Evidence and trends*	*Consequences for future baseline if no action taken*
Climatic factors		
Flood risk, increased soil erosion and adaptation related to both sea level rise and current and projected wetter winters. Increased cycles of drought and flooding are projected.	Sea level rise is currently of the order of 4 mm p.a. Predicted overall increase in rainfall for the south east is +18% (+2% to +39%). Coastal habitats such as inter-tidal chalk and maritime cliff and slope are potentially vulnerable to erosion, rubble landslides and permanent inundation from sea level rise. This is particularly relevant to the Seaford to Beachy Head SSSI.	Increased incidence of fluvial, coastal, groundwater and surface water flooding. Increased incidence of drought. Increased incidence of soil erosion. Chalk Rivers and streams will be vulnerable to drought leading to drying out of stream heads and changes in flow. This can lead to destabilisation of banks, an increase in sedimentation, concentration of pollution, reductions in habitat area, and a reduction in the effectiveness of flood storage services.
Maintenance of clean water supply in face of increasing demand for water (given drier summers).	National data predicts and 8% reduction in rainfall (-28% to +15%) in the 2020s from rainfall data over the period 1962-1990).	Any effects should be largely offset by water companies that are required to maintain their 'level of service' through their WRMPs and drought plans. Each WRMP should be future-proofed against climate change impacts as they are subject to a climate change impact assessment. However, there could be an increased incidence in 'other drought mitigation measures' through the EA drought plans – e.g. spray irrigation bans relating to abstraction other than for public water supply that may result in the future as a consequence of failing to implement the Local Plan.

Key sustainability issues	*Evidence and trends*	*Consequences for future baseline if no action taken*
Increased impact on soil condition resulting from erosion and nutrient loss.	The cost of soil degradation in England is currently estimated at between £250 and £350 million per annum. Increased cycles of drought and flooding are projected. Locally, soil erosion is an acknowledged issue in the Rother Valley catchment. This is the focus of the Sediment Pressures and Mitigation options for the River Rother (SMART). The South Downs National Park Authority is pursuing the project in partnership with the University of Northampton, the Environment Agency (EA) and the Arun and Rother Rivers Trust (ARRT) as part of a long term objective to restore the River Rother into ecologically favourable condition.	This may impact on soil condition with increased erosion and nutrient loss/run-off on some steeper slopes. Higher rainfall is likely to result in increased soil erosion. Key access and recreation assets such as footpaths may be vulnerable to erosion due to drought in summer, flooding in winter and increased visitor use. Country Parks and other sites will be vulnerable to both drought and flooding, which could damage sites, alter the landscape, and potentially reduce access
Increase in extreme rainfall events and flooding.	The cost of damage to UK properties through flooding has reached around £1.3 billion per annum. This does not include the cost of damage to agricultural land or of crop loss (which are not insurable). More extreme rainfall events, such as in 2007, 2009 and 2012 have caused significant disruption and damage. The overall cost of flooding in the SDNP is not known. However, examples of flooding include: • Lewes experienced severe flooding in 2000 (prior to the establishment of the National Park) when 613 residential and 207 business properties were flooded, along with 16 public buildings. 1000 people were displaced. 503 vehicles were damaged or destroyed and the total cost of the flooding was given as £88M[39]. • Hambledon flooded during winter 2014 for a prolonged period owing to ground water saturation. The cost to the community according to the Chair of the Flood Action Group was estimated to be £5M[40].	If this trend continues, increased risk of flooding of properties and agricultural land. Wetter winters will increase frequency of both fluvial and groundwater flooding at high risk sites and increase the number/distribution of sites at risk.
Increase in the incidence of windstorms.	Average UK insured losses through windstorms are now £620 million per annum. Extreme storm events such as those in 1987, 1990, 2001 and 2007 may be more frequent.	This may result in loss of trees as a landscape feature, disruption to public services and damage to property.

[39] Note published by Lewes Flood Recovery Coordinating Group to document lessons identified.
[40] Statement by Tony Higham, chairman of Hambledon Flood Action Group in Portsmouth News article 5 Feb 14.

Key sustainability issues	*Evidence and trends*	*Consequences for future baseline if no action taken*
Climatic Change Mitigation and Energy		
Performance of the energy efficiency of the existing housing and future build housing stock and of industrial premises.	A Renewable and Low Carbon Energy Study (AECOM 2013) was commissioned by the SDNPA during 2012. This identified opportunities for improving the energy performance of the existing building stock.	Increasing energy costs; failure to meet government targets; higher incidence of fuel poverty and business failures resulting from high fuel costs.
Opportunities to develop low carbon and renewable energy within the National Park consistent with SDNPA purposes.	Generation of electricity from renewable sources is increasing in the South East. In 2013, the region generated 5,550 GWh of electricity from renewable sources; equivalent to 14.3% of total energy consumption in the region, and the second highest of any region in England. Of this, 3,336 GWh were from wind, 965 GWh were from landfill gas, and 814 GWh were from other sources of bioenergy. These amounts more than exceed the 1,750 MW by 2026[41]. The proposed Rampion Offshore Wind Farm Project – infrastructure for which will be located within the NP – will have an installed generating capacity of 665 MW and will make a significant contribution towards meeting the above targets. Total energy use within the SDNP has been estimated at 2,287,271MWh. Of this an estimated 5.6MWh p.a. is generated from renewable sources[42].	Failure to take active measures to increase the contribution from renewable energy sources within the SDNP will mean that the SDNPA has failed in its role in supporting the transformation to a low carbon society and therefore its contribution to meeting the UK government target of sourcing 30% of all electricity from renewable sources by 2020.
There exists an opportunity to provide more effective valuation of the role of woodlands throughout the National Park to contribute to carbon abatement.	The management of the National Parks can play a key role in the addressing climate change and in leading others by demonstrating best practice. Woodland provides a significant contribution to carbon abatement.	Failure to effectively value this ecosystem service would run counter to carbon abatement efforts which are potentially significant given the importance of woodland to the SDNP.
Community and well-being		

[41] South East Regional Spatial Strategy Saved Policies.
[42] Aecom 2012. South Downs National Park Renewable and Low Carbon Energy Study.

Key sustainability issues	*Evidence and trends*	*Consequences for future baseline if no action taken*
Population structure of the SDNP increasingly dominated those aged 65 and over.	Older people, defined as those aged 65 and over, account for around 24 per cent of the population compared to 19 per cent in the South East region (2017 HEDNA).	Facilities for young people become increasingly difficult to sustain because of out-migration of families that cannot afford to live in SDNP and the lack of employment opportunities in rural areas. This process is self-perpetuating without active intervention. Fewer working residents living in the National Park results in increased traffic movements and difficulty for employers to find local workforce to run services and facilities for the ageing population.
Rural areas affected by closure of village services, facilities and amenities.	Baseline data is not yet known, including percentage of the population within 2km of Post Office or 2km of Public House. Nationally, rural pubs close at a rate of 6 per week, whilst urban pubs are closing at a rate of 2 per week (CAMRA).	The continued loss of services and facilities is likely to have adverse effects on the vitality and viability of rural communities. Increased number of residents accessing services and facilities outside the community / National Park, increasing pressure on rural roads etc.
Cuts in local authority budgets affect grants to major organisations, village halls and public libraries and service delivery in cultural activity.	The current government plan has resulted in a cut of central funding to local authorities by 33% over four years 2011-2015[43].	The continued loss of services and facilities is likely to have adverse effects on the vitality and viability of rural communities.
Urban areas adjacent to the National Park include pockets of poverty and poor health (see paragraph 0).	Mapping the indices of multiple deprivation (IMD) demonstrates that in terms of general deprivation, overall, this is low across the SDNP, but there are areas of higher deprivation around Brighton and Hove and Worthing, as well as pockets at Petworth and, notably, a large rural area of Lewes District.	Benefits of the National Park will not be realised without a suitable partnership strategy pursued through the Duty to Cooperate.
Inequalities exist between different social groups in terms of both physical and educational access to the countryside and cultural facilities.	Although 10% of the population nationally is from a BME background, only 1% of visits to National Park are from a BME community (Campaign for National Parks). A pan-Sussex Review of Environment Centres by Sussex WT in 2007 suggests 24% facilities have grounds or interpretation suited for disabled access and 21% facilities for which transport to site is difficult or costly.	Some social groups visit National Parks less than others. Without effective Local Plan and Partnership Management Plan policies to address this, SDNPA would be failing in its responsibility to promote understanding and enjoyment to all sectors of society.

[43] Comprehensive Spending Review 20112-2015

Key sustainability issues	*Evidence and trends*	*Consequences for future baseline if no action taken*
Incidences of rural crime in the South Downs National Park encompassing: Wildlife crime – poaching, hare coursing Anti-social behaviour – green laning, fly tipping, littering, illegal use of private land Farm crime – metal theft, fuel theft, equipment theft and disturbance to livestock	Anecdotal evidence from visitors' survey for land managers which identified rural crime as a key issue affecting landowners. Rural crime highlighted as a common issue in community led plans across the National Park. High numbers of people focused on some areas of the SDNP has led to recurring problems for some landowners and communities. These include injuries to sheep and disturbance to ground nesting birds by uncontrolled dogs, inconsiderate car parking, fly tipping and gates being left open.	Increased costs for landowners in replacing equipment and increased insurance premiums, with associated effects on the viability of farming. Cost of removing fly-tipping, negative impact on the special qualities of the National Park, impact on visitors / tourism.
Economy		
Economy – disconnected from the landscape/local area (out-commuting to jobs in surrounding towns/cities)	Approximately 22,400 residents in the National Park commute out to other destinations in the south east, including London[44]. The population is dominated by the 'Countryside category' i.e. well off individuals living in rural or semi-rural location, mostly living in detached housing, working in agriculture or a professional capacity and often working from home.	Pattern of out-commuting does not foster strong locally-based rural economy, further undermining communities and local services. Increased trend of home working may however support daytime activities in some villages.
Many areas of the SDNP suffer from poor broadband access and this is a constraint to competitiveness in the online marketplace.	The 2012 State of the Park report recorded that there were very few places within the National Park with broadband speeds higher than 8Mb per second. The national BDUK programme is addressing much of this with the roll out of superfast broadband (24Mbps). Programmes are aimed at achieving 95% coverage. Modelling work commissioned by SDNPA, and other information, shows that areas of SDNP will definitely be in the last 5% not covered by the national programme. Pilots have been run/developed seeking solutions for these 'hard to reach' areas	Any shortfall in achieving comprehensive (100%) superfast broadband coverage will constrain business growth in the National Park and the competitiveness of existing businesses.

[44] South Downs National Park Authority, 2012. State of the National Park 2012

Key sustainability issues	*Evidence and trends*	*Consequences for future baseline if no action taken*
Global market-driven forces influence agriculture within the National Park. This has resulted in increased intensity of agricultural activities.	Spending on agri-environment schemes nearly doubled between 2005/06 and 2009/10 – £4.567 to £8.305 million. Currently 57% of the National Park (93,561ha) is covered by agri-environment schemes, although this represents 66% agricultural land in the National Park.	Changing agriculture has affected the landscape and features of the South Downs in the past and will continue to do so in the future; recognition of this underpins the need for an ecosystem services approach that should include a realistic valuation of food production (strategic and social importance, not just farm-gate prices). Brexit has the potential to lead to further uncertainties regarding subsidy regimes etc.
Deprivation within some limited areas of the National Park.	The South Downs is amongst the least deprived areas in England, with no areas falling within the 20% most deprived in England. Where deprivation does exist it is generally concentrated in urban areas with large social housing estates outside of, or on the edge of the Park boundary.[45]	The market towns will come under increased pressure for meeting future housing requirements and service provision.
Housing		
Need for affordable housing stock.	The 2017 HEDNA estimates a need for 5,600 affordable homes by 2033.	Population will continue to age, loss of facilities will continue with a lack of younger population to fill local jobs. Increased development pressure on areas outside the National Park.
Need for accommodation for rural workers.	Generally house prices are higher in the National Park than surrounding urban areas, which tends to prevent those on low incomes from accessing housing. A high proportion of larger dwellings exacerbates this situation and can lead to unbalanced communities with young people and families unable to live in the National Park.	Increased inward commuting to fill rural jobs, fewer opportunities for people to find work locally, loss of rural skills.

[45] Hampshire County Council and SDNPA, September 2011, Current Economic Indicators for the Local Economy of the South Downs National Park

Key sustainability issues	*Evidence and trends*	*Consequences for future baseline if no action taken*
Under provision of transit and permanent traveller sites.	Accommodation needs assessments have established a continuing need for new gypsy and traveller pitches within the National Park. They also established a need for additional transit pitches within the sub-region. Since these studies were carried out several sites have been granted permission across the National Park, providing additional pitches. This has met the identified need for new permanent pitches within Coastal West Sussex. A transit site of 9 pitches has been established within Chichester District which serves the whole of the West Sussex county area. Site identification work has been carried out with adjoining authorities to identify suitable sites to meet the unmet need within Hampshire, East Sussex and Brighton and Hove	Increase in illegal encampments due to insufficient suitable accommodation; potentially an increase in planning appeals.
Second home ownership/Holiday homes - decrease in resident population and support for local facilities	There is no firm data currently held on second home ownership. It was a matter raised in responses to the Options Consultation on the LP in 2014. However, it has not been a prominent issue in consultation on the LP, to date.	Increased house prices in rural areas impact on residents' ability to afford homes in their community Reduction in availability of houses locally to meet local need. De-population of small rural communities with subsequent impact of the viability of local services.
Low capacity for settlements to accommodate new housing. Resistance from community. Locations for new housing often unsustainable.	The SHLAA undertaken by SDNPA in 2015 has demonstrated a shortage of sites that satisfy the criteria of being available, suitable and deliverable. Through the Neighbourhood Planning process **some very limited numbers of** parishes have been reluctant to accept levels of housing consistent with the emerging LP. There is community resistance to some Local Plan allocations.	
High value area causes houses to be enlarged, improved, replaced, reducing proportion of smaller, cheaper houses.	Median house price across SDNP = £415,000 (2017 HEDNA)	Without intervention there is a likelihood of increased loss of the stock of smaller houses and affordable homes. Potential to lead to higher waiting lists for affordable homes within SDNP.
Rural nature of community means that a higher than average percentage of the population are off the gas main. This can make domestic heating more costly with increased variability in prices.	19,535 homes of a total of 60,500 homes in the South Downs National Park are not connected to the gas main[57].	Long-term increasing fuel prices, particularly affecting oil and electricity potentially will result in an increasing number of households not able to heat homes appropriately.

Key sustainability issues	*Evidence and trends*	*Consequences for future baseline if no action taken*
Transport		
Poor public transport infrastructure within the SDNP.	Many areas in the SDNP have poor public transport accessibility, reflecting in particular a lack of bus service provision both within, and connecting to, the area. The poor public transport infrastructure is reflected in high dependence upon cars with 85% of households owning one car and an estimated 63% of the working population travelling to work by car. Subsidised bus services have been cut in all four Local Transport Authority areas within SDNP. Data suggests an average of 46 million visitor days spent in the South Downs, 83% of which are reliant upon cars.	Increasing dependence upon cars is not consistent with the low carbon economy that the SDNPA is seeking to develop. Poor public transport infrastructure combined with increasing numbers of visitors to the National Park will exacerbate problems of congestion on roads and adversely affect tranquillity. Lack of access to public transport results in social exclusion leaving vulnerable groups in rural areas without access to services that are readily available to residents with cars or those living in urban areas.
High dependence on cars by residents in / around SDNP with associated peak-time congestion and parking.	Car ownership levels are high with 85% of households owning at least one car and an estimated 63% of the working population travelling to work by car representing 7.76 million two way journeys annually.	Continued growth in car usage by communities in and around the National Park, combined with increased volume of traffic associated with visitors will exacerbate existing problems of congestion and car parking in the SDNP, undermining the National Park purposes. Particular issues are likely to be: • Managing access points to reduce negative impacts at hotspots; • Planning access points and interchanges to boost visits by sustainable means; and • Planning rights of way improvements in relation to access by sustainable means of travel.
High visitor dependence on cars makes car parking an issue particularly for popular destinations and for mass participation events, such as long distance runs / cycle rides.	In 2012, it was estimated that there were over 46 million visitor days spent in the South Downs. The majority of visitors, an estimated 83%, travelled by private motor vehicle.	
Some rail commuter routes will be at peak capacity by 2020.	By 2020 the Brighton Main Line service to London will be operating at 100% capacity.	An absence of a partnership approach involving LTAs and Network Rail as advocated by the SDNPA to address long-term shortfalls in rail capacity for London-South Coast routes and Coastway services. This may increase pressure for transport solutions which are inconsistent with SDNPA purposes and duty.
Water		

Key sustainability issues	*Evidence and trends*	*Consequences for future baseline if no action taken*
Water demand for both domestic and agricultural use exceeds supply, with resulting over-abstraction from aquifers / rivers affecting quality of water sources.	Abstraction from both the Chalk and Lower Greensand aquifers across the National Park, already exceed the available natural resource (Environment Agency, 2012). Parts of the region are under serious water stress although the modelling by water companies indicates that water supplies will be secure (based on demand management measures being implemented).	The government target is to reduce per capita consumption (PCC) to 130 litres / day whereas current per capita consumption for the SDNP resource zones is 170 litres / day. However, all water companies are forecasting PCC reductions and no WRMP options relating to increased abstraction (i.e. above that already licensed) are being sought from chalk and lower greensand aquifers.
	15% streams and rivers in the SDNP have 'good' ecological status. 44% streams and rivers in the SDNP have 'moderate' ecological status. 41% streams and rivers in the SDNP have 'bad' ecological status. (Environment Agency, 2012). Key reasons for poor ecological status include the state of fish stocks, excessive phosphates in the water, and the impacts of abstraction.	Increasing pressure on abstraction will increase the vulnerability of surface water bodies and aquifers to a further deterioration in ecological status without adequate management measures to address these issues. Capacity at the Chichester (Tangmere) wastewater treatment plant is constrained but upgrade programme works are due to start in 2019 and will resolve this capacity constraint. There is ongoing regulatory pressure to reduce wastewater discharge volumes (especially to address the issue of high levels of phosphates) to promote improved status from 'Moderate' to 'Good'.

Appendix C: Appraisal of Development Strategy Options

The following tables present appraisal findings in relation to the five development strategy options. These are organised by the twelve sustainability themes.

For each sustainability theme, a commentary on the likely effects (including significant effects) is presented. This is accompanied by an indication of whether likely 'significant effects' (using red / green shading) are likely to arise as a result of the option. Options are also ranked numerically reflecting their relative sustainability performance, with '1' the most favourable ranking and '5' the least favourable ranking.

Table B1: Appraisal findings, Landscape Sustainability Theme

Reasonable alternatives
Option 1: Dispersed High
Option 2: Dispersed Medium +60%
Option 3: Concentrated Medium
Option 4: Dispersed Medium
Option 5: Dispersed Medium- Sustainable Transport

The South Downs Integrated Landscape Character Assessment (SDILCA) undertaken for the South Downs National Park (updated 2011)[46] highlights there are a range of 'Forces for Change' affecting landscape character in the National Park. These have been identified as follows: development squeeze; traffic; changing agriculture; recreational pressures; development; climate change; and erosion of isolated island quality.

Due to the narrow area covered by the protected landscape of the National Park, **development squeeze** is an issue for landscape quality. This is largely as a result of development outside of the National Park, including on the coastal plain and in the Weald. As highlighted by the SDILCA, due to the narrowness of the SDNP in the eastern part of the National Park, this location has the greatest susceptibility to development squeeze.

In this context the Dispersed High option (Option 1) and the Dispersed Medium +60% option would direct a greater degree of development to the eastern part of the National Park, to locations including Findon, Ditchling, Pyecombe, Lewes, Kingston Near Lewes, Rodmell and Alfriston. This has the potential to further contribute to development squeeze at this sensitive location, with the potential for **significant negative cumulative effects** on landscape quality. To a lesser extent, the Dispersed Medium and Sustainable Transport options (Option 4 and 5) may also lead to similar cumulative effects on this sensitive part of the National Park through increased levels of allocations in the same settlements and for the Sustainable Transport option also in Southease, Rodmell and Glynde,. However, due to the smaller scale of development proposed through these options, effects under Options 4 and 5 are likely to be of a reduced magnitude when compared to Option 1.

In terms of **traffic**, the increased housing numbers proposed by the Dispersed High option (6,087 dwellings and Dispersed Medium +60% option (3,429) in comparison to the 2,578 dwellings proposed by the remaining three options) will lead to larger increases in traffic flows in the National Park. The Sustainable Transport option (Option 5), through focusing development on the settlements with the best connections by sustainable transport modes, will help limit effects on landscape quality from increases in traffic flows from development. The main effects on landscape character from traffic in the SDNP are from both the main north-south routes bisecting the National Park, specifically the M3, A3, A32, A23 and A24 and east-west on the A27 where it routes through or adjacent to the National Park. The options proposed are unlikely to, in isolation, lead to significant effects on landscape quality from additional increases in traffic. Rather, traffic increases on these routes are likely to result from an in-combination effect of Local Plan development with the much greater development outside of the National Park.

In terms of more specific effects on landscape quality from traffic, a notable influence on landscape quality from traffic in the western part of the National Park is from the A272. In this context Option 1 (Dispersed High) and Option 2 Dispersed Medium +60%) will focus an increased degree of development in settlements within the A272 corridor, including Petworth, Easebourne, Midhurst, Stedham, Rogate, Sheet, Petersfield and Stroud. This has the potential to lead to cumulative and synergistic impacts on landscape quality from an increase in traffic flows on the A272.

The effects of **climate change** on landscape in the National Park have the potential to be far reaching. This includes changes in landscape features such as characteristic habitats, changes in land use, alterations to water resource use and a need to increase renewable energy provision and carbon sequestration to meet climate change targets. In this context the effect of the five options will depend largely on the integration of measures within new development areas to protect and enhance landscape quality to help meet these challenges, and on the number and distance of car journeys generated by each option. However, it should be noted that where there is a larger scale of development, there is also a likely reduction of the ability of the landscape to adapt to the effects of climate change. This is due to a reduction in space to adapt and increased pressures on non-developed areas. As such, Option 1, through promoting a Dispersed High growth scenario and Option 2, through promoting a Dispersed Medium +60% scenario would do most to reduce the resilience of landscape to adapt to change. To a lesser extent the dispersed scenarios promoted through Options 4 and 5 may also lead to similar, but less pronounced effects.

In relation to effects on landscape from development, the SDILCA highlights that incremental, small-scale change with gradual erosion of local rural character is a key concern. In this context the Dispersed High option (Option1) and the Dispersed Medium +60% (Option 2), through amplifying the scale and distribution of development amongst a wider number of settlements (including, outside of the five main settlements of the National Park, within 40 villages), has increased potential to lead to **significant negative effects** on local rural character.

Through facilitating an increased degree of development at the five main settlements in the National Park (Lewes, Liss, Midhurst, Petworth and Petersfield), Option 1, Option 2, Option 3 and Option 5 all have the

[46] LUC (updated 2011) Integrated Landscape Character Assessment

Reasonable alternatives
Option 1: Dispersed High
Option 2: Dispersed Medium +60%
Option 3: Concentrated Medium
Option 4: Dispersed Medium
Option 5: Dispersed Medium- Sustainable Transport

potential to lead to **significant negative effects** on landscape character in the vicinities of these towns / villages. Whilst Option 3 focuses all development under a medium growth scenario to these settlements, Options 1 and 5 both promote a higher level of development in these locations. As such, Option 1 has increased potential for significant effects, whilst Option 3 will limit effects on landscape character elsewhere in the SDNP through not allocating new development within other settlements in the National Park. Under Option 4, overall effects on landscape character have the potential to be more limited. For Options 4 and 5, significant effects on landscape character depend on the location and layout of new development and the incorporation of measures such as high quality design and green infrastructure provision to minimise effects on landscape character and secure enhancements.

As highlighted by the SDILCA, "*The South Downs has a strong 'island' quality and sense of separateness/difference from the surrounding landscape. This is both as a result of the upstanding a prominent landform which rises from the Weald and coastal plain, long views out, as well as the very real contrasts between the South Downs and adjacent areas.'* In this context the 'erosion of isolated island quality' is more likely to take place with the higher quantum of development and increased dispersal of development proposed through Option 1 and Option 2. This is due to increased loss of land and the potential for visual and physical conglomeration of settlements' distinctiveness.

In terms of potential effects from recreational pressures and changing agricultural practice on landscape quality this will be largely dependent on agricultural practices (e.g. the shift to 'sustainable intensification') and the development of infrastructure for the visitor and tourism economy rather than the quantum and distribution of new housing. As such it is uncertain the extent to which each of these options will affect landscape quality in relation to the 'Forces for Change' identified by the SDILCA.

A further key consideration relates to potential effects on dark night skies and tranquillity in the National Park, which are two closely linked elements centrally relevant to landscape quality and visual amenity. The largest influences on these elements relate to the presence of the built up area on the south coast (including related to Eastbourne, Brighton, Worthing, Chichester and the south Hampshire conurbation) and the effects of other individual settlements surrounding the National Park (including Winchester, Alton, Haslemere, Liphook, Bordon, Storrington and Burgess Hill / Hurstpierpoint). Within the SDNP the main inputs to light pollution include the settlements of Petersfield, Liss, Midhurst and Lewes and road corridors (see above under 'traffic').

A band of the National Park extending eastwards from the south east of Petersfield to Storrington has been established as including some of the most tranquil areas in the South Downs[47]. A further area of high tranqullity is located within the northern strip of the National Park which extends to the south west of Farnham. In this context the options which direct a larger degree of development to South Harting, Compton, East Dean, Bury, Amberley, and Binsted and Selborne (Option 1 and 2 and to a lesser extent, Option 4 and 5) have increased potential to have effects on tranquillity and light pollution at these locations.

Overall, in terms of tranquillity and dark night skies, an increased quantum of development and the increased dispersal of development proposed through Option 1 has the most potential to lead to **significant negative effects** on landscape quality from light pollution and loss of tranquillity. Option 3, through focussing development on the five main settlements of the National Park, will erode tranquillity in the vicinity of these settlements but is likely to limit effects on tranquillity elsewhere in the National Park.

Landscape Sustainability Theme: Summary of options' rank									
Option 1	5	*Option 2*	4	*Option 3*	3	*Option 4*	1	*Option 5*	2

Options with likely significant positive effects	
Options with likely significant negative effects	
Options with no likely significant effects	
Rankings: from 1 (most favourably performing) to 5 (least favourably performing)	**1-5**

[47] Source: SNDPA (2012), State of the National Park 2012

Table B2: Appraisal findings, Climate Change Adaptation Sustainability Theme

Reasonable alternatives
Option 1: Dispersed High
Option 2: Dispersed Medium +60%
Option 3: Concentrated Medium
Option 4: Dispersed Medium
Option 5: Dispersed Medium- Sustainable Transport

The ability of the development options to influence climate change adaptation, is assessed principally in relation to flood risk and water supply, owing to the limitations in data to assess other aspects of adaptation. In relation to flood risk, the Water Cycle Study (WCS) / Strategic Flood Risk Assessment (SFRA) undertaken for the SDNP[48] has identified that a number of the settlements proposed for development through the five options are subject to flood risk. The key locations with flood risk issues identified in the National Park by the SFRA are: Lewes (combined fluvial and tidal flood risk relating to the River Ouse including tidal locking, groundwater flooding, surface water flooding and sewerage flooding); Petersfield (fluvial flood risk from the upper River Rother and tributaries, surface water flooding, sewerage flooding and some groundwater flooding); and Liss (fluvial flood risk from upper River Rother and tributaries, and surface water flooding).

