

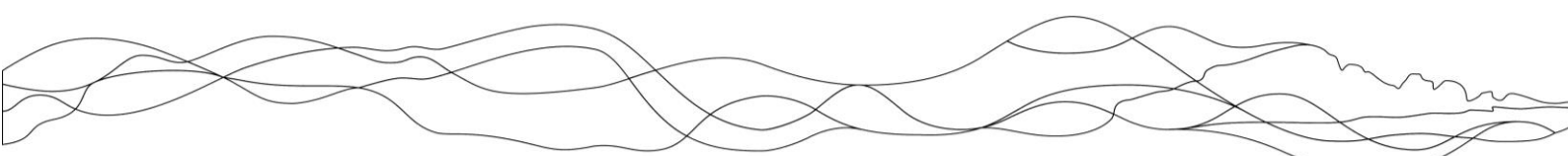


South Downs National Park Authority

Authority Monitoring Report

01 April 2016- 31 March 2017

December 2017



Executive Summary

This is the third Authority Monitoring Report (AMR) produced by the South Downs National Park Authority (SDNPA). It reports on a number of planning documents such as the emerging South Downs Local Plan, the Community Infrastructure Levy, numerous neighbourhood development plans and adopted and emerging waste and minerals plans. The most important long-term function of this edition of the AMR will be to provide baseline data against which to measure the effectiveness of policies in the South Downs Local Plan, which is due for adoption in the coming year. The AMR reports on the financial year 2016-17, which is the third year of the 2014-2033 plan period for the emerging South Downs Local Plan.

The AMR reports progress on the timetable and milestones for the preparation of documents set out in the Local Development Scheme. The reporting year saw further work on the South Downs Local Plan, and the introduction of a Community Infrastructure Levy (as of 1 April 2017). Progress was made on a substantial number of evidence based studies such as the Housing and Economic Development Needs Assessment and Strategic Flood Risk Assessment and the Viewshed Analysis. The SDNPA met its Duty to Cooperate with all relevant partners by joint work on a number of strategic cross boundary issues.

This report considers the policy performance of existing and emerging policies across the National Park, and trends against various indicators including those directly affected by the planning process as well as those more indirectly affected. The list of indicators has been revised and expanded since the 2016 AMR, to better reflect the draft indicators in the Pre-Submission South Downs Local Plan. An output is set out for each indicator followed by a brief commentary highlighting the key findings of the output and relating these back to local and Government policies. There are a number of interesting findings highlighted in the 2017 South Downs National Park AMR relating to both process and delivery:

Process

- Work on the South Downs Local Plan progressed, leading up to a Pre-Submission consultation in Autumn 2017.
- Six Neighbourhood Plans were made and work progressed significantly on many more, including Lewes, Liss and Petworth.
- The Joint South Downs National Park Authority, East Sussex County Council and Brighton & Hove City Council Waste and Minerals Sites Plan was adopted and the West Sussex Joint Minerals Local Plan underwent examination in public.

A Thriving, Living Landscape

- The area of farmland and woodland managed in agreement to deliver environmental scheme options has increased by 3% since 2011.
- The distribution of red kites in the National Park has continued to increase.
- The number of listed buildings at risk has fallen
- Baseline data has been established for a number of environmental indicators.

People Connected with Places

- 4km of new or improved non-motorised multi user routes were delivered.
- Planning permission was granted for eight new or expanded cultural facilities.

Towards a Sustainable Future

- A net total of 250 new homes were completed in the National Park in 2016-17- exactly equal to the number set in the Pre Submission Local Plan.
- There is an up-to-date five year supply of deliverable housing sites in the South Downs National Park, both against the proposed provision figure in the South Downs Local Plan and against the benchmarks for specific areas of the National Park set out in Joint Core Strategies.
- 78% of new homes were built on previously developed land.
- A net total of 1,216 square metres of new employment floorspace was completed; a large amount of floorspace constructed was balanced by the demolition of a nearly equal amount.

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I. Introduction

- I.1 The Authority Monitoring Report (AMR) is an annual document produced in each year of the Plan Period which reports on the progress of planning policy making and on the effectiveness of adopted planning policies in influencing patterns and levels of development.. In addition to the emerging South Downs Local Plan there are also several Joint Core Strategies covering East Hampshire, Lewes, Wealden, Winchester and Worthing. The adopted plan in East Hampshire sets a requirement for significant amounts of development, and the implementation of the policies in that and the Wealden Joint Core Strategy needs to be monitored.
- I.2 This AMR complies with all relevant Government legislation and guidance including the Town and Country Planning Act 2004, the Localism Act 2012, the Town and Country Planning (Local Planning) (England) Regulations 2012, the Housing and Planning Act 2016, National Planning Policy Framework (NPPF) and Planning Practice Guidance (NPPG).
- I.3 The statutory requirements of monitoring reports include, in brief, the following:
- An update on progress on plan preparation against the Local Development Scheme;
 - Details of any extant policies that we are not implementing;
 - The number of net additional dwellings delivered against any Local Plan requirements that apply to any specific part of our area;
 - Reporting on activities relating to self-build
 - An update on neighbourhood development orders and neighbourhood development plans;
 - Information on the Community Infrastructure Levy, where applicable;
 - Activities we have carried out to meet our Duty to Co-operate with other bodies.
- I.4 In order to meet the requirements of the NPPF and NPPG we have to monitor the housing developments expected to come forward over the next fifteen years, the commercial developments, and the number of Gypsy and Traveller pitches in our area. We also have a more general need to monitor the impacts of Local Plan policies in order to assess their effectiveness. We need to identify any cases where certain policies are failing to deliver and may require action.
- I.5 The Monitoring Indicators listed in Chapter 4 have been derived from the draft monitoring indicators included in the Pre-Submission version of the South Downs Local Plan. Not all the draft indicators are being monitored this year, since monitoring systems are still being put in place in preparation for the adoption of the Local Plan in 2018; however, the number of indicators monitored is significantly greater than in 2016. The numbering system for the indicators corresponds to the numbers used in the draft Local plan and the numbering in this document is therefore non-continuous. Please refer to the glossary in the South Downs Local Plan: Pre-submission version for an explanation of the technical terms used in this report.

2. Progress against the Local Development Scheme

Local Development Scheme: Progress on Implementation

- 2.1 This section of the Authority Monitoring Report (AMR) reviews the progress made on a number of development plan documents by the National Park Authority (NPA) in relation to the timetable and milestones set out in the relevant Local Development Schemes (LDS). It focuses on progress made during the reporting year April 2016 to March 2017, but also provides more up to date information up to December 2016.
- 2.2 Firstly, an update is provided on the whole LDS, which covers all local development documents currently being prepared by the National Park Authority. There is an update on the emerging South Downs Local Plan followed by an update on all local plan policies currently operating within the National Park including joint core strategies. There is an update on the community infrastructure levy (CIL). Finally, there is an update on all the waste and minerals plans that cover the National Park.

Local Development Scheme

- 2.3 The fourth revision of the LDS was approved by Planning Committee on 10 August 2017 along with an update of the Statement of Community Involvement. The LDS includes the proposed programmes for the emerging South Downs Local Plan, the Minerals and Waste Plans undertaken jointly with County Councils, the proposed Shoreham Cement Works Area Action Plan (AAP) and various Supplementary Planning Documents (SPDs). The timelines are set out in appendix I of this document.

South Downs Local Plan

- 2.4 The South Downs Local Plan covers the whole of the National Park and it is the first time that it has been planned as a single entity. It follows on from the State of the South Downs National Park Report (2012) and the Partnership Management Plan (2013). It is a single 'all in one' local plan rather than separate development plan documents such as a core strategy and allocations document. On adoption the South Downs Local Plan will replace all the joint core strategies and saved local plan policies. There are currently 1,026 policies currently operating within the National Park (other than those relating to minerals and waste) and they will be replaced by just 96 policies, which is a 94% reduction.
- 2.5 The timeline for the preparation of the South Downs Local Plan is set out in table I.6 of the Pre-Submission document and table I.1 below.

Local Plan stage	Regulation	Date
Options Consultation	18	February-April 2014
Preferred Options Consultation	18	September-October 2015
Pre-Submission Consultation	19	September-November 2017
Submission to Secretary of State	22	March 2018
Examination	24	March - July 2018
Adoption	26	September 2018

Table I.1: Timeline for Local Plan preparation

- 2.5 The main milestone that has been achieved is that the Pre-Submission version of the South Downs Local Plan was published for public consultation under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 from 26 September to 21 November 2017. The intention is to submit it for examination in March 2018.



National Park Authority meeting held autumn 2016 to discuss the emerging Local Plan.

- 2.6 Work also progressed on a large number of evidence based studies to support the Local Plan. A full suite of background papers was published in September to accompany the Local Plan consultation. There were a number of studies relating to the first purpose of national parks such as the Tranquillity Study and some relating to the socio-economic duty such as the Housing and Economic Development Needs Assessment (HEDNA). The first Brownfield Land Register was published in December.

Neighbourhood Development Plans

- 2.7 Full details on the 52 neighbourhood development plans (NDP) in various stages of development across the National Park are set out in chapter 7 of this report. It is important that they progress in a timely fashion so that there are no policy gaps in the development plan for the National Park.

Joint Core Strategies

- 2.8 In order to ensure that up-to-date planning policies were put in place for as much of the National Park as possible, the NPA has worked on Joint Core Strategies with those local authorities with a significant population and/or land area within the National Park or those local authorities which were well-advanced in the preparation of a Core Strategy. The Joint Core Strategies for Winchester and Wealden Districts were adopted in 2013, and the East Hampshire Joint Core Strategy was adopted in 2014.
- 2.9 The Lewes Joint Core Strategy was adopted by the NPA on 23rd June 2016 and by Lewes District Council on 11 May 2016. Following a Judicial Review made by Wealden District

Council policies SP1 and SP2 of the Lewes JCS insofar as they apply to the South Downs National Park were quashed at the High Court on 20 March 2017.

Saved Local Plan Policies

2.10 There are also a large number of 'saved' Local Plan policies operating within the National Park. Under the Planning and Compulsory Purchase Act 2004, there was a period of transition from the previous local plan system to the Local Development Framework system, whereby some of the policies in adopted Local Plans were 'saved'. Some have in turn been replaced by Joint Core Strategy policies. In due course they will all be replaced by the South Downs Local Plan on adoption.

2.11 The full list of saved local plan and Joint Core Strategy policies are set out in appendix 2 of the Pre-Submission Local Plan. They include policies from the following adopted local plans:

- Adur District Local Plan (1996)
- Arun District Local Plan (2003)
- Brighton and Hove Local Plan (2005)
- Chichester District Local Plan First Review (1999)
- Eastbourne Borough Plan (2003)
- East Hampshire Joint Core Strategy (2014)
- East Hampshire Local Plan Second Review (2006)
- Horsham Core Strategy (2007)
- Lewes District Local Plan (2003)
- Lewes Joint Core Strategy (excluding policies SP1 and SP2)
- Mid Sussex Local Plan (2004)
- Wealden District (Incorporating Part of the South Downs National Park) Core Strategy Local Plan (2013)
- Wealden Local Plan (1998) (non-statutory Wealden Local Plan, 2005)
- Winchester District Joint Core Strategy (2013)
- Winchester District Local Plan Review (2006)
- Worthing Core Strategy (2011)
- Worthing Local Plan (2003)

2.12 It should be noted that several districts and boroughs such as Chichester and Horsham have adopted new development plans for those part of their districts and borough that lie outside the National Park. However, saved local plan policies from the older Local Plans listed above will continue to operate within the National Park until the adoption of the South Downs Local Plan.

Local Plan Policies not being Implemented

2.13 There are four extant local plan allocations within the National Park which have not yet been fully developed. Three of these are sites allocated for housing, and one is a site allocated for employment uses.

Housing

2.14 Petworth Primary School, Dawtrey Road, Petworth (Chichester District Local Plan 1999): Since the school moved to a new location, part of this site has already been developed. On the remainder of the site there is a planning application for 33 dwellings currently pending consideration. The site is allocated for 23 new homes under policy H5 of the Submission version of the Petworth NDP.

- 2.15 Holmbush Caravan Park, Midhurst (Chichester District Local Plan 1999): This site received planning permission for 85 dwellings in 2009, however, the planning permission lapsed in 2014/15. The site is allocated under draft policy SD82 of the Pre-Submission Local Plan for 50 to 70 homes.
- 2.16 Land at Church Lane, Pyecombe (Mid Sussex Local Plan 2004 - approximately 20 dwellings): The site has planning permission and is allocated for 8 homes under policy SD87 of the Pre-Submission Local Plan. It was built out during the reporting year.

Employment

- 2.17 Hampers Common, Petworth (Chichester District Local Plan 1999): The site is allocated for employment uses under policy WS4 of the Submission version of the Petworth NDP.

Community Infrastructure Levy (CIL)

- 2.18 Following the successful examination of the SDNPA's Community Infrastructure Levy (CIL) Draft Charging Schedule and the NPA's decision to adopt the CIL charging schedule on 22 September 2016, the schedule took effect on 01 April 2017. As of 06 December 2017, almost £97,000 has been collected, with a further £165,000 due (subject to those developments commencing). The Authority is currently working on an Infrastructure Business Plan, used to prioritise the infrastructure to support the growth identified by the Local Plan via a 5-year rolling programme for its delivery.

Minerals and Waste

- 2.19 The SDNPA is responsible for planning for the future management of waste and production of minerals within the South Downs National Park. We are working in partnership with the three County Councils (East Sussex, Hampshire, and West Sussex) and Brighton & Hove City Council, and have adopted the following joint local plans:

- [East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan \(2013\)](#)
- [Hampshire Minerals and Waste Plan \(2013\)](#)
- [West Sussex Waste Plan \(2014\)](#)
- [Joint South Downs National Park Authority, East Sussex County Council and Brighton & Hove City Council Waste and Minerals Sites Plan](#)

- 2.20 The SDNPA is also working in partnership with East Sussex County Council and Brighton & Hove City Council on a the East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan Review. A Regulation 18 consultation on this plan took place in autumn 2017. The milestones for this plan are set out in appendix I.

- 2.21 The West Sussex Joint Minerals Local Plan (JMLP) is being undertaken by the SDNPA and West Sussex County Council. The Authorities published a Proposed Submission Draft (Regulation 19) Joint Minerals Local Plan for consultation from 16 January 2017 to 13 March 2017. Representations were collated and reviewed, and a Regulation 22 Consultation Statement prepared and submitted with the Plan.

- 2.22 The JMLP was submitted to the Secretary of State in June 2017. The public examination hearing sessions were held in Chichester between Tuesday 19 September and Thursday 28 September 2017 in line with the SDNPA Local Development Scheme. Subsequent to the hearing sessions, the Inspector has proposed a number of modifications to the JMLP and it is

currently anticipated that these will be consulted upon in early 2018. This consultation was approved by a National Park Authority meeting in December 2017.

2.23 Following the consultation, the modifications and the representations received on them will be submitted to the Inspector for his consideration. The Inspector will then finalise his report on the soundness of the JMLP and submit it to the Authorities. Before completing his report the Inspector may decide to reconvene the Hearings to consider the representations that have been made. If no further modifications are recommended by the Inspector and a report is received indicating that the JMLP is sound, the JMLP (as modified) will be adopted by both Authorities when it will become part of the statutory 'development plan' for West Sussex.

2.24 Progress on joint minerals and waste local plans since April 2014 and monitoring of already adopted plans will be reported in the Monitoring Reports produced by Hampshire County Council, East Sussex County Council and West Sussex County Council. For further information please see the most recent reports:

- <https://www.eastsussex.gov.uk/environment/planning/development/mineralsandwaste/amr1>
- <http://www3.hants.gov.uk/mineralsandwaste/planning-policy-home.htm>
- <https://www.westsussex.gov.uk/about-the-council/strategies-plans-and-policies/environment-planning-and-waste-plans-and-policies/minerals-and-waste-policy/monitoring-reports/>

3. Duty to Cooperate

- 3.1 National park authorities are responsible for planning policy and development management within their respective national parks. However, the districts, boroughs, city and county councils are responsible for other statutory functions including housing, transport and education. Partnership working and cooperation is therefore fundamental to the successful operation of the South Downs National Park Authority (SDNPA) given the responsibilities of these different organisations, the size of the National Park and the number of districts and boroughs it covers.
- 3.2 In support of the South Downs Local Plan a series of key cross boundary strategic issues have been identified as:
- Conserving and enhancing the natural beauty of the area
 - Conserving and enhancing the region's biodiversity (including green infrastructure issues)
 - The delivery of new homes, including affordable homes and pitches for Gypsies and Travellers.
 - The promotion of sustainable tourism
 - Development of the rural economy
 - Improving the efficiency of transport networks by enhancing the proportion of travel by sustainable modes and promoting policies which reduce the need to travel.
- 3.3 These key issues have been shared with representatives of many local authorities, county councils, statutory agencies and local groups within and adjoining the National Park. They are used as the basis for making representations on local plan consultations outside the National Park and identifying key areas of work.

Local Plan and the Duty to Cooperate Statement

- 3.4 The SDNPA published a Duty to Cooperate Statement in September 2017 as part of the evidence base for the Pre-Submission South Downs Local Plan. This statement provides full details of cross-boundary working and duty to cooperate activities up until September 2017. The highlights of this cross boundary working that took place within this monitoring year are set out below.
- 3.5 As part of our work on progressing the South Downs Local Plan, a number of key stakeholders were invited in December 2016 to meet the SDNPA to discuss the emerging policies and draft site allocations. Meetings were then held in January and February 2017 with the following organisations:
- Three County Councils: Hampshire, East Sussex and West Sussex
 - Environment Agency
 - Highways England
 - Historic England
 - Natural England
 - National Trust
- 3.6 A full round of meetings took place in the later months of 2017 with key statutory consultees: Hampshire, East Sussex and West Sussex County Councils, the Environment Agency, Highways England, Historic England, Natural England, and all partner local authorities that either overlap, or share a boundary, with the National Park. These meetings supported the Pre-Submission consultation on the Local Plan and were used to initiate the preparation of Statements of Common Ground with most or all of these partner

organisations. The purpose of these documents is to provide clear evidence of partnership working in addressing strategic cross-boundary issues. They will be published as part of the core document library in March next year.

- 3.7 Full details of duty to cooperate activities will be set out in an updated DtC Statement, also to be published at or before submission of the Local Plan, as part of the examination library.

Ashdown Forest

- 3.8 A major part of the Authority's Duty to Cooperate work this year has focused on Ashdown Forest and issues of air quality and nitrogen deposition. This has arisen from the challenge by Wealden District Council in the High Court, which resulted in the quashing of policies SPI and SP2 of the Lewes Joint Core Strategy, insofar as they apply to the administrative areas of the SDNPA in March 2017. The SDNPA set up, and now chair and service an officer group on Ashdown Forest in order to move forward on the issues raised by the High Court decision. The purposes of the group are to work collaboratively on Ashdown Forest and share information arising from our HRA work. The group is made up of 12 local planning authorities including Wealden and Lewes District Councils plus Natural England and two county councils.
- 3.9 The group has started work on a statement of common ground (SCG) in order to agree matters that we agree and disagree on, for example, air quality calculations and transport modelling. The SCG is being facilitated by the Planning Advisory Service as a pilot for the Government. The intention is for all the relevant authorities to state what aspects of the SCG they agree and disagree on. The SDNPA will submit the finalised and signed version of the SCG as part of our core document library along with the Local Plan in March next year.

Cross-boundary organisations

- 3.10 The SDNPA is involved in the work of a number of cross boundary organisations, the largest and most significant of which to the National Park is the Coastal West Sussex and Greater Brighton Strategic Planning Board. This is made up of a number of local planning authorities namely Adur, Arun, Brighton & Hove, Chichester, Horsham, Lewes, Mid Sussex, the South Downs National Park Authority, West Sussex County Council and Worthing. The National Park covers a large swathe of land running the full length of the sub-region.
- 3.11 The Coastal West Sussex and Greater Brighton Strategic Planning Board has been progressing the objectives of the Local Strategic Statement 2 (LSS2). This sets out strategic objectives and spatial priorities for the sub-region. This document forms an interim position for the sub-region in advance of the preparation of LSS3.
- 3.12 The Board commissioned and published an evidence based study by GL Hearn "Defining the HMA and FEMA" in February 2017, which will inform the geographical extent of future evidence gathering and strategic planning activities undertaken on a sub-regional basis. Following on from that work Crawley Borough Council were asked to join the group.
- 3.13 The Board has decided to commence a full review of the LSS to be accompanied by an up to date strategic evidence base. The Board met on 04 September 2017 and agreed to:
- robustly and creatively explore options for meeting the unmet needs across the Board area, starting by leaving 'no stone unturned' within the respective administrative boundary for the period up to 2030 and for these options to inform Local Plan reviews
 - prepare a Local Strategic Statement 3 covering the period 2030 to 2050
 - to provide an evidence base for the preparation of a Local Strategic Statement 3

- 3.14 Full details of the Board’s work and the September report are set out in the Duty to Cooperate Statement.
- 3.15 Collaborative working among planning policy officers across East Sussex has been long-established through the Planning Liaison Group (chief planning officers) and the East Sussex Local Plan Managers Group. In addition, the East Sussex Strategic Planning Members Group (ESSPMG) was set up in 2013 to enhance and endorse cooperation at the political level. The group consists of the portfolio holders for planning assisted by officers from all local authorities in East Sussex, including SDNPA.
- 3.16 There has also been regular attendance at officer liaison meetings as follows:
- ✓ West Sussex Chief Planning Officers Group (CPOG)
 - ✓ West Sussex Planning Policy Officers Group (PPOG)
 - ✓ East Sussex Local Plan Managers Group
 - ✓ Hampshire & Isle of Wight Planning Officers Group (HIPOG)
 - ✓ Development Plans Group (DPG) (sub group of HIPOG)
 - ✓ Planning Research Liaison Group (PRLG) – (sub group of HIPOG)
 - ✓ Hampshire Alliance for Rural Affordable Housing (HARAH).

Further joint working

- 3.17 Work has progressed on the Heathlands Reunited project. Eleven organisations led by the SDNPA have joined forces to expand and connect the existing 1% of heathland left in the National Park. The project is being led by the SDNPA and involves 10 other partners: Natural England, Hampshire County Council, Ministry of Defence, Forestry Commission, the National Trust, RSPB, and local wildlife trusts and conservation societies.
- 3.18 Joint working on the Green Infrastructure Framework has continued with local authorities and relevant bodies to provide an agreed and co-ordinated position on the strategic principles and priorities for planning, investment and delivery of green infrastructure. The shared objective is to protect, enhance and create a connected network of multifunctional assets, which sustainably meet the needs of local communities in the South Downs National Park and surrounding areas and support the special qualities of the South Downs.
- 3.19 The Solent Recreation Mitigation Strategy has been prepared by the Solent Recreation Mitigation Partnership, which consists of some 19 interested organisations (mostly local authorities). Work is ongoing to seek mitigation through financial contribution to the strategic measures set out in the strategy.
- 3.20 Joint working with Natural England and East Hampshire District Council (EHDC) in the Wealden Heaths Phase II SPA to ensure a consistent approach is applied in relation to development within the 400m buffer zone surrounding the SPA. A joint SPD has been prepared, which the SDNPA and EHDC will consult on next year.
- 3.21 Joint working has progressed on the Brighton & Hove City Council and the South Downs National Park Authority Gypsy and Traveller Site Assessments 2017, published in September 2017.
- 3.22 The Transport Assessment of the South Downs Local Plan was carried out in close cooperation with the relevant Local Highway Authorities and involved input from a large number of local authorities and Highways England.

3.23 The SDNPA has continued to work with the three relevant Local Enterprise Partnerships namely South East, Enterprise M3 and Coast to Capital. Our input has focused on the green infrastructure role played by the National Park, and strategically important transport lines and improvements to them.

4. List of indicators

4.1 The following list sets out all the indicators in this AMR, which have been derived from the following sources:

- Indicators set out in the Implementation and Monitoring chapter of the Pre-Submission Local Plan, which all have the prefix SDLP.
- Relevant Joint Core Strategies indicators, which have the prefix JCS.
- Miscellaneous national and local indicators, which have the prefix X.

4.2 There are a number of Local Plan indicators that cannot be currently monitored. These are recorded in the list as 'not currently monitored' under the 'page' column. Reference is made to the Partnership Management Plan indicator if relevant.

Local Plan indicator	Page
SDLPI1: Citation of policy SD2 in planning decisions	Not currently monitored
SDLP2: Increase in multiple provision of ecosystem services	18
SDLP3: The value of key Natural Capital assets is maintained or enhanced	Not currently monitored
SDLP4: Citation of policy SD3 in planning decisions	Not currently monitored
SDLP5*: Change in land use by category	Not currently monitored
SDLP6: Citation of policy SD4 in planning decisions	Not currently monitored
SDLP7: Number of Local Landscape Character Assessments prepared	19
SDLP8: Applications permitted, or refused on design grounds, contrary to the advice of the Design Review Panel and SDNPA Design Officers	Not currently monitored
SDLP9: Number of Village Design Statements adopted	20
SDLPI10: Quality of design on new developments	Not currently monitored
SDLPI11: Changes to views identified in the Viewshed Characterisation Study	Not currently monitored
SDLPI12: Percentage of the National Park that is relatively tranquil for its area	20
SDLPI13: Percentage of the National Park considered to have a dark night sky	21
SDLPI14: Area, condition and connectivity of target priority habitats	22
SDLPI15(PMP9): Population and distribution of priority species	23
SDLPI16: Condition of Sites of Special Scientific Interest	24
SDLPI17: Developments granted planning permission contrary to ecological advice from Natural England or county councils	Not currently monitored
SDLPI18: Developments granted planning permission within designated wildlife sites or ancient woodland or overlapping veteran trees	25
SDLPI19: Number of dwellings completed within zones of proximity to internationally designated wildlife sites that are identified in the Local Plan as requiring such monitoring	26
SDLP20: Atmospheric concentration of NO _x within 200m of the roadside measured at specific internationally designed nature conservation sites	Not currently monitored
SDLP21: Nitrogen deposition within 200m of the roadside calculated from pollutant concentrations measured at specific internationally designated nature conservation sites	Not currently monitored

Local Plan indicator	Page
SDLP23: Percentage of farmland and of woodland area that is managed under agreement to deliver environmental scheme options	28
SDLP24: Planning applications granted for loss of TPO trees without replacement	Not currently monitored
SDLP25: Planning permissions granted for enabling development	Not currently monitored
SDLP26: Percentage of Listed Buildings at risk	28
SDLP27: Conservation Area Appraisals and Management Plans written	Not currently monitored
SDLP28: Planning permissions for development on the site of a Scheduled Monument	29
SDLP29: Developments granted planning permission with a condition requiring archaeological assessment	Not currently monitored
SDLP30: Number of additions to the Historic Environment Record	Not currently monitored
SDLP31: % surface water bodies achieving 'good' ecological status	29
SDLP32: % surface and groundwater bodies achieving 'high' chemical status–	Not currently monitored
SDLP33: Percentage of water resource available for licensing	Not currently monitored
SDLP34: All developments granted planning permission within the Sussex Heritage Coast and 'Undeveloped Coastal Zone	30
SDLP92: Developments granted planning permission contrary to the advice of the Environment Agency in Flood Risk Zones 2 and 3	30
SDLP95: Number and status of Air Quality Management Areas (AQMAs)	31
SDLP35: CIL funds spent on transport projects	Not currently monitored
SDLP36: Developments granted planning permission for transport infrastructure	Not currently monitored
SDLP37: Proportion of visits to the National Park by public transport	32
SDLP38: Development of hubs and gateways schemes	Not currently monitored
SDLP48(PMP31): Average length of visitor stay and spend per visitor per day	32
SDLP39: Gross increase in non-motorised multi-user routes (km)	33
SDLP40: Proportion of visits by non-motorised means	Not currently monitored
SDLP41: Length of public rights of way	Not currently monitored
SDLP42: Visitor enjoyment levels	Not currently monitored
SDLP43: Road accidents involving death or serious injury	Not currently monitored
SDLP44: Proportion of visits by private car	Not currently monitored
SDLP45: CIL funds spent on leisure and recreational projects connected with the National Park's Special Qualities	Not currently monitored
SDLP46: Developments granted planning permission for visitor accommodation facilities	33
SDLP47: Developments granted planning permission for community, culture, leisure and recreation facilities	34