In terms of Lewes, Option 1 (1,677 dwellings), Option 2 (672 dwellings) and Option 3 (626 dwellings) are likely to lead to increased pressures for development at locations with elevated flood risk. Similarly in Petersfield, Option 5 (820 dwellings) and Options 1 to 3 (805 dwellings) have the potential to increase the likelihood of development in unsuitable locations in comparison to Option 4 (700 dwellings). In terms of Liss, Options 1, 2, 3 and 5 all propose elevated levels of housing development (220 dwellings) in comparison to Option 4 (150 dwellings). Overall, the Dispersed High option (which proposes 6,087 dwellings in comparison to the 3,429-2,578 dwellings proposed by the other four options) may lead to additional pressures for development at locations with elevated issues relating to flood risk.

Whilst a number of the options have the potential to lead to elevated levels of flood risk at locations where the SFRA has highlighted particular issues, it is considered that the provisions of the NPPF and national policy in relation to flooding will help guide development away from flood risk areas and ensure that appropriate mitigation measures are implemented. For example the NPPF does not permit development within flood risk areas or where the effect would be to increase flood risk elsewhere. Likewise, adherence to the recommendations and guidance presented in the WCS / SFRA, and the provisions of future documents to be prepared in the National Park, including the Level 2 SFRA and the Surface Water Management Plans to be prepared for Petersfield and Liss, will help limit effects.

In relation to water supply, the Environment Agency in 2013 classified supplies in the Southern Water and South East Water areas as under “Serious Stress” and supplies in the Portsmouth Water area as “Moderate”. However, the WCS has highlighted that, provided water companies implement their proposed Water Resource Management Plans effectively, there are no significant issues which would impact on the ability to meet the supply needs of the new development. In this respect it is not anticipated that the scale and location of development proposed through any of the options will be undeliverable. It should be noted however that the increased scale of development through the Dispersed High option (Option 1) will lead to increased water demand in the National Park in comparison with the other options.

In terms of coastal zone management the proposed development strategies put forward through the five options limit development within the coastal areas of the National Park in East Sussex.

Climate Change Adaptation Sustainability Theme: Summary of options' rank									
Option 1	**5**	***Option 2***	**4**	***Option 3***	**2**	***Option 4***	**1**	***Option 5***	**2**
Options with likely significant positive effects									
Options with likely significant negative effects									
Options with no likely significant effects									
Rankings: from 1 (most favourably performing) to 5 (least favourably performing)									**1-5**

Table B3: Appraisal findings, Biodiversity Sustainability Theme

[48] Amec (December 2014) Water Cycle Study and SFRA Level 1, Scoping and Outline Report

Reasonable alternatives
Option 1: Dispersed High
Option 2: Dispersed Medium +60%
Option 3: Concentrated Medium
Option 4: Dispersed Medium
Option 5: Dispersed Medium- Sustainable Transport

Numerous internationally and nationally designated nature conservation sites are present within and in close proximity to the SDNP. Within the National Park, these include one RAMSAR site, 13 SACs, two SPAs, 86 SSSIs and nine National Nature Reserves. There are also over 850 locally designated sites in the National Park, designated as either Local Wildlife Sites, Sites of Nature Conservation Importance (SNCIs) or Sites of Importance for Nature Conservation (SINCs). This reflects the presence of a rich variety of habitats that support a range of rare and internationally important species in the National Park.

Whilst the significance of the effects from each option on features and areas of biodiversity interest largely depends on the location, scale and nature of development and the incorporation of biodiversity enhancement measures, it can be considered that a higher level of housing development within a settlement increases the likelihood (and potential magnitude) of negative effects. This is linked to an increased likelihood of direct effects, such as from land take, disturbance or the loss of key features of ecological value, and an increased likelihood of indirect effects, such as from a reduction of ecological connectivity, changes in land use patterns or increased traffic flows.

In terms of the larger settlements in the National Park, the options (Options 1, 2 and 3) which promote a higher degree of development at these locations have increased potential for effects on the internationally and national designated sites present in the vicinity of these towns and villages.

In the vicinity of **Lewes** this includes potential effects on the Lewes Downs SAC/SSSI, the Offham Marshes SSSI, the Clayton to Offham Escarpment SSSI, the Lewes Brooks SSSI and the Southerham Grey Pit SSSI. Reflecting these sensitivities, the whole of the town is located within an SSSI Impact Risk Zone for housing developments of over 100 dwellings. In this context the larger scale of allocations proposed by Option 1 (1,677 dwellings), Option 2 (672 dwellings) and Option 3 (626 dwellings) have increased potential to lead to **significant negative effects** relating to potential impacts on the internationally and nationally designated sites present in the vicinity of Lewes.

Internationally designated nature conservation sites present in the vicinity of **Petersfield** include the East Hampshire Hangers SAC and the Wealden Edge Hangars SSSI. However only a small part of the north west part of the town (at Bell Hill) is within the SSSI Impact Risk Zone for larger scale housing development (housing developments of over 100 dwellings). In this context whilst Option 5 (820 dwellings) and Options 1 to 3 (805 dwellings) have the potential to increase the likelihood of effects on these designated nature conservation sites, significant effects are likely to be minimised by the location and relative distance of these sites to the town.

In the vicinity of **Midhurst** nationally designated sites include Iping Common SSSI and Ambersham Common SSSI. The SSSIs' Impact Risk Zones (for residential developments of over 50 dwellings or more) skirt either side of the town. In this respect the likelihood of significant effects depends on the location and scale of development sites. Overall however, it can be considered that Option 1 (599 dwellings) and Option 3 (264 dwellings) have the potential to lead to an increased magnitude of effects.

In **Petworth** the Mens SAC is located between 3.6 and 7.3km from the centre of the town. Due to the reduced sensitivity of the location, this limits the likelihood of significant negative effects taking place. The zone of influence for bat commuting / foraging habitat is assessed at 7km and therefore, development within Petworth has the potential for adverse effects. However, compliance with policy SD13 (International Sites) of the LP would avoid significant adverse effects.

In terms of **Liss**, the Wealden Heaths Phase 2 SPA and Woolmer Forest SSSI are present close to the village. As such 90% of the settlement is covered by an SSSI Risk Zone for '*any residential developments with a total net gain in residential units*' with the remaining areas covered by the Impact Risk Zone for '*residential development of 10 units or more*'. In this respect the likelihood of **significant negative effects** from new development in the village is high. Of the four options, Option 4, through proposing 150 dwellings rather than 220 dwellings (as proposed by Options 1, 2, 3 and 5) has the potential to have fewer impacts on these sites.

In terms of the nature conservation designations located in the vicinity of the smaller settlements in the National Park, the likelihood for significant effects may be limited by the scale of allocations at most of the locations proposed through the options. However, this does not preclude the possibility of significant negative effects on biodiversity in the vicinity of these settlements resulting from Option 1 (which directs a highest scale of development to the larger range of settlements) and Options 4 and 5 (which take a dispersed approach to the delivery of a medium growth scenario).

It should also be noted that the potential for significant negative effects cannot be excluded for any of the options without increased clarity on the potential location and scale of development sites. In this context it is recognised that these elements cannot be determined in detail for the five options due to the broad strategic nature of the options and as such the significance of effects are uncertain. For the specific sites contained in

Reasonable alternatives
Option 1: Dispersed High
Option 2: Dispersed Medium +60%
Option 3: Concentrated Medium
Option 4: Dispersed Medium
Option 5: Dispersed Medium- Sustainable Transport
the Pre-Submission Local Plan, in terms of European designated sites (including SACs and SPAs) the recommendations of the Local Plan Habitats Regulations Assessment will help limit any significant effects relating to these sites through the implementation of avoidance and mitigation measures.

Biodiversity Sustainability Theme: Summary of options' rank

Option 1	**5**	***Option 2***	**4**	***Option 3***	**3**	***Option 4***	**1**	***Option 5***	**2**

Options with likely significant positive effects	
Options with likely significant negative effects	
Options with no likely significant effects	
Options with uncertain significant effects	
Rankings: from 1 (most favourably performing) to 5 (least favourably performing)	**1-5**

Table B4: Appraisal findings, Cultural Heritage Sustainability Theme

Reasonable alternatives
Option 1: Dispersed High
Option 2: Dispersed Medium +60%
Option 3: Concentrated Medium
Option 4: Dispersed Medium
Option 5: Dispersed Medium- Sustainable Transport

The South Downs National Park has a rich historic environment, with numerous features and areas of cultural heritage and archaeological significance. This includes 166 conservation areas, over 5,000 nationally listed buildings, 616 scheduled monuments and 30 Registered Parks and Gardens. Approximately 60 features and nine conservation areas are deemed to be 'at risk'.

A higher level of housing development within a settlement increases the likelihood (and potential magnitude) of negative effects in relation to the Cultural Heritage theme. This is due to an increased likelihood of direct effects on the historic environment, such as from the loss of key assets, land take or effects on the setting of an asset or area of sensitivity. Indirect effects, such as from changes in road traffic flows or land use patterns are also more likely to take place with an increased level of development.

In this context an increased scale of development proposed for the five primary towns and villages of the National Park through Options 1, 2, 3 and 5 (Lewes, Petersfield, Midhurst, Petworth and Liss) has the potential to have **significant negative effects** on the historic environment of these settlements without the implementation of careful design and layout and appropriate locational policies. However Option 3 will also, through exclusively focussing effects on the five larger settlements in the SDNP, help limit direct impacts from new development on the remaining settlements in the National Park. In terms of Options 1, 2, 4 and 5, these options will lead to varying degrees of development in the smaller settlements in the National Park. However Option 1 and Option 2 have the potential to lead to the largest magnitude of effects in the settlements due to the larger growth to be delivered in these villages.In terms of Options 4, effects on the historic environment will depend on the location, design and layout of new development. However the broader spread of development proposed and avoidance of levels of development likely to have significant impacts upon the townscape of the core settlements, will enable a wider range of cultural heritage assets to benefit from enhanced utilisation of such assets (including through a contribution to the vitality of settlements), high quality and sensitive design and contributions to enhancements to the fabric and setting of historic environment assets.

Cultural Heritage Sustainability Theme: Summary of options' rank									
Option 1	**4**	***Option 2***	**3**	***Option 3***	**5**	***Option 4***	**1**	***Option 5***	**2**

Table B5: Appraisal findings, Cultural Activity Sustainability Theme

Reasonable alternatives
Option 1: Dispersed High
Option 2: Dispersed Medium +60%
Option 3: Concentrated Medium
Option 4: Dispersed Medium
Option 5: Dispersed Medium- Sustainable Transport

Cultural activity in the National Park is closely linked to the vitality of communities. In particular, the larger settlements enable a greater variety of cultural activities to be supported. In this context through delivering a larger degree of development to Lewes, Petersfield, Midhurst, Petworth and Liss, Options 1, 2, 3 and 5 will promote an additional range of cultural activities. This will also support visitor offer in these towns and villages.

In relation to smaller settlements in the National Park, the delivery of housing locally has the potential to help support villages' services and facilities through increases in the local population. This will help to improve the settlement's vitality and viability through a slight increase in local demand for services, with the potential to support cultural activity. In this respect, Options 1, 2, 4 and 5 will promote cultural activity in locations outside of the five larger settlements through facilitating various degrees of development. This is a central consideration for this theme, as the smaller settlements of the SDNP are fundamentally important to the vitality of the National Park. However, this effect is unlikely to be significant in most settlements, considering the levels of development proposed for each.

Cultural activity and the visitor economy in the National Park are also closely linked to its landscape, setting, cultural heritage and local distinctiveness. In this context, Option 1, which proposes 6,087 dwellings in comparison to the 3,429-2,578 dwellings proposed by the other four options, has the most potential to undermine the special qualities of the National Park through increased levels of housing development.

It should also be noted though that many of the smaller settlements in the SDNP are important centres for the tourism economy. For example, 13% of visitor nights to the National Park in 2003/4 were in Alfriston. Therefore a key element relating to this Sustainability Theme will be to effectively supporting the vitality and viability of a settlement while protecting and enhancing the natural and built environment.

In light of the above consideration, Option 5, which promotes a dispersed approach to development whilst also focussing on the settlements with good accessibility by sustainable transport modes, will support a robust and sustainable visitor and tourism economy and an increased range of (and accessibility to) cultural activities. This is likely to lead to a range of positive effects in relation to this theme.

Cultural Activity Sustainability Theme: Summary of options' rank									
Option 1	**4**	***Option 2***	**3**	***Option 3***	**5**	***Option 4***	**2**	***Option 5***	**1**

Options with likely significant positive effects	
Options with likely significant negative effects	
Options with no likely significant effects	
Rankings: from 1 (most favourably performing) to 5 (least favourably performing)	**1-5**

Table B6: Appraisal findings, Health and Wellbeing Sustainability Theme

Reasonable alternatives
Option 1: Dispersed High
Option 2: Dispersed Medium +60%
Option 3: Concentrated Medium
Option 4: Dispersed Medium
Option 5: Dispersed Medium- Sustainable Transport

Health and wellbeing in the National Park is closely related to a number of factors, including accessibility to services and facilities, the use of healthier modes of travel, access to high quality green infrastructure provision, the quality of housing, levels of crime and security and optimising the benefits that the natural environment offers to the health-and wellbeing of residents and visitors.

Accessibility to services and facilities is a key influence on health and wellbeing. In this respect the options which direct an increased level of housing provision to the five largest settlements in the National Park (Lewes, Petersfield, Midhurst, Petworth and Liss) will enhance accessibility through directing housing to the settlements with the broadest range of services and facilities. This will support accessibility to the wider range of health services and leisure and recreational facilities in these settlements, with benefits for the health and wellbeing of residents. Locating a higher proportion of housing in closer proximity to the amenities in the larger settlements will also encourage healthier modes of travel including walking and cycling.

In relation to the smaller settlements in the National Park, the options which promote a more dispersed pattern of development (Options 1, 2, 4 and 5) will help support the viability of local services in these settlements, slightly increasing demand for these facilities. However, this effect is unlikely to be significant in most settlements, considering the levels of development proposed for each. Option 3 is less likely to support enhancements to green infrastructure networks or walking and cycling routes in these settlements through limiting opportunities for developer contributions. This has the potential to have negative effects in relation to the health and wellbeing of residents in these settlements. In certain settlements, an increase in population may increase pressures on existing health services without an improvement in capacity of such services.

Option 5, through locating new development in the settlements with good sustainable transport links will also support accessibility to health services and leisure and recreational facilities.

Healthier lifestyles are also closely linked to optimising the benefits that the natural environment offers to the health-and wellbeing of residents and visitors. In this respect Option 1, which proposes 6,087 dwellings in comparison to the 3,429-2,578 dwellings put forward by the other four options, has the most potential to undermine the special qualities of the SDNP through increased levels of housing development, and impacts on the National Park's landscape, setting, cultural heritage and local distinctiveness. The other options, through providing a lower quantum of development, will provide greater scope for mitigating and avoiding effects from new development on the special qualities.

Effects on health and wellbeing will also depend on factors such as the provision of new services and facilities to accompany new development, the quality and energy efficiency of new housing, and enhancements to open space provision and green infrastructure networks, including pedestrian and cycle links. These elements will in large part depend on the policy approaches taken forward through the SDLP.

Health and Wellbeing Sustainability Theme: Summary of options' rank									
Option 1	**3**	***Option 2***	**4**	***Option 3***	**5**	***Option 4***	**1**	***Option 5***	**1**

Options with likely significant positive effects	
Options with likely significant negative effects	
Options with no likely significant effects	
Rankings: from 1 (most favourably performing) to 5 (least favourably performing)	**1-5**

Table B7: Appraisal findings, Vitality of Communities Sustainability Theme

Reasonable alternatives
Option 1: Dispersed High
Option 2: Dispersed Medium +60%
Option 3: Concentrated Medium
Option 4: Dispersed Medium
Option 5: Dispersed Medium- Sustainable Transport

New development in the National Park will support settlements' vitality through promoting the viability of local services and facilities, enhancing local economic offer and supporting cultural activities.

Option 3, through focussing new development on Lewes, Petersfield, Midhurst, Petworth and Liss is least likely of the four options to support the vitality of smaller settlements in the National Park. In this context the viability of services and facilities in these settlements will be to some degree undermined through a limitation of the ability of the local population to support these amenities. However, it should also be noted that in certain settlements, an increase in population may increase pressures on existing services and facilities without an improvement in capacity of such amenities.

The vitality of settlements is closely linked to the demographic make-up of residents. For example younger people are increasingly likely to be priced out of a number of villages in the South Downs through Option 3, which limits development in smaller settlements in the National Park. This will have effects on community vitality by limiting the diversity of age ranges present in a village and reducing the viability of facilities such as local schools. The vitality of settlements is also supported by housing development through increasing the local market for goods and services. Option 3 will therefore limit economic opportunities linked to population increases.

In terms of the other options, Option 1 will lead to the largest increase in population in the National Park. This will support the vitality of a wider range of settlements. Likewise Options 2 and 4 will also support vitality to some extent through promoting a dispersed approach to growth. Option 5, through directing housing provision to the settlements which are best connected by sustainable transport modes will promote the vitality of these towns and villages. Positive effects on these settlements' vitality are likely to be further supported through synergistic effects linked to the accessibility of these locations by sustainable transport modes, which will encourage those who live outside of these settlements to access services and facilities in the town / village.

However, due to the levels of growth proposed, none of these options are likely to have a significant effect on the viability of community services, when taken in combination with other factors such as business rates, changing markets and leisure habits, and local authority budget cuts. The exception may be Option 1, which does propose significant levels of growth.

Vitality of Communities Sustainability Theme: Summary of options' rank									
Option 1	**1**	***Option 2***	**2**	***Option 3***	**5**	***Option 4***	**3**	***Option 5***	**4**

Options with likely significant positive effects	
Options with likely significant negative effects	
Options with no likely significant effects	
Rankings: from 1 (most favourably performing) to 5 (least favourably performing)	**1-5**

Table B8: Appraisal findings, Accessibility Sustainability Theme

Reasonable alternatives
Option 1: Dispersed High
Option 2: Dispersed Medium +60%
Option 3: Concentrated Medium
Option 4: Dispersed Medium
Option 5: Dispersed Medium- Sustainable Transport

Accessibility to services and facilities is a key influence on community cohesion, settlement vitality, health and wellbeing and the quality of life of residents.

Options 1, 2, 3 and 5 which direct an increased level of housing provision to the five largest settlements in the National Park (Lewes, Petersfield, Midhurst, Petworth and Liss) will promote accessibility through directing housing to the settlements with the broadest range of services and facilities. This will support accessibility to the wider choice of amenities present in these locations. Locating a higher proportion of housing in closer proximity to these amenities will also encourage the use of sustainable modes of transport, including walking and cycling and public transport. This will in turn support the development of new and enhanced transport links and promote accessibility for those without access to a car.

In relation to the smaller settlements in the National Park, the options which promote a more dispersed pattern of development (Options 1, 2, 4 and 5) will support the viability of local services in these settlements to some extent. This will promote local residents' accessibility to these facilities. In this context, through limiting development to the five largest settlements in the SDNP, Option 3 is unlikely to reinforce support for existing services and facilities in the smaller settlements in the National Park. The scope for new amenities is in any case likely to be small in scale given the quantity of housing proposed for villages in the National Park. For those living in the smaller settlements of the National Park, this could limit accessibility to local amenities in the longer-term.

Through limiting opportunities for developer contributions, Option 3 is also less likely to support enhancements to green infrastructure networks or walking and cycling routes in these settlements. This has the potential to limit improvements which will improve access for those without access to a car.

In relation to this Sustainability Theme, Option 5 is the best performing. Through both 1) supporting existing services in smaller settlements, and 2) locating new development in the core settlements with good sustainable transport links, thereby promoting access by non-car modes to services and facilities. This will lead to some positive effects in relation to this Sustainability Theme but this is tempered by the fact that the option will not, in all cases, promote accessibility through directing housing to the settlements with the broadest range of services and facilities.

Accessibility Sustainability Theme: Summary of options' rank									
Option 1	**2**	***Option 2***	**3**	***Option 3***	**5**	***Option 4***	**4**	***Option 5***	**1**

Options with likely significant positive effects	
Options with likely significant negative effects	
Options with no likely significant effects	
Rankings: from 1 (most favourably performing) to 5 (least favourably performing)	**1-5**

Table B9: Appraisal findings, Sustainable Transport Sustainability Theme

Reasonable alternatives
Option 1: Dispersed High
Option 2: Dispersed Medium +60%
Option 3: Concentrated Medium
Option 4: Dispersed Medium
Option 5: Dispersed Medium- Sustainable Transport

Options 1, 2, 3 and 5 which direct an increased level of housing provision to the five largest settlements in the National Park (Lewes, Petersfield, Midhurst, Petworth and Liss) will promote accessibility through directing housing to the settlements with the broadest range of services and facilities. This will encourage the use of sustainable modes of transport, including walking and cycling and public transport. Supporting this further, an increased level of housing may support enhancements to public transport and pedestrian and cycle links in the larger settlements in the National Park through developer contributions.

In relation to the smaller settlements in the National Park, the options which promote a more dispersed pattern of development (Options 1, 2, 4 and 5) will support the viability of local services in these settlements to some extent and reduce the need to travel for existing local residents. In this context, through limiting development to the five largest settlements in the SDNP, Option 3 is less likely to support existing services and facilities in the smaller settlements in the National Park and, though it will reduce the need to travel for the residents of the new dwellings, it may increase the need to travel for those living in these villages.

Option 3 is also less likely to support enhancements to green infrastructure networks, including walking and cycling routes or new and improved public transport links in smaller settlements through limiting opportunities for developer contributions.

In terms of traffic flows, Option 1, which proposes 6,087 dwellings in comparison to the 3,429-2,578 dwellings put forward by the other three options, has the most potential to lead to increases in traffic and congestion in the National Park.

Option 5, through facilitating development across a wider range of settlements, and locating new development in the settlements with good sustainable transport links, will promote access by non-car modes. This will support the use of sustainable modes of transport, including train and bus use and walking and cycling. This could lead to **significant positive effects** in relation to this Sustainability Theme.

Sustainable Transport Sustainability Theme: Summary of options' rank									
Option 1	**2**	***Option 2***	**3**	***Option 3***	**4**	***Option 4***	**4**	***Option 5***	**1**

Options with likely significant positive effects	
Options with likely significant negative effects	
Options with no likely significant effects	
Rankings: from 1 (most favourably performing) to 5 (least favourably performing)	**1-5**

Table B10: Appraisal findings, Housing Sustainability Theme

Reasonable alternatives
Option 1: Dispersed High
Option 2: Dispersed Medium +60%
Option 3: Concentrated Medium
Option 4: Dispersed Medium
Option 5: Dispersed Medium- Sustainable Transport

Affordable housing is a key issue in the SDNP. There were estimated approximately 3,780 households on the waiting list in the National Park in 2010, representing around 5% of all households. Between 2008 and 2010 there was a 49% increase in the number of households on the list (DTZ, 2011). Through limiting development to the five main settlements in the National Park, Option 3 is unlikely to meet localised demands for affordable housing in smaller settlements. This has the potential to lead to **significant negative effects** in relation to rural housing provision. In contrast, Options 1, 2, 4 and 5 may help deliver affordable housing in a broader range of settlements, which will help to meet localised needs. However, a more dispersed approach to housing provision may undermine the viability of affordable housing delivery in some instances through reducing the size of housing developments to a level below which the development of affordable housing on site is not required by government policy. In this respect Option 3 might generate more affordable housing than the more dispersed options which are likely to rely on more atypical means to provide affordable housing (rather than the standard model of affordable housing being provided alongside market housing). However, this effect should be mitigated by the proposed locally specific thresholds in the Pre-Submission Local Plan Affordable Housing policy.

In terms of the delivery of housing for those with particular requirements, such as older people, younger families or those with disabilities, Options 1, 2, 4 and 5 will do more to help deliver appropriate housing provision in smaller settlements. However, the extent to which housing is delivered of a type and tenure which meets local requirements depends largely on the implementation of appropriate policy approaches through the Local Plan (and where present, Neighbourhood Development Plans).

Given that the growth scenario proposed through Options 1 and 2 would facilitate an increase in housing above that of historic housing delivery, these options would likely have positive effects in terms of helping the National Park to deliver housing which meets local requirements, both affordable and market.

By virtue of delivering a larger supply of housing, higher growth scenarios have increased potential to meet housing needs in the SDNP. In this respect Option 1, and to a lesser extent, Option 2, through delivering a higher quantum of development across a wider range of settlements in the National Park, and facilitating housing growth which more closely reflects population trends, will do most to deliver a wider range of housing which meets a variety of needs. This will support **significant positive effects** in terms of helping the National Park to meet objectively assessed housing needs.

Housing Sustainability Theme: Summary of options' rank									
Option 1	1	*Option 2*	2	*Option 3*	5	*Option 4*	3	*Option 5*	3

Options with likely significant positive effects	
Options with likely significant negative effects	
Options with no likely significant effects	
Rankings: from 1 (most favourably performing) to 5 (least favourably performing)	**1-5**

Table B11: Appraisal findings, Climate Change Mitigation Sustainability Theme

Reasonable alternatives
Option 1: Dispersed High
Option 2: Dispersed Medium +60%
Option 3: Concentrated Medium
Option 4: Dispersed Medium
Option 5: Dispersed Medium- Sustainable Transport

In terms of greenhouse gas emissions, road transport is an increasingly significant contributor to emissions in the National Park. This is due in part to high car dependence, both within the National Park and in surrounding areas, which is stimulated by the dispersed nature of settlements and facilities and limited public transport infrastructure. An estimated 85% of residents own at least one car and an estimated 63% of the working population travel to work by car.

The extent to which the five options have the potential to support climate change mitigation through facilitating a reduced level of car dependency is therefore a key element. In this context, Option 1, 2, 3 and 5 which direct an increased level of housing provision to the five largest settlements in the National Park (Lewes, Petersfield, Midhurst, Petworth and Liss) will promote accessibility through directing housing to the settlements with the broadest range of services and facilities. This will encourage the use of lower carbon modes of transport, including walking and cycling and public transport. Supporting this further, an increased level of housing will support enhancements to public transport and pedestrian and cycle links in the larger settlements in the National Park through developer contributions. This will further help limit emissions from transport.

The options which promote a dispersed pattern of development (Options 1, 2, 4 and 5) will in part stimulate increases in greenhouse gas emissions by increasing the need to travel to services and amenities. Whilst this will be limited to an extent by new development helping to support local services in these settlements, it is acknowledged that a greater degree of travel will be required to access a wider range of services and facilities. However, Option 5, which directs a dispersed spatial approach to housing to the settlements with good sustainable transport links, will help limit greenhouse gas emissions from transport through encouraging modal shift from the private car.

In terms of the other aspects relating to greenhouse gas emissions, the sustainability performance of the option relating to climate change mitigation depends on elements such as the integration of energy efficient design within new development and the provision of renewable energy. It should be noted though that the higher quantum of development proposed through Option 1 (6,087 dwellings in comparison to the 3,429-2,578 dwellings put forward by the other four options) will do more to increase the built footprint of the SDNP, with associated overall increases in the National Park's greenhouse gas emissions.

In terms of carbon sequestration, this depends on elements such as the integration of green infrastructure enhancements within new development areas and the on and off-site provision of carbon sinks.

Overall, due to the relatively limited contribution of new development proposed through the options in the context of wider regional, national and global greenhouse gas emissions, and the associated likelihood of the influence of the growth strategy promoted through the SDLP on emissions being minor, no significant effects are anticipated in relation to climate change mitigation.

Climate Change Mitigation Sustainability Theme: Summary of options' rank									
Option 1	**5**	***Option 2***	**4**	***Option 3***	**1**	***Option 4***	**3**	***Option 5***	**2**

Options with likely significant positive effects	
Options with likely significant negative effects	
Options with no likely significant effects	
Rankings: from 1 (most favourably performing) to 5 (least favourably performing)	**1-5**

Table B12: Appraisal findings, Local Economy Sustainability Theme

Reasonable alternatives
Option 1: Dispersed High
Option 2: Dispersed Medium +60%
Option 3: Concentrated Medium
Option 4: Dispersed Medium
Option 5: Dispersed Medium- Sustainable Transport

The three 'key sectors' for the rural economy of the National Park are agriculture, tourism and forestry.

The provision of affordable housing is a key element for the rural economy. The availability of affordable rural housing in the National Park is a barrier to the rural economy through its impact on the labour market. It is a particular barrier for low pay sectors in the National Park including agriculture, forestry and tourism. In this context, Option 3, through limiting housing provision in the villages outside of the three main settlements of the National Park (Lewes, Petersfield, Midhurst, Petworth and Liss) will do less to support the provision of affordable housing which meets local needs in the National Park. This will have impacts on labour availability, with adverse effects for local businesses in these sectors. In terms of the other four options, Options 1 and 2, through promoting a higher quantum of housing, will do most to support labour availability in the National Park.

There is significant demand from farmers to diversify their businesses, such as through providing visitor accommodation, accommodating small businesses or meeting the growing market for locally produced food and drink. In this context the options which support a broader spread of housing in the National Park (Options 1, 2, 4 and 5) will help support the diversification of businesses through supporting local labour availability.

New housing provision in the SDNP will support the National Park's towns and villages' economic vitality through promoting the viability of local services and facilities, slightly increasing the local demand for goods, services and cultural activities. In this context, Options 1, 2, 4 and 5 will support the economic viability and vitality of smaller settlements in the National Park to some extent, with benefits for the rural economy. This may lead to positive effects for the rural economy. For similar reasons, Option 3 will limit economic opportunities resulting from population increases in the smaller villages of the National Park, reducing the economic vitality of rural settlements. However, this effect is unlikely to be significant in most settlements, considering the levels of development proposed for each.

The vitality of the visitor economy in the SDNP is closely linked to the National Park's landscape, setting, cultural heritage and local distinctiveness. Option 1, which proposes 6,087 dwellings in comparison to the 3,429-2,578 dwellings proposed by the other four options, has the most potential to undermine the special qualities of the National Park through increased levels of housing development. However, it should also be noted though that many of the smaller settlements in the SDNP are important centres for the tourism economy. For example, 13% of visitor nights to the National Park in 2003/4 were in Alfriston. Therefore a key element relating to the visitor economy will be to achieve an effective balance between supporting the vitality and viability of a settlement and protecting and enhancing the natural and built environment. In light of this consideration, Option 5, which promotes a dispersed approach to development whilst also focussing on the settlements with good accessibility by sustainable transport modes, will support a robust and sustainable visitor and tourism economy. This is likely to lead to positive effects in relation to this theme. However, the increased focus on allocating to settlements in close proximity to some measure of sustainable transport is not, in all cases, supporting the existing rural service centres. Settlements such as Finchdean and Warningcamp are not well-served in terms of services and this tempers the overall positive effect on the rural economy in the short-medium term.

In terms of the availability of higher quality agricultural land, the extent to which land classified as the best and most versatile agricultural land is lost through new development areas depends on the specific location of new housing provision. In this context it is not possible to establish which of the options will lead to the loss of the largest area of higher quality land; however, due to larger scale of development proposed at these locations, it is likely that Options 1, 2 and 3 will increase pressures on the best and most versatile agricultural land (i.e. land classified as Grade 1-3a agricultural land) established to be present in the vicinities of Lewes, Petersfield. Midhurst and Liss.

Rural Economy Sustainability Theme: Summary of options' rank									
Option 1	**3**	***Option 2***	**4**	***Option 3***	**5**	***Option 4***	**1**	***Option 5***	**2**

Options with likely significant positive effects	
Options with likely significant negative effects	
Options with no likely significant effects	
Rankings: from 1 (most favourably performing) to 5 (least favourably performing)	**1-5**

Appendix D: SHLAA methodology

On 20th December 2016, the SDNPA published an updated Strategic Housing Land Availability Assessment (SHLAA). This updates and replaces the previous SHLAA which was published in January 2015. In July 2017, an erratum was produced to correct a few minor factual inaccuracies in the SHLAA 2016

A SHLAA is an essential piece of evidence for local plans which identifies land and assesses the availability, suitability and deliverability of potential housing sites against specific criteria. This evidence has enabled the National Park Authority understand what sites are theoretically available to provide opportunities for housing development. Together with information on past planning permissions and housing completions (as reported in the Authority Monitoring Report), the SHLAA provides evidence that there is an adequate housing land supply for meeting the objectives of the Authority and towards the needs of local communities. It also helps identify potential locations for housing to be allocated in the emerging South Downs Local Plan and neighbourhood plans.

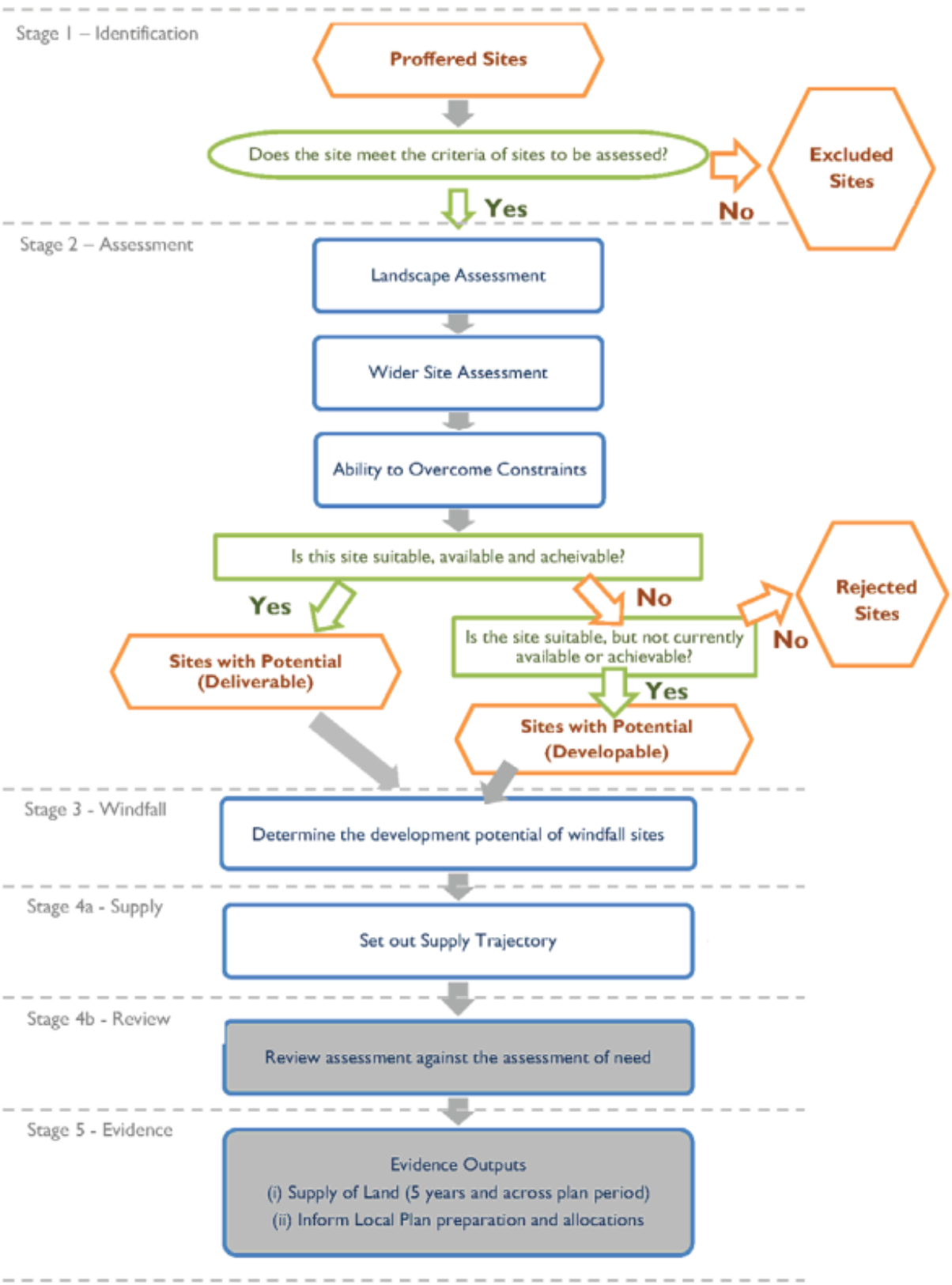
The study has a base date of the 1st April 2015 with regards to commitments (i.e. planning permissions). In effect this means that any housing sites that have gained planning permission on or after 1st April 2015 are included as a site that 'has potential'.

Extant planning permissions granted before this date have not been assessed as they are counted as 'commitments' in the housing land supply identified in the AMR (with a discount applied across all sites to account for non-implementation).

This is to ensure consistency with the approach to allocating sites.

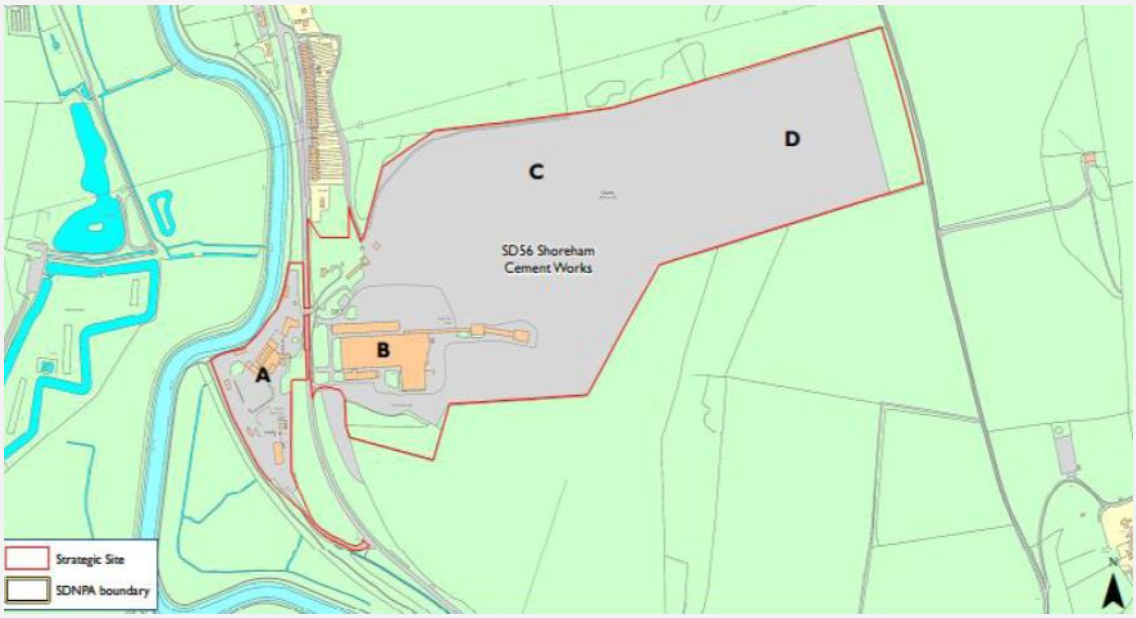
The findings are a 'snap-shot' of information held at the time of publication. Therefore, some of the information held within the SHLAA will have changed. For example, sites that are identified as not having planning permission may have secured permission since the information was compiled and published. Similarly on other sites, a planning permission or pre-application scheme may have been superseded by a later scheme.

A summary of the methodology is presented overleaf.



Appendix E: Appraisal sheets, site allocation policies

Strategic Site Policy SD56: Shoreham Cement Works



Approximate size of site: 48 ha

Mixed use brownfield development and part minerals workings with restoration conditions attached

Sustainability Theme	Rating	Commentary
Landscape	+	The Strategic Site, which is a disused cement works, currently has a significant effect on landscape quality in the area. This affects views from a wide area, including from much of the South Downs Way to the west. The Strategic Site's current effect on the wider landscape quality of the South Downs National Park is further accentuated by its prominent location at the narrowest part of the National Park. In this context there is considerable opportunity for the policy associated with the Strategic Site to lead to significant improvements in landscape quality in the area. This is recognised by the policy, which highlights that an AAP will be prepared for the site which will enhance the visual impact of the site from both nearby and distant public viewpoints and enhance and providing opportunities for understanding the historic significance and cultural heritage of the site. The policy also highlights that that the '*National Park Authority will resist more development than is necessary to secure and deliver the environmentally-led restoration of the site*' and seeks to ensure that '*the design of any development is of the highest quality and appropriate to its setting within a National Park*.' In this context the policy for the site will help both protect and support enhancements to landscape character in the area.

Climate Change Adaptation	+	The majority of the site is sufficiently elevated as to be at no fluvial/tidal risk now or in the future. No flood risk is shown for the site for either fluvial or tidal scenarios with current defences. However, a small area that largely coincides with the access track heading north west from the A283 and the western most boundary are identified as susceptible to fluvial flooding with climate change allowances. Most of site is not mapped as being at risk of surface water flooding. However, the lowermost part of the site adjacent to the existing access, and the wider road network in the vicinity is at risk of surface water flooding. Given the limited area of the site at risk of flooding now or in the future, the development of the AAP for the site will help ensure that areas of flood risk can be avoided and flood risk issues on the site can be appropriately addressed. The policy supports on-site green infrastructure improvements. This will support climate change adaptation through helping to limit the effects of extreme weather events and regulating surface water run-off. Enhancements will also help increase the resilience of ecological networks to the effects of climate change through making provision for habitat management and enhancing biodiversity corridors.

Biodiversity	+	The Strategic Site is located adjacent to the Beeding Hill to Newtimber Hill SSSI, which is located to the north. The SSSI unit adjacent to the site has been evaluated to be in a 'favourable' condition. The former cement works is located within the SSSI's Impact Risk Zone for 'all planning applications-except householder applications'. As such, the development of the Strategic Site raises the possibility of adverse effects on the SSSI without avoidance and mitigation measures. The SSSI is situated on the scarp slope of the South Downs and is a site of both geological and biological importance. Three nationally uncommon habitats are represented: south-east chalk grassland, juniper scrub and calcareous pedunculate oak-ashbeech woodland. The site supports a rich community of invertebrates, especially harvestmen and has some uncommon butterflies and moths.[49] Protected bird species are present at Area D of the site. A Regionally Important Geological Site is also located in Area D. The site comprises a range of BAP Priority Habitats, including good quality semi-improved grassland, deciduous woodland and lowland calcareous grassland. The site is located within the Brighton and Lewes Downs Biosphere Reserve, which is part of a global network of Biosphere Reserves recognised by UNESCO as *'special places for testing interdisciplinary approaches to understanding and managing changes and interactions between social and ecological systems, including conflict prevention and management of biodiversity'*. The policy acknowledges these various biodiversity and geodiversity constraints and opportunities through seeking to highlight that an '*exemplar sustainable mixed use development*' will be delivered at the site '*which delivers a substantially enhanced landscape and uses that are compatible with the purposes of the National Park'*. The policy's support for the preparation of an AAP for the site will also enable biodiversity issues to be appropriately addressed. The policy also specifically seeks to ensure that biodiversity is conserved and enhanced and opportunities for understanding the biodiversity value of the site are taken.

[49] Beeding Hill to Newtimber Hill SSSI citation: http://www.sssi.naturalengland.org.uk/citation/citation_photo/1000374.pdf

Cultural Heritage	+	Cross Dyke on Beeding Hill Scheduled Monument is located on the northern boundary of the Strategic Site. The site is also located approximately 800m from the shrunken medieval settlement at Old Erringham Scheduled Monument, which is located to the south of the site. As discussed under the Landscape Sustainability Theme, the Strategic Site currently has a significant effect on landscape quality in the area, with associated effects on the setting of the historic environment. In this context there is considerable opportunity for the policy associated with the Strategic Site to lead to significant improvements in landscape quality in the area. This is recognised by the policy, which highlights that the '*National Park Authority will resist more development than is necessary to secure and deliver the environmentally-led restoration of the site*' and seeks to ensure that '*the design of any development is of the highest quality and appropriate to its setting within a National Park*.' This will support enhancements to views to and from historic environment assets and support their setting. The policy also seeks to *'conserve and enhance opportunities for understanding the…geodiversity, historic significance and cultural heritage of the site.'* The policy therefore offers opportunities for recognising and conserving the intrinsic cultural heritage value of some of the buildings and structures of the disused cement works; however it should be noted that there is uncertainty as to their value.
Cultural Activity	+	The policy for the Strategic Site seeks to promote tourism and the visitor economy through making provision for visitor accommodation and leisure/tourism use.
Health and Wellbeing	+	Remediation of the site has the potential to lead to improved leisure and recreation opportunities, and enhancement of the existing leisure and recreational offer of the area (including the South Downs Way). The policy's focus on sustainable travel and additional provision for leisure/tourism use will support some opportunities for healthy lifestyles.
Vitality of Communities		Due to the location of the site, the proposals for the Strategic Site are unlikely to lead to significant effects on the vitality of existing settlements, with the possible exception of localised benefits to Upper Beeding
Accessibility	?	The site is located at distance from services, facilities and amenities. This is recognised by the policy, which does not propose significant housing allocations and seeks to promote sustainable transport use.
Sustainable Transport	+	Whilst the site is located away from main public transport routes, the policy seeks to improve accessibility and support sustainable transport use.
Housing		The site is located at distance from local services, facilities and amenities. These are located 2-3km away at Upper Beeding and Steyning. This is recognised by the policy, which does not propose significant housing allocations.

Climate Change Mitigation	-	Based on national and regional trends, in terms of greenhouse gas emissions, road transport is an increasingly significant contributor to emissions. The extent to which new development has the potential to support climate change mitigation through facilitating a reduced level of car dependency is therefore a key element. In this context the policy promotes the use of sustainable modes transport. In terms of non-transport emissions from the site, the policy new development to provide renewable energy provision It is, however, difficult to come to a conclusion as to the likely level of greenhouse gas emissions likely to originate from the site prior to detailed masterplanning.
Local Economy	+	The policy seeks to support a range of activities relating to the visitor and tourism economy. The significant improvements to landscape quality and the quality of the public realm in the area facilitated by the policy will support the visitor economy, including through improving views from the South Downs Way. The policy also seeks to facilitate provision for B2 and B8 business uses '*to support the local economy, with a focus on environmentally sustainable activities*' and seeks to provide '*opportunities for entrepreneurship*'. This will support emerging sectors of the economy.

Summary of appraisal

Summary: Strategic Site Policy SD56: Shoreham Cement Works

Through a comprehensive redevelopment of a currently underused area which contributes to a poor quality public realm and significant effects on visual amenity, the proposed policy for the Shoreham Cement Works will bring a range of positive effects for landscape quality and the fabric and setting of the historic environment. The policy will also support biodiversity enhancements, which will help limit potential effects on the numerous designated and non-designated ecological assets present in the area.

The policy will support the visitor and tourism economy, and new sectors of the economy. The policy also recognises the existing constraints of the site in relation to accessibility by sustainable transport modes.

A commitment to prepare an AAP for the site (which will be accompanied by an SA process) will help ensure potential negative effects are avoided and mitigated and enable the numerous opportunities for the high quality and sustainable development the site to be realised.

Potential significant effects?

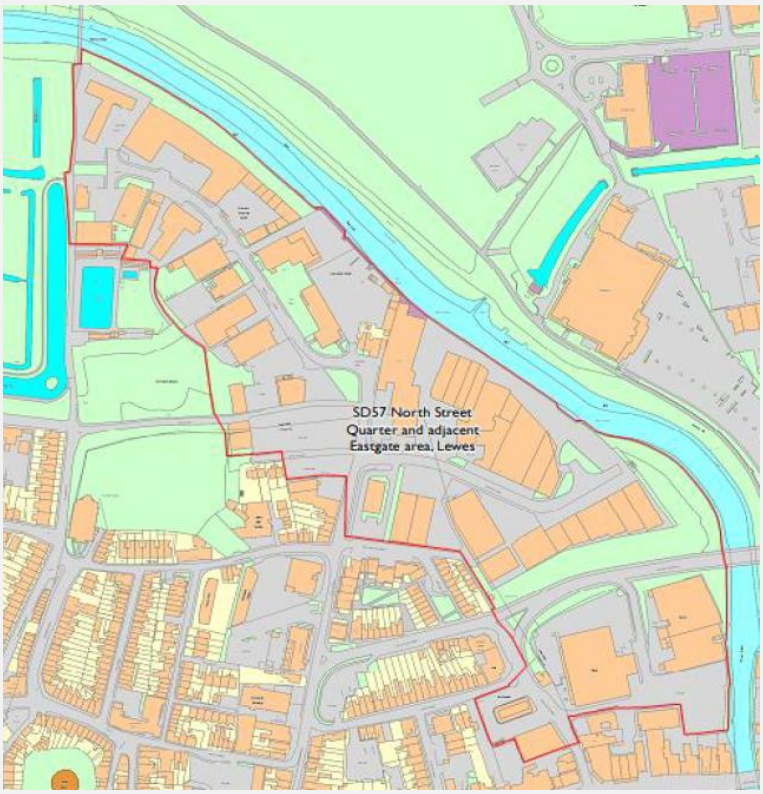
The policy has the potential to lead to significant positive effects on landscape quality, the setting of the historic environment, the rural economy (including the tourism and visitor economy) and cultural activity. With appropriate planning for green infrastructure networks, there is also the potential for significant biodiversity enhancements to take place. No significant negative effects are anticipated.

Recommendations

No recommendations.

Key			
Likely adverse effect	-	Likely positive effect	+
Neutral/no effect		Uncertain effects	?

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



Approximate size of site: 9 ha

Mixed use brownfield development

Sustainability Theme	Rating	Commentary
Landscape	+	The Strategic Site would comprise the redevelopment of existing uses. As such landscape quality would not be affected by the loss of existing landscape features and area of value. The policy also seeks to facilitate enhancements to the public realm, high standards of design and be consistent with the setting of the site within the South Downs National Park and adjacent to the conservation area. This will promote enhancements to townscape quality.
Climate Change Adaptation	+	The Strategic Site is within a Flood Zones 2 and 3 and has suffered from significant historic flooding, including in the year 2000. This is acknowledged by the policy which seeks to ensure that development '*…incorporates the early provision of flood defences to an appropriate standard and to the approval of the Environment Agency*'. Through this approach, the policy approach for the Strategic Site will help reduce flood risk at this location.

Biodiversity	**?**	Whilst no SSSIs are in close proximity to the Strategic Site, the site is located within an SSSI Impact Risk Zone for 'Residential development of 100 units or more'. This relates to the presence of the Offham Marshes SSSI, which is located approximately 850m to the north west of the site. As such, the development in the region of 415 dwellings raises the possibility of adverse effects on the SSSI without avoidance and mitigation measures. The unit of the SSSI closest to the Strategic Site has been deemed to be in 'favourable' condition.The north west of the site adjoins an area of coastal and floodplain grazing marsh BAP Priority Habitat. The site is located within the Brighton and Lewes Downs Biosphere Reserve, which is part of a global network of Biosphere Reserves recognised by UNESCO as *'special places for testing interdisciplinary approaches to understanding and managing changes and interactions between social and ecological systems, including conflict prevention and management of biodiversity'*.
Cultural Heritage	**+**	The Strategic Site is located adjacent to two conservation areas: Lewes Conservation Area and Malling Deanery Conservation Area (which is located across the River Ouse). The south west of the site is located adjacent to a section of Lewes Town Wall which has been designated as a scheduled monument. One listed building is located within the site: the Grade II listed 6 Eastgate Street. The historic environment value of the area is acknowledged by the policy, which seeks to ensure that new redevelopment '*respects and enhances the character of the town and achieves a high standard of design, recognising the high quality built environment, on and within the vicinity of the site, and the site's setting within the South Downs National Park and adjacent to a Conservation Area*'. The archaeological potential of the area is also recognised by the policy which seeks to ensure that redevelopment is '*subject to an analysis and appropriate recognition of the site's cultural heritage and a programme of archaeological work, including, where applicable, desk-based assessment, geophysical survey, geo-archaeological survey and trial trenching to inform design and appropriate mitigation*.'
Cultural Activity	**+**	The policy promotes mixed use development (including '*cultural, artistic and artisanal floorspace*') with the potential to support a range of cultural activities. Improvements to the vitality of the area will also support cultural activity and tourism / visitor offer.
Health and Wellbeing	**+**	The policy's focus on sustainable travel, enhanced walking and cycling links and accessibility will support healthier lifestyles. The policy also seeks to improve health provision through allowing for a new medical and health services within the redevelopment of the area and a riverside shared foot / cycle route along the western bank of the R Ouse.
Vitality of Communities	**+**	The redevelopment of the Strategic Site with the wide range of uses proposed through the policy will improve the vitality of the riverside area of Lewes and the town as a whole.
Accessibility	**+**	The site is a highly accessible town location. The proposed mixed use redevelopment of the area will support access to services, facilities and amenities, both for those living in the area and from outside of the area. Improvements to pedestrian and cycle linkages, including a riverside shared foot/cycle route along the western bank of the River Ouse will support access to and from surrounding areas, and local walking and cycling networks.