Local Plan indicator	Page
SDLP49: Developments granted planning permission for equestrian facilities	Not currently monitored
SDLP50: Percentage of permissions for new homes within and outside settlement boundaries	Not currently monitored
SDLP51: Number and percentage of housing completions on previously developed land (net)	36
SDLP52: Plan period and housing target for Local Plan	37
SDLP53: Number of dwellings completed (net)	37
SDLP54: Dwellings with extant planning permission (net)	39
SDLP55: Net additional dwellings expected to come forward within the next five years from the date of monitoring	39
SDLP56: Net additional dwellings expected to come forward between five six and fifteen years from the date of monitoring	39
JCS 1: Number of dwellings completed in areas with housing requirements set by adopted Joint Core Strategies (net)	42
JCS2: Net additional dwellings expected to come forward from the beginning of the current monitoring year on 01 April 2016 up to 31 March 2021 on deliverable sites against extant Joint Core Strategy (JCS) requirements.	43
JCS3: Net additional dwellings expected to come forward between 01 April 2021 and 31 March 2026 on developable sites and broad locations against extant Joint Core Strategy requirements.	43
SDLP57: Carrying out of functions in relation to self-build and custom housebuilding	45
SDLP58: Number of dwellings completed (net), by number of bedrooms	45
SDLP59: Number of affordable dwellings completed (net), broken down by tenure	46
SDLP60: Number of affordable dwellings completed on rural exception sites	47
Indicator X1: Completions and commitments occurring through permitted development rights for change of use from employment to residential	47
SDLP61: Carrying out of functions in relation to starter homes	48
SDLP63: Net additional agricultural and forestry workers' dwellings granted planning permission	Not currently monitored
SDLP64: Permissions for the removal of agricultural or forestry worker occupancy conditions	48
SDLP65: Net additional permanent Gypsy or Traveller pitches and Travelling Showpeople plots per annum, on allocated and windfall sites	48
SDLP66: Net additional transit pitches with extant planning permission	49
SDLP67: Total net and gross new employment floorspace completed	50
SDLP68: Total net and gross new employment floorspace extant permissions	51
SDLP69: Total net and gross new retail floorspace completed, by use class	51
SDLP70: Total net and gross new retail floorspace extant permissions, by use class	52
SDLP71: Developments granted planning permission for loss or expansion of A use space within defined primary shopping frontages	52
SDLP72: Developments granted planning permission for developments affecting A use space outside market town and larger village centre boundaries	Not currently monitored
SDLP73: Developments granted planning permission for agricultural developments in the reporting year	Not currently monitored
SDLP74: Hectarage of woodland in active management	Not currently monitored
SDLP75: Citation of policy SD40 in planning decisions	Not currently monitored

Local Plan indicator	Page
SDLP76: Employment and housing completions resulting from conversion of agricultural or forestry buildings	Not currently monitored
SDLP77: Total CIL monies gathered	Not currently monitored
SDLP78: Total CIL monies passed to parish councils	Not currently monitored
SDLP79: Total CIL monies passed to other infrastructure delivery partners	Not currently monitored
SDLP80: Level of match-funding secured through commitment of CIL funds	Not currently monitored
SDLP81: CIL funds spent on facilities/services, education, health and wellbeing projects	Not currently monitored
SDLP82: Schemes carried out for undergrounding of cables	Not currently monitored
SDLP83: CIL funds spent on utility services	Not currently monitored
SDLP84: Refusals citing SD44	Not currently monitored
SDLP85: CIL funds spent on Green Infrastructure projects	Not currently monitored
SDLP86: Developments granted planning permission for new Green Infrastructure assets	Not currently monitored
SDLP87: Quality of Green Infrastructure in new developments	Not currently monitored
SDLP88: Developments granted planning permission within recreational areas, as mapped in the HLC	Not currently monitored
SDLP89: Standards for open space, sports and recreational facilities being met	Not currently monitored
SDLP90: Decisions on planning applications that cite SD46	Not currently monitored
SDLP91: CIL funds spent on Social/Leisure schemes	Not currently monitored
SDLP92: Developments granted planning permission within Local Green Space	Not currently monitored
SDLP93: Decisions on planning applications that cite Strategic Policy SD48	Not currently monitored
SDLP94: Increase or decrease in the risks posed by climate change	Not currently monitored
SDLP97: Number of full planning permissions for renewable energy development	53
SDLP99: Progress of restoration of Shoreham Cement Works	Not currently monitored
SDLP100: Progress of redevelopment of North Street Quarter and adjacent Eastgate area	53
SDLP101: Progress of development on the allocated sites	Not currently monitored
X2: Number of Neighbourhood Development Plans made	56

5. A Thriving Living Landscape

Indicator SDLP2: Increase in multiple provision of ecosystem services

Policy monitored: Core Policy SD2: Ecosystems Services

Target:

- 5.1 Ensure that all development has a net positive impact on the ability of the natural environment to deliver ecosystem services.

Output:

Original score	Multifunctionality	Area (Ha)	% of Park
0	Unmet	34539.15	20.90
0.01 - 0.4	Low	15493.00	9.37
0.4 - 0.6	Medium	61556.70	37.25
0.6 - 1	High	36873.22	22.31
1+	Exceeding	14580.75	8.82
	Total	163042.81	--
	Undefined	2225.12	1.35

Table 5.1: Levels of ecosystem service multifunctionality in the National Park, by area covered.

Commentary:

- 5.2 The table shows the percentage of land area within the National Park that has potential to deliver multiple ecosystem services. These are categorised as ‘unmet’, ‘low’, ‘medium’, ‘high’ and ‘exceeding’ in terms of their ability to meet societal demand for ecosystem services as assessed by the [EcoServ model](#). In areas where there is significant demand, but capacity to meet this demand is lacking across a range of services – this is categorised as unmet. Areas where demand and capacity is being met for some services, but where significant demand may still remain, are categorised as low or medium. Those areas where both demand and capacity is being met across a range of services are categorised as ‘high’ or ‘exceeding’. These are generally the areas that are being managed well in terms of their Ecosystem Services. Through the effective delivery of our planning policies, we would also expect that the area of the National Park that has the capacity to deliver enhanced Ecosystem Services and fully meet societal demands. We would want to see an increase in the percentage area of the park that falls within the ‘high’ and ‘exceeding’ categories over time.

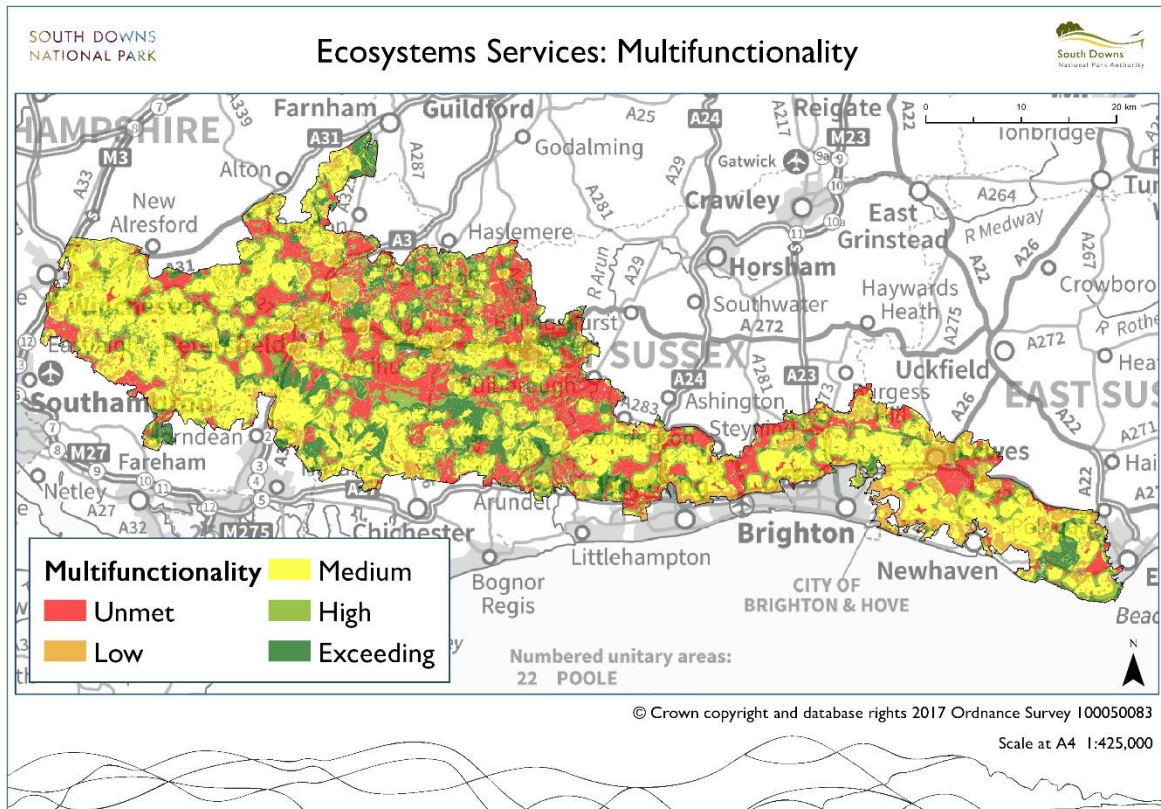


Figure 5.1: Levels of ecosystem service multifunctionality in the National Park

Indicator SDLP7: Number of Local Landscape Character Assessments prepared

Policy monitored: Strategic Policy SD4: Landscape Character

Target:

5.3 Landscape character conserved and enhanced

Output:

5.4 Five Local Landscape Character Assessments have been prepared in the South Downs National Park, for the following villages:

- Buriton (updates as part of the 2017 Village Design Statement)
- Froxfield (2011)
- Liss (2007)
- Rowlands Castle (2012)
- Selborne (2014)
-

Commentary:

5.5 A Local Landscape Character Assessment (LLCA) allows a community to understand and evaluate the special qualities of the landscape that surrounds their Town / Village. A completed LLCA informs the planning authority of a community's aspirations relating to the landscape, its use and possible management requirements.

5.6 None of the LLCAs listed above have been endorsed by the SDNPA to date. The SDNPA are currently reviewing Selborne LLCA for endorsement.

Indicator SDLP9: Number of Village Design Statements adopted

Policy monitored: Strategic Policy SD5: Design

Output:

5.7 To date the SDNPA have adopted 5 VDS prepared by the following villages:

- Liss VDS (July 2014)
- Worldham VDS (September 2015)
- East Dean and Friston VDS (April 2016)
- Lodsworth VDS (October 2016)
- Buriton VDS (August 2017)

Commentary:

5.8 A Village Design Statement describes the distinctive character of the village and the surrounding countryside. It draws up design principles based on the distinctive local character which helps planners and developers to understand local issues. The SDNPA can adopt VDS as Supplementary Planning Documents and those already adopted are listed above.

Indicator SDLP12: Percentage of the National Park that is relatively tranquil for its area

Policy monitored: Strategic Policy SD7: Relative Tranquillity

Target:

5.9 Conservation and enhancement of relative tranquillity

Output:

Relative Tranquillity	Area (Ha)	% of Park
Low	23585.94	14.27
Vulnerable	66597.68	40.30
Intermediate	36595.19	22.14
High	38239.02	23.14
Total	165017.83	
Undefined	250.10	0.15

Table 5.2: Levels of tranquillity in the National Park, by area covered

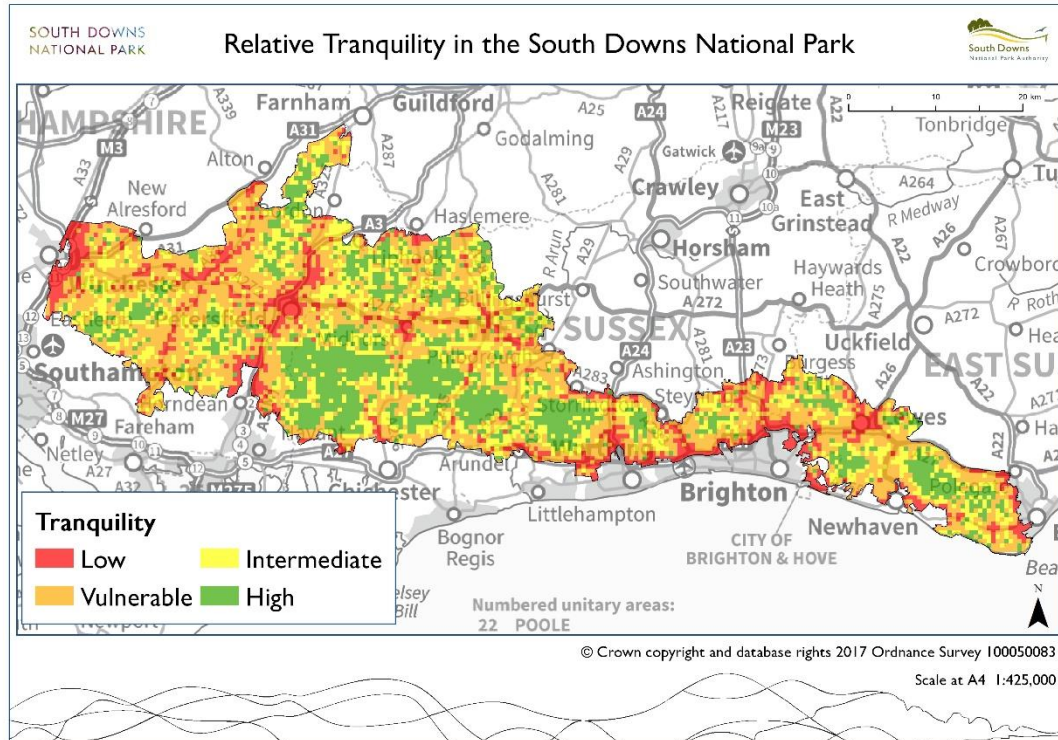


Figure 5.2: Levels of tranquility in the National Park

Commentary:

5.10 The table shows the percentage of land area within the National Park that falls within a range of scores for each category of ‘relative tranquillity’. This is expressed as a range from low, vulnerable, intermediate and high. For monitoring purposes, the category described as ‘medium’ in the Local Plan is subdivided into ‘vulnerable’ and ‘intermediate’. In terms of future monitoring the focus will be on those areas that fall within the vulnerable category. These form the most significant part of the National Park, and are also those areas that are most susceptible to change or impacts. Through the effective delivery of our planning policies, we would also expect that the relative tranquillity of these areas would be improved or enhanced. We would want to see an increase in the percentage area of the park that falls within the intermediate and high categories over time.