Sustainable Transport	+	Due to its location, the proposed mixed use redevelopment of the area will support access to services, facilities and amenities by a range of transport modes. This will be supported by the policy's facilitation of improved pedestrian and cycle linkages, including a riverside shared foot/cycle route along the western bank of the River Ouse and its aim to '*achieve a better balance between the car and other modes of transport*'. The policy also makes provision for the replacement of the existing bus station. The policy's facilitation of a high quality public realm and townscape will also promote walking and cycling.
Housing	+	The policy seeks to deliver in the region of 415 residential units at the Strategic Site, including a large percentage of affordable housing.
Climate Change Mitigation	-	In terms of greenhouse gas emissions, road transport is an increasingly significant contributor to emissions locally. The extent to which new development has the potential to support climate change mitigation through facilitating a reduced level of car dependency is therefore a key element. In this context the policy has a close focus on enhancements to pedestrian and cycle links. However, the aim to result in no net loss of public parking provision will continue to encourage an element of car use. In terms of non-transport emissions from the site, the policy requires an on-site renewable energy strategy '*to ensure sustainable zero carbon development is delivered*'. It is however difficult to come to a conclusion as to the likely level of greenhouse gas emissions likely to emanate from the site prior to detailed masterplanning.
Rural Economy		Due to the Strategic Site's urban location is unlikely to have direct benefits for the rural economy. Indirect effects may be supported by improvements in visitor provision.
Summary of appraisal		

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

The redevelopment of this part of Lewes will bring a range of benefits for the vitality of the area, and support economic diversification, cultural activities and affordable housing. The policy will also help facilitate enhancements to the quality of the public realm and promote the use of sustainable modes of transport.

A key element of these positive effects will be the policy approach's aim to address the existing significant flood risk issues present in the area.

Whilst the Strategic Site is located within an urban area, effects on biodiversity have the potential to arise, including linked to effects on designated biodiversity sites present locally. These effects are unlikely to be significant however.

Potential significant effects?

Through helping to address flood risk in the area, the policy will support significant positive effects for climate change adaptation in this part of Lewes.

The policy will also support significant positive effects on townscape quality, the vitality of the area, accessibility and the historic environment.

Recommendations

The policy should seek to more explicitly seek to minimise potential effects on nature conservation designations present locally, including the Offham Marshes SSSI.

Policy SD58: Former Allotments, Alfriston

Number of dwellings allocated: 5-10

Approximate size of site: c. 0.4ha

Sustainability Theme	Rating	Commentary
Landscape	?	The site is abutted by housing on the south and west boundaries. The eastern boundary faces the River Cuckmere. The site is within the medieval core of Alfriston and is located adjacent to the riverside in a sensitive, high profile location. As highlighted by the landscape character assessment undertaken for the site, the existing agricultural buildings detract from the setting of the river and the public right of way along the riverside. The site is however assessed as Medium/high sensitivity owing to the location within the medieval core of the village. This is recognised through the policy, which seeks to ensure a 'suitably landscaped transition to the river valley' and protect the integrity of the conservation area.
Climate Change Adaptation	?	The eastern part of the site is located within an area at risk of fluvial flooding, with this part of the site being within a Flood Zone 2 and 3. Most of site is at low risk of fluvial flooding, but proposed site access appears to be in lowest part of site within an area of Flood Zone 2 and 3. Climate change could increase this risk over the lifetime of the development. The majority of the site is not mapped as being at risk of surface water flooding. However, the lowermost part of the site and the proposed site access is at risk of surface water flooding. These elements are recognised by the policy which seeks to ensure that residential development is sited in the western and central portion of the site, suitable flood mitigation measures are implemented and the use of SuDS is included in new development proposals. The policy also seeks to ensure new development minimises hard surfaced areas on site, and use permeable surfaces and soft landscaping where possible to maximise infiltration of water and reduce surface water run-off. Site access is also within the flood zone. This will need to be addressed.

Biodiversity	?	The site is not located within an SSSI Impact Risk Zone for the scale of residential development proposed. The site is located close to coastal and floodplain grazing marsh BAP Priority Habitat associated with the Cuckmere River. As such protected species have the potential to be present on the site. Some woodland is also present on the site with the potential to be of biodiversity value. The site is adjacent to the Seaford to Eastbourne Downs Biodiversity Opportunity Area. These elements are reflected by the policy for the site, which states that key trees of value should be retained and additional ones planted, biodiversity enhancements should be secured and provision should be made for protected species.
Cultural Heritage	?	The site is located in a sensitive location for historic environment interest. A number of listed buildings are located close to the site on North Street and the site is located within the Alfriston Conservation Area. This is recognised by the policy, which sets out that development proposals will need to "conserve and enhance the form and fabric of the Alfriston Conservation Area and preserve the setting of local heritage assets". The policy also states that a Heritage Statement should be prepared to accompany development proposals and an archaeological assessment is undertaken. This will help limit effects on this sensitive location. In relation to the historic setting of this part of the village, the policy seeks to "…*provide a suitably landscaped transition to the river valley*."
Cultural Activity		No significant effects are anticipated.
Health and Wellbeing	?	The recently published Site Specific Highways Assessment highlights that safe vehicular access to the site may be an issue.
Vitality of Communities	+	The development of c.5-10 dwellings will help to support the vitality and vibrancy of Alfriston village and there will be some on site affordable housing provision.
Accessibility	+	The site is accessible to existing village facilities and amenities, including the primary school, shops, pubs and sports/recreational facilities. The village is also linked by (infrequent bus to Seaford, Lewes, Polegate and Eastbourne, with a wider range of services and facilities.
Sustainable Transport	?	Whilst the site is located close to existing bus links, these are relatively infrequent. The site is located 4km from Berwick railway station.
Housing	+	The delivery of approximately 5-10 dwellings on this site would help contribute towards meeting local demand for housing, which may include affordable housing
Climate Change Mitigation	-	The development of approximately 5-10 dwellings at this location will lead to minor increases in the built footprint of Alfriston- however, given the amount of housing proposed for this site it is not anticipated that associated effects on greenhouse gas emissions will be significant.
Local Economy	+	Through increasing local housing stock, the delivery of housing at this site has the potential to support the village's vitality. However, potential effects will be limited by the proposed size of the allocation.
Summary of appraisal		

Summary: Policy SD58: Former Allotment site, Alfriston

The site is located in a sensitive location in relation to the historic environment and landscape character, and is located adjacent to BAP Priority Habitats. This is recognised by the policy, which seeks to secure protect and enhance the historic environment and landscape character and secure biodiversity enhancements.

Whilst part of the site is located within an area at risk of flooding, the policy precludes development in the higher risk areas of the site, and initiates mitigation measures.

The development of 5-10 dwellings at the site will help meet housing needs and support the vitality of the local area. The site is also accessible to village amenities, and relatively accessible to surrounding larger settlements.

Potential significant effects?

Due to the size of the proposed allocation and the policy requirements, potential positive and negative effects are unlikely to be significant.

Recommendations

None proposed.

Key			
Likely adverse effect	-	Likely positive effect	+
Neutral/no effect		Uncertain effects	?

Policy SD59: Kings Ride, Alfriston

Number of dwellings allocated: 6-8

Approximate size of site: c. 0.38ha

Sustainability Theme	Rating	Commentary
Landscape	?	The site is on the steeply sloped valley side which has been significantly levelled for the existing farm buildings. The valley rises above the site to the west and falls away to the east towards the River Cuckmere. There are several large agricultural barns on the site and associated hardstanding. The site has medium landscape sensitivity due to its prominent and highly visible location on the upper valley sides of the Cuckmere valley and being alongside the South Downs Way national trail. The topography and elevation of the site means that it is particularly visually sensitive from outwith the settlement. There is a group Tree Preservation Order on the eastern edge of the site. This is recognised by the policy, which seeks to ensure a suitable transition in built form and fabric from the low density residential development to the east and north and the open countryside to the south and west; ensure private amenity space and vehicular parking is suitably sited and landscaped; and boundary treatments are appropriate for a site adjacent to open countryside.
Climate Change Adaptation		The site is not located within a flood risk area.
Biodiversity	+	Whilst some of the existing agricultural buildings may be home to protected species, the site is not sensitive for biodiversity. The site is not located within an SSSI Impact Risk Zone for the scale of residential development proposed and the site is located over 50m north of deciduous woodland BAP Priority Habitat. However the policy seeks to enhance the biodiversity offer of the site through protecting and replacing trees on site and initiating new planting which is suitable for pollinating species.
Cultural Heritage		The site is not sensitive for historic environment interest. No listed buildings or scheduled monuments are located in the vicinity of the site and it is not located within the Alfriston Conservation Area. No significant effects are anticipated therefore.

Cultural Activity		No significant effects are anticipated.
Health and Wellbeing		No significant effects are anticipated.
Vitality of Communities	+	The development of c.6-8 dwellings will help to support the vitality and vibrancy of Alfriston village and there will be some on site affordable housing provision.
Accessibility	+	The site is accessible to existing village facilities and amenities, including the primary school, shops, pubs and sports/recreational facilities. The village is also linked by (infrequent) bus to Seaford, Lewes, Polegate and Eastbourne, with a wider range of services and facilities.
Sustainable Transport	?	Whilst the site is located close to existing bus links, these are relatively infrequent. The site is located 4km from Berwick railway station.
Housing	+	The delivery of approximately 6-8 dwellings on this site would help contribute towards meeting local demand for housing including affordable.
Climate Change Mitigation	-	The development of approximately 6-8 dwellings at this location will lead to minor increases in the built footprint of Alfriston- however, given the amount of housing proposed for this site it is not anticipated that associated effects on greenhouse gas emissions will be significant.
Local Economy	+	Through increasing local housing stock, the delivery of housing at this site has the potential to support the village's vitality. However, potential effects will be limited by the proposed size of the allocation.

Summary of appraisal

Summary: Policy SD59: Kings Ride Farm, Alfriston

Whilst development at this location has the potential to have some uncertain effects on landscape character at this edge of village location, the proposed policy provides a robust approach to protecting and enhancing landscape character.

The development of 6-8 dwellings at the site will help meet local housing needs and support the vitality of the local area. The site is also accessible to village amenities, and relatively accessible to surrounding larger settlements by bus and the rail network.

Potential significant effects?

Due to the size of the proposed allocation, potential positive and negative effects are unlikely to be significant.

Recommendations

None proposed.

Key			
Likely adverse effect	-	Likely positive effect	+
Neutral/no effect		Uncertain effects	?

Policy SD60: Land at Clements Close, Binsted

Number of dwellings allocated: 10 - 12 Approximate size of site: c.0.5 ha

Sustainability Theme	Rating	Commentary
Landscape		The effect of the allocation on landscape quality will be limited by the belt of trees located on the south west and south east boundaries of the site. This will reduce effects on views from the south and east. The landscape assessment undertaken for the SHLAA has concluded that the site is not widely visible and relates to the existing settlement pattern and is therefore of low/medium sensitivity.
Climate Change Adaptation		The site is not located within an area at risk of fluvial, surface water or groundwater flooding.
Biodiversity	?	No designated sites or BAP Priority Habitat are located in the vicinity of the site. However, the site is within an SSSI Impact Risk Zone for the types of development proposed; (the Impact Risk Zone is triggered by residential development of ten units or more). This relates to potential effects on the Upper Greensand Hangers SSSI, part of which has also been designated as the East Hampshire Hangers SAC. The site is also approximately 3km from the Wealden Heaths Phase II SPA. As such, allocation of c.12 units at this location raises the possibility of adverse effects on these sites without avoidance and mitigation measures. This is recognised by the policy, which seeks to ensure appropriate mitigation of the impact of the development on the Wealden Heath Special Protection Area, and ensure a project level HRA is undertaken. The site is within the East Hampshire Hangers Biodiversity Opportunity Area. Effects will in part be limited by the policy's requirement for an appropriate ecological survey; a requirement to take into account and contribute to the aims of the East Hampshire Hangers Biodiversity Opportunity Area and the retention of existing mature trees and hedgerows around the site.
Cultural Heritage		No features or areas of historic environment sensitivity are located in the vicinity of the site.
Cultural Activity		The allocation is unlikely to have significant positive or negative effects relating to this SA theme.
Health and Wellbeing		No significant effects at this level of detail.
Vitality of Communities	+	The development of 10-12 dwellings will help to support the vitality and vibrancy of Binsted village and there will be some on site affordable housing provision.

Accessibility	?	The site is accessible to existing village facilities and amenities, including the school, pub and recreation ground. However, the site is not in close proximity to shops and other services.
Sustainable Transport	?	The site has good accessibility to the school by foot and cycle. The site, however, has poor access to other services and facilities by sustainable modes of transport.
Housing	+	The site will deliver 10-12 dwellings. This will contribute to meeting local demand for housing including affordable.
Climate Change Mitigation	-	The development of 10 -12 dwellings at this location will lead to increases in the built footprint of Binsted. Poor access to sustainable transport networks also has the potential to increase emissions from transport. However, given the amount of housing proposed for this site it is not anticipated that associated effects on greenhouse gas emissions will be significant.
Local Economy	+	Through increasing local housing stock, the delivery of housing at this site has the potential to support the village's vitality. However, potential effects will be limited by the proposed size of the allocation.

Summary of appraisal

Summary: Policy SD60: Land at Clements Close, Binsted

The proposed allocation is located in proximity to areas of significant ecological sensitivity. Whilst the policy presents a number of approaches for supporting the biodiversity value of the site, potential effects on biodiversity will need to be carefully managed.

The site is accessible to existing village facilities and amenities, including the school, pub and recreation ground. However, the site is not in close proximity to shops and other services and is relatively poorly connected by public transport networks. This may increase the need to travel by the private car.

The allocation is unlikely to have significant effects on landscape quality or the historic environment.

Potential significant effects?

Due to the presence of nationally and internationally designated nature conservation sites locally, effects on biodiversity have the potential to be significant if the proposed policy approach to the protection and enhancement of biodiversity value is not effectively implemented.

In terms of the other sustainability themes, due to the size of the allocation and proposed policy approaches, potential negative effects are unlikely to be significant. Similarly potential positive effects are unlikely to be significant.

Recommendations

None proposed.

Key

Likely adverse effect	-	Likely positive effect	+
Neutral/no effect		Uncertain effects	?

Policy SD61: New Barn Stables, Binsted

Number of pitches allocated: One permanent pitch for Gypsies and Travellers

Approximate size of site: c.0.15 ha

Sustainability Theme	Rating	Commentary
Landscape		The existing site has a limited, localised effect on landscape character with views of any development from the south being seen within the context of the existing buildings on this and adjoining sites. The allocation only seeks to provide provision for one additional pitch. Alongside the policy seeks to ensure that existing mature trees and hedgerows bordering the site must be retained and reinforced. This will limit impacts of new provision on landscape character.
Climate Change Adaptation		The site is not located within an area at risk of fluvial, surface water or groundwater flooding.
Biodiversity	?	No designated sites or BAP Priority Habitats are located in the vicinity of the site. The site is also not within an SSSI Impact Risk Zone for the types of development proposed. The site is also approximately 3km from the Wealden Heaths Phase II SPA. This is recognised by the policy, which seeks to ensure appropriate mitigation of the impact of the development on the Wealden Heath Special Protection Area. The site is within the East Hampshire Hangers Biodiversity Opportunity Area. Effects will in part be limited by the allocation of only one pitch at this location and the policy's provision that existing mature trees and hedgerows bordering the site will be retained.
Cultural Heritage		No features or areas of historic environment sensitivity are located in the vicinity of the site.
Cultural Activity		The allocation is unlikely to have significant positive or negative effects relating to sustainable tourism.
Health and Wellbeing		No significant effects at this level of detail.
Vitality of Communities		Given the size of the allocation, no significant effects at this level of detail.
Accessibility	?	The site is accessible to existing village facilities and amenities, including the school, pub and recreation ground. However, the site is not in close proximity to shops and other services.
Sustainable Transport	-	The site has good accessibility to the school by foot and cycle. The site, however, has poor access to other services and facilities by sustainable modes of transport.

Housing	+	The site will deliver one pitch. This will provide a contribution to meeting local needs for Gypsies and Travellers provision.
Climate Change Mitigation	-	Given the number of pitches proposed for this site (one) it is not anticipated that associated effects on greenhouse gas emissions will be significant.
Rural Economy		Through facilitating an additional Gypsies and Travellers pitch, the delivery of new provision at this site through the policy has the potential to support the village's vitality. This will however be limited by the proposed size of the allocation.

Summary of appraisal

Summary: Policy SD61: New Barn Stable, Binsted

The site will deliver one pitch. This will provide a contribution to meeting local needs for Gypsies and Travellers provision.

Potential effects on landscape, biodiversity and the setting of the village will be restricted by the limited size of the allocation and the retention of the existing mature trees and hedgerows bordering the site.

Potential significant effects?

None identified.

Recommendations

None proposed.

Policy SD62: Land at Greenway Lane, Buriton

Number of dwellings allocated: c. 8-10

Approximate size of site: c.0.5 ha

Sustainability Theme	Rating	Commentary
Landscape	?	The site has high landscape sensitivity. However the site is consistent with the settlement pattern in close proximity to the scarp slope. These constraints and potential impacts on landscape character from development at this location are recognised by the policy, which seeks to ensure that: new development enables a suitable transition in built form and fabric from the residential development to the east and the open countryside to the west, taking account the guidance set out in the emerging Village Design Statement; existing mature trees and hedgerows are retained and enhanced; and boundary treatments appropriate for a site adjacent to open countryside are incorporated.
Climate Change Adaptation		The site is not located within an area at risk of fluvial, surface water or groundwater flooding.
Biodiversity		No designated biodiversity sites or BAP Priority Habitat are located in the vicinity of the site which is also not within an SSSI Impact Risk Zone for the types of development proposed. Whilst the site is located within 200m of a SINC and ancient woodland, effects are likely to be limited by their location on the far side of the railway line. However, given the presence of these key habitats, some protected species may be affected by new development at this location. The site is within the East Hampshire Hangers Biodiversity Opportunity Area. Effects on biodiversity will in part be limited by the policy's requirement for hedgerows and trees to be retained, and the introduction of a Arboricultural Impact Assessment, Arboricultural Method Statement and associated Tree Protection Plan.
Cultural Heritage		The allocation is unlikely to affect the setting of the Conservation Area, which covers other parts of the village. Potential impacts on villagescape character will be limited by the policy seeking to ensure that new development enables a suitable transition in built form and fabric from the residential development to the east and the open countryside to the west, taking account the guidance set out in the emerging Village Design Statement; existing mature trees and hedgerows are retained and enhanced; and boundary treatments appropriate for a site adjacent to open countryside are incorporated.

Cultural Activity		The allocation is unlikely to have significant positive or negative effects relating to cultural activity.
Health and Wellbeing		No significant effects at this level of detail.
Vitality of Communities	+	The development of 8-10 dwellings will support the vitality and vibrancy of Buriton through supporting services, facilities and amenities. The effect of this will be limited by the proposed size of the allocation however.
Accessibility	+	The site is accessible to existing village facilities and amenities, including the school, pub and sports facilities. The site is also, due to its proximity to the town, accessible to the wide range of services, facilities and amenities located in Petersfield. This is further supported by the site's proximity to the bus links between Buriton and Petersfield.
Sustainable Transport	+	The site has good accessibility to the school due to its relatively close proximity. The site is also accessible to the services, facilities and amenities located in Petersfield, due to its proximity to the bus links between Buriton and the town.
Housing	+	The site will deliver 8-10 dwellings. This will contribute to meeting local housing needs.
Climate Change Mitigation	-	The development of 8-10 dwellings at this location will lead to increases in the built footprint of Buriton. However, given the amount of housing proposed for this site it is not anticipated that associated effects on greenhouse gas emissions will be significant.
Local Economy	+	Through increasing local housing stock, the delivery of housing at this site has the potential to support the village's vitality (although this will be limited by the proposed size of the allocation).

Summary of appraisal

Summary: Policy SD62: Land at Greenway Lane, Buriton

The allocation is unlikely to have significant effects on biodiversity, or the historic environment. Impacts on landscape character will also be limited by the relatively small allocation given the size of the site.

The site is accessible to existing village facilities and amenities, including the school, pub and sports facilities. The site is also, due to its proximity to the town, accessible to the wide range of services, facilities and amenities located in Petersfield. This is further supported by the site's proximity to the bus links between Buriton and Petersfield.

Potential significant effects?

Due to the relatively limited size of the allocation, and proposed policy approaches, potential negative effects are unlikely to be significant. Similarly potential positive effects are unlikely to be significant.

Recommendations

None recommended.

Key			
Likely adverse effect	-	Likely positive effect	+
Neutral/no effect		Uncertain effects	?

Policy SD63: Land South of the A272 at Hinton Marsh, Cheriton		
 Number of dwellings allocated: c.12-15 Approximate size of site: c. 0.86ha		
Sustainability Theme	**Rating**	**Commentary**
Landscape	?	The site lies within the remaining fieldscape between recent residential development and the Hinton Ampner historic parkland. This part of the South Downs is characterised by blocks of ancient woodland, a late medieval field pattern marked typically by hedgerows, often with oak standards and thick tree belts. Water meadows associated with the River Itchen are present locally and permanent pasture is a typical land use, associated with sheep grazing. The landscape is of medium-scale along the Itchen Valley. The eastern boundary of the site is also the Parish boundary, for most of its length it is currently equestrian fencing. The remaining boundaries around the site are variable; comprising fencing and hedgerows. The site has low medium sensitivity due to likely impacts on the parkland. Limited visual impact in wider landscape. Some previously developed land is present where existing properties stand. The policy seeks to ensure development provides a suitable transition in built form and fabric from the existing residential areas to the north and west and the open countryside to the south and east
Climate Change Adaptation	?	The site is not located within an area at risk of fluvial or surface water flooding. Groundwater emergence is possible across the site, and most likely where springs have previously occurred. However the location of these is not known. Historical borehole records indicate a spring was present on site around 1900. This may reactivate during wet periods.
Biodiversity	?	The site is located approximately 130m from the River Itchen SAC. The SAC is covered by the River Itchen SSSI and is situated within an SSSI Impact Risk Zone for the types of development proposed *('residential development of 10 unites or more'*). These constraints are acknowledged by the policy, which states that new development proposals will need to *'demonstrate that there would be no significant impact on the River Itchen SSSI & SAC through development of the site for residential use*.' The site is located adjacent to areas of woodpasture and parkland BAP Priority Habitat as well as deciduous woodland BAP Priority Habitat. In this context the policy seeks to retain existing trees and woodland, retain suitable existing habitat for pollinating species and facilitate planting for pollinating species.
Cultural Heritage		The site is not located within or in close proximity to a conservation area, and is not located in the setting of a listed building. Hinton Ampner Park is located close to the site. In this context the policy seeks to ensure that a suitable transition in built form and fabric is provided from the existing residential areas to the north and west and the open countryside to the south and east.
Cultural Activity		No significant effects are anticipated.

Health and Wellbeing		No significant effects are anticipated.
Vitality of Communities	+	The development of c.12-15 dwellings will help to support the vitality and vibrancy of Cheriton village and there will be some on-site affordable housing provision.
Accessibility	+	The site is accessible to existing village facilities and amenities, including the primary school, village store/post office, pubs, village hall and sports/recreational facilities. The site is c.5km from the wider range of services and facilities present in New Alresford. The site is located close to an existing bus link between Winchester, News Alresford and Petersfield.
Sustainable Transport	?	Whilst the site is located close to an existing bus link between Winchester, New Alresford and Petersfield, this is limited to a two hourly service. The site is located 13km from Winchester railway station.
Housing	+	The delivery of approximately 12-15 dwellings on this site would help contribute towards meeting local demand for housing.
Climate Change Mitigation	-	The development of approximately 12-15 dwellings at this location will lead to increases in the built footprint of Cheriton- however, given the amount of housing proposed for this site it is not anticipated that associated effects on greenhouse gas emissions will be significant.
Local Economy	+	Through increasing local housing stock, the delivery of housing at this site has the potential to support the village's vitality. However, potential effects will be limited by the proposed size of the allocation.

Summary of appraisal:

Summary: Policy SD62: Land South of A272, Hinton Marsh, Cheriton

Positive effects associated with the proposed allocations include the provision of new housing to meet local needs and benefits associated with the vitality of Cheriton.

Potential effects on the neighbouring parkland are recognised by the policy, as is the need to preclude impacts on the River Itchen SSSI & SAC.

There is some potential for groundwater emergence during wet periods.

The site is adjacent to a bus route to Winchester, New Alresford and Petersfield. However this is only a two hourly service.

Potential significant effects?

Due to the relatively limited size of the allocation, and proposed policy approaches, potential negative effects are unlikely to be significant. Similarly potential positive effects are unlikely to be significant.

Recommendations

Further site-specific groundwater flood risk assessment should be undertaken prior to development, considering potential climate change impacts over the lifetime of the development.

Key			
Likely adverse effect	-	Likely positive effect	+
Neutral/no effect		Uncertain effects	?

Policy SD64: Land South of London Road, Coldwaltham		
 Number of dwellings allocated: c.25-30 Approximate size of site: c.3.8 ha		
Sustainability Theme	**Rating**	**Commentary**
Landscape	-	The site has been deemed to be of high landscape sensitivity due to the elevation and openness at the northern extent of the site and along the public right of way. The site also has a settlement separation function between Coldwaltham and Watersfield. Whilst the policy seeks to ensure that a Landscape and Visual Impact Assessment is undertaken to inform design and layout and careful consideration is given to the boundary treatment of the site, due to the sensitivity of the site, potential effects are on landscape quality may still arise.
Climate Change Adaptation		The site is not located within an area at risk of fluvial, surface water or groundwater flooding.
Biodiversity	?	The site is located within 130m of the Waltham Brooks SSSI, which has been evaluated as being in an 'unfavourable recovering' condition. The site is within the SSSI's Impact Risk Zone for the type of development proposed (the site is within an Impact Risk Zone for '*All planning applications outside/extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or features such as trees, hedges, streams, rural buildings/structures*'). The part of the SSSI on the far side of the railway line (approximately 230m distant) has been designated as the Arun Valley SPA and Ramsar site. The Arun Valley SAC is also located slightly further south. The Waltham Brooks has also been designated as a Local Nature Reserve. The site is 3.5km from Duncton to Bignor Escarpment SAC and 5.5km from The Mens SAC As such, allocation of c.25-30 units at this location raises the possibility of adverse effects on these sites without appropriate avoidance and mitigation measures. The policy approach for the allocation only highlights that an '*appropriate ecological survey will be required*'. In this context there is further scope for additional approaches to be included to ensure that potential effects are avoided in the first instance.
Cultural Heritage		The site is not located in the setting of a listed building and is 200m from Watersfield conservation area.
Cultural Activity		The allocation is unlikely to have significant positive or negative effects relating to sustainable tourism.

Health and Wellbeing		No significant effects at this level of detail.
Vitality of Communities	+	The development of 25-30 dwellings will help to support the vitality and vibrancy of Coldwaltham village and there will be some on site affordable housing provision including provision for a shop which does not currently exist in the village.
Accessibility	?	The site is accessible to existing village facilities and amenities, including the school and pub.
Sustainable Transport	?	The site has good accessibility to the school due to its close proximity. However, the site has poor accessibility to the services, facilities and amenities located in Pulborough by bus.
Housing	+	The site will deliver 25-30 dwellings. This will contribute to meeting local housing needs.
Climate Change Mitigation	-	The development of 25-30 dwellings at this location will lead to increases in the built footprint of Coldwaltham. However, given the amount of housing proposed for this site it is not anticipated that associated effects on greenhouse gas emissions will be significant.
Local Economy	+	Through increasing local housing stock, the delivery of housing at this site has the potential to support the village's vitality. However, given the size of the allocation, there will be a need to enhance village services and as a result provision is made for a shop.