Indicator SDLP13: Percentage of the National Park considered to have a dark night sky

Policy monitored: Strategic Policy SD8: Dark Night Skies

Target:

5.11 To be considered a dark sky of sufficient quality by the International Dark-Sky Association, values of 20 magnitudes per arc second must be achieved. Sky brightness is measured in magnitudes per arc second. Skies with values of between 20 and 20.99 are rated as having ‘bronze’ level darkness, values of 21 or more represent ‘silver’ level darkness; there are no ‘gold’ level dark skies in the National Park. The target is to maintain the percentage of the National Park with skies of bronze level darkness, and increase the percentage with skies of silver level darkness.

Output:

5.12 Currently approximately 66% of the total SDNPA area has skies of Bronze darkness level or higher, and 3% has skies of Silver darkness level. See figure 5.3 below.

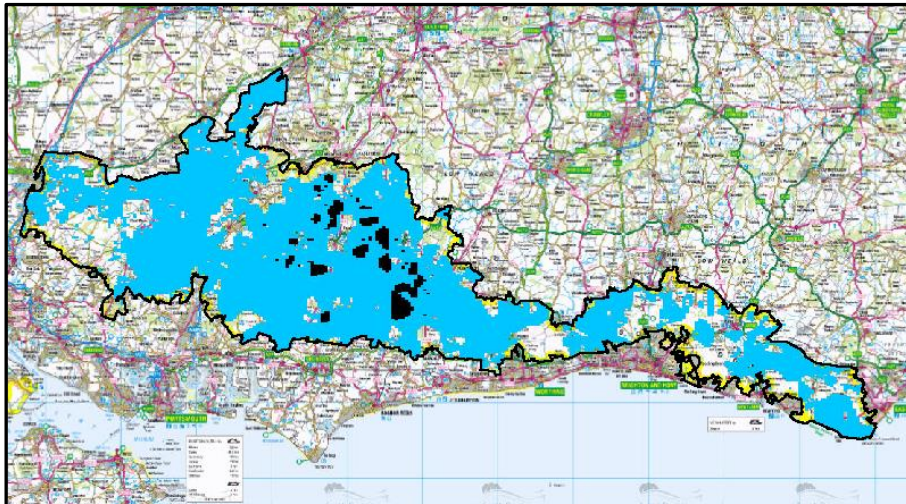


Figure 5.3: Areas of the National Park considered to have a dark night sky.

(Note: Areas with “Bronze level” dark skies are coloured blue and those with “Silver level” skies are coloured black.)

Commentary:

5.13 In 2016, the whole South Downs National Park was designated an International Dark Skies Reserve. Within this, an area of 418km² was designated a ‘core’ area and a further, peripheral boundary was drawn around that, enclosing an area of 1,104km², equivalent to the area with bronze level skies. Recent changes in street lighting have produced a measured improvement in sky quality, around the 0.3 to 0.4 difference, and the aim is to further increase the value with sympathetic lighting and general behavioural change. In general, large scale development around and in the National Park poses the greatest threat to dark skies as this is the most noticeable source of light pollution. It has been estimated that 94% of the current threats to the dark skies lie outside the boundary of the Bronze level areas, and around 85% outside the National Park boundary. There is a plan for ongoing measurement and monitoring of dark skies, so the numbers are expected to change slightly in future.

Indicator SDLPI4*: Area, condition and connectivity of target priority habitats

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

Target:

5.14 A well-managed and better connected network of habitats in the National Park

Output:

Habitat	Area (ha)	Area in a favourable condition (ha)	% in a favourable condition (2017)	% in a favourable condition (2016)
Broadleaved, mixed and yew woodland	2,975	2,388	81%	80%
Calcareous grassland	3,105	1,313	42%	42%
Lowland heath	1,492	136	10%	9%
Neutral grassland	1419	457	32%	32%

Table 5.3: Percentage of target priority habitats in a favourable condition

Commentary:

5.15 There has been little to no change in the area and condition of priority habitats in SSSIs. Following the production of our calcareous grassland assessment in 2016 the South Downs National Park Authority have been working with the Sussex Biodiversity Record Centre and Local Authority partners to design a sustainable and robust way forward in the regular monitoring of our Local Wildlife Sites. The hope is that we will then be able to report on the condition of these habitats on a rotational five year cycle. The Habitat Connectivity Study has been completed and will be useful to inform development proposals and projects in the National Park.

Indicator SDLP15(PMP9): Population and distribution of priority species

Policy monitored: Strategic Policy SD9: Biodiversity and Geodiversity

Target:

5.16 Increased populations and distributions of priority species

Output:

	Species % survey square occupancy within the National Park, by year			
	2014	2015	2016	2017
Lapwing	11%	10%	10%	9%
Corn bunting	14%	14%	10%	13%
Grey partridge	3%	5%	4%	4%
Skylark	82%	82%	74%	78%
Yellowhammer	67%	58%	59%	64%
Linnet	66%	59%	61%	54%
Red kite	10%	13%	18%	19%
Buzzard	65%	73%	75%	65%

Table 5.4: Population and distribution of target species

Commentary:

5.17 There is extensive monitoring work logging the presence and absence of farmland birds. The South Downs Farmland Bird Initiative (SDFBI) is led by the Royal Society for the Protection of Birds (RSPB), with support from SDNPA, Game and Wildlife Conservation Trust (GWCT), British Trust of Ornithology (BTO), South Downs Land Managers and Natural England. In 2014 the SDFBI launched a farmland bird monitoring project with the BTO, Sussex and Hampshire Ornithological Societies (SOS and HOS) to try and find out if farmland birds on the South Downs are following national trends for continued declines in species such as skylark, yellowhammer and lapwing. The survey is carried out by volunteers using Breeding Bird Survey (BBS) methodology in at least 100 representative grid squares across the National Park.

5.18 Populations are remaining relatively stable with annual fluctuations continuing. Linnets are beginning to present a regular downwards drift, however, this may reflect a more generic national trend with sightings reducing in the South East counterbalanced by increases in the North and West with Linnets numbers increasing in Scotland and Northern Ireland. We will continue to monitor this trend over the coming years. There is a continuing increase in the presence of Red Kite within the National Park.

Indicator SDLP16: Condition of Sites of Special Scientific Interest

Policy monitored: Strategic Policy SD9: Biodiversity and Geodiversity

Target:

5.19 The target is an increase in the number of SSSIs found to be in a favourable condition.

Output:

5.20 The condition of Sites of Special Scientific Interest (SSSIs) in the National Park in 2014, 2015, 2016, and 2017 are set out by category in figure 4.3.

Condition	2014	2015	2016	2017
Favourable	48%	47%	47%	47%
Unfavourable Recovering	49%	49%	50%	50%
Unfavourable No Change	2%	1%	2%	2%
Unfavourable Declining	1%	1%	1%	1%
Part Destroyed	0%	0%	0%	0%
Destroyed	0%	0%	0%	0%

Table 5.5: Condition of SSSIs, 2014-2017 (to nearest percentage point)

Commentary:

5.21 The data shows that the condition of SSSIs in the National Park has remained stable over the past monitoring year.



Green Haristreak butterfly, © Neil Hulme (Butterfly Conservation)

Indicator SDLPI8: Developments granted planning permission within designated wildlife sites or ancient woodland or overlapping veteran trees

Policy monitored: Strategic Policy SD9: Biodiversity and Geodiversity

Target:

5.22 Any developments within designated wildlife sites, to conform with policies SD9 Biodiversity and Geodiversity and/or SD10 International Sites.

Output:

Type of designated site	Number of permissions
International sites	1
SSSI	3
Local Wildlife Site	12
Local Nature Reserve	3
Ancient Woodland	3

Table 5.6: Planning permissions granted in designated wildlife site or ancient woodland, 2016/17

Commentary:

5.23 Three full or householder applications were granted with centre points within SSSIs in the reporting year, of which two were for visitor facilities (including the replacement of the staircase at Birling Gap) and one for a replacement dwelling.

5.24 18 applications were granted within Local Wildlife Sites, Local Nature Reserves and/or Ancient Woodland. In none of these cases were applications granted contrary to the advice of Natural England or ecology officers.

5.25 There is some overlap between the various categories of wildlife site. Applications overlapping veteran trees were not monitored in the reporting year due to data constraints.

Indicator SDLP19: Number of dwellings completed within zones of proximity to internationally designated wildlife sites that are identified in the Local Plan as requiring such monitoring

Policy monitored: Strategic Policy SD10: International Sites

Target:

5.26 There is no specific target for this indicator. Internationally designated sites support populations of species that are particularly vulnerable to disturbance, or loss of habitat in the surrounding area where they may travel to feed. Under the Habitats Regulations, the Authority is required to demonstrate that proposals for new development avoid or adequately mitigate against impacts on these sites. In addition to the criteria set out in draft Local Plan Policy SD9 (Biodiversity and Geodiversity), Local Plan Policy SD10 (International Sites) includes specific requirements for development in buffer zones around various internationally protected nature sites. These are set out in Table 5.7 below.

Protected site	Depth of buffer zone	Relevant type of site/development	Action required by Policy SD10
The Mens SAC	9km	Greenfield sites and sites containing or close to suitable habitat	Surveys, retention of key features and buffers for Barbastelle and Bechstein bats
Ebernoe Common SAC	7km	Greenfield sites and sites containing or close to suitable habitat	Surveys, retention of key features and buffers for Barbastelle and Bechstein bats
Arun Valley SPA	5km	Greenfield sites and sites containing or close to suitable habitat	Appraise suitability for wintering Bewick swan, if so take further specified actions.
Wealden Heaths Phase II SPA	400m	Net increase in residential units	Project specific HRA. [No more than 43 additional units in total to be permitted, from date of JCS adoption, in combination with East Hants equivalent zone.]
	5km	Net increase in residential units	HRA screening with potential further action required
Solent Coast SPAs	5.6km	Net increase in residential units	Financial contribution to mitigating recreation effects, or potential appropriate assessment.

Table 5.7 Buffer zones around international sites and their treatment in the South Downs Local Plan

Output:

Site around which buffer is drawn	Depth of buffer zone from edge of designated site	Net dwellings receiving planning permission within buffer zone, in National Park			Total net dwellings receiving planning permission within buffer zone, in National Park/ East Hants/ Waverley		
		2014-15	2015-16	2016-17	2014-15	2015-16	2016-17
The Mens SAC and Ebernoe Common SAC	7km (The Mens) 5km (Ebernoe Common)	-	-	11	n/a	n/a	n/a
Arun Valley SPA	5km	-	-	6	n/a	n/a	n/a
Wealden Heaths Phase 2 SPA	5km	n/a	24	41	n/a	n/a	n/a
	400m	2	2	1	13 in East Hants / SDNP; 6 in Waverley	11 in East Hants / SDNP; 2 in Waverley	5 in East Hants / SDNP; 10 in Waverley
Solent Coast SPAs	5.6km	n/a	5	-1	n/a	n/a	n/a

Table 5.8: Net dwelling permissions in buffer zones around internationally designated wildlife sites

Commentary:

- 5.27 There were eleven net additional dwellings permitted within the buffer zones around the Mens and Ebernoe Common SACs. Within these zones, Strategic Policy SD10 of the SDLP will require development proposals on greenfield sites and sites near foraging habitat to survey for Barbastelle and Bechstein bats, retaining any key features and buffers around those features.
- 5.28 There were six net additional dwellings permitted in the buffer zone around Arun Valley SPA, where policy SD10 will require greenfield developments to appraise whether the site is suitable for wintering Bewick Swan.
- 5.29 The table above shows that, with regard to the 400m buffer zone around the Wealden Heaths Phase 2 SPA, one dwelling (a granny annexe) was granted permission in the National Park in the reporting year, adding up to five dwellings in total since 1 April 2014. Four dwellings were granted permission in the East Hants part of the buffer zone. In total, 29 dwellings have been granted planning permission in the SDNP and East Hants parts of the buffer zone since the adoption of the East Hampshire District Joint Core Strategy. There has been a rapid progress of planning permissions within the zone towards the limit of 43 net additional dwellings. In addition, Allocation Policy SD73 of the SDLP allocates four additional dwellings in this zone.
- 5.30 It should be noted that Planning Committee approved for consultation the Draft Joint Wealden Heaths Phase II Special Protection Area Supplementary Planning Document in November 2017. This addresses the issue of new dwellings in the 400m buffer zone around the SPA, proposing net additional dwellings in this zone be restricted to Gypsy and Traveller sites and affordable housing, and to the limit of 43 dwellings (as assessed by the report 'Potential for altering the number of new dwellings allowed within 400m of the Wealden HeathS Phase 2 SPA', EHDC, 2015) unless very demanding conditions can be met. The consultation is scheduled for the New Year.

5.31 Under the emerging South Downs Local Plan, development proposals for a net increase in dwellings within 5km of the Wealden Heaths Phase II SPA (but outside the 400m buffer zone) will be required to carry out a project-specific Habitat Regulations Assessment. 41 such dwellings were permitted in the reporting year. There is no record of the impact of any of these developments on the Wealden Heaths Phase II SPA being considered in the planning applications. This will be addressed once the South Downs Local Plan is adopted.

Indicator SDLP23*: Percentage of farmland and of woodland area that is managed under agreement to deliver environmental scheme options

Policies monitored: Development Management Policy SD11: Trees, Woodland and Hedgerows; Development Management Policy SD39: Agriculture and Forestry

Target:

5.31 Increase in Ha of woodland in active management
Over 70% of farmland in the National Park managed under agri-environment schemes.

Output:

Land use	Area in Environmental Grant Schemes with Annual Payments (ha)	Percentage in Environmental Grant Schemes with Annual Payments
Farmland	70,038	Unknown
Woodland	13,765	36% of woodland
Total	83,803	

Table 5.9: Area in environmental grant schemes with annual payments

Commentary:

- 5.32 The data is from the beginning of the year as January 2017 Countryside Stewardship agreements are not included. This does mean that many of the Environmental Stewardship (ES) agreements would have elapsed already. It is interesting to see that over a quarter of the woodland area is within Environmental Stewardship.
- 5.33 Measurements of the total area of farmland in the National Park are currently under review, so the percentage of farmland that is in environmental schemes could not be calculated this year. However, the area of farmland in environmental schemes comprises 42% of the National Park. The total area of farmland and woodland in environmental schemes comprises 50.7% of the National Park.
- 5.34 The total area in environmental schemes has increased by 3% since 2011.

Indicator SDLP26: Percentage of Listed Buildings at risk

Policy monitored: Development Management Policy SD13: Listed Buildings

Target:

5.35 A reduced percentage of listed buildings at risk of being lost as a result of neglect, decay or inappropriate development.

Output:

Number of buildings at risk in the National Park as of (date)				% of the National Park's listed buildings at risk, 31.03.2017
31.03.2014	31.03.2015	31.03.2016	31.03.2017	
87	84	81	78	1.5%

Table 5.10 Number of listed buildings at risk, by year

Commentary:

5.36 The percentage of listed buildings at risk- 1.5%- remains very low by national standards, probably reflecting high property values within the National Park. Opportunities to advance market solutions for threatened buildings are explored by the Historic Building Officers as well as colleagues working for the Districts. Consequently, buildings and structures of limited or no economic value are expected to become ever more prominent among those listed buildings identified as at risk. Imaginative solutions may be required for these structures and some may require recourse to statutory notices.

Indicator SDLP28: Planning permissions for development on the site of a Scheduled Monument

Policy monitored: Development Management Policy SDI6: Archaeology

Target:

5.37 Protect archaeological heritage assets in a manner appropriate to their significance.

Output:

5.38 Three full or householder applications were granted for developments wholly, or almost wholly, on the site of scheduled ancient monuments in the reporting year. These comprised a residential extension to a house on the potential site of a Roman villa, which includes an archaeological watching brief; renovation works at Halnaker Windmill; and a replacement ticket office at Arundel Castle.

Indicator SDLP31: % surface water bodies achieving 'good' ecological status

Policy monitored: Strategic Policy SDI7: Protection of the Water Environment

Target:

5.38 Quality of ground and surface water protected and enhanced

Output:

Ecological status	High Status	Good Status	Moderate Status	Poor Status	Bad Status	Total Length of River	% Length with 'High' or 'Good' Status
Length of river (km)	0	70	181	60	4	314	22.29%

Table 5.11: Ecological Status of WFD River Water Bodies In the South Downs National Park, 2016

Commentary:

5.39 The ecological status of water bodies is assessed by the Environment Agency in order to report on progress of actions towards the Water Framework directive. There are five classes of Ecological status, High, Good, Moderate, Poor and Bad. To meet the directive a water body should be in good or high status. Ecological status is measured by numeric sampling of indicator species, including fish, invertebrates and plants. There is a need to see a trend so although sampling is regular, water body status tends to only be re-assessed every five years. In the South Downs National Park of the main rivers only the River Itchen has reached good status to date, comprising 22.29% of river water bodies.

Indicator SDLP34: All developments granted planning permission within the Sussex Heritage Coast and 'Undeveloped Coastal Zone

Policy monitored: Development Management Policy SD19: The Coast

Target:

5.40 Character of the undeveloped coast protected

Output:

5.41 Eight full and householder applications were granted in the Heritage Coast and Coastal Zone, including one renewal of telecommunication equipment, the erection of sub-stations within a school complex, a minor amendment to the outstanding permission for housing at The Fridays (East Dean), four domestic extensions/outbuildings, one permission for three holiday cottages in East Dean village, and the dismantling and re-erection of the staircase at Birling Gap to counter the effects of coastal erosion.

Indicator SDLP92: Developments granted planning permission contrary to the advice of the Environment Agency in Flood Risk Zones 2 and 3

Policy monitored: Strategic Policy SD49: Flood Risk Management

Target:

5.42 Reduction in the impact and extent of all types of flooding. The NPPF specifies Sequential and Exception Tests to be applied in cases where development cannot be located in zones with a lower probability of flooding. Flood Zone 2 is land with between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or land with between a 1 in 200 and 1 in 1,000 annual probability of sea flooding. Flood Zone 3 is land with a 1 in 100 or greater annual probability of river flooding, or a 1 in 200 or greater annual probability of sea flooding. Where developments are permitted in Flood Zones 2 and 3, the requirements in the NPPF should be complied with and permission should not be granted where the Environment Agency raises an objection.

Output:

5.43 Of the planning applications for the development of new dwellings approved in 2016/17, 17 included Flood Zone 3 within the site boundary. These applications included 444 net additional dwellings (of which 416 were on a single site). A further seven permissions relating to the loss or gain of dwellings were centred in Flood Zone 2, including 36 net additional dwellings between them.

Commentary:

- 5.44 The main residential application with flood risk implications granted permission in the reporting year was at North Street Quarter in Lewes. The majority of this site is in Flood Zone 3 with the remainder in Flood Zone 2. The site is also subject to contamination issues. The permission included 416 residential units as well as substantial floorspace for employment and retail uses. The permission required the construction of and a management plan for new flood defences, no sleeping accommodation to be below the minimum level for those defences, and any surface water infiltration to require the express written consent of the LPA, as well as conditions dealing with the ecological and contamination implications of the development.
- 5.45 In Flood Zone 3, four of the seventeen permissions did not include a consideration of flood risk. The same was true for three of the seven sites in Flood Zone 2. On the other sites, no objection was raised by either the Environment Agency or the local authority drainage officer; on most of the sites one or other of these bodies required conditions attached to the permission.
- 5.46 The figures for this year are not directly comparable to those for last year, since last year's figures reflected only those applications where the centre point of the site was in Flood Zone 2 or 3. By contrast this year's monitoring captured all applications where part of the site overlapped one of those flood zones. In several of these sites, therefore, the proposed dwellings were located outside the flood zone. However these sites often received still received comments related to flood risk from the EA or drainage officer, due to, for example, the potential effect of development on flood risk off site.

Indicator SDLP95: Number and status of Air Quality Management Areas (AQMA)

Policy monitored: Development Management Policy SD54: Pollution and Air Quality

Target: Improvements in air quality

Output:

- 5.47 There is one AQMA within the National Park and it is located in the town of Lewes. However, Midhurst has been identified as a candidate AQMA.

Commentary:

- 5.48 The [Lewes District Council 2017 Air Quality Annual Status Report](#) on the Lewes and Newhaven AQMAs, published in June 2017 by Lewes District Council found a number of actions had been taken forward by the District and County Councils in the last year, but that the Air Quality Action Plan required updating. Further work will be undertaken on Midhurst over the next year and this will be reported in the 2018 AMR.

6. People Connected with Places

Indicator SDLP37: Proportion of visits to the National Park by public transport

Policy monitored: Strategic Policy SD19: Transport and Accessibility

Target:

6.1 Increase the proportion of visits to the National Park that are made by public transport.

Outcome:

6.2 12% of visitors surveyed in 2015 had travelled to their destination by public transport, up from 11% in 2014. At the same time the proportion arriving on foot or by bicycle rose from 5% to 8%, and the proportion arriving by private vehicle dropped from 81% to 76%

Commentary:

6.3 This indicator is calculated via the annual visitor survey and using a sample size of 1,000 visitors. Visitors at a number of destinations are asked how they travelled that day to the area where they were surveyed, and the figure used is the percentage of main transport used rather than all transport used. 2014/15 was the baseline year for the purposes of this indicator. A second survey was carried out in 2015/16. Hereafter, surveys will be undertaken every three years with the next planned survey to take place in 2018/19.

Indicator SDLP48(PMP31): Average length of visitor stay and spend per visitor per day

Policy monitored: Strategic Policy SD23: Sustainable Tourism

Target:

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

Outcome:

6.5 In 2015 the average visitor stay in the National Park (for visitors staying in paid accommodation) was 4.31 nights, down from 5.15 nights in 2014, and the average visitor spend per day was £9.97 per person, up from £9.01.

Commentary:

6.6 This indicator is calculated via the annual visitor survey and using a sample size of 1,000 visitors interviewed across key sites within the National Park between the 4th July and 26th September 2015. Visitors are asked 'How many nights are you staying in this area?' and 'Approximately how much do you and your party expect to spend today in the South Downs?' 2014/15 is the baseline year, and a second survey was carried out in 2015/16. Hereafter, surveys will be undertaken every three years with the next planned survey to take place in 2018/19. The spend per visitor per day is given for day visitors, i.e. those who live or are staying outside the National Park, who accounted for 73% of all visitors surveyed.

6.7 The report '[Valuing National Parks](#)', produced for National Parks England in 2013, contains useful comparative information on visitor stays and spending in England's National Parks. This shows that the South Downs receives the highest number of day trips per annum of any National Park in England (44,316,000), and comes second only to the Lake District in terms of number of staying visits (1,992,000) and amount of annual tourist expenditure (£464m).

Indicator SDLP39: Gross increase in non-motorised multi-user routes (km)

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

Target:

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

Output:

6.9 A 4km cycle path from Petersfield to Queen Elizabeth Country Park was completed in December 2016.

Commentary:

6.10 The new 4km route from Petersfield to Queen Elizabeth Country Park provides a link, via existing routes, to Petersfield train station. Queen Elizabeth County Park is a gateway to the South Downs National Park, attracting 300,000 visitors a year. Although primarily built for cyclists, it can also be used by walkers and horse riders. The route was funded by a number of organisations, including £865,000 from the South Downs National Park Authority via the DfT’s Cycling Ambition Fund, £300,000 from the Enterprise M3 LEP, and £220,000 from East Hampshire District Council, and supported and delivered by Hampshire County Council.

Indicator SDLP46: Developments granted planning permission for visitor accommodation facilities

Policy monitored: Strategic Policy SD23: Sustainable Tourism

Target:

6.11 The target is to promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public. The Partnership Management Plan policy 43 also states: Support the development and maintenance of appropriate recreation and tourism facilities and visitor hubs, in and around the National Park, including a mix of quality accommodation, which responds to market demands and supports a sustainable visitor economy.

Outcome:

Type of accommodation	Number of permissions granted		Number of rentable units permitted- gross		Number of rentable units permitted- net	
	2015/16	2016/17	2015/16	2016/17	2015/16	2016/17
Campsite /caravan site (1 unit= 1 pitch)	4	5	50	56	50	56
Self-catering accommodation	28	26	50	51	47	51
Hotel/B&B etc. (1 unit= 1 hotel room, etc.)	11	6	66	48	39	29

Figure 6.1: Planning permissions granted for visitor accommodation, by type

Commentary:

6.12 A total of 43 planning permissions were granted for visitor accommodation facilities in the reporting year, the majority of them for self-catering accommodation. The number of units granted permission, however, is roughly equally split between camping, self-catering and hotels/B&Bs. Compared to last year, the net number of hotel/B& B units is reduced, in large part due to the conversion of YHA Alfriston to dwellings. Units means different things for different types of accommodation. For campsites it means pitches, for self-catering accommodation it refers to the number of houses, flats, cabins etc. For hotel/B&B accommodation (including residential retreats) it refers to bedrooms. Three of the permissions granted were ancillary to public houses, compared to six last year.

Indicator SDLP47*: Developments granted planning permission for community, culture, leisure and recreation facilities

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

Target:

6.13 The Partnership Management Plan policy 43 states: Support the development and maintenance of appropriate recreation and tourism facilities and visitor hubs, in and around the National Park, including a mix of quality accommodation, which responds to market demands and supports a sustainable visitor economy. However, there is no specific target in the Local Plan, since it will depend on how many applications come forward for this type of development which are in accordance with the Development Plan.