Summary of appraisal

Summary: Policy SD64: Land South of London Road, Coldwaltham

The proposed allocation is located within an area of significant ecological sensitivity, with Waltham Brooks SSSI and the Arun Valley SPA and Ramsar site present locally. The proposed approach to the protection of biodiversity assets is unlikely to be sufficient to ensure that potential effects on the nature conservation value of these sites are avoided.

The site is accessible to existing village facilities and amenities, including the school and pub. The site is also, due to its relative proximity to Pulborough, accessible to the range of services, facilities and amenities located in this nearby large village. However, bus links between the two settlements are poor. This has the potential to encourage the use of the private car.

Potential significant effects?

Due to the presence of nationally and internationally designated nature conservation sites locally, effects have the potential to be significant if the proposed policy approach to the protection and enhancement of biodiversity value is not effectively implemented.

Given the high landscape sensitivity of the northern part of the site, the allocation has the potential to have significant effects on landscape quality.

Recommendations

There is additional scope for the policy to propose specific approaches which seek to avoid effects on the Waltham Brooks SSSI and the Arun Valley SPA and Ramsar site.

The size of the allocation in conjunction with the services and facilities available in the village suggests that there is further scope for the policy to acknowledge the need for new development to provide contributions to enhance services and facilities in the village and as a result provision is made for a shop

Key

Likely adverse effect	-	Likely positive effect	
Neutral/no effect		Uncertain effects	?

Policy SD65: Land East of Warnford Road, Corhampton

The proposed allocation has not been assessed as the site has existing planning consents for 18 dwellings.

Policy SD66: Land at Park Lane, Droxford

Number of dwellings allocated: c.26-32

Approximate size of site: c. 1.04ha

Sustainability Theme	Rating	Commentary
Landscape	?	The site is a large former (horticultural) nursery and there is a mixture of existing sheds, greenhouses and buildings on the eastern part of the site. There are a number of mature trees on site. The site has Medium Sensitivity due to its potential risk to views of the church and the conservation area from the west of the settlement on the well-loved circular PROW/permissive route and Wayfarers Walk long distance waymarked trail. This is recognised by the policy which seeks to ensure that a suitable transition in built form and fabric from the residential areas to the north east and the open countryside to the south and west is implemented and facilitates the conservation and enhancement of the historic environment.
Climate Change Adaptation	?	The site is not located within an area at risk of fluvial flooding. Most of site is not mapped as being at risk of surface water flooding. However, a surface water flow pathway is identified through the centre of the site, running from west to east towards Station Lane. The risk of flooding from this source is currently low. Groundwater emergence is most likely at the central low point of the site, along the base of the dry valley (which coincides with the mapped surface water flow pathway), where the water table could rise above ground level during wet periods.
Biodiversity		Whilst the site is not highly sensitive for biodiversity value, some features of biodiversity interest are present, including mature hedgerows. This is recognised by the policy, which seeks to and "*enhance hedgerows and trees within the site where possible, and where they are lost, provide at least the equivalent in new planting on site*" and initial new planting suitable for pollinating species. However no significant effects are anticipated.

Cultural Heritage	?	The site is located in a site sensitive for the setting of the historic core of the village. In this context it is located adjacent to the Droxford Conservation Area. This is recognised by the policy which seeks to ensure design is of a high quality which sympathetically conserves and enhances the setting of local heritage assets. The setting of the village is also supported through the policy's aim to ensure a suitable transition in built form and fabric from the residential areas to the north east and the open countryside to the south and west.
Cultural Activity		No significant effects are anticipated.
Health and Wellbeing		No significant effects are anticipated.
Vitality of Communities	+	The development of c.26-32 dwellings will help to support the vitality and vibrancy of Droxford village and there will be some on site affordable housing provision.
Accessibility	?	Access to the site is problematic due to the narrow width of the Park Lane and its combined use by the school. This is recognised by the policy which seeks to secure highway enhancements, including for pedestrians.
Sustainable Transport	?	Bus services from Droxford are poor, with a large reliance on community bus services, this is limited to a two hourly service. The site is located 11km from the nearest railway station at Botley.
Housing	+	The delivery of approximately c.26-32 dwellings on this site would help contribute towards meeting local demand for housing.
Climate Change Mitigation	-	The development of approximately c.26-32 dwellings at this location will lead to increases in the built footprint of Droxford- however, given the amount of housing proposed for this site it is not anticipated that associated effects on greenhouse gas emissions will be significant.
Local Economy	+	Through increasing local housing stock, the delivery of housing at this site has the potential to support the village's vitality. However, potential effects will be limited by the proposed size of the allocation.

Summary of appraisal

Summary: Policy SD66: Land at Park Lane, Droxford

Potential impacts on landscape character and the historic environment will be mitigated through the policy approaches proposed.

The development of c.26-32 dwellings at the site will help meet local housing needs and support the vitality of the local area. The site is also accessible to village amenities.

There are limited areas of surface water and groundwater flood risk present on the site.

Potential significant effects?

Due to the relatively limited size of the allocation, and proposed policy approaches, potential negative effects are unlikely to be significant. Similarly potential positive effects are unlikely to be significant.

Recommendations

None recommended.

Key			
Likely adverse effect	-	Likely positive effect	+
Neutral/no effect		Uncertain effects	?

Policy SD67: Cowdray Works Yard, Easebourne

Number of dwellings allocated: 16-20 and 1500m^2 commercial buildings including up to 280m^2 A1 and 280m^2 A3

Approximate size of site: c. 0.9ha

Sustainability Theme	Rating	Commentary
Landscape	?	The site is a large agricultural compound/yard used for estate management and other purposes. It has an established rural character and sits within the context of the Cowdray Estate. In landscape terms, the site has medium-high sensitivity due to the historic nature of the surrounding townscape and the Cowdray Estate, creating a sense of place. Impacts on the registered parkscape have the potential to take place due to the potential for suburban development to impact on its character. These elements are recognised through the policy, which seeks to ensure the high quality design of new development which is sensitive to the local heritage resource, enhances the setting of local heritage assets, and seeks to ensure that due regard is made to the emerging Easebourne Conservation Area Character Appraisal and Management Plan.
Climate Change Adaptation	?	The site is not located within an area at risk of fluvial flooding. A surface water flow pathway is identified through the western part of the site. The risk of flooding in this area is currently low (1:1000 AEP), but climate change may increase this risk over the lifetime of the development. There is potential groundwater emergence associated with the dry valley aligned with Easebourne Lane and Easebourne Street. The water table could rise above ground level during wet periods. Mapped watercourse immediately to the south of the site could extend into the site during wet periods.
Biodiversity	+	The site is not located close to designated sites for biodiversity. The site is not located within an SSSI Impact Risk Zone for the scale of residential development proposed and is not located in close proximity to a BAP Priority Habitat. The policy seeks to enhance the biodiversity offer of the site through "*maximising available space for new tree planting"* and initiating new planting which is suitable for pollinating species.

Cultural Heritage	?	The site is in a highly sensitive location for the historic environment. It is located adjacent to the Grade II* listed Cowdray House Registered Park and Garden, 7-8 listed buildings are located in close proximity to the site's perimeter and the site is located within the Easebourne Conservation Area. The site is also located in an area of high archaeological potential. These elements are recognised through the policy, which seeks to ensure the high quality design of new development which is sensitive to the local heritage resource, enhances the setting of local heritage assets, and seeks to ensure that due regard is made to the emerging Easebourne Conservation Area Character Appraisal and Management Plan. The policy also requires that development proposals are accompanied by an archaeological assessment and a heritage statement.
Cultural Activity	+	The site is located in good proximity to the cultural services offered by Midhurst. The provision of 560m^2 of A1 and A3 floorspace has the potential to promote activities which support the visitor economy.
Health and Wellbeing		The site is located within walking distance (approximately 1km) to the centre of Midhurst and is accessible by foot/cycle. The location of the site therefore has the potential to promote healthier modes of travel.
Vitality of Communities	+	The development of 20 dwellings and commercial facilities on site will help to support the vitality and vibrancy of Easebourne village and there will be some on site affordable housing provision. An allocation at this location will also support the vitality of Midhurst town centre.
Accessibility	+	The site, which is located approximately 1km to the centre of Midhurst, has good accessibility to the services and facilities in the town. The policy seeks to enable a publicly accessible pedestrian route from Easebourne Lane through to Cowdray Park to be delivered through the allocation.
Sustainable Transport	+	The site, which is located approximately 1km to the centre of Midhurst, has good accessibility to the services and facilities in the town by walking/cycling and public transport. This will support the use of sustainable modes of transport.
Housing	+	The site will deliver c.20 dwellings. This will contribute to meeting local housing needs.
Climate Change Mitigation	-	The site has good accessibility to the services and facilities in Midhurst. This will support climate change mitigation by reducing the need to travel in comparison to other site options. The development of 20 dwellings at this location will lead to increases in the built footprint of Easebourne; however, given the amount of housing proposed for this site it is not anticipated that associated effects on greenhouse gas emissions will be significant.
Local Economy	+	The provision of 1500m^2 of commercial floorspace including up to 560m^2 of A1 and A3 floorspace will support the economic vitality of both Easebourne and Midhurst. The allocation will also encourage uses which will support the visitor economy.
Summary of appraisal		

Summary: Policy SD67: Cowdray Works Yard, Easebourne

Whilst development at this location has the potential to have negative effects on features and areas of historic environment and townscape value, the proposed policy provides a robust approach to ensuring that the fabric and setting of cultural heritage assets are protected and enhancements facilitated.

The site, which is located approximately 1km to the centre of Midhurst, has good accessibility to the services and facilities in the town by walking/cycling and public transport. The provision of 1500m^2 of commercial floorspace including up to 560m^2 of A1 and A3 floorspace will support the economic vitality of both Easebourne and Midhurst.

There are limited areas of surface water and groundwater flood risk present on the site.

Potential significant effects?

None identified.

Recommendations

No recommendations proposed.

Key			
Likely adverse effect	-	Likely positive effect	+
Neutral/no effect		Uncertain effects	?

Policy SD68: Land North of Egmont Road, Easebourne

Number of dwellings allocated: c.16-20 dwellings

Approximate size of site: c.0.7 ha

Sustainability Theme	Rating	Commentary
Landscape	?	Allocation of 16-20 dwellings at this site has the potential to affect the sensitive townscape at this location. This is highlighted by the site's location adjacent to the Easebourne Conservation Area and close to (within 40m) the Grade II* listed Registered Park and Garden of Cowdray House. The site has been evaluated as having medium landscape sensitivity. This is recognised by the policy which seeks to ensure that careful consideration is given to the street frontage on Egmont Road and the boundary treatment to the site and a Heritage Statement and a Landscape and Visual Impact Assessment is undertaken to inform design and layout. The site is also well screened from the Registered Park and Garden.
Climate Change Adaptation	?	The site is not located within an area at risk of fluvial flooding. Most of the site is not mapped as being at risk of surface water flooding. However, the lowermost part of the site, and the proposed site access is at risk of surface water flooding. Climate change may increase this risk over the lifetime of the development. There is a risk of groundwater emergence associated with the dry valley aligned with Easebourne Street and Easebourne Lane. The water table could rise above ground level during wet periods. The greatest risk is posed to the site access, but there is also a lower risk of groundwater emergence within the site itself.
Biodiversity		No designated sites or BAP Priority Habitat are located in the vicinity of the site and the site is not within an SSSI Impact Risk Zone for the types of development proposed. The policy also seeks to ensure that an appropriate ecological survey is undertaken and existing hedgerows are maintained and enhanced.

Cultural Heritage	?	Located adjacent to the Easebourne Conservation Area and close to the nearby Grade II listed buildings Lychgate and Ivy Cottage, the allocation of 20 dwellings at this site has the potential to affect an area sensitive for its historic environment value. The site is also located close to (within 40m) but is well screened from, the Grade II* listed Registered Park and Garden of Cowdray House. Potential effects on the setting of these features and areas of historic environment sensitivity are recognised by the policy which seeks to ensure that careful consideration is given to the street frontage on Egmont Road and the boundary treatment to the site. It ensures that a Heritage Statement and a Landscape and Visual Impact Assessment is undertaken to inform design and layout.
Cultural Activity		The site is located in good proximity to the cultural services offered by Midhurst. The allocation is unlikely to have significant positive or negative effects relating to sustainable tourism.
Health and Wellbeing	+	The site is located approximately 1km to the centre of Midhurst and is accessible by foot/cycle. The location of the site therefore has the potential to promote healthier modes of travel.
Vitality of Communities	+	The development of 16-20 dwellings will help to support the vitality and vibrancy of Easebourne village and there will be some on site affordable housing provision.
Accessibility	+	The site, which is located approximately 1km to the centre of Midhurst, has good accessibility to the services and facilities in the town.
Sustainable Transport	+	The site, which is located approximately 1km to the centre of Midhurst, has good accessibility to the services and facilities in the town by walking/cycling and public transport. This will support the use of sustainable modes of transport.
Housing	+	The site will deliver 16-20 dwellings. This will contribute to meeting local housing needs.
Climate Change Mitigation	-	The site has good accessibility to the services and facilities in Midhurst. This will support climate change mitigation by reducing the need to travel in comparison to other site options. The development of 16-20 dwellings at this location will lead to increases in the built footprint of Easebourne; however, given the amount of housing proposed for this site it is not anticipated that associated effects on greenhouse gas emissions will be significant.
Local Economy	+	Through increasing local housing stock, the delivery of housing at this site has the potential to support the village's vitality. However, potential effects will be limited by the proposed size of the allocation.

Summary of appraisal

Summary: Policy SD68 Land North of Egmont Road, Easebourne

Whilst development at this location has the potential to have negative effects on features and areas of historic environment and townscape value, the proposed policy provides a robust approach to ensuring that the fabric and setting of cultural heritage assets are protected and enhancements facilitated.

The site, which is located approximately 1km to the centre of Midhurst, has good accessibility to the services and facilities in the town by walking/cycling and public transport.

There are limited areas of surface water and areas of groundwater flood risk present on the site.

Potential significant effects?

None identified.

Recommendations

No recommendations proposed.

Key			
Likely adverse effect	-	Likely positive effect	
Neutral/no effect		Uncertain effects	?

Policy SD69: Former Easebourne School, Easebourne		
 Number of dwellings allocated: 16-20 Approximate size of site: c. 2.1ha		
Sustainability Theme	**Rating**	**Commentary**
Landscape	?	The site is bounded by a hedgerow to the west. The eastern boundary adjoins the rear boundaries of adjacent dwellings. The southern boundary is not well defined as it adjoins the school complex of which the site is a part. The site is sloping towards the east & Easebourne Street. The site has medium landscape sensitivity due to the existing use of the site, the relationship with the landform and surrounding properties. This is recognised by the policy, which seeks to ensure than new development is accompanied by a heritage statement and a Landscape Visual Impact Assessment. It also seeks to retain the central portion of the site as an open visual gap and conserve and enhance the setting of listed buildings and the conservation area.
Climate Change Adaptation	?	The site is not located within an area at risk of fluvial flooding. Most of site is not mapped as being at risk of surface water flooding. However, several discrete points, and the proposed site access is at risk of surface water flooding (1:100 and 1:1000 year events). Climate change may increase this risk over the lifetime of the development. Groundwater emergence associated with the dry valley aligned with Easebourne Street and Easebourne Lane. The water table could rise above ground level during wet periods. The greatest risk is posed to the site access, but there is also a lower risk of groundwater emergence within the site itself. The policy seeks to ensure suitable flood risk mitigation is included within development at the site, including relating to surface water runoff.
Biodiversity	+	The site is not sensitive for biodiversity. It is not located within an SSSI Impact Risk Zone for residential development and is not located in close proximity to a BAP Priority Habitat. The policy seeks to enhance the biodiversity offer of the site through protecting trees and initiating new planting which is suitable for pollinating species.
Cultural Heritage	?	Two listed buildings are located on the site: the Grade II listed Schoolmaster's House and the Grade II listed Easebourne Parochial First School. The site is also within the Easebourne Conservation Area. This is recognised through the policy, which seeks to conserve and enhance these features and areas and settings and promote layout which complements the settings of key features.

Cultural Activity		The site is located in good proximity to the cultural services offered by Midhurst. The allocation is unlikely to have significant positive or negative effects relating to sustainable tourism.
Health and Wellbeing		The site is located approximately 1.1km to the centre of Midhurst and is accessible by foot/cycle. The location of the site therefore has the potential to promote healthier modes of travel.
Vitality of Communities	+	The development of 16-20 dwellings will help to support the vitality and vibrancy of Easebourne village and there will be some on site affordable housing provision.
Accessibility	+	The site, which is located approximately 1.1km to the centre of Midhurst, has good accessibility to the services and facilities in the town.
Sustainable Transport	+	The site, which is located approximately 1.1km to the centre of Midhurst, has good accessibility to the services and facilities in the town by walking/cycling and public transport. This will support the use of sustainable modes of transport.
Housing	+	The site will deliver 16-20 dwellings. This will contribute to meeting local housing needs.
Climate Change Mitigation	-	The site has good accessibility to the services and facilities in Midhurst. This will support climate change mitigation by reducing the need to travel in comparison to other site options. The development of 16-20 dwellings at this location will lead to increases in the built footprint of Easebourne; however, given the amount of housing proposed for this site it is not anticipated that associated effects on greenhouse gas emissions will be significant.
Local Economy	+	Through increasing local housing stock, the delivery of housing at this site has the potential to support the village's vitality. However, potential effects will be limited by the proposed size of the allocation.

Summary of appraisal

Summary: Policy SD69: Former School, Easebourne

Whilst development at this location has the potential to have negative effects on features and areas of historic environment and townscape value, the proposed policy provides a robust approach to ensuring that the fabric and setting of cultural heritage assets are protected and enhancements facilitated. The policy will also support biodiversity enhancements at this location.

The site, which is located approximately 1km to the centre of Midhurst, has good accessibility to the services and facilities in the town by walking/cycling and public transport.

There are limited areas of surface water and areas of groundwater flood risk present on the site.

Potential significant effects?

Due to the relatively limited size of the allocation, and proposed policy approaches, potential negative effects are unlikely to be significant. Similarly potential positive effects are unlikely to be significant.

Recommendations

No recommendations proposed.

Key			
Likely adverse effect	-	Likely positive effect	+
Neutral/no effect		Uncertain effects	?

Policy SD70: Land Behind the Fridays, East Dean (East Sussex)

The proposed allocation has not been assessed as the site has existing planning consents for 11 dwellings.

Policy SD71: Land at Elm Rise, Findon

Number of dwellings allocated: 15-20

Approximate size of site: 0.7 ha

Sustainability Theme	Rating	Commentary
Landscape	?	The site is a field laid to pasture with some subdivision. There are mature hedged boundaries to the north west and east, domestic rear gardens to the south. Located on the eastern Findon valley side and is the most southerly extent of the open undeveloped valley side. The site has medium landscape sensitivity in the western section, and medium-high sensitivity to east as the site becomes more elevated and views from the bridleway would be affected. This is recognised by the policy, which seeks to ensure development is focused on the western and southern parts of the site, and provides a suitably landscaped transition to more elevated areas.
Climate Change Adaptation		The site is not located within an area at risk of fluvial. Some limited ground or surface water flooding may occur at the access.
Biodiversity	+	The site is not located in close proximity to designate biodiversity sites. It is not located within an SSSI Impact Risk Zone for residential development and is not located in close proximity to a BAP Priority Habitat. The site has some features which are of value for biodiversity however, including a mature hedgerow, and there is potential for protected species to be present. It is also located within the South Downs Way Nature Improvement Area This is recognised by the policy, which seeks to enhance the biodiversity offer of the site, protect trees and initiating new planting which is suitable for pollinating species.
Cultural Heritage		The site is not sensitive for historic environment interest. No listed buildings or scheduled monuments are located in the vicinity of the site. No significant effects are anticipated therefore.
Cultural Activity		No significant effects are anticipated.
Health and Wellbeing		No significant effects are anticipated.
Vitality of Communities	+	The development of 15-20 dwellings at this location will help to support the vitality and vibrancy of Findon village and there will be some on site affordable housing provision.

Accessibility	+	The site is accessible to existing village facilities and amenities, including the school, post office, shops, pubs and sports/recreational facilities. The site is also, due to its relative proximity to Worthing, accessible to the range of services, facilities and amenities located in the nearby south coast conurbation. Bus links are also good, with frequent services, to Worthing, Pulborough and Midhurst.
Sustainable Transport	+	The site is located close to an existing bus links, including frequent services, to Worthing, Pulborough and Midhurst.
Housing	+	The delivery of approximately 15-20 dwellings on this site would help contribute towards meeting local demand for housing.
Climate Change Mitigation	-	The development of approximately 15-20 dwellings at this location will lead to increases in the built footprint of Findon- however, given the amount of housing proposed for this site it is not anticipated that associated effects on greenhouse gas emissions will be significant.
Local Economy	+	Through increasing local housing stock, the delivery of housing at this site has the potential to support the village's vitality. However, potential effects will be limited by the proposed size of the allocation.

Summary of appraisal

Summary: Policy SD71: Land at Elm Rise, Findon

The site is not sensitive in terms of biodiversity or historic environment interest. Whilst parts of the site have medium high landscape sensitivity, impacts on landscape character will be reduced by focusing development on the south and western parts of the site, which have lower sensitivity.

The site has good access to services and facilities, as well as public transport networks.

Potential significant effects?

Due to the relatively limited size of the allocation, and proposed policy approaches, potential negative effects are unlikely to be significant. Similarly potential positive effects are unlikely to be significant.

Recommendations

None proposed.

Key			
Likely adverse effect	-	Likely positive effect	+
Neutral/no effect		Uncertain effects	?

Policy SD72: Soldiers Field House, Findon

Number of dwellings allocated: c.10-12

Approximate size of site: c. 0.6ha

Sustainability Theme	Rating	Commentary
Landscape	?	The site is a residential plot, with stables adjoining to the north. The site has medium sensitivity. Views from the east are sensitive from the wider downland and there are potential impacts on the adjacent PRoW. Development at this site has the potential for impacts on the setting of Nepcote Green. This is recognised by the policy, which seeks to ensure than new development is accompanied by a Landscape Visual Impact Assessment. It also seeks to 'positively enhance the contribution of the site to the downland landscape and the setting of the Wattle House, particularly as viewed from public rights of way to the east and south and from Nepcote Green'.
Climate Change Adaptation	?	Parts of the site are susceptible to surface water flooding. Surface water flood mapping identifies two potential surface water flow pathways across the site. The risk of flooding from this source is currently low (1:1000 AEP), but climate change may increase this risk over the lifetime of the development. This is recognised by the policy which seeks to minimise hard surfaced areas on site, and use permeable surfaces and soft landscaping where possible to maximise infiltration of water and reduce surface water run-off. The site is situated on the valley side of a dry valley feature. Groundwater emergence from the Chalk aquifer is most likely along the mapped surface water flow pathways along slight topographical hollows within the site.
Biodiversity	+	The site is not located close to designated biodiversity sites. It is not located within an SSSI Impact Risk Zone for residential development and is not located in close proximity to BAP Priority Habitat. The site has some features which are of value for biodiversity however, including a mature hedgerow, and there is potential for protected species to be present. It is also located within the South Downs Way Nature Improvement Area This is recognised by the policy, which seeks to enhance the biodiversity offer of the site, retain the key hedgerow on the site, protect trees and initiate new planting which is suitable for pollinating species.

Cultural Heritage		The Wattle House, which is Grade II listed, is located 170m to the south of the site,. The site is also not located in proximity to a conservation area. This is recognised by the policy, which seeks to ensure than new development is accompanied by a Landscape Visual Impact Assessment. It also seeks to 'positively enhance the contribution of the site to the downland landscape and the setting of the Wattle House, particularly as viewed from public rights of way to the east and south and from Nepcote Green'.
Cultural Activity		No significant effects are anticipated.
Health and Wellbeing		No significant effects are anticipated.
Vitality of Communities	+	The development of c.10-12 dwellings at this location will help to support the vitality and vibrancy of Findon village and there will be some on site affordable housing provision.
Accessibility	+	The site is accessible to existing village facilities and amenities, including the school, post office, shops, pubs and sports/recreational facilities. The site is also, due to its relative proximity to Worthing, accessible to the range of services, facilities and amenities located in the nearby south coast conurbation and the railway station. Bus links are also good, with frequent services, to Worthing. However the site is currently only accessible up a narrow lane (Soldiers Field Lane).
Sustainable Transport	+	The site is located close to an existing bus link with frequent services to Worthing.
Housing	+	The delivery of approximately 10-12 dwellings on this site would help contribute towards meeting local demand for housing.
Climate Change Mitigation	-	The development of approximately 10-12 dwellings at this location will lead to increases in the built footprint of Findon- however, given the amount of housing proposed for this site it is not anticipated that associated effects on greenhouse gas emissions will be significant.
Local Economy	+	Through increasing local housing stock, the delivery of housing at this site has the potential to support the village's vitality. However, potential effects will be limited by the proposed size of the allocation.

Summary of appraisal

Summary: Policy SD72: Soldiers Field House, Findon

The site is not sensitive in terms of biodiversity or historic environment interest. Whilst parts of the site have medium landscape sensitivity, impacts on landscape character will be reduced by the proposed policy approaches.

The site has good access to services and facilities, as well as public transport networks.

There are limited areas of surface water groundwater flood risk present on the site.

Potential significant effects?

Due to the relatively limited size of the allocation, and proposed policy approaches, potential negative effects are unlikely to be significant. Similarly potential positive effects are unlikely to be significant.

Recommendations

No recommendations proposed.

Key			
Likely adverse effect	-	Likely positive effect	+

Neutral/no effect		Uncertain effects	**?**

Policy SD73: Land at Petersfield Road, Greatham

Number of dwellings allocated: c.35-40 Approximate size of site: c.2.4 ha

Sustainability Theme	Rating	Commentary
Landscape	?	Whilst the site is located on a former horticultural nursery the site has been established as having medium landscape sensitivity due to the size of the site and its location within the centre of the settlement. The proposed policy notes that a Landscape and Visual Impact Assessment will be required and the retention of existing hedgerows and careful consideration is given to the boundary treatment of the site. It also highlights that a Heritage Statement should be prepared. Given the disused glasshouses currently on site development has the scope to enhance landscape character.
Climate Change Adaptation		The site is not located within an area at risk of fluvial, surface water or groundwater flooding.
Biodiversity	?	The site is located approximately 600m from the Wealden Heaths Phase II SPA. The SPA is covered by the Woolmer Forest SSSI and is situated within an SSSI Impact Risk Zone for the types of development proposed *('any residential developments with a total net gain in residential units'*). These constraints are acknowledged by the policy, which states '*advice from Natural England will be required on appropriate measures to mitigate the impacts of recreational disturbance*'. The site is not located adjacent to areas of BAP Priority Habitat. The policy seeks to ensure that new development supports the aims of the Rother Valley Biodiversity Opportunity Area, adjacent to which the site is located.
Cultural Heritage	?	The Grade II listed Deal Farmhouse is located on the opposite side of Petersfield Road from the site, and the site is located within an area of archaeological interest. This is recognised by the policy, which requires that a Heritage Statement is prepared and a pre-application archaeological assessment is undertaken.
Cultural Activity		No significant effects are anticipated.
Health and Wellbeing		No significant effects are anticipated.
Vitality of Communities	+	The development of c.35-40 dwellings will help to support the vitality and vibrancy of Greatham village and there will be some on site affordable housing provision.