Outcome:

Type of development	Number of permissions for gain / extension	Number of permissions for loss
Community sports facilities	7	0
Other community facilities (community halls, village shops, public houses, places of worship, police or healthcare facilities)	6	7
Cultural facilities (museums, art galleries, historic houses etc.)	8	1
Wildlife or countryside based visitor attractions (including nature reserves, zoos, country parks)	9	0
Other leisure or recreation related developments	19	2

Figure 6.2: Planning permissions granted for community/culture/leisure/recreation facilities, by type

Commentary:

6.14 In the reporting year, permission was granted for seven extensions or improvements to community sports facilities, notably in Petersfield and Liss. Permissions granted for other new or extended community facilities- notably a new community shop and café in

Fittleworth- were outnumbered by permissions for the loss of community facilities, including two in South Harting (the post office and one of the two pubs in the village). Cultural, wildlife or countryside based visitor attractions saw seventeen permissions for gains or extensions, very largely at existing attractions. Marwell Zoo once again saw the most developments in this category. Two sets of developments stand out. Firstly, in Petersfield, the former Flora Twort gallery was converted into housing, while the former town police station became an extension to Petersfield Museum, which now incorporates the Flora Twort collection.

- 6.15 Secondly, in Brighton, several applications have been granted at Stanmer Park: a Grade II Registered Park, which is on the Historic England 'Heritage at Risk' Register. Planning permission and listed building consent was granted for a schedule of restoration works which include the creation of enhanced parking facilities at the Lower Lodge entrance and Patchway, improved access arrangements from Stony Mere Way, a Green Drive through the Park, improvements and enhancements to the Walled Garden to create a horticultural and educational space, and the removal of car parks along the existing access drive. Stanmer Park is identified as an important access point to the South Downs National Park, for which the permitted development would help facilitate the long-term management of its character and value, ultimately leading to the removal of the Registered Park from the 'Heritage at Risk' Register. There are recognised landscape, cultural heritage, understanding and enjoyment benefits linked to the project, which would support the Purposes and Duty of the SDNP.
- 6.16 Stanmer House is an important grade I listed country house that forms the centrepiece of the wider Stanmer historic park. Planning permission was granted for change of use of large parts of the building, in order to introduce new uses including a 22 bedroom hotel and new function space for weddings and other private events. The proposal would bring underutilised areas of the building into a viable use, provide an additional source of income for the existing business, and hopefully help secure a more sustainable future for this important heritage asset. Temporary planning permission was also granted for the retention of a marquee within the grounds for weddings functions in connection with the use of the main house.
- 6.17 Equestrian-related developments are not included under this indicator since the majority of equestrian developments are private facilities not open to the public or community groups. Likewise, educational developments are not covered due to the large proportion of these in the South Downs which occur at private schools.

7. Towards a Sustainable Future

Housing

Introduction

- 7.1 The National Planning Policy Framework exhorts Local Planning Authorities to boost significantly the supply of housing but recognises specific policies or designations may guard against this, for example in areas within a National Park, where the purposes of the National Park take primacy.
- 7.2 The South Downs Local Plan Housing Trajectory 2017 forms figure 6.1 of this report and the detailed figures are set out in Appendix 2. It is based on the draft housing provision figure set in draft policy SD26 of the Local Plan: Pre-Submission. The Local Plan is landscape led and its housing provision figure is based on the capacity of the National Park to accommodate new homes whilst avoiding harm to its special qualities. It has been arrived at by assessing the need for housing within the National Park and then applying constraints to establish how much of that need can be met without harm to this nationally designated landscape. Within the trajectory there are a number of bars and lines, which represent different elements of the housing supply. The components of the trajectory are the:
- Total past completions bars (2014-17)
 - Total projected completions bars: made up of sites with planning permission, South Downs Local Plan/ Neighbourhood Development Plan (NDP) allocations, and a windfall allowance
 - 'Plan' line: annualises the housing provision figure
 - 'Manage' line: shows the annual number of completions needed to meet the National Park's housing provision figure taking into account shortfalls and surpluses in delivery in previous years.
- 7.3 Targets and outputs for indicators SDLP52 to JCS3 are extrapolated from the Trajectory.

Indicator **SDLP51: Number and percentage of housing completions on previously developed land (net)**

Policy monitored: Strategic Policy SD25: Development Strategy

Target:

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

Output:

- 7.5 196 net dwelling completions in the reporting year took place on previously developed land, which accounts for 78% of the total net completions.

Commentary:

- 7.6 A very large majority of housing completions in the reporting year took place on previously developed land, which is to be welcomed. The figure was particularly high in this year due to the significant number of completions on the King Edward VII Hospital site, and a lower number of completions on significant greenfield sites in Petersfield than in recent years due to Land South East of the Causeway being mostly completed the previous year, Land South of Larcombe Road being under construction and two further large sites having only just received permission.

Indicator SDLP52: Plan period and housing target for Local Plan

7.7 The South Downs Local Plan: Pre-submission version sets a draft housing provision for the National Park of about 4,750 net additional dwellings over the nineteen year plan period 2014 to 2033. The annualised number is therefore approximately 250 dwellings per annum (d.p.a.).

Indicator SDLP53: Number of dwellings completed (net)

Policy monitored: Strategic Policy SD26: Supply of Homes

Target:

7.8 The draft provision figure for approximately 4,750 net additional dwellings between 2014 and 2033 is set out in policy SD26 of the South Downs Local Plan: Pre-submission version and equates to an annualised number of approximately 250 net additional d.p.a.

Output:

7.9 250 net new homes were completed during the reporting year in the South Downs National Park. This comprised 294 gross dwelling completions and 44 losses of dwellings.

Year	2014/15	2015/16	2016/17
Net completions	249	262	250

Table 7.1 Dwelling completions in the National Park, by year

Commentary:

7.10 The output for 2016/17 was exactly equal to the annualised provision figure from the draft Local Plan. The table above shows that net dwelling delivery has been remarkably stable for the past three years.

7.11 The largest number of completions came forward at the very large King Edward VII Hospital site where 74 dwellings were completed. The remainder of the completions were spread across a broad range of sites, with the most substantial numbers at the former Midhurst Rother College site, Midhurst (17), Land at the end of Timberyard Lane, Lewes (13), Land South East of the Causeway, Petersfield (11) and Hazeley Farm, Twyford (11). More completions are expected in Petersfield next year, in particular at Larcombe Road.

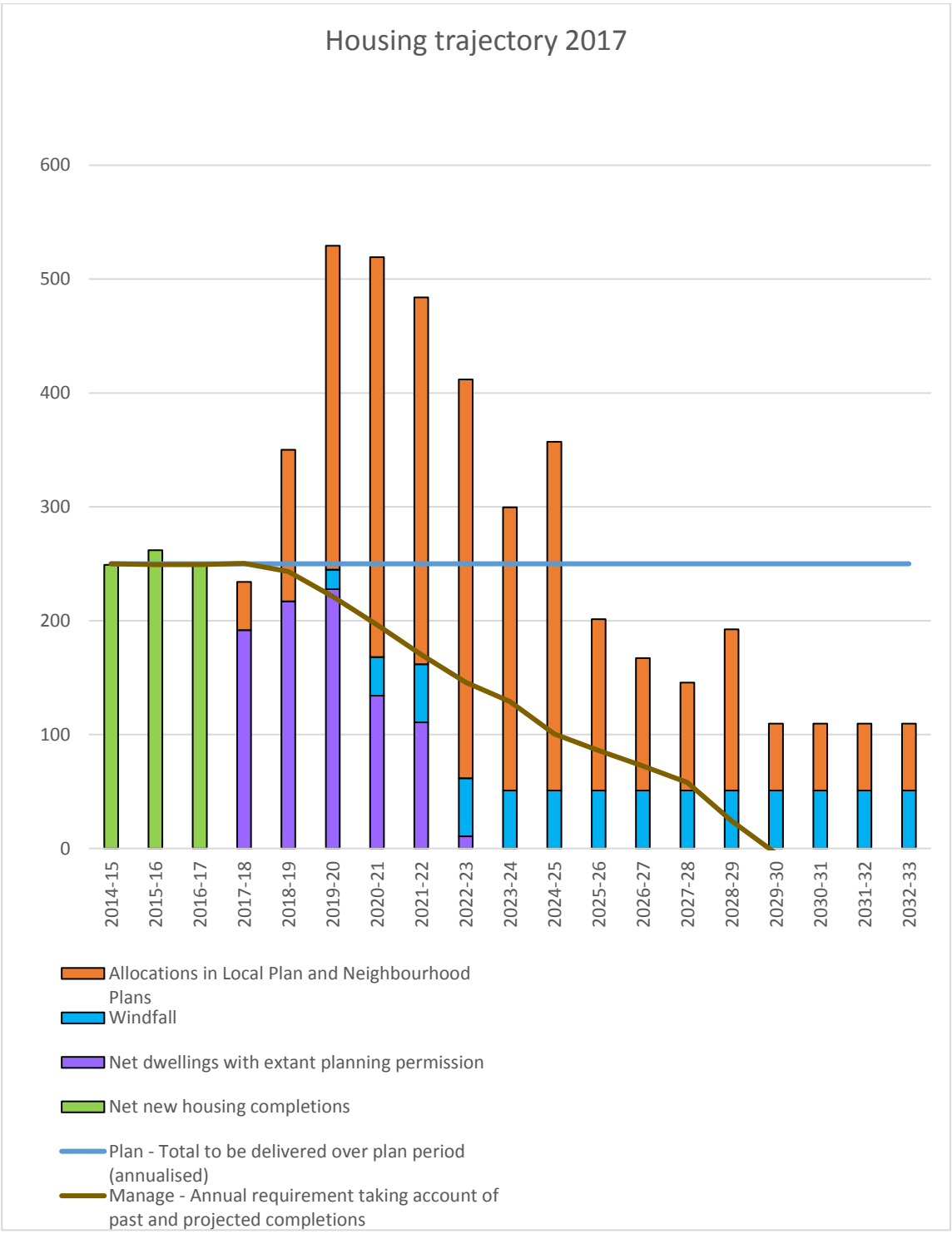


Figure 7.1: SDLP Housing Trajectory

Indicator SDLP54: Dwellings with extant planning permission (net)

Policy monitored: Strategic Policy SD26: Supply of Homes

Target:

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

Output:

7.13 There is extant planning permission for 1,840 net dwellings within the National Park as of 01 April 2017- an increase of 53% on the equivalent figure one year before.

Commentary:

7.14 The very large increase in the number of dwellings with permission has been boosted by the 416 dwellings granted permission at North Street Quarter in Lewes. Furthermore, 199 dwellings were permitted at Causeway Farm and 85 dwellings at Penns Field, both greenfield allocations in the Petersfield NDP. There are also still 300 dwellings left to build at the King Edward VII Hospital site near Easebourne.

Indicator SDLP55: Net additional dwellings expected to come forward within the next five years from the date of monitoring

Indicator SDLP56: Net additional dwellings expected to come forward between six and fifteen years from the date of monitoring

Policy monitored: Strategic Policy SD26: Supply of Homes

Target:

7.15 Paragraph 47 of the National Planning Policy Framework (NPPF) requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements. It also requires a supply of specific developable sites or broad locations for growth sufficient to provide enough housing against their housing requirements for years 6-10 and, where possible, for years 11-15. At the same time, other policies in the NPPF indicate that National Park designation will be a restriction on the capacity for housing development

7.16 The figures for the first five years are generally referred to as the five year housing land supply. The NPPF goes on to say that an additional buffer of 5% (moved forward from later in the plan period) should be added to this five year supply to ensure choice and competition in the market for land. This will be from 2017-18 to 2021-22 (years 4-8 of the Plan period).

7.17 The housing provision figure that will be used is that in the Pre-Submission version of the Local Plan. In order to provide a 5% buffer within years 4-8 of the plan period 5% of the total number of dwellings to be delivered within years 4-8 must be added to each of these years.

7.18 The Housing Trajectory must also take into account any undersupply within the plan period. As described in SDLP11, 250 dwellings (net) were delivered in the reporting year 2016-17, exactly equal to the annualised provision figure. The previous two years between them delivered eleven more dwellings than the annualised provision figure. There is therefore no undersupply to take into account.