Accessibility	+	The site is accessible to existing village facilities and amenities, including the school, village hall, pub and sports/recreational facilities. The site is also, due to its relative proximity to Liss (c.3km), accessible to the range of services, facilities and amenities located in this nearby larger village and the railway station. However, bus links between the two settlements are limited to a two hourly service during the day.
Sustainable Transport	?	Whilst the site is located close to an existing bus link, this is limited to a two hourly service. The site is located 3km from Liss railway station.
Housing	+	The delivery of approximately 35-40 dwellings on this site would help contribute towards meeting local demand for housing.
Climate Change Mitigation	-	The development of approximately 35-40 dwellings at this location will lead to increases in the built footprint of Greatham- however, given the amount of housing proposed for this site it is not anticipated that associated effects on greenhouse gas emissions will be significant.
Local Economy	+	Through increasing local housing stock, the delivery of housing at this site has the potential to support the village's vitality. The site is located in a Mineral Consultation Area, which is acknowledged through the policy.

Summary of appraisal

Summary: Policy SD73: Land at Petersfield Road, Greatham

The location of the site close to Wealden Heaths Phase II SPA and within the SSSI Impact Risk Zone for the Woolmer Forest SSSI is a significant constraint facing the site. This is recognised in the policy, which highlights that consultation with Natural England will be required. Effects on local historic environment assets and archaeology of the site will be limited by the proposed policy approach.

The development of 40 dwellings at the site will help meet local housing needs and support the vitality of the local area. The site is also accessible to village amenities, and relatively accessible to Liss by bus.

The site is located in a Mineral Consultation Area, which is acknowledged through the policy.

Potential significant effects?

Due to the presence of nationally and internationally designated nature conservation sites locally, effects on biodiversity have the potential to be significant if the proposed policy approach to the protection and enhancement of biodiversity value is not effectively implemented.

Recommendations

None proposed.

Key			
Likely adverse effect	-	Likely positive effect	+
Neutral/no effect		Uncertain effects	?

Policy SD74: Fern Farm, Longmoor Road, Greatham

Number of allocations: Four permanent pitches for Gypsies and Travellers

Sustainability Theme	Rating	Commentary
Landscape	?	The proposed allocation of four pitches is at an existing Gypsies and Travellers site. The existing Gypsy and Traveller site has no visual impacts beyond the immediate boundaries. The site is closely related to the existing village and its relative containment limits its impact on the wider area. However the policy seeks to provide an attractive street frontage to Longmoor Road, reflecting the transition from village to woodland in this location, and 'contain significant planting in order to reduce the urbanising impact of the development and provide a transition to the woodland and ponds beyond'. As such no significant effects on landscape character are likely to arise from the allocation.
Climate Change Adaptation		The policy for the allocation states that a Flood Risk Assessment should be undertaken and surface water drainage 'should be controlled'.
Biodiversity	?	The site is located within 400m of the Wealden Heaths Phase II SPA. The SPA is covered by the Woolmer Forest SSSI and is situated within an SSSI Impact Risk Zone for the types of development proposed *('any residential developments with a total net gain in residential units'*). However the provision of two additional pitches is unlikely to bring negative effects in relation to the status of the sites. The site is adjacent to areas of deciduous woodland BAP Priority Habitat.
Cultural Heritage		No features or areas of historic environment sensitivity are located in the vicinity of the site.
Cultural Activity		The allocation is unlikely to have significant positive or negative effects relating to sustainable tourism.
Health and Wellbeing		No significant effects at this level of detail.
Vitality of Communities		Given the size of the allocation, no significant effects at this level of detail.
Accessibility	+	The site is accessible to existing village facilities and amenities, including the school, village hall, pub and sports/recreational facilities. The site is also, due to its relative proximity to Liss (c.3km), accessible to the range of services, facilities and amenities located in this nearby larger village and the railway station. However, bus links between the two settlements are limited to a two hourly service during the day.

Sustainable Transport	?	Whilst the site is located close to an existing bus link, this is limited to a two hourly service. The site is located 3km from Liss railway station.
Housing	+	The site will deliver four permanent pitches. This will contribute to meeting local needs for Gypsies and Travellers provision.
Climate Change Mitigation	-	The development of four pitches at this location will lead to increases in the built footprint of Greatham. However, given the number of pitches proposed, it is not anticipated that associated effects on greenhouse gas emissions will be significant.
Rural Economy		Through facilitating four additional Gypsies and Travellers pitches, the delivery of new provision at this site through the policy has the potential to support the village's vitality. This will however be limited by the proposed size of the allocation.

Summary of appraisal

Summary: Policy SD74: Fern Farm, Longmoor Road, Greatham

The location of the site close to Wealden Heaths Phase II SPA and within the SSSI Impact Risk Zone for the Woolmer Forest SSSI is a significant constraint facing the site. However the provision of two additional pitches is unlikely to bring additional negative effects.

The development of two additional pitches at the site, and the making permanent of the existing two pitches, will help meet local needs for Gypsies and Travellers provision, reduce the risk of unauthorised encampments and support the vitality of the local area. The site is also accessible to village amenities, and relatively accessible to Liss by bus.

Potential significant effects?

Due to the presence of nationally and internationally designated nature conservation sites locally, effects on biodiversity have the potential to be significant if the proposed policy approach to the protection and enhancement of biodiversity value is not effectively implemented.

Recommendations

None proposed.

Policy SD75: Half Acre, Hawkley Road, Hawkley

Number of dwellings allocated: Three permanent pitches for Gypsies and Travellers

Approximate size of site: c.0.25 ha

Sustainability Theme	Rating	Commentary
Landscape	?	The proposed allocation of three pitches is at an existing Gypsies and Travellers site with temporary planning permission. The site has a limited, localised effect on landscape character with views being well contained and it is not subject to overlooking. As such no significant effects on landscape character are likely to arise from the allocation.
Climate Change Adaptation	?	Part of the site is subject to surface water runoff. The policy for the allocation states that surface water drainage 'should be controlled' and hard surfaced areas should be minimised on site, and the use of permeable surfaces and soft landscaping should take place where possible to 'maximise infiltration of water and reduce surface water run-off'.
Biodiversity	+	The site is within 10m of the East Hampshire Hangars Biodiversity Opportunity Area. It is not within an SSSI Impact Risk Zone for the type of development proposed or located adjacent to BAP Priority Habitat. The policy seeks to protect and enhance existing hedgerows and trees and initiate new planting for pollinating species.
Cultural Heritage		No features or areas of historic environment sensitivity are located in the vicinity of the site.
Cultural Activity		The allocation is unlikely to have significant positive or negative effects relating to sustainable tourism.
Health and Wellbeing		No significant effects at this level of detail.
Vitality of Communities		Given the size of the allocation, no significant effects at this level of detail.
Accessibility	-	The site is, due to its relative proximity to Liss (c.3km), accessible to the range of services, facilities and amenities located in this nearby larger village and the railway station. However, bus links are limited to a two hourly service during the day.
Sustainable Transport	?	Whilst the site is located close to an existing bus link, this is limited to a two hourly service. The site is located 2.9km from Liss railway station.
Housing	+	The site will deliver three permanent pitches. This will contribute to meeting local needs for Gypsies and Travellers provision.

Climate Change Mitigation	-	Given the number of pitches proposed for this site (three) it is not anticipated that associated effects on greenhouse gas emissions will be significant.
Rural Economy		Given the size of the allocation, no significant effects.

Summary of appraisal

Summary: Policy SD75: Half Acre, Hawkley Road, Hawkley

The development of three permanent pitches at the site will help meet local needs for Gypsies and Travellers provision for and support the vitality of the local area. The site is also relatively accessible to the services and facilities of Liss.

The site is not located in a location sensitive for landscape character, biodiversity or the historic environment.

Potential significant effects?

None identified.

Recommendations

None proposed.

Policy SD76: Land at Itchen Abbas House		
 Number of dwellings allocated: c.8-10 Approximate size of site: c.0.66 ha		
Sustainability Theme	**Rating**	**Commentary**
Landscape	?	The site is set within the established mature grounds of Itchen Abbas house. It is located at the lowest part of the site and relates well to surrounding built form and the settlement pattern. In terms of landscape quality, the site has been evaluated as having low/medium landscape sensitivity and landscape impact could be minimised provided development is well designed and in character with the surrounding built form. As such the allocation of this site is unlikely to have a marked effect on landscape quality in the area.
Climate Change Adaptation		The site is not within an area considered at risk of flooding but is located at relatively close proximity to the River Itchen. There are currently no climate adaptation benefits anticipated, although these could be built into the development should this site be brought forward. The provision of green infrastructure on this site (e.g. street trees, rain gardens) could be linked with efforts to improve the Itchen Valley Biodiversity Opportunity Area (for example, though the selection of species that enhance the areas ecological network).
Biodiversity	?	The proposed site is in close proximity to the River Itchen Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC), and is classified as being within an SSSI Impact Risk Zone for 'all planning applications- except householder applications'. The SSSI units directly south of the site are in 'favourable' and 'unfavourable recovering' condition respectively. As such, further advice will be required from Natural England to determine whether any potential impacts will require mitigation actions or the non-allocation of this site. The policy recognises the presence of the international and national biodiversity designation through seeking to ensure that new development demonstrates 'that there would be no significant impact on the River Itchen Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC)' The site is a brownfield site and such locations can be home to unique and important assemblies of species. As such the policy's aim to ensure that an '*appropriate ecological survey*' is carried out will help ensure that this potential risk is taken into account. The Itchen Valley Biodiversity Opportunity Area is adjacent to the site (across a road). The proposed policy approach for the allocation will be required to take into account and contribute to the aims of the area. As such, the site has potential to contribute positively to the area's biodiversity dependent on the extent of the actions undertaken.

Cultural Heritage		No features or areas of historic environment sensitivity are located in the vicinity of the site.
Cultural Activity		No significant effects are anticipated.
Health and Wellbeing	?	There is a Historic Landfill Site within 250 metres of the proposed development site. This is acknowledged by the policy, which seeks to ensure further investigations of potential contamination are carried out.
Vitality of Communities	+	The development of ten dwellings will help to support the vitality and vibrancy of Itchen Abbas village and there will be some on site affordable housing provision.
Accessibility	+	Residents on any new development at the site will have good access to the village's facilities, although it is likely that they will have to travel further afield to Winchester for a wider array of services. The scale of development is unlikely to have any significant effect on the capacity of facilities to service existing residents. The village is relatively well connected to Winchester by bus during the day, however no direct buses are available after approximately 17:20.
Sustainable Transport	+	The village is relatively well connected by bus to Winchester, with an hourly service during the day taking approximately 15 minutes. There is the potential for development gains from this site to contribute to the completion of the off-road walking and cycling route along the Itchen Valley between Kings Worthy and Alresford, which is a project identified in the South Down's Infrastructure Delivery Plan.
Housing	+	The site will deliver approximately ten new dwellings which should contribute positively to the meeting of local need for housing.
Climate Change Mitigation	-	The distance of Itchen Abbas to Winchester and the relative difficulty of travelling between the two settlements by bus outside of core hours in the day may result in an increase in private car use, with resulting negative effects in terms of CO_2 emissions. However, given the amount of housing proposed for this site it is not anticipated that these effects will be significant.
Local Economy	+	Through increasing local housing stock, the delivery of housing at this site has the potential to support the village's vitality (although this will be limited by the proposed size of the allocation).

Summary of appraisal

Summary: Policy SD76: Land at Itchen Abbas House

Given the scale of the proposed development, its relationship with the existing village, and the use of previously developed land it is likely that housing on this site would have a relatively neutral effect – and, in the case of housing and the rural economy, a positive effect. The policy for the allocation seeks to ensure that impacts on the SSSI and SAC present locally are addressed and that it contributes to the aims of the Itchen Valley Biodiversity Opportunity Area.

The village is relatively well connected by bus to Winchester.

Potential significant effects?

None identified at this level of detail.

Recommendations

None proposed.

Key			
Likely adverse effect	-	Likely positive effect	+

Neutral/no effect		Uncertain effects	**?**

Policy SD77: Castelmer Fruit Farm, Kingston Near Lewes

Number of dwellings allocated: c.10-12

Approximate size of site: c.0.72 ha

Sustainability Theme	Rating	Commentary
Landscape	?	The site lies within the remaining fieldscape created post 1920, contemporary with the original orchard planting. This part of the South Downs is characterised by chalk grassland and woodland on the steeper slopes. Minor lanes and tracks descend the valley sides and are typically historic. The landscape is of medium scale and the site boundary comprises trees and hedgerows on all but the side adjacent to existing settlement which remains open. In terms of landscape quality, the site has been evaluated as having medium sensitivity due to likely visual impact in wider landscape. The site includes some previously developed land where existing properties/greenhouses stand. This is recognised by the policy, which seeks to ensure than new development is accompanied by a Landscape Visual Impact Assessment, publicly accessible public open space is provided and a suitably landscaped transition at the site boundaries is implemented.
Climate Change Adaptation	?	The site is not located within an area at risk of fluvial. In relation to surface water and groundwater flooding a very small proportion of the site is at risk of flooding from the 1:1000 AEP event, and the access route is at risk from the 1:100 AEP event.
Biodiversity	?	The proposed allocation is classified as being within an Impact Risk Zone for the Kingston Escarpment and Iford Hill SSSI for 'Any residential development of 100 or more houses outside existing settlements/urban areas.' As such the scale of development is likely to preclude potential impacts on the SSSI. The site is located in close proximity to large area of mature woodland, and extensive orchards. The site (including the northern part) is located adjacent to BAP Priority Habitat, including Deciduous Woodland and Lowland Calcareous Grassland. The policy seeks to enhance the biodiversity offer of the site, provide for protected species and ensure that comprehensive arboricultural survey and an ecological improvement strategy.
Cultural Heritage		No features or areas of historic environment sensitivity are located in the vicinity of the site.
Cultural Activity		No significant effects are anticipated.

Health and Wellbeing	+	The policy seeks to enhance public access to orchards and woodland, and secure significant green infrastructure enhancements on site. This will support health and wellbeing.
Vitality of Communities	+	The development of c.10-12 dwellings at this location will help to support the vitality and vibrancy of Kingston near Lewes village and there will be some on site affordable housing provision.
Accessibility	+	The site is accessible to existing village facilities and amenities, including the primary school, village hall, pub and sports/recreational facilities. The site is also, due to its relative proximity to Lewes, accessible to the range of services, facilities and amenities located in the town. However bus links are relatively infrequent, with two-hourly services to Lewes and Newhaven.
Sustainable Transport	?	Bus links are relatively infrequent, with two-hourly services to Lewes and Newhaven. Lewes railway station is located in relative proximity, at 3km north east of the site, which is not within walking distance for many. The site is however accessible to existing village facilities and amenities, which are in walking distance.
Housing	+	The delivery of approximately 10-12 dwellings on this site would help contribute towards meeting local demand for housing.
Climate Change Mitigation	-	The development of approximately 10-12 dwellings at this location will lead to increases in the built footprint of Kingston near Lewes- however, given the amount of housing proposed for this site it is not anticipated that associated effects on greenhouse gas emissions will be significant.
Local Economy	+	Through increasing local housing stock, the delivery of housing at this site has the potential to support the village's vitality.

Summary of appraisal

Summary: Policy SD77: Castelmer Fruit Farm, Kingston Near Lewes

Whilst development at this location has the potential to have negative effects on biodiversity habitats and species, the proposed policy provides a robust approach to ensuring that the ecological networks are protected and enhanced and the most sensitive parts of the site are not developed.

Similarly the policy approach will help protect landscape character, including longer distance views to and from the site. This will be supported by the small size of the allocation, and its location of in the south western portion of the wider ownership site in the area currently occupied by the existing dwelling, the garage, greenhouses and part of the orchard.

In terms of accessibility and sustainable transport links, the site is relatively poorly connected by bus, but is in relative proximity to the wider range of facilities available in Lewes. The site is also accessible to village amenities.

The development of c.10-12 dwellings at the site will help meet local housing needs and support the vitality of the local area.

Potential significant effects?

Due to the relatively limited size of the allocation, and proposed policy approaches, potential negative effects are unlikely to be significant. Similarly potential positive effects are unlikely to be significant.

Recommendations

None proposed.

Key			
Likely adverse effect	-	Likely positive effect	+
Neutral/no effect		Uncertain effects	?

Policy SD78: The Pump House, Kingston

Number of dwellings allocated: One permanent pitch for Gypsies and Travellers

Approximate size of site: c.0.03 ha

Sustainability Theme	Rating	Commentary
Landscape		The site has a limited, localised effect on landscape character with views being well contained and it is not subject to overlooking. The allocation only seeks to provide one permanent pitch, which already has temporary permission. Alongside the policy seeks to ensure that existing mature trees and hedgerows bordering the site must be retained and reinforced. This will limit impacts on landscape character.
Climate Change Adaptation		The site is not located within an area at risk of fluvial, surface water or groundwater flooding. The policy seeks to control surface water runoff on the site.
Biodiversity	?	No designated sites or BAP Priority Habitats are located in the vicinity of the site. The site is also not within an SSSI Impact Risk Zone for the types of development proposed. Effects will in part be limited by the allocation of only one pitch at this location and the policy's provision that existing mature trees and hedgerows bordering the site will be retained.
Cultural Heritage		No features or areas of historic environment sensitivity are located in the vicinity of the site.
Cultural Activity		The allocation is unlikely to have significant positive or negative effects relating to sustainable tourism.
Health and Wellbeing		No significant effects at this level of detail.
Vitality of Communities		Given the size of the allocation, no significant effects at this level of detail.
Accessibility	?	The site is accessible to existing village facilities and amenities, including the primary school, village hall, pub and sports/recreational facilities. The site is also, due to its relative proximity to Lewes, accessible to the range of services, facilities and amenities located in the town. However bus links are relatively infrequent, with two-hourly services to Lewes and Newhaven.

Sustainable Transport	?	Bus links are relatively infrequent, with two-hourly services to Lewes and Newhaven. Lewes railway station is located in relative proximity, at 3km north east of the site.
Housing	+	The site will deliver one permanent pitch. This will provide a contribution to meeting local needs for Gypsies and Travellers provision.
Climate Change Mitigation	-	The establishment of a permanent pitch at this location will make permanent the increases in the built footprint of Kingston near Lewes. However, given the number of pitches proposed for this site (one) it is not anticipated that associated effects on greenhouse gas emissions will be significant.
Rural Economy		Through facilitating an additional permanent Gypsies and Travellers pitch, the delivery of new provision at this site through the policy has the potential to support the village's vitality. This will however be limited by the proposed size of the allocation.

Summary of appraisal

Summary: Policy SD78: The Pump House, Kingston

The site will deliver one pitch. This will provide a contribution to meeting local needs for Gypsies and Travellers provision.

Potential effects on landscape, biodiversity and the setting of the village will be limited by the restricted size of the allocation and the existing mature trees and hedgerows bordering the site, which will be retained.

The site is accessible to the services and facilities of Kingston and are also relatively accessible to the services and facilities of Lewes.

Potential significant effects?

None identified.

Recommendations

None proposed.

Policy SD79: Land at Old Malling Farm, Lewes

Number of dwellings allocated: c. 220-240

Approximate size of site: c.10 ha

Sustainability Theme	Rating	Commentary
Landscape	-	The site has the potential to have impacts on views from surrounding areas. In this context a range of sensitivities have been highlighted for the site, including the following: A strong sense of place; the visually sensitive western edge of the site; the site's impact on views from elevated locations to east and west; impacts on the context of the River Ouse floodplain; impacts on the setting of Old Malling Farm / Lewes Malling Deanery; and a recognition of the Ouse corridor to the north of Lewes providing a high quality setting to Lewes. These sensitivities are recognised through the policy's focus on: high quality design and layout as reflecting its National Park location; its aim to ensure that development is consistent with positive local character and local distinctiveness (including its relationship to the Malling Deanery Conservation Area); its promotion of appropriate densities at different locations of the sites; its protection and enhancement of the views from elevated chalk hills to the east and west and from Hamsey in the north; and the policy's promotion of green infrastructure enhancements. The policy also seeks to limit effects on light pollution from the development. Whilst the policy approach will help limit effects on visual amenity, the development of this greenfield site will have inevitable, and potentially significant effects, on landscape quality.

Climate Change Adaptation	?	Most of site at low risk of fluvial flooding (Flood Zone 1), but the area closest to the northern boundary is below 5mAOD and is prone to both fluvial and tidal flooding. Groundwater emergence most likely in northernmost part of site, within the floodplain of the R Ouse. May also occur in the centre and around the edge of the site associated with springs along the boundary between the Grey and White Chalk. The site not identified to be at surface water flood risk. The susceptibility of surrounding areas to flooding (including related to the River Ouse) also leads to potential effects from new development at this location on fluvial and surface water flooding. The policy seeks to address this through ensuring that a site specific flood risk assessment is undertaken and an appropriate surface water drainage strategy (including implementation) is agreed.
Biodiversity	?	The proposed site is located within 200m from the Offham Marshes SSSI, which is located on the western side of the River Ouse. The two units of the SSSI located closest to the site have been evaluated to be in 'favourable' and 'unfavourable recovering' condition. The site is located within an SSSI Impact Risk Zone for 'all development'. As such, development in the region of 240 dwellings raises the possibility of adverse effects on the Offham Marshes SSSI without avoidance and mitigation measures. The disused railway cutting on the east of the site has been designated as the South Malling Disused Railway SNCI. The northern part of the site is located on Coastal and Floodplain Grazing Marsh 'additional' BAP Priority Habitat. The site is located within the Brighton and Lewes Downs Biosphere Reserve, which is part of a global network of Biosphere Reserves recognised by UNESCO as *'special places for testing interdisciplinary approaches to understanding and managing changes and interactions between social and ecological systems, including conflict prevention and management of biodiversity'*. The policy seeks to ensure that '*appropriate measures are implemented to mitigate adverse impacts*' on the SNCI and the SSSI and that fields which are in the same ownership as the site but outside the developable area, are designated as Local Nature Reserves and/or Local Green Space, with appropriate management mechanisms put in place. The policy also seeks to ensure that trees and hedgerows are protected where appropriate. This will help mitigate potential effects on biodiversity features and areas of biodiversity value and ecological features in the area.
Cultural Heritage	-	Development of 240 dwellings at this site has the potential to have effects on the Malling Deanery Conservation Area, which is located adjacent to the site to the south. Five listed buildings are present in the Conservation Area, including the Grade II* listed Malling Deanery, the Grade II listed Church of St Michael and the Grade II listed Church Lane Bridge, Malling Rectory and Gateway to Malling Deanery. One Grade II listed structure is located at Old Malling Farm (ruins of a College of Benedictine Canons) to the west of the site. The policy will help limit potential effects on these features and areas of historic environmental importance through seeking to '*ensure that development respects the character, amenity and setting of the Conservation Area and the Church of St Michael*.' However, inevitable effects on the setting of the conservation area and listed buildings are likely to take place. The site is located within an area of High Archaeological Potential. This is recognised by the policy which seeks to ensure that studies are undertaken to evaluate the archaeological value of the location.

Cultural Activity		The site is located in good proximity to the cultural services offered by Lewes. The allocation is unlikely to have significant positive or negative effects relating to sustainable tourism.
Health and Wellbeing	+	The site is located approximately 1.3 km from the High Street when accessed by foot/cycle. It has relatively good access to existing residential areas and pedestrian and cycle networks- and the policy seeks to put in place measures to improve access to the site by non-car modes. As such, the location of the site has potential to promote healthier modes of travel.
Vitality of Communities	+	The development of 240 dwellings will support the vitality and vibrancy of Lewes through supporting services, facilities and amenities, and the provision of affordable housing on site.
Accessibility	?	The site is located at relative distance (c.1.3km by foot) to the services and facilities located in Lewes town centre. It is also located approximately 2.4km to the railway station. This is recognised by the policy, which seeks to put in place measures to improve access to the site by non-car modes.
Sustainable Transport	?	The site is located at relative distance (c.1.3km by foot) to the services and facilities located in Lewes town centre. It is also located approximately 2.4km to the railway station. This is recognised by the policy, which seeks to put in place measures to improve access to the site by non-car modes.
Housing	+	The site will deliver in the region of c.240 dwellings. The policy states that 50% of these will be affordable. This will contribute to meeting local housing needs.
Climate Change Mitigation	-	In terms of greenhouse gas emissions, road transport is an increasingly significant contributor to emissions locally. The extent to which new development has the potential to support climate change mitigation through facilitating a reduced level of car dependency is therefore a key element. In this context the policy seeks to put in place measures to improve access to the site by non-car modes. The development of 240 dwellings at this location will lead to increases in the built footprint of Lewes, with associated effects on stimulating additional greenhouse gas emissions. However the preamble for the policy seeks to ensure that an on-site renewable energy strategy is required to ensure sustainable zero carbon development is delivered.
Local Economy	-	Land at the site has been classified as Grade 2 and 3a agricultural land. This is land classified as the Best and Most Versatile Agricultural Land. Development at this location will therefore lead to the loss of this land.
Summary of appraisal		

Summary: Policy SD79: Land at Old Malling Farm, Lewes

Whilst the policy for the site will help limit potential effects, the development of a 10 ha greenfield site at this location will lead to inevitable residual effects on landscape quality, the setting of the historic environment and on land classified as the Best and Most Versatile Agricultural Land. Due to the site's location near to a number of designated nature conservation sites, potential negative effects on biodiversity also have the potential to arise.

Development at this location will lead to the sterilisation of Grade 2 and Grade 3a agricultural land. This is land classified as the Best and Most Versatile Agricultural Land.

In terms of positive effects, the policy will deliver housing (including affordable housing) which will help meet local needs and support the vitality of Lewes.

Potential significant effects?

Whilst the policy seeks to limit potential negative effects, due to the nature and location of the development, impacts on landscape quality and visual amenity are likely to be inevitable and significant.

Significant effects on the Malling Deanery Conservation Area can be avoided if the proposed policy approaches are implemented effectively and green infrastructure and design improvements are realised.

The delivery of 240 houses (of which 50% are affordable) will have a significant contribution to meeting local housing need.

Recommendations

Whilst development at this site has the potential to lead to a number of negative effects, some of which have the potential to be significant, many of these effects are inevitable given the location and scale of the development. In this context the current policy promotes an appropriate range of approaches which will support a limitation of these effects.

Key			
Likely adverse effect	-	Likely positive effect	+
Neutral/no effect		Uncertain effects	?