Output:

		2017-18	2018-19	2019-20	2020-21	2021-22	Total over yrs 1-5
a	SDLP housing provision	250	250	250	250	250	1250
a(i)	5% buffer	13	13	13	13	13	65
a(ii)	Total SDLP provision inc. buffer	263	263	263	263	263	1315
b	Planning permissions	193	218	229	135	113	882
c	All allocations total	42	133	284	351	322	794
d	Windfall Total	0	0	17	34	51	102
e	Total supply	235	351	530	520	486	2122
f	Cumulative housing supply since 2017	235	586	1116	1636	2122	
g	Surplus/deficit (e-a)	-15	+101	+280	+270	+236	872
g(i)	Surplus/deficit with buffer (e-a(ii))	-28	+88	+267	+257	+223	807
		2022-23	2023-24	2024-25	2025-26	2026-27	Total over yrs 6-10
a	SDLP housing provision	250	250	250	250	250	1250
b	Planning permissions	11	-	-	-	-	11
c	All allocations total	350	248	306	150	116	1170
d	Windfall Total	51	51	51	51	51	255
e	Total supply	412	299	357	201	167	1436
f	Surplus/deficit (e-a)	162	49	107	-49	-83	186
g	Cumulative housing supply since 2017	2534	2833	3190	3391	3558	
		2027-28	2028-29	2029-30	2030-31	2031-32	Total over yrs 11-15
a	SDLP housing provision	250	250	250	250	250	1250
b	Planning permissions	-	-	-	-	-	882
c	All allocations total	95	141	59	59	59	413
d	Windfall Total	51	51	51	51	51	255
e	Total supply	146	192	110	110	110	668
f	Surplus/deficit (e-a)	-104	-58	-140	-140	-140	-582
g	Cumulative housing supply since 2017	3701	3896	4006	4116	4226	

Table 7.2: Housing land supply over the next fifteen years against South Downs Local Plan (SDLP) provision

Commentary:

- 7.19 The SDNPA has a robust five year land supply of housing principally due to several large sites coming forward for development at the same time. The surplus of delivery over this period translates to a very healthy 8.49 years against the annualised local plan provision figure of 250 dwellings per annum, or 8.07 years against the provision figure plus 5% buffer (263 dwellings per annum). Delivery over other time periods is as follows:
- In years 6-10 there is a surplus against annualised housing provision figures of 186 dwellings;
 - in years 11-15 there is a deficit of 582.
 - Over the next fifteen years as a whole, taking into account the surplus of 872 over the first five years, there is expected to be a 13% surplus overall (476 dwellings).
 - For the whole Local Plan period, including the years 2014-17 and 2032-33 it is currently anticipated that there will be 5,097 net additional homes delivered, against a provision figure of 4,750. This translates to a surplus of 7.3% (or 347 dwellings). See Figure 7.3 for an illustration of the housing trajectory over the whole plan period.
- 7.20 The largest proportion of the first five years' supply is made up of extant planning permissions, which are due to deliver close to the Local Plan provision figure for the next three years. For many sites there is no specific information on phasing, therefore we have assumed that most planning permissions will see delivery of the total yield spread over the first five year period. This is because it is not possible to accurately predict for each site the exact year-by-year delivery. However there is more certainty over the timing of delivery for some of the larger sites, therefore the phasing for these sites relates to specific years.
- 7.21 For the purpose of monitoring future housing supply, the number of planning permissions is discounted by 10% for large sites and 20% for small sites, to allow for some planning permissions not being implemented. This represents a conservative approach to supply from this source, as in reality the vast majority of small sites will deliver the homes in line with the planning permission. A precautionary approach adds robustness to the supply figures. The approach to discounting will be kept under review in light of any further evidence. All the sites with extant permissions are listed with other deliverable housing sites in Appendix 3 of this report. Sites with planning permission that are also allocated in the Local Plan or made NDPs have been removed from the planning permissions figure, to avoid double counting.
- 7.22 The largest source of expected supply over the next fifteen years as a whole is composed of sites allocated for housing either in the emerging South Downs Local Plan, or in made NDPs (namely Petersfield, Fernhurst, Lavant, Amberley and Ringmer). These are sites whose deliverability timescales have been assessed through the SHLAA and site allocations process, and the numbers for these sites have been estimated as taking place in specific years. However, the total numbers for these sites have been discounted by 10% to give a conservative estimate. The most notable among the allocations is North Street Quarter in Lewes, which received permission in May 2016- within the reporting year. This and other allocated sites which also have planning permission, are treated as allocations rather than planning permissions for the purposes of the trajectory.
- 7.23 A total of 719 dwellings are expected to come forward in the next fifteen years from sites allocated in the Petersfield NDP, most of which now have planning permission, including Land South of Larcombe Road, Causeway Farm, and Penns Field. 210 dwellings on sites allocated in the made Fernhurst, Ringmer and Lavant NDPs are expected in the next five years, with a further 86 in the made Fernhurst, Amberley and Lavant NDPs in the following 10 years.

- 7.24 A further source of dwellings, currently only expected to deliver in the latter part of the plan period, comprises broad areas (i.e. settlements) where the South Downs Local Plan sets a figure for allocation, but neighbourhood planning groups are still progressing neighbourhood plan production. The numbers for these 'NDP allocations: sites as yet unidentified' have been distributed across years 9 to 19 of the plan period (i.e. from 2022 onwards). The identification of specific sites is the subject of ongoing work over the coming months, by neighbourhood planning groups in areas where NDPs are being prepared. Most of these NDPs are well advanced in the preparation process.
- 7.25 An allowance for windfall sites (small sites with between one and four net dwellings and excluding residential garden sites, which have yet to receive permission) has been made from year 3 onwards. This is calculated on the basis of the trend for delivery on such sites between April 2006 and March 2016. As there is greater certainty of what planning permissions will be implemented in the near future, there has been no allowance for windfall in the first two years. There is some allowance made for windfall in years 3 and 4, but heavily reduced from the past trend figure, with a 75% discount applied in year 3 and a 50% discount in year 4. Further in the future, when delivery is no longer expected on small sites which currently have planning permission, a higher windfall allowance has been applied (equal to the average past trend figure with a 25% discount applied).

Indicator JCS I: Number of dwellings completed in areas with housing targets set by adopted Joint Core Strategies (net)

Target:

- 7.26 There is a statutory requirement in the Town and Country Planning (Local Planning) (England) Regulations 2012 to monitor the delivery of net additional dwellings in each part of an LPA's area where a policy specifies that a certain number of dwellings must be delivered over a defined period. In the South Downs National Park, there were five adopted Joint Core Strategies (JCS) (Worthing, Winchester, East Hampshire, Lewes and Wealden) as of 1st April 2017. These will be replaced by the South Downs Local Plan when it is adopted in 2018.
- 7.27 As set out in the Memorandum of Understanding (MoU) with EHDC dated June 2015, the SDNPA committed to making provision in its emerging Local Plan to support the delivery of approximately 17% or 1,694 dwellings of the district wide plan figure (10,060). This equates to approximately 100 dwellings per annum over the JCS plan period (2011-28). This number includes, as well as windfalls, a minimum of 950 dwellings to be allocated through the Local and NDPs over the plan period (approximately 56 dwellings per annum). However, it should be noted that on adoption, the South Downs Local Plan, supported by substantial new evidence on housing supply and the availability of housing land, will replace the housing figures in the East Hampshire JCS. Until this time, the SDNPA will continue to monitor delivery against the MoU as set out in Tables 7.4, 7.5 and 7.6.
- 7.28 The Worthing and Winchester JCSs (adopted 2011 and 2013) do not specify any number of dwellings to be delivered within the National Park. The Winchester JCS identifies its section of the South Downs National Park as forming part of a broader area called 'Market Towns and Rural Area', where about 2,500 dwellings are expected to be delivered over the plan period, all of them in the towns and larger villages outside the National Park.
- 7.29 The Lewes JCS did identify an overall housing requirement for the district, as well as housing requirements for Lewes town, Ditchling and the broader rural area. However, the relevant policies insofar as they apply to the administrative area of the SDNPA were quashed at the High Court in March 2017. Therefore, there is no extant housing requirement set for the National Park in the Lewes JCS to be monitored in this AMR.

Output:

Area with housing target	Annualised target (approx.)	Net completions		
		2014/15	2015/16	2016/17
East Hampshire total (in NP)	100	61	109	55

Table 7.4: Net dwelling completions in East Hants part of the National Park

Commentary:

7.30 The total net number of dwellings delivered in the East Hampshire part of the National Park in 2016/17 was 55% of the average annual delivery benchmark set in the East Hants JCS. This follows a trend of under-delivery in recent years. This will improve in the next few years as the sites allocated in the Petersfield and Liss NDPs continue to deliver. Construction work is underway on three large greenfield sites allocated in the Petersfield NDP and completions are expected on these sites in the near future.

Indicator JCS2: Net additional dwellings expected to come forward from the beginning of the current monitoring year on 01 April 2016 up to 31 March 2021 on deliverable sites against extant Joint Core Strategy (JCS) delivery benchmarks.

Indicator JCS3: Net additional dwellings expected to come forward between 01 April 2022 and 31 March 2027 on developable sites and broad locations against extant Joint Core Strategy delivery benchmarks.

Target:

7.31 The delivery benchmark per annum for the East Hampshire area of the National Park is identified in Indicator JCS1 above and also set out in Table 7.5 below. A 5% buffer has been added as required by the National Planning Policy Framework. In the case of East Hampshire, from April 2011 and March 2017 net housing completions have totalled 396 homes, representing a shortfall of 204 when compared to the annualised delivery benchmark of 100 dwellings per year (i.e. 600 in total over this same period). This underdelivery has been divided equally across the remaining years of the plan period which results in 19 extra dwellings per annum being added up until 2028 to ensure that shortfall is met. This approach to underdelivery, known as the 'Liverpool' approach, has been supported by several appeal decisions in the National Park.

7.32 There are other areas of the National Park where there is no delivery benchmark for overall dwelling delivery, but there is a requirement to allocate sites with capacity for a certain number of dwellings. The targets and expected delivery specifically on sites being allocated in the SDLP or in NDPs (i.e. other sources of supply, namely sites with planning permission and estimated windfall) in these areas over the next ten years is set out in Table 7.7 below.

Output:

		Total dwellings, years 1-5	Total dwellings, years 6-10	Total dwellings, years 1-10
A	Housing delivery benchmark*	595	595	1190
A(i)	Housing delivery benchmark + 5% buffer**	620	n/a	n/a

		Total dwellings, years 1-5	Total dwellings, years 6-10	Total dwellings, years 1-10
B	Planning Permissions (discounted)	180	0	180
C	SDLP / NDP allocations	476	254	730
D	Windfall allowance	36	90	126
E	NDP allocations: sites as yet unidentified	0	75	75
E	Supply	692	419	1111
F	Surplus / shortfall against A	+97	-176	-79
F(i)	Surplus / shortfall against A(i)	+72	n/a	n/a

*Delivery benchmark for the period + compensation for previous undersupply

**Delivery benchmark for the period + 5% + compensation for previous undersupply

Table 7.5: Five year housing land supply in East Hants part of the National Park

		Area with housing allocation target											
		Petersfield			Liss			Other East Hampshire (in NP)			East Dean (Wealden)		
		Years 1-5	Years 6-10	Total Years 1-10	Years 1-5	Years 6-10	Total Years 1-10	Years 1-5	Years 6-10	Total Years 1-10	Years 1-5	Years 6-10	Total Years 1-10
A	Housing allocation target 2017-22	205	205	410	44	44	88	30	30	60	Less than 5	Less than 5	0
B	SDLP / NDP allocation sites	383	254	637	0	0	0	94	28	122	10	0	10
C	NDP allocations: sites as yet unidentified	0	0	0	0	66	66	0	5	5	0	0	0
D	Total Allocations	383	254	637	0	66	66	94	33	127	10	0	10
E	Surplus / shortfall against A	178	49	227	-44	22	-22	64	3	67	--	0	0

7.6 Expected completions on allocated sites over next ten years in areas with JCS housing allocation targets in adopted Local Plans

Commentary:

7.33 There is a five year housing land supply against currently adopted delivery benchmarks and allocation targets as of 01 April 2017 in all areas where housing numbers are specified. There is a surplus over the five year supply for the East Hants area as a whole of 72 dwellings or 10% of the target. This includes a 5% buffer, as required by the NPPF, to allow for some non delivery. There is even a surplus when factoring in compensation for previous undersupply in the district and the application of a discount to delivery on permitted and allocated sites. The five year supply in the East Hants area of the National Park is therefore robust, at 5.82 years' worth excluding the 5% buffer) or 5.58 years' worth including the 5% buffer.

- 7.34 The figure for the East Hampshire part of the National Park is less positive for years 6-10: there is a shortfall of 30% over the five years from 2022-2027. When taken together with the substantial surplus against the requirement in the first five years this becomes a small overall deficit of 7% (79 dwellings) in the East Hampshire part of the SDNP over the period from 2016 –26, based on the discount rates previously referred to. The calculation of the figure against which this deficit is incurred, includes compensation for previous undersupply.
- 7.35 The source of the total delivery of homes are the same as for indicators SDLP55 and SDLP56 above. Planning permissions and allocations have the same discounts applied to them of 10% for large sites and 20% for small sites to account for planning permissions that are not implemented. The windfall allowance is derived by applying the same formula used for the whole National Park windfall figure, described under Indicator SDLP15, to past completions in the relevant area.

Indicator SDLP57: Carrying out of functions in relation to self-build and custom housebuilding

- 7.36 A total of 55 people were added to the Self Build Register in the reporting year.
- 7.37 A total of 920 dwellings were granted planning permission in the reporting year. There is no way of monitoring how many of these were suitable or available for self-build. As of 1 April 2017, when the Community Infrastructure Levy came into force, applicants for new self-build dwellings declare their schemes as self-build in order to benefit from CIL exemptions. More accurate monitoring against this indicator will therefore be possible in the 2017/18 AMR.

Indicator SDLP58: Number of dwellings completed (net) by number of bedrooms†

Policy monitored: Strategic Policy SD27: Mix of Homes

Target: To protect and increase the proportion of small and medium sized dwellings in the dwelling stock.

Output:

	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	Unknown bedrooms
Net dwellings completed, 2016/17	57	79	50	79	-13
Percentage of net increase	23%	31%	20%	31%	---

Table 7.7 Size of dwellings completed in 2016/17

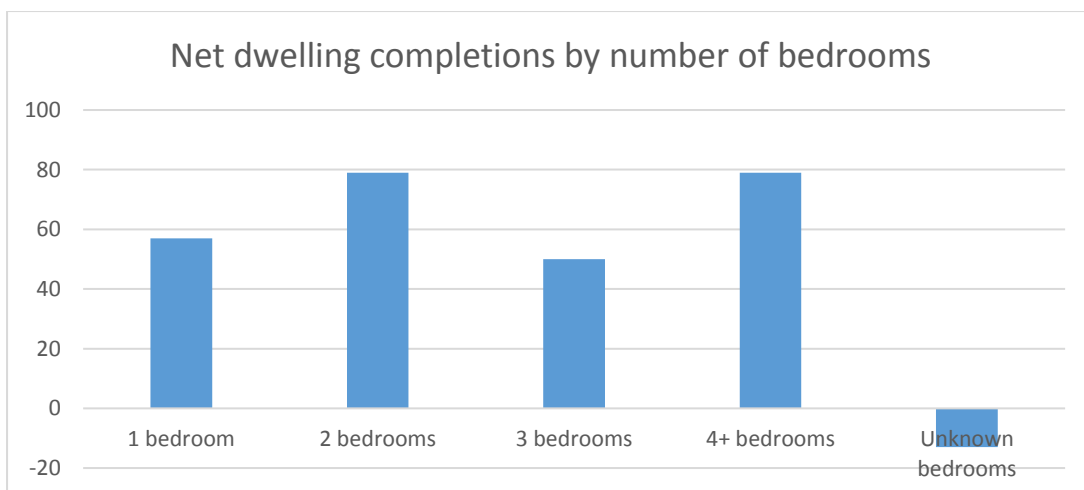


Figure 7.2 Size of dwellings completed in 2016/17

Commentary:

7.38 The largest number of net dwelling completions were of two bedroom and four plus bedroomed dwellings. The proportion of two bedroom and three bedroom dwellings is lower than the proportion that will be required on market housing sites by draft Policy SD27, while the proportion of one bedroom and four or more bedroom dwellings is higher. The market housing requirements are used as the comparator in this case due to the very low number of affordable dwellings delivered in the reporting year.