Policy SD80: Malling Brooks, Lewes

The proposed allocation has not been assessed as the site has existing planning consents for 7,040m^2 of B1/B2/B8 employment uses

Policy SD81: West Sussex County Depot and Former Brickworks Site, Midhurst

Number of dwellings allocated: c.65-90 dwellings and other complimentary uses

Approximate size of site: c. 2.7ha

Sustainability Theme	Rating	Commentary
Landscape		Redevelopment of the site has potential for enhancements to townscape/landscape character in the vicinity. Low sensitivity, the site is largely PDL and continuous with the settlement pattern.
Climate Change Adaptation		The site is not located within an area at risk of fluvial or groundwater flooding. Most of site is not mapped as being at risk of surface water flooding. However, several discrete low points within the site are at risk of surface water flooding, although the current likelihood of occurrence is low (0.1% AEP event only). Climate change may increase this risk over the lifetime of the development. In this context the policy seeks to provide suitable on-site surface water drainage, minimise hard surfaced areas on site, and use permeable surfaces and soft landscaping where possible to maximise infiltration of water and reduce surface water run-off. This will also be supported by the provision of on-site green infrastructure enhancements promoted by the policy. This will help reduce the risk of surface water flooding.

Biodiversity	+	The site is sensitive for biodiversity. The site is within an SSSI Impact Risk Zone for 'residential development of 50 units or more'. This relates to the Iping Common SSSI. Given the policy allocates for 65-90 dwellings, development of this scale has the potential to impact on the integrity of this nationally designated site. The site is also located adjacent to sensitive heathland and woodland at Midhurst Common, which is a LWS. Parts of the site have been identified as potential habitats for protected and notable species. The site adjoins areas of deciduous woodland BAP Priority Habitat. Part of the site is also within the Stedham, Iping and Woolbeding Crescent Biodiversity Opportunity Area. These sensitivities are reflected by the policy for the allocation. The policy states that an arboricultural impact assessment, arboricultural method statement and associated tree protection plan should be prepared alongside new development proposals, as well as an ecology assessment and protected species survey. It also seeks to deliver an ecosystem services-led solution to mitigate the sensitive interface with Midhurst Common, and provide positive enhancements to wildlife habitats within and surrounding the site, whilst providing wildlife corridors within the site as part of a site-specific Wildlife Management and Enhancement Plan. It also seeks to protect trees on the site. Given this wide-ranging comprehensive approach, it is considered that the policy has the potential to enable enhancements to the biodiversity offer of the site and minimise the potential impacts of new residential development at this location.
Cultural Heritage	+	The site contains part of the route of the Midhurst-Petersfeld railway line, a non-designated heritage asset. The policy seeks to protect this route. No listed buildings or scheduled monuments are located in the vicinity of the site and the site is not located in proximity to a conservation area.
Cultural Activity		The site has good accessibility to the cultural opportunities afforded by its location in Midhurst.
Health and Wellbeing		No significant effects are anticipated.
Vitality of Communities	+	The development of c.65-90 dwellings will support the vitality and vibrancy of Midhurst through supporting services, facilities and amenities and the provision of affordable housing on site.
Accessibility	+	Located 800m from the town centre, the site is accessible to the wide range of existing facilities and services located in Midhurst. This will support accessibility to amenities.
Sustainable Transport	?	The site, which is located approximately 0.8km to the centre of Midhurst by foot/cycle, has good accessibility to the services and facilities in the town. This will support the use of sustainable modes of transport.
Housing	+	The site will deliver 65-90 dwellings. This will contribute to meeting local housing needs.
Climate Change Mitigation	-	The site has good accessibility to the services and facilities in the town. This will support climate change mitigation by reducing the need to travel. The development of 65-90 dwellings at this location will lead to increases in the built footprint of Midhurst- however, given existing uses on the site, it is not anticipated that associated effects on greenhouse gas emissions will be significant.
Local Economy		As a residential site within a town location, no significant effects are anticipated. However development at this location will lead to the minor loss of employment uses such as storage, small-scale office space and stone crushing activities.

Summary of appraisal

Summary: SD81: West Sussex County Depot and Former Brickworks Site, Midhurst

The current use of the site provides opportunities for enhancements to townscape and biodiversity. In this context the policy approach for the allocation will lead to a number of benefits through enhancing habitats and ecological networks and facilitating significant enhancements to the public realm. The policy's focus on green infrastructure enhancements will also support climate change adaptation.

The site, which is located approximately 800m to the centre of Midhurst, has good accessibility to the services and facilities in the town by walking/cycling and public transport.

Potential significant effects?

None identified at this level of detail.

Recommendations

None proposed.

Key			
Likely adverse effect	-	Likely positive effect	+
Neutral/no effect		Uncertain effects	?

Policy SD82: Holmbush Caravan Park, Midhurst

Number of dwellings allocated: c.50-70

Approximate size of site: c. 5ha

Sustainability Theme	Rating	Commentary
Landscape	?	The site is a former sand pit which has not been infilled. It is very hidden from surrounding views as a result and is quite detached from the surrounding settlement pattern. Previously used as a mobile home park, the site is now disused. The site has an unusual history which makes parts of it PDL. However it has inherent landscape character qualities and potential heathland opportunities which make it medium sensitivity. This is recognised by the policy which seeks to implement suitable site boundary treatments, protect trees on site and secure the implementation of a Landscape Visual Assessment to accompany new development.
Climate Change Adaptation	?	The site is located within an area at risk of flooding. Fluvial flood zones 2 and 3 are present in the centre of the site (around the pond), some locations within the site are at risk of surface water flooding (small areas within the lowermost part of the site, adjacent to the western boundary, are at risk of surface water flooding). In terms of groundwater flood risk a significant rise in the water table is unlikely due to the high storage capacity of the sandstone aquifer and the likely good hydraulic connection to the stream to the west of the site. Flood risk is recognised by the policy which seeks to ensure new development is only located in Flood Zone 1 and suitable flood risk mitigation measures are implemented. The policy also seeks to minimise hard surfaced areas on site, and use permeable surfaces and soft landscaping where possible to maximise infiltration of water and reduce surface water run-off. In relation to groundwater flood risk, the policy seeks to ensure that hydrogeological surveys are carried out prior to development.

Biodiversity	?	Some areas of deciduous woodland BAP Priority Habitat are located within and adjacent to the site. Trees on the site are subject to TPOs. The site is not located within an SSSI Impact Risk Zone for the scale of residential development proposed. The policy seeks to protect and enhance trees within the site where possible and trees on the site boundary should be retained and new tree planting should be undertaken. The policy also seeks to retain suitable existing habitat for pollinating species where possible and facilitate new planting.
Cultural Heritage		The site is not sensitive for historic environment interest. No listed buildings or scheduled monuments are located in the vicinity of the site and the site is not located in proximity to a conservation area. No significant effects are anticipated therefore.
Cultural Activity		The site has good accessibility to the cultural opportunities afforded by its location in Midhurst.
Health and Wellbeing		No significant effects are anticipated.
Vitality of Communities	+	The development of c.50-70 dwellings will support the vitality and vibrancy of Midhurst through supporting services, facilities and amenities and the provision of affordable housing on site.
Accessibility	+	Located 900m from the town centre, the site is accessible to the wide range of existing facilities and services located in Midhurst. This will support accessibility to amenities.
Sustainable Transport	+	The site, which is located approximately 0.9km to the centre of Midhurst by foot/cycle, has good accessibility to the services and facilities in the town. This will support the use of sustainable modes of transport.
Housing	+	The site will deliver 50-70 dwellings. This will contribute to meeting local housing needs.
Climate Change Mitigation	-	The site has good accessibility to the services and facilities in the town. This will support climate change mitigation by reducing the need to travel. The development of 50-70 dwellings at this location will lead to increases in the built footprint of Midhurst- however, given the amount of housing proposed for this site, and, existing uses on the site, it is not anticipated that associated effects on greenhouse gas emissions will be significant.
Local Economy		As a residential site within a town location, no significant effects are anticipated.

Summary of appraisal

Summary: Policy SD82: Holmbush Caravan Park, Midhurst

Flood risk on the site is recognised by the policy which seeks to ensure new development is only located in Flood Zone 1 and suitable flood risk mitigation measures are implemented. Potential impacts from new development on biodiversity and landscape character will be minimised and enhancements secured through the proposed policy approaches for the site allocation.

The site, which is located approximately 900m to the centre of Midhurst, has good accessibility to the services and facilities in the town by walking/cycling and public transport.

Potential significant effects?

None identified at this level of detail.

Recommendations

None proposed.

Key

Likely adverse effect	-	Likely positive effect	+
Neutral/no effect		Uncertain effects	?

Policy SD83: Land at The Fairway, Midhurst

Number of dwellings allocated: c.8-10

Approximate size of site: c. 0.1ha

Sustainability Theme	Rating	Commentary
Landscape		The site is set down below the level of the adjacent A286 due to the former sand pit adjacent. As a result is has a private and isolated character this is further enhanced by the high degree of tree cover and lack of other development in the view. A tunnel which formed part of the Midhurst-Pulborough railway is now closed and is located to the south of the site. The site has low landscape sensitivity due to PDL status and restricted views. Railway tunnel context is important and existing trees are important to site context. This is recognised by the policy which seeks to implement a Arboricultural Impact Assessment, Arboricultural Method Statement and associated Tree Protection Plan.
Climate Change Adaptation		The site is not located within an area at risk of fluvial, surface water or groundwater flooding.
Biodiversity	?	There is evidence of protected species including the Greater Horseshoe Bat and Brown Long-eared Bat being present on the site, which are likely to use the existing hornbeam tree. The policy seeks to retain this key feature. It also seeks to requires an Arboricultural Impact Assessment, Arboricultural Method Statement and associated Tree Protection Plan.
Cultural Heritage	+	Whilst no listed buildings are present in the vicinity of the site, and the site is not within a conservation area, a disused railway tunnel entrance in the southeast corner of the site provides historical character and context. This is recognised by the policy which seeks to enhance the setting of this feature.
Cultural Activity		The site has good accessibility to the cultural opportunities afforded by its location in Midhurst.
Health and Wellbeing		No significant effects are anticipated.
Vitality of Communities	+	The development of c.8-10 dwellings will help to support the vitality and vibrancy of Midhurst and there will be some on site affordable housing provision. There will be the loss of some car parking on the site.
Accessibility	+	Located 950m from the town centre, the site is accessible to the wide range of existing facilities and services located in Midhurst. This will support accessibility to amenities.

Sustainable Transport	?	The site, which is located approximately 900m to the centre of Midhurst by foot/cycle, has good accessibility to the services and facilities in the town. This will support the use of sustainable modes of transport.
Housing	+	The site will deliver 8-10 dwellings. This will contribute to meeting local housing needs.
Climate Change Mitigation	-	The site has good accessibility to the services and facilities in the town. This will support climate change mitigation by reducing the need to travel. The development of 8-10 dwellings at this location will lead to increases in the built footprint of Midhurst- however, given the amount of housing proposed for this site, and, existing uses on the site, it is not anticipated that associated effects on greenhouse gas emissions will be significant.
Local Economy		As a residential site within a town location, no significant effects are anticipated.

Summary of appraisal

Summary: SD83: Land at the Fairway, Midhurst

The site is not sensitive for landscape and is not located within an area at risk of fluvial, surface water or groundwater flooding. In relation to biodiversity, the value of existing trees on the site are recognised through the policy.

A disused railway tunnel entrance in the southeast corner of the site provides historical character and context. This is recognised by the policy which seeks to enhance the setting of this feature.

The site, which is located approximately 900m to the centre of Midhurst, has good accessibility to the services and facilities in the town by walking/cycling and public transport.

Potential significant effects?

Due to the relatively limited size of the allocation, and proposed policy approaches, potential negative effects are unlikely to be significant. Similarly potential positive effects are unlikely to be significant.

Recommendations

None proposed.

Key			
Likely adverse effect	-	Likely positive effect	+
Neutral/no effect		Uncertain effects	?

Policy SD84: Land at Lamberts Lane, Midhurst

Number of dwellings allocated: c. 20

Approximate size of site: c.0.4 ha

Sustainability Theme	Rating	Commentary
Landscape	?	Allocation of 20 dwellings at this site has the potential to affect sensitive townscape as the site is located on the opposite side of Lamberts Lane to the Midhurst Conservation Area and the Grade II listed Lassiters Cottage. The policy recognises this through seeking to ensure that careful consideration is given to the frontage of Lamberts Lane and a Heritage Statement and a Landscape and Visual Impact Assessment is undertaken to inform design and layout.
Climate Change Adaptation		The site is not located within an area at risk of fluvial or groundwater flooding. Most of the site is not mapped as being at risk of surface water flooding. However, the lowermost part of the site, and the proposed site access is at risk of surface water flooding for the 1:1000 AEP event. Climate change may increase this risk over the lifetime of the development.
Biodiversity		No designated sites or BAP Priority Habitat are located in the vicinity of the site and the site is not within an SSSI Impact Risk Zone for the types of development proposed. The policy also seeks to ensure that an appropriate ecological survey is undertaken. The group of trees in the north west corner of the site may have some biodiversity value.
Cultural Heritage	?	Located on the opposite side of Lamberts Lane to the Midhurst Conservation Area, the allocation of 20 dwellings at this site has the potential to affect areas sensitive for its historic environment value. The allocation also has the potential to affect the setting of the Grade II listed Lassiters Cottage. The policy recognises this through seeking to ensure that careful consideration is given to the frontage of Lamberts Lane and a Heritage Statement and a Landscape and Visual Impact Assessment is undertaken to inform design and layout. Access to the site is via Lamberts lane, which has a relatively narrow entrance and is within the conservation area. As such an increase in traffic resulting from the allocation of 20 dwellings has the potential to to lead to impacts on the setting of the historic environment at this location.
Cultural Activity		The site is located in good proximity to the cultural services offered by Midhurst. The allocation is unlikely to have significant positive or negative effects relating to sustainable tourism.

Health and Wellbeing	?	Development of the site will lead to the loss of former community facilities, including tennis courts and buildings previously used for community purposes. This will reduce recreational offer in the town. However, these are currently disused. The site is located approximately 0.4km to the centre of Midhurst by foot/cycle. The location of the site therefore has the potential to promote healthier modes of travel to services and facilities.
Vitality of Communities	+	The development of 20 dwellings will help to support the vitality and vibrancy of Midhurst and there will be some on site affordable housing provision.
Accessibility	+	The site, which is located approximately 0.4km to the centre of Midhurst by foot/cycle, has very good accessibility to the services and facilities in the town.
Sustainable Transport	+	The site, which is located approximately 0.4km to the centre of Midhurst by foot/cycle, has very good accessibility to the services and facilities in the town. This will support the use of sustainable modes of transport.
Housing	+	The site will deliver 20 dwellings. This will contribute to meeting local housing needs.
Climate Change Mitigation	-	The site has good accessibility to the services and facilities in the town. This will support climate change mitigation by reducing the need to travel. The development of 20 dwellings at this location will lead to increases in the built footprint of Midhurst- however, given the amount of housing proposed for this site it is not anticipated that associated effects on greenhouse gas emissions will be significant.
Local Economy		As a residential site within a central location, no significant effects are anticipated.

Summary of appraisal

Summary: Policy SD84: Land at Lamberts Lane, Midhurst

As an accessible location, the allocation at this site will support the use of sustainable modes of transport and promote healthier lifestyles, climate change mitigation and the vitality of Midhurst.

The proposed allocation will lead to the loss of (currently disused) community facilities. Allocations at this location also have the potential to lead to effects on townscape quality and the setting of historic environment assets and areas of value present locally.

Potential significant effects?

Due to the proposed policy approaches, potential negative effects are unlikely to be significant. Due to the size of the proposed allocation, potential positive effects are also unlikely to be significant.

Recommendations

None proposed.

Key			
Likely adverse effect	-	Likely positive effect	+
Neutral/no effect		Uncertain effects	?

Policy SD85: Land at Park Crescent. Midhurst

Number of dwellings allocated: c.8-12

Approximate size of site: c. 0.3ha

Sustainability Theme	Rating	Commentary
Landscape	?	The site is a small steeply sloping area of land laid to lawn/pasture. It is part of the plot associated with the adjacent dwelling house. It is located in an area of quite high density housing. The site has low-medium sensitivity due to small size of site and limited visibility. The western part of the site, which slopes, provides a stronger contribution to landscape character. In acknowledgement of this, the policy will support landscape character through seeking to implement additional planting at site boundaries and protect existing mature trees on the site.
Climate Change Adaptation		The site is not located within an area at risk of fluvial or groundwater flooding. Some limited surface water flooding of the access may occur.
Biodiversity		The site is not sensitive for biodiversity. It is not located within an SSSI Impact Risk Zone for residential development and is not located in close proximity to BAP Priority Habitat. There are a number of mature trees on and in the vicinity of the site; the policy seeks to protect these.
Cultural Heritage	?	The site is not sensitive for historic environment interest. No listed buildings or scheduled monuments are located in the vicinity of the site and the site is not located in proximity to a conservation area. However access to the site is via Lamberts lane, which has a relatively narrow entrance and is within the conservation area. As such an increase in traffic resulting from the allocation has the potential to lead to impacts on the setting of the historic environment at this location, although this is likely to be minor.
Cultural Activity		The site has good accessibility to the cultural opportunities afforded by its location in Midhurst.
Health and Wellbeing		No significant effects are anticipated.
Vitality of Communities	+	The development of c.8-12 dwellings will help to support the vitality and vibrancy of Midhurst and there will be some on site affordable housing provision. .

Accessibility	+	Located only 200m from North Street, the site is very accessible to the wide range of existing facilities and services located in Midhurst. This will support accessibility to amenities.
Sustainable Transport	+	The site, which is located approximately 200m to North Street by foot/cycle, has extremely good accessibility to the services and facilities in the town. This will support the use of sustainable modes of transport.
Housing	+	The site will deliver 8-12 dwellings. This will contribute to meeting local housing needs.
Climate Change Mitigation	-	The site has excellent accessibility to the services and facilities in the town. This will support climate change mitigation by reducing the need to travel. The development of 8-12 dwellings at this location will lead to increases in the built footprint of Midhurst- however, given the amount of housing proposed for this site, and, existing uses on the site, it is not anticipated that associated effects on greenhouse gas emissions will be significant.
Local Economy	+	As a residential site within a town location, no significant effects are anticipated.

Summary of appraisal

Summary: SD85: Land at Park Crescent. Midhurst

The site has excellent accessibility to the services, facilities and amenities in Midhurst, including by foot.

The site is not located in an area sensitive for biodiversity, the historic environment or landscape character, and is not within an area at risk of flooding.

Potential significant effects?

Due to the proposed policy approaches, potential negative effects are unlikely to be significant. Due to the size of the proposed allocation, potential positive effects are also unlikely to be significant.

Recommendations

None proposed.

Key			
Likely adverse effect	-	Likely positive effect	+
Neutral/no effect		Uncertain effects	?

Policy SD86: Offham Barns, Offham

Number of dwellings allocated: Four permanent pitches for Gypsies and Travellers

Approximate size of site: c.0.3 ha

Sustainability Theme	Rating	Commentary
Landscape	?	The proposed allocation of four pitches is next to an existing Gypsies and Travellers site. The site has a limited, localised effect on landscape character with views being well contained and it is not subject to overlooking. As such no significant effects on landscape character are likely to arise from the allocation.
Climate Change Adaptation	?	The site is not located within an area at risk of fluvial or groundwater flooding. Surface water flood mapping indicates a localised area of ponding that occupies a significant part of the site. Land slopes from the east across the site, and surface water can accumulate against the A275, which runs along its western boundary. This is reflected by the policy for the allocation, which states that surface water drainage should be managed. In relation to groundwater, the site is situated on the valley side of a dry valley. While most groundwater emergence will occur in the base of the valley, spring flow may also occur on the valley sides in particularly wet periods.
Biodiversity		The site is not located close to sites designated for biodiversity interest. It is not within an SSSI Impact Risk Zone for the type of development proposed or located adjacent to BAP Priority Habitat. The policy seeks to protect existing hedgerows.
Cultural Heritage		No features or areas of historic environment sensitivity are located in the vicinity of the site.
Cultural Activity		The allocation is unlikely to have significant positive or negative effects relating to sustainable tourism.
Health and Wellbeing		No significant effects at this level of detail.
Vitality of Communities		Given the size of the allocation, no significant effects at this level of detail.
Accessibility	+	The site is, due to its relative proximity to Lewes (c.3km), accessible to the range of services, facilities and amenities located in this nearby town and the railway station. The site is also accessible to the services and facilities at Cooksbridge, which is located c.1km away. Bus links are also good, with a half hourly service during the day to Lewes and Cooksbridge.

Sustainable Transport	+	Bus links are good, with a half hourly service during the day to Lewes and Cooksbridge. The site is located 3.4km from Lewes railway station.
Housing	+	The site will deliver four permanent pitches. This will contribute to meeting local needs for Gypsies and Travellers provision.
Climate Change Mitigation	-	Given the number of pitches proposed for this site (four) it is not anticipated that associated effects on greenhouse gas emissions will be significant.
Rural Economy		Given the size of the allocation, no significant effects.

Summary of appraisal

Summary: Policy SD86: Offham Barns, Offham

The development of four permanent pitches at the site will help meet local needs for Gypsies and Travellers provision. The site is also accessible by public transport to the services and facilities of Cooksbridge and Lewes.

The site is not located in a location sensitive for landscape character, biodiversity or historic environment.

Potential significant effects?

None identified.

Recommendations

No recommendations proposed.

Key			
Likely adverse effect	-	Likely positive effect	+
Neutral/no effect		Uncertain effects	?

Policy SD87: Land at Church Lane, Pyecombe

The proposed allocation has not been assessed as the site has existing planning consents for 8 dwellings.

Policy SD88: Land at Ketchers Field, Selborne

Number of dwellings allocated: c.5-6

Approximate size of site: c. 0.2ha

Sustainability Theme	Rating	Commentary
Landscape	?	The site slopes to the south. The site is currently used for seasonal workers accommodation and there are several huts which provide this. The surrounding boundaries are hedged. Medium-high sensitivity, the site is located on an existing PROW within the National Park. The site is not large scale and has buildings on it. However it is located on the outer edge of existing development in a highly sensitive location. Existing screening may not be adequate to mitigate for potential effects. This is recognised by the policy which seeks to ensure a suitable transition in built form and fabric from the housing to the west to the open countryside to the east and integrate site boundaries sympathetic to the local landscape. It also seeks to initiate an appropriate landscape assessment alongside new development proposals as well as retain and protect existing trees.
Climate Change Adaptation		The site is not located within an area at risk of fluvial or groundwater flooding. Some areas of surface water flood risk are present on the site. A small area in the lowermost part of the site, along the its southeastern boundary, is at at low risk of flooding from this source (1:1000 AEP event). The proposed site access is also at risk of surface water flooding. Climate change may increase this risk. This is acknowledged by the policy, which seeks to minimise hard surfaced areas on site, and use permeable surfaces and soft landscaping where possible to maximise infiltration of water and reduce surface water run-off.
Biodiversity	?	The site is located approximately 300m from the East Hampshire Hangars SAC. The SAC is covered by the Selborne Common SSSI; however the site is only located in an Impact Risk Zone for 'residential development of ten units or more'. As such, it is not considered that the allocation of 5-6 dwellings on the site will lead to impacts on the integrity of the SPA The site is not located adjacent to areas of BAP Priority Habitat. The site contains some mature trees, which the policy seeks to retain. The policy seeks to ensure that new development supports the aims of the Hampshire Hangers Biodiversity Opportunity Area, within which the site is located.
Cultural Heritage	?	The site is located close to the boundaries of the Selborne Conservation Area. This is recognised by the policy which supports sympathetic site boundaries.
Cultural Activity		No significant effects are anticipated.

Health and Wellbeing		No significant effects are anticipated.
Vitality of Communities	+	The development of new housing through the allocation will help to support the vitality and vibrancy of Selborne village and there will be some on site affordable housing provision.
Accessibility	+	The site is accessible to existing village facilities and amenities, including the primary school, village store/post office and pub. The site is approximately 8km to Alton and 7km to Liss for a wider range of services and facilities.
Sustainable Transport	?	The site is located in proximity to services on the Petersfield to Alton bus route, with a service every 1-2 hours during the day.
Housing	+	The delivery of approximately 5-6 new dwellings on this site would help contribute towards meeting local demand for housing.
Climate Change Mitigation	-	The development of approximately 5-6 dwellings at this location will lead to increases in the built footprint of Selborne- however, given the amount of housing proposed for this site it is not anticipated that associated effects on greenhouse gas emissions will be significant.
Local Economy	+	Through increasing local housing stock, the delivery of housing at this site has the potential to support the village's vitality.

Summary of appraisal

Summary: SD88: Land at Ketchers Field, Selborne

Whilst the site is sensitive in landscape terms, impacts from the site allocation on landscape character will be limited by the relatively small size of the allocation, the previously developed nature of part of the site, the presence of modern housing bordering the site and the policy approach which seeks to limit impacts on landscape character.

Potential effects on biodiversity are likely to be limited by the relatively small size of the allocation and the policy approaches initiated for the site allocation. Similarly the proximity of the site to areas of historic environment interest is reflected by the proposed policy approach.

Potential significant effects?

Due to the proposed policy approaches, potential negative effects are unlikely to be significant. Due to the size of the proposed allocation, potential positive effects are also unlikely to be significant.

Recommendations

None proposed.

Key			
Likely adverse effect	-	Likely positive effect	+
Neutral/no effect		Uncertain effects	?

Policy SD89: Land at Pulens Lane, Sheet

Number of dwellings allocated: c.30-32 dwellings and publicly accessible open space

Approximate size of site: c. 3.6ha

Sustainability Theme	Rating	Commentary
Landscape	?	The site sits on the banks of the River Rother, a major landscape feature in the SDNP and in the Petersfield area. The site comprises a large linear field which is bounded by rear gardens to the south and west and the River Rother to the north. The site is medium-high sensitivity due to the constraints of the site and its setting, together with the importance of the River Rother as a major valley feature. Potential effects on landscape character will be limited by the SDNPA's commitment to prepare a development brief for the site, and the undertaking of a Landscape Visual Impact Assessment.
Climate Change Adaptation		Given the presence of the River Rother, parts of the site are within Flood Zone 2 and 3; however the housing development is to be located in Flood Zone 1 only.. Most of site is not mapped as being at risk of surface water flooding. However, surface water flood mapping indicates that several isolated low points, including along the site access road, are at risk. Climate change may increase this risk over the lifetime of the development. This is recognised by the policy which seeks to ensure suitable fluvial and surface water flood mitigation measures are implemented with new development at this location, and as part of the proposed Development Brief. Developable areas of the site are not located within an area at risk of groundwater flooding.
Biodiversity	?	The site is located adjacent to a significant area of deciduous woodland BAP Priority Habitat, which is located along the River Rother. The River Rother is a key ecological corridor, providing ecological linkages. This is recognised by the presence of the Rother Biodiversity Opportunity Area. The policy recognises the importance of this corridor by proposing the development of a woodland park adjacent to the River Rother of approximately 20m in width. The policy also seeks to enhance biodiversity and provide for protected species and protect and enhance trees within the site. These elements will be supported by the preparation of a Development Brief for the site by the SDNPA.

Cultural Heritage	?	The Grade II listed Mill Cottage is located to the north of the site. The historic environment and setting of the site will be supported by the preparation of the Development Brief by the SDNPA.
Cultural Activity		No significant effects are anticipated.
Health and Wellbeing	+	Green infrastructure enhancements proposed for the site, including the development of a woodland park adjacent to the River Rother will support health and wellbeing by promoting access to open space to all.
Vitality of Communities	+	The development of 30-32 dwellings will help to support the vitality and vibrancy of Sheet and Petersfield and there will be some on site affordable housing provision.
Accessibility	?	The site, which is located approximately 1.2km to the centre of Petersfield, has good accessibility to the services and facilities in the town. There are however some vehicular access issues for the site.
Sustainable Transport	?	The site, which is located approximately 1.2km to the centre of Petersfield (and slightly further from the railway station) has good accessibility to the services and facilities in the town by walking/cycling and public transport. This will support the use of sustainable modes of transport.
Housing	+	The site will deliver 30-32 dwellings. This will contribute to meeting local housing needs.
Climate Change Mitigation	-	The site has good accessibility to the services and facilities in Petersfield. This will support climate change mitigation by reducing the need to travel in comparison to other site options. The development of 30-32 dwellings at this location will lead to increases in the built footprint of Sheet; however, given the amount of housing proposed for this site it is not anticipated that associated effects on greenhouse gas emissions will be significant.
Local Economy	+	As a residential site within a built up area, no significant effects are anticipated.

Summary of appraisal:
Summary: SD89: Land at Pulens Lane, Sheet Potential impacts of new development on landscape character, biodiversity networks and the historic environment will be minimised (and enhancements secured) through the SDNPA's commitment to prepare a development brief for the site. Green infrastructure enhancements proposed for the site, including the development of a woodland park adjacent to the River Rother will support health and wellbeing, biodiversity enhancements and help support landscape character. The site is in good proximity to the services and facilities in Petersfield and public transport links. **Potential significant effects?** Due to the proposed policy approaches, potential negative effects are unlikely to be significant. **Recommendations** None proposed

Key			
Likely adverse effect	-	Likely positive effect	+
Neutral/no effect		Uncertain effects	?

Policy SD90: Land at Loppers Ash, South Harting

Number of dwellings allocated: c.6-8 dwellings

Approximate size of site: c.0.6 ha

Sustainability Theme	Rating	Commentary
Landscape	?	Whilst the landscape character assessment assessed the site as being of medium sensitivity (due to views to and from the chalk ridge and the edge of settlement location), it has also been established that careful development with density to mirror existing and adjacent properties would be appropriate. In this context the proposed policy states that new development should incorporate open space in the centre of the site to retain wider landscape views from New Lane.
Climate Change Adaptation		The site is not located within an area at risk of fluvial, surface water or groundwater flooding. An area of surface water flood risk is present adjacent to the site and across the site access.
Biodiversity		This site does not fall within an SSSI Impact Risk Zone for the types of development proposed and no biodiversity designations or BAP Priority Habitats are located in the vicinity of the site. As such there are no significant constraints on this development from a biodiversity perspective.
Cultural Heritage	?	The archaeological potential of the site is recognised by the policy, which states that the site is subject to archaeological constraints and that a pre-application archaeological assessment will be required to ensure that no impacts on heritage value occur. The historic rural lane is an undesignated heritage asset. As discussed above under the landscape sustainability theme, the policy seeks to protect landscape quality in this location. This will support the setting of the historic environment.
Cultural Activity		No significant effects are anticipated.
Health and Wellbeing		No significant effects are anticipated.
Vitality of Communities	+	The development of, in the region of 6-8 dwellings will help to support the vitality and vibrancy of South Harting village and there will be some on site affordable housing provision. the vitality and vibrancy of South Harting through the provision of affordable housing on site
Accessibility	+	The proposed development site adjoins the village and so will have good access to local services and facilities, including the Primary School, pub, sports facilities and churches.

Sustainable Transport	?	Due to infrequent bus services to Petersfield, the allocation is likely to encourage travel by car.
Housing	+	The construction of around 6-8 additional dwellings on this site would contribute positively to the meeting of local need for housing. A policy target of at least 40% of all net dwellings being affordable (Strategic Policy SD?) could increase access of younger villagers to local housing.
Climate Change Mitigation	-	The distance between South Harting and Petersfield, and the relative difficulty of travelling between the two settlements by bus, may result in an increase in private car use with resulting negative effects in terms of CO_2 emissions. However, given the amount of housing proposed for this site it is not anticipated that these effects will be significant.
Local Economy	+	Through increasing local housing stock, the delivery of housing at this site has the potential to support the village's vitality (although this will be limited by the proposed size of the allocation).

Summary of appraisal

Summary: Policy SD90: Land at Loppers Ash, South Harting

Positive effects associated with the proposed allocations include the provision of new housing to meet local needs and benefits associated with the vitality of South Harting.

This site is potentially constrained from an archaeological heritage perspective and it will be important that any potential impacts are identified and suitably mitigated. This is recognised by the policy. The site is not significantly constrained by biodiversity considerations.

The site has limited access by sustainable transport modes due to poor connections to Petersfield by bus.

Potential significant effects?

None anticipated.

Recommendations

None proposed.

Policy SD91: Land North of the Forge, South Harting

Number of dwellings allocated: c.5-6 dwellings

Approximate size of site: c. 0.1ha

Sustainability Theme	Rating	Commentary
Landscape	?	The site is part of an existing arable field. There is no boundary hedgerow along the roadside. To the north-west side of the site there are existing dwellings and opposite the site is a recent housing development. The site has medium landscape sensitivity. This is recognised by the policy, which seeks to ensure development preserves and enhances the setting of South Harting Conservation Area, with special regard to views from the west and provide a suitably landscaped transition to the river valley.
Climate Change Adaptation	?	No fluvial or groundwater flood zones are present on the site. Parts of the site may at risk of surface-water flooding, although the SFRA states this is uncertain. In this context the policy seeks to provide suitable on-site surface water drainage and minimise hard surfaced areas on site. This will help reduce the risk of surface water flooding.
Biodiversity		Whilst the site is not within an Impact Risk Zone, and does not have any BAP Priority Habitats present, the adjacent stream valley is of ecological value. The policy seeks to incorporate appropriate surface water drainage to preclude impacts on the corridor.
Cultural Heritage	?	The site is located close to the Grade II listed Sunnyside Cottage. The site is of importance to the setting of South Harting Conservation Area. The historic environment value of the site is recognised by the policy, which seeks to preserve and enhance the setting of the South Harting Conservation Area, with special regard to views from the west.
Cultural Activity		No significant effects are anticipated.
Health and Wellbeing		No significant effects are anticipated.
Vitality of Communities	+	The development of, in the region of 6-8 dwellings will help to support the vitality and vibrancy of South Harting village and there will be some on site affordable housing provision.
Accessibility	+	The proposed development site adjoins the village and so will have good access to local services and facilities, including the Primary School, pub, sports facilities and churches.

Sustainable Transport	?	Due to infrequent bus services to Petersfield, the allocation is likely to encourage travel by car.
Housing	+	The construction of around 6-8 additional dwellings on this site would contribute positively to the meeting of local need for housing. A policy target of at least 40% of all net dwellings being affordable (Strategic Policy SD?) could increase access of younger villagers to local housing.
Climate Change Mitigation	-	The distance between South Harting and Petersfield, and the relative difficulty of travelling between the two settlements by bus, may result in an increase in private car use with resulting negative effects in terms of CO_2 emissions. However, given the amount of housing proposed for this site it is not anticipated that these effects will be significant.
Local Economy	+	Through increasing local housing stock, the delivery of housing at this site has the potential to support the village's vitality (although this will be limited by the proposed size of the allocation).

Summary of appraisal:

Summary: SD91 Land North of the Forge, South Harting

Positive effects associated with the proposed allocations include the provision of new housing to meet local needs and benefits associated with the vitality of South Harting.

This site is potentially constrained from an archaeological heritage perspective and it will be important that any potential impacts are identified and suitably mitigated. This is recognised by the policy. The site is not significantly constrained by biodiversity considerations.

The site has limited access by sustainable transport modes due to poor connections to Petersfield by bus.

Potential significant effects?

None anticipated.

Recommendations

None proposed.

Key			
Likely adverse effect	-	Likely positive effect	+
Neutral/no effect		Uncertain effects	?

Policy SD92: Stedham Sawmill, Stedham

Number of dwellings allocated: c.16-20 dwellings and 3,000m^2 of employment floorspace

Approximate size of site: c. 1.3ha

Sustainability Theme	Rating	Commentary
Landscape	+	The site is adjacent to an important area of common land (Iping Common) and is surrounded by woodland to the west. To the east of the site is an area of horse pasture and polo fields beyond. The site comprises a large area of open ground which appears to be regenerating and the built area of the site which comprises industrial buildings and associated screening vegetation. The site is of medium-high landscape sensitivity due to its important and sensitive location adjacent to Iping common and limited connectivity to the settlement. However, half the site is PDL and the remainder offers potential for heathland regeneration. The policy seeks to ensure a Landscape Visual Impact Assessment is undertaken to support new development, existing mature trees are protected and new planting initiated.
Climate Change Adaptation		The site is not located within an area at risk of fluvial, surface water or groundwater flooding.
Biodiversity	?	The site has significant biodiversity constraints. The site is located adjacent to the Iping Common SSSI. As such it is located within the SSSI's Impact Risk Zone for 'residential development of 10 units or more'. The site is also located adjacent to deciduous woodland BAP Priority Habitat. These constraints are recognised by the policy which seeks to ensure that new development demonstrates that there would be no significant impact on the Iping Common SSSI through development of the site, existing mature trees would be retained, space is allowed for new tree planting, and new planting should be suitable for pollinating species.
Cultural Heritage	?	The Grade II listed Fry's Farmhouse is located adjacent to the northern boundary of the site. The policy seeks to ensure a Heritage Statement is prepared to support new development
Cultural Activity		No significant effects are anticipated.
Health and Wellbeing		No significant effects are anticipated.

Vitality of Communities	+	The development of c.16-20 dwellings will help to support the vitality and vibrancy of Stedham village and there will be some on site affordable housing provision.
Accessibility	+	The site is accessible to existing village facilities and amenities, including the school, pub and sports/recreational facilities. The site is also, due to its relative proximity to Midhurst (c.3.5km), accessible to the range of services, facilities and amenities located in this nearby larger town. Bus links between Stedham and Midhurst/Petersfield are however relatively infrequent with services once every 1-2hours during the day.
Sustainable Transport	?	Whilst the site is located close to an existing bus link to Midhurst and Petersfield, this is limited to a once every 1-2hours service during the day.
Housing	+	The delivery of approximately 16-20 dwellings on this site would help contribute towards meeting local demand for housing.
Climate Change Mitigation	-	The development of approximately 16-20 dwellings at this location will lead to increases in the built footprint of Stedham- however, given the amount of housing proposed for this site it is not anticipated that associated effects on greenhouse gas emissions will be significant.
Local Economy	+	Through increasing local housing stock, the delivery of housing at this site has the potential to support the village's vitality. Whilst there will be loss of existing employment provision, this will be replaced with up to 3,000m^2 of B1 use employment floorspace.

Summary of appraisal:

Summary: Policy SD92: Stedham Sawmill, Stedham

The location of the site on previously developed land will help limit impacts on landscape and villagescape character and offers opportunities for enhancements to the public realm and heathland regeneration.

The biodiversity constraints present in the vicinity of the are recognised by the policy, which seeks to ensure that new development demonstrates that there would be no significant impact on the Iping Common SSSI through development of the site, and development is accompanied by an enhancement of habitats on site.

The development of 16-20 dwellings at the site will help meet local housing needs and support the vitality of the local area. The site is also accessible to village amenities, and relatively accessible to Midhurst by bus. Whilst there will be loss of existing employment provision, this will be replaced with up to 3,000m^2 of B1 use employment floorspace.

Potential significant effects?

None identified.

Recommendations

None proposed.

Key			
Likely adverse effect	-	Likely positive effect	+
Neutral/no effect		Uncertain effects	?

Policy SD93: Land South of Church Road, Steep

Number of dwellings allocated: c.8-12 dwellings

Approximate size of site: c. 0.7ha

Sustainability Theme	Rating	Commentary
Landscape	?	The site is a small scale sloping pasture/rough grass area to the east of the existing village hall and informal gravel surfaced car park. The whole site (including the hall) is bounded by mature trees consistent with the surrounding wooded landscape character. The site has medium high sensitivity for development of any density or depth owing to the surrounding settlement character. Development of the site would likely require access improvements to the site entrance which would be likely to erode local rural character. Views of the boundary trees would be lost to development together with the loss of a distinctive open area in the settlement which contributes to its rural character. This is recognised by the policy, which seeks to ensure an Arboricultural Impact Assessment, Arboricultural Method Statement and associated Tree Protection Plan are undertaken and prepared, retain and protect existing mature trees, and initiate site boundaries sympathetic to the landscape.
Climate Change Adaptation		The site is not located within an area at risk of fluvial or groundwater flooding. In relation to surface water flooding, a minimal proportion of the site at southeastern corner is shown to be at risk of surface water flooding for a 1:1000 AEP event.
Biodiversity	?	The site is located approximately 600m from the East Hampshire Hangars SAC. The SAC is covered by the Weldon Edge Hangers SSSI; however the site is only located in an SSSI Impact Risk Zone for 'residential development of 100 units or more'. As such, it is not considered that the allocation of 8-12 dwellings on the site will lead to impacts on the integrity of the SPA The site is located within the Hampshire Hangers Biodiversity Opportunity Area. The site is located adjacent to areas of deciduous woodland BAP Priority Habitat. The policy seeks to retain and protect mature trees in the vicinity of the site.
Cultural Heritage	?	The Grade II listed War memorial is located directly opposite the site. The policy states that new development should be accompanied by a Heritage Statement.
Cultural Activity		No significant effects are anticipated.
Health and Wellbeing		No significant effects are anticipated.

Vitality of Communities	+	The development of c.8-12 dwellings will help to support the vitality and vibrancy of Steep village and there will be some on site affordable housing provision.
Accessibility	+	The site is accessible to existing village facilities and amenities, including the primary school, village hall, the two pubs and sports/recreational facilities. The site is also, due to its relative proximity to Petersfield (c.2.5km), accessible to the range of services, facilities and amenities located in this nearby town and the railway station. However, bus links between the two settlements are limited to a twice weekly service.
Sustainable Transport	-	The site is located 2.5km from Petersfield railway station. Bus links between Petersfield and Steep are limited to a twice weekly service.
Housing	+	The delivery of approximately 8-12 dwellings on this site would help contribute towards meeting local demand for housing.
Climate Change Mitigation	-	The development of approximately 8-12 dwellings at this location will lead to increases in the built footprint of Steep- however, given the amount of housing proposed for this site it is not anticipated that associated effects on greenhouse gas emissions will be significant.
Local Economy	+	Through increasing local housing stock, the delivery of housing at this site has the potential to support the village's vitality.

Summary of appraisal:

Summary: Policy SD93: Land South of Church Road, Steep

Whilst the site is sensitive in landscape terms, impacts from the site allocation on landscape character will be limited by the relatively small size of the allocation and the policy's aim to limit impacts on landscape character.

Potential effects on biodiversity are likely to be limited by the relatively small size of the allocation and the policy approaches initiated for the site allocation. Similarly the proximity of the site to areas of historic environment interest is reflected by the proposed policy.

The development of c.8-12 dwellings will support the vitality and vibrancy of Steep through supporting services, facilities and amenities. The site is in relative proximity to Petersfield, with its range of services and facilities. However public transport links are poor to the town, so the site allocation would lead to a degree of car dependence.

Potential significant effects?

None identified.

Recommendations

None proposed.

Key			
Likely adverse effect	-	Likely positive effect	+
Neutral/no effect		Uncertain effects	?

Policy SD94: Land at Ramsdean Road, Stroud

Number of dwellings allocated: c.26-30

Approximate size of site: c. 1.4ha

Sustainability Theme	Rating	Commentary
Landscape	?	The site comprises a field within a mosaic of fields, woodland and hedgerows on the settlement edge. Established by the landscape character assessment as of medium sensitivity, the site is in a prominent location within the settlement. The policy for the site allocation seeks to ensure that development provides a suitable transition in form and fabric from the existing residential areas to the west and the open countryside to the west and south, retain mature trees and hedgerows, and initiate a Arboricultural Impact Assessment, Arboricultural Method Statement and associated Tree Protection Plan, as well as a Landscape Visual Impact Assessment.
Climate Change Adaptation		The site is not located within an area at risk of fluvial or groundwater flooding. The northern edge of the site adjacent is prone to surface water flooding, associated with an ordinary watercourse running along the northern boundary of the site. This risk affects ~15% of the site at present, but climate change may increase this. This flood risk also affects the adjacent Ramsdean Road from which access is gained to the site. This is reflected through the policy which seeks to minimise hard surfaced areas on site, and use permeable surfaces and soft landscaping where possible to maximise infiltration of water and reduce surface water run-off. It also ensures that habitable floors if proven necessary take account of future climate change.
Biodiversity	+	The site is not located within an SSSI Impact Risk Zone and no BAP Priority Habitats are present in the vicinity of the site. The site is adjacent to an existing watercourse. Trees are present on and adjacent to the northern and eastern boundaries of the site. These are recognised by the policy, which seeks to retain mature trees and hedgerows and facilitate additional planting. The policy also seeks to facilitate new planting for pollinating species.

Cultural Heritage	?	The site is of archaeological potential and is located in a wider area noted for high archaeological interest. This archaeological potential is reflected by the presence of the Roman villa at Stroud scheduled monument, which is located approximately 150m to the east of the site. The policy seeks to ensure an archaeological assessment is undertaken and a heritage statement prepared to support new development proposals.
Cultural Activity		No significant effects are anticipated.
Health and Wellbeing		No significant effects are anticipated.
Vitality of Communities	+	The development of c.26-30 dwellings will help to support the vitality and vibrancy of Stroud village and there will be some on site affordable housing provision.
Accessibility	+	The site is accessible to existing village facilities and amenities, including the nearby primary school, pub and sports/recreational facilities. The site is also, due to its relative proximity to Petersfield (c.2.6km), accessible to the range of services, facilities and amenities located in this nearby town and the railway station. However, bus links between the two settlements are limited to a two hourly service during the day.
Sustainable Transport	?	Whilst the site is located close to an existing bus link, this is limited to a two hourly service. The site is located c.2.5km from Petersfield railway station.
Housing	+	The delivery of approximately 26-30 dwellings on this site would help contribute towards meeting local demand for housing.
Climate Change Mitigation	-	The development of approximately 26-30 dwellings at this location will lead to increases in the built footprint of Stroud- however, given the amount of housing proposed for this site it is not anticipated that associated effects on greenhouse gas emissions will be significant.
Local Economy	+	Through increasing local housing stock, the delivery of housing at this site has the potential to support the village's vitality.

Summary of appraisal:

Summary: Policy SD94: Land at Ramsdean Road, Stroud

Potential effects on the local archaeological resource will be limited by the proposed policy, which seeks to ensure an archaeological assessment is undertaken and a heritage statement prepared to support new development proposals. Similarly, potential impacts on landscape will be limited through the policy approach for the site allocation.

The development of 26-30 dwellings at the site will help meet local housing needs and support the vitality of the local area. The site is also accessible to Petersfield's amenities.

Potential significant effects?

None identified.

Recommendations

None proposed.

Key			
Likely adverse effect	-	Likely positive effect	+

Neutral/no effect		Uncertain effects	**?**

Policy SD95: Land South of Heather Close, West Ashling

Number of dwellings allocated: c.18-20

Approximate size of site: c. 0.7ha

Sustainability Theme	Rating	Commentary
Landscape	?	The site is visually well contained, interfacing with built form on Portal Close (to the east) and Heather Close (to the north), and a tree-belt (to the west). The site slopes gently away from the settlement towards densely tree-lined fieldscapes to the south. The site is low sensitivity due to the modest size of the site positioned as a logical extension to the settlement. The site is visible from the cutway between Portal Close and Heather Close and visible from the road to the south east. This is recognised by the policy, which seeks to ensure site boundaries are compatible with the open character of adjacent countryside.
Climate Change Adaptation		The site is not located within an area at risk of fluvial, surface water or groundwater flooding.
Biodiversity	?	The site is located under 2km from the Solent Maritime SAC and Chichester and Langstone Harbours SPA. The SPA is covered by the Chichester Harbour SSSI and is situated within an SSSI Impact Risk Zone for the types of development proposed *('any residential developments with a total net gain in residential units')*. These constraints are acknowledged by the policy, which states '*Provide suitable mitigation towards the Solent Special Protection Area (SPA)'*. The site is not located adjacent to areas of BAP Priority Habitat. The site contains a number of hedgerows and tree belts. This is recognised by the policy, which seeks to retain, protect and enhance trees on the site and key habitats retained and enhanced..
Cultural Heritage		The site is outside of the West Ashling Conservation Area and is not located in close proximity to listed buildings. Development of this type is unlikely to lead to impacts on the integrity of the conservation area or the setting of these listed buildings.
Cultural Activity		No significant effects are anticipated.
Health and Wellbeing		No significant effects are anticipated.
Vitality of Communities	+	The development of c.8-12 dwellings will help to support the vitality and vibrancy of West Ashling village and there will be some on site affordable housing provision.

Accessibility	+	The site is accessible to existing village facilities and amenities, including Funtington Primary School, the village hall, shop, pubs and sports/recreational facilities. A wider range of services are available in Chichester, 7.5km from the site, as well as the railway station. However, bus links between the two settlements are limited to a two hourly service during the day.
Sustainable Transport	?	Whilst the site is located close to an existing bus link, this is limited to a two hourly service. The site is located 7.5km from Chichester railway station.
Housing	+	The delivery of approximately 8-12 dwellings on this site would help contribute towards meeting local demand for housing.
Climate Change Mitigation	-	The development of approximately 8-12 dwellings at this location will lead to increases in the built footprint of West Ashling - however, given the amount of housing proposed for this site it is not anticipated that associated effects on greenhouse gas emissions will be significant.
Local Economy	+	Through increasing local housing stock, the delivery of housing at this site has the potential to support the village's vitality. The site is within a Mineral Safeguarding Area for unconsolidated gravel, which is acknowledged through the policy.

Summary of appraisal:

Summary: Policy SD95: Land South of Heather Close, West Ashling

The site is located under 2km from the Solent Maritime SAC and Chichester and Langstone Harbours SPA. The SPA is covered by the Chichester Harbour SSSI and is situated within an SSSI Impact Risk Zone for the types of development proposed. These constraints are acknowledged by the policy

The site is not located within an area sensitive for landscape character or historic environment interest.

The development of 8-12 dwellings at the site will help meet local housing needs and support the vitality of the local area.

The site is located in a Mineral Safeguarding Area, which is acknowledged through the policy.

Potential significant effects?

Due to the presence of nationally and internationally designated nature conservation sites locally, effects on biodiversity have the potential to be significant if the proposed policy approach to the protection and enhancement of biodiversity value is not effectively implemented.

Recommendations

None proposed.

Key			
Likely adverse effect	-	Likely positive effect	+
Neutral/no effect		Uncertain effects	?

Policy SD96: Land at Long Priors, West Meon

Number of dwellings allocated: c.10-12

Approximate size of site: c.0.5 ha

Sustainability Theme	Rating	Commentary
Landscape	?	Landscape sensitivity at this location has been determined to be medium. The location of the site reduces the visibility of the site affecting adjacent housing. To help limit potential effects, the proposed policy notes that a Landscape and Visual Impact Assessment will be required and should inform the design and layout of any site proposals. It is also made clear that any future development at this location should retain existing mature trees and give careful consideration to be given to the boundary treatment of the site. Whilst this will support landscape quality, residual effects on character are likely to remain.
Climate Change Adaptation		The site is not located within an area at risk of fluvial or groundwater flooding. There are some areas at risk of surface water flooding. Whilst most of site is not mapped as being at risk of surface water flooding, the lowermost part of the site adjacent to the existing access, and the wider road network in the vicinity are at risk of surface water flooding. Climate change may increase this risk over the lifetime of the development. Groundwater emergence is most likely towards the western, lower part of the site, close to the base of the dry valley (coinciding with the mapped surface water flow pathway), where the Chalk water table could rise above ground level during wet periods. These elements are recognised by the policy, which seeks to ensure the integration of flood risk mitigation measures within new development.
Biodiversity		This site does not fall within an SSSI Impact Risk Zone for the types of development proposed and no biodiversity designations are located in the vicinity of the site. An area of Lowland Calcareous Grassland BAP Priority Habitat is present to approximately 80m from the west of the site, on the far side of the properties located on Long Priors. The proposed policy calls for mature trees on the site to be retained. As such no significant effects on biodiversity are anticipated.
Cultural Heritage		No designated cultural heritage sites or areas designated for their historic environmental value are located in the vicinity of the site.
Cultural Activity		No significant effects are anticipated.
Health and Wellbeing		No significant effects are anticipated.
Vitality of Communities	+	The creation of 10-12 new homes will help to support the vitality and vibrancy of West Meon village and there will be some on site affordable housing provision.

Accessibility	?	The site has good accessibility to services and facilities in the village, including the post office, butchers, doctors' surgery and pub. A 2 hourly bus service connects West Meon with Petersfield and Winchester, where a broader range of amenities are available.
Sustainable Transport	?	Whilst the site has good accessibility to services and facilities in the village, including the post office, butchers, doctors' surgery and pub, accessibility by sustainable transport to the broader range of amenities in Petersfield and Winchester are limited by a 2 hourly bus. The proposed policy also notes that a Transport Statement may be required to support any planning application for this site and that appropriate access arrangements are to be agreed with, and to the satisfaction of, the highway authority. The amenity of an adjacent public right of way must also be protected.
Housing	+	The development of around six additional dwellings on this site would contribute positively to the meeting of local need for housing.
Climate Change Mitigation	-	The difficulty of travelling to Winchester and Petersfield by bus and the generally rural nature of West Meon has the potential to result in an increase in private car use with resulting negative effects in terms of CO_2 emissions. However, given the amount of housing proposed for this site it is not anticipated that these effects will be significant.
Local Economy	+	Through increasing local housing stock, the delivery of housing at this site has the potential to support the village's vitality (although this will be limited by the proposed size of the allocation).

Summary of appraisal

Summary: Policy SD96: Land at Long Priors, West Meon

Groundwater sensitivity is a consideration for this site given its location in Source Protection Zone 2, and as such, potential negative effects will need to be identified and appropriately mitigated. This issue is addressed by the proposed policy which notes that development on this site should result in no harm to the underlying groundwater.

It will be also be important to consider how any future development here might affect the landscape character of West Meon and the surrounding area. In this context the policy states that a Landscape and Visual Impact Assessment should take place and mature trees should be retained. There may be opportunities for biodiversity and climate adaptation benefits to be secured through such landscape work.

Accessibility to the existing range of services and facilities in West Meon is good. However, accessibility by public transport to Petersfield and Winchester is limited by a two hourly bus service.

Potential significant effects?

None anticipated.

Recommendations

None proposed.

Key

Likely adverse effect	-	Likely positive effect	+
Neutral/no effect		Uncertain effects	?