Indicator SDLP59: Number of affordable dwellings completed (net), broken down by tenure

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

Target:

7.39 The full need for affordable housing in the National Park has been calculated in the Housing and Economic Development Needs Assessment (2017) as 294 affordable dwellings per annum. While it is not expected that this need can be fully met, due to the limited number of sites suitable for development in this nationally protected landscape, the Government expects that new housing in national parks will be focussed on meeting local affordable housing needs as well as supporting local employment opportunities and key services. Therefore draft policy SD28: Affordable Homes sets a requirement for 50% of new homes on sites of 11 or more dwellings to be affordable. The East Hampshire, Winchester and Lewes Joint Core Strategies require 40% of dwellings on each individual new development over a certain threshold to be affordable homes. The East Hampshire and Lewes JCSs also set an overarching target of 40% of all new dwellings in the district to be provided as affordable housing.

Output:

	Year	Number of dwellings
Net affordable dwellings completed	2014/15	68
	2015/16	35
	2016/17	10

Table 7.8 Net affordable dwellings completed, by year

Commentary:

- 7.40 A very small number of affordable completions took place in the National Park in the reporting year- only 4% of the total completed dwellings. The majority were part of the market-led development at the former Midhurst Rother College site in Midhurst. Although the proportion of affordable housing delivered in the reporting year is low, many of the developments that took place were granted permission on the basis of local plans dating back to the mid-2000s or earlier. Developments which receive permission after the adoption of Joint Core Strategies and subsequently of the South Downs Local Plan will be expected to deliver a higher proportion of affordable housing, and smaller developments will also be expected to deliver affordable housing on-site than is the case currently.
- 7.41 Among dwellings with extant planning permission, 348 of the 1840 commitments are affordable, or 19%. This is a significant improvement on the figure of 75 (6%) last year. The largest number of these new affordable permissions are at North Street Quarter in Lewes (165) and on greenfield sites in Petersfield (146), but they also include affordable housing on market led sites in East Dean and Bucks Horn Oak and exception sites in Coldwaltham and Meonstoke. The proportion of affordable dwellings is lower than could be wished, partly as a result of the effect of old policies described above, and partly due to the shortage of affordable housing provision on two large sites. At King Edward VII Hospital a large enabling development is taking place with the restoration of several heritage assets, including a Grade II* listed chapel; a large contribution from this site was received towards the offsite provision of affordable housing. At South Downs Road in Lewes, there are multiple constraints on the site and previous appeal decisions had found affordable housing provision to be unviable.
- 7.42 In addition to putting in place more ambitious policies in the Local Plan relating to affordable housing the Authority is also currently undertaking a full review of the options open to it to increase affordable housing delivery and this will report early in the New Year, with appropriate action to follow.

Indicator SDLP60: Number of affordable dwellings completed on rural exception sites

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

Target:

7.43 Deliver new affordable homes to meet local need between 2014 and 2033

Output:

7.44 No dwellings were completed in the reporting year on rural exception sites. There are fourteen dwellings on two rural exception sites with outstanding planning permission.

Indicator XI: Completions and commitments occurring through permitted development rights for change of use from employment to residential**Target:**

7.45 There is no target for this indicator. Under Schedule 2 Part 3 Class O of the Town and Country Planning (General Permitted Development) Order 2015 it is deemed that permission is not required to change the use of office floorspace to residential use.

Output:

7.46 A total of 11 dwelling completions took place in the reporting year on this type of site, across four sites (although three of these were adjacent to one another). There are 25 committed dwellings on this type of site, as of April 2016, across ten sites.

Commentary:

7.47 The great majority of sites where this permitted development right was used in the reporting year are in central Midhurst, where ten dwellings were delivered. The exception was a single dwelling on a rural site near Cheriton.

7.48 With regard to the commitments, no discount has been applied to the expectations. 21 of the 25 committed dwellings are on sites in Midhurst and Lewes. This permitted development right has not been utilised on any sites in East Hampshire, where the right does not apply in those parishes containing the larger settlements, including Petersfield and Liss. The former Syngenta site near Fernhurst previously had prior approval for change of use of the existing building to 213 dwellings, but this has now lapsed.

Indicator SDLP61: Carrying out of functions in relation to starter homes

7.49 The Housing and Planning Act 2016 requires local planning authorities to report on the carrying out of their functions in relation to starter homes. A technical consultation on regulations governing such monitoring was published in March 2016, however, no such regulations were ultimately produced. Therefore monitoring of this indicator will be kept on hold pending the issuing of further guidance.

Indicator SDLP64: Permissions for the removal of agricultural or forestry worker occupancy conditions

7.50 Four lawful development certificate applications were granted in the reporting year, for the occupation of agricultural dwellings by non-agricultural workers in breach of condition.

Indicator SDLP65: Net additional permanent Gypsy or Traveller pitches and Travelling Showpeople plots per annum, on allocated and windfall sites

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

Target:

7.51 As at 1st December 2016 a need has been identified for an additional 32 permanent pitches for Gypsies and Travellers in the National Park within the plan period. This is comprised of a need for:

- 8 pitches in East Sussex
- 13 pitches in Brighton and Hove
- 11 pitches in Hampshire

7.52 In addition, a need has been identified for four Travelling Showperson's plots in the Hampshire area of the National Park. A Travelling Showperson's plot is the equivalent of a pitch on a Gypsy and Traveller site, but potentially also incorporating space for storage and additional vehicles.

Output:

7.53 In the period 2016 – 2017 the following permissions were granted, for Gypsy and Traveller units:

- An additional four units at Forest View Park, Crossbush, Poling (Coastal West Sussex area)
- The relocation and replacement of a mobile home at Holly Farm Stables, Strood Green, Kirdford (Coastal West Sussex area)
- Conversion to agricultural use and a 'Community Hobby Farm' at Copperfields, Soberton (Hampshire) on land with temporary permission for 3 pitches until 2018.
- Two pitches granted on appeal in Fulking, Mid Sussex.

Commentary:

- 7.54 The assessment of need for Gypsy and Traveller pitches and Travelling Showpeople plots within the National Park was based upon the guidance within the Planning Policy for Traveller Sites, 2012. In August 2015 the Department for Communities and Local Government produced an updated document which altered the definition of who is a 'traveller'. Across the National Park, Local Authorities are currently updating their need assessments and the implications of any changes will be considered as and when this work is complete.
- 7.55 The 12 permanent pitches at Horsdean in Brighton and Hove opened in July 2016. These will not count towards meeting the need for 13 pitches identified for that part of the National Park, since they were already factored into the process by which that need was calculated. This development has resulted in the loss of 2 transit pitches.
- 7.56 The two pitches granted permission in Mid Sussex have resulted in the previously estimated need for 1 pitch in that area being met. The additional four pitches at Crossbush, near Poling do not contribute to meeting any identified unmet within the National Park as this was already more than catered for by the eight pitches already completed on this site, but it does contribute to meeting needs from adjoining areas and makes efficient use of an existing established site. The development at Holly Farm Stables did not result in any net change in the number of units. Finally the change of use of the site at Soberton affected temporary pitches. The circumstances relating to these individuals means that this need no longer needs to be met in this area and it can be deducted from the overall need in the SDNPA part of Hampshire.

Indicator SDLP66: Net additional transit pitches with extant planning permission

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

Target:

- 7.57 No need figure for Gypsy and Traveller transit pitches will be established for the National Park as a whole as it is generally considered more appropriate to assess this on a county basis. To date, it has however been established that there is currently no need for transit pitches in the Brighton and Hove or Horsham parts of the National Park. A study of transit need within West Sussex County carried out as part of the Coastal West Sussex Gypsy and Traveller Accommodation Assessment which identified a need for 10 transit pitches.

Output:

- 7.58 There are no extant planning permissions for Gypsy and Traveller transit pitches.

Commentary:

- 7.59 The SDNPA is the location of two existing transit sites, one at Horsdean (Brighton and Hove) and one at Bridies Tan, Lewes (East Sussex). In total this delivers 30 pitches. The National Park will continue to work with Local Authorities to deliver transit pitches as and when opportunities arise.

Sustainable Economic Development

Indicator SDLP67: Total net and gross new employment floorspace completed

Policies monitored: Strategic Policy SD34: Sustaining the Local Economy and Strategic Policy SD35: Employment Land

Target:

7.60 Draft Policy SD35 of the Local Plan: Pre-Submission version sets the requirement for approximately 5.3ha of land for offices or R&D (Use class B1a or B1b), 1.8ha for industry (Use class B1c or B2), and 3.2ha of small scale warehousing (use class B8), to be developed over the plan period 2014-2033.

Output:

7.61 2016-17 saw the completion of **12,241m²** of gross new employment floorspace, although with the loss of **11,025m²**, the net delivery was only **1,216m²** of net floorspace. These figures only comprise those developments with a gain or loss of 200m² or more gross floorspace.

Commentary:

7.62 The largest site completions in the reporting year occurred at New Barn Farm, Funtington, where a gross 5,511m² of B1c floorspace was completed under two separate planning permissions; although a smaller amount of employment floorspace was also lost as part of these developments. Other significant completions included 913m² of mixed employment uses at New Buildings Farm, Stroud, and 837m² at The Barn , Bury Road, Bury.

7.63 The significant gross loss of employment floorspace was largely due to the demolition of 7,259m² at Chilcomb Park near Winchester, as part of the redevelopment of this major site. The completion of 8,270m² of floorspace is expected on this site next year. In addition, 1,816m² was lost in an employment redevelopment at New Barn Farm, Funtington, as described above. 892m² was registered as lost to redevelopment for housing at Timberyard Lane, Lewes, although this loss in fact occurred some time ago.

Use class	Gains completed (m ²)			Loss completed (m ²)			Net completed (m ²)		
	2014/15	2015/16	2016/17	2014/15	2015/16	2016/17	2014/15	2015/16	2016/17
B mixed	2,207	2,148	2,379	1734	321	1,695	473	1,827	684
B1 Mixed		1,913	250		376	7,259		1,537	-7,009
B1a Offices	1,553	0	566	1112	300	0	441	-300	566
B1b		783	0		0	0		783	0
B1c Light Industry	3,097	876	6,603	370	375	2,071	2,727	501	4,532
B2 General Industry		533	481		206	0		327	481
B8 Storage & Distribution	0	3,140	1,962	0	0	0	0	3,140	1,962
Total	6,857	9,393	12,241	3,216	1,578	11,025	3,641	7,815	1,216

Figure 7.9: Completions on employment sites, 2016/17 by use class

Indicator SDLP68: Total net and gross new employment floorspace extant permissions

Policies monitored: Strategic Policy SD34: Sustaining the Local Economy and Strategic Policy SD35: Employment Land

Target:

7.64 Draft Policy SD35 of the Local Plan: Pre-Submission sets the requirement for approximately 5.3ha of land for offices or R&D (Use class B1a or B1b), 1.8ha for industry (Use class B1c or B2), and 3.2ha of small scale warehousing (use class B8), to be developed over the plan period 2014-2033.

Output:

7.65 Extant planning permission now exists for **46,963m²** of gross new employment floorspace, or **29,688m²** once permitted losses of floorspace are taken into account. These figures only include developments with gross gains or losses of 200m² or more.

Commentary:

7.66 The figures are close to last year's numbers of 45,724m² gross and 30,935m² net permitted floorspace. The largest new permission is at North Street in Lewes, where a loss of 12,447m² of mixed employment use floorspace is due to be balanced by the construction of 7,548m² of B1 space on site, and 7,040m² of mixed employment uses at land east of Malling Industrial Estate. The latter site is a pre-existing permission which is proposed for allocation in the South Downs Local Plan. Other large permitted employment sites include the redevelopment of the Pilot Clothing site in Chilcomb, Winchester, with 8,270m² (gross) of B1 space; and 5,528m² of B1 space remaining to be built at Buckmore Farm in Petersfield. The great majority of employment floorspace with extant planning permission is on sites with mixed B1 uses (office, research/development and light industrial). There are also a substantial number of square metres permitted specifically for B1c light industrial uses.

Use class	Gains outstanding (m ²)	Loss outstanding (m ²)	Net outstanding (m ²)
B mixed	11,716	13,093	-1,377
B1 Mixed	23,087	928	22,159
B1a Offices	1,272	0	1,272
B1c Light Industry	6,423	259	6,164
B2 General Industry	343	1,262	-919
B8 Storage & Distribution	4,122	1,733	2,389
Total	46,963	17,275	29,688

Figure 7.10: Outstanding permissions on employment sites as of 01.04.17 by use class

Indicator SDLP69: Total net and gross new retail floorspace completed, by use class

Policy monitored: Strategic Policy SD36: Town and Village Centres

Target:

7.67 There is no target for this indicator. The rate of retail completions will depend on market demand and whether or not proposals that come forward accord with the Development Plan.

Output:

7.68 A gross total of **496m²** of retail floorspace was lost in the reporting year, in the form of an abandoned bank (A2 use) in central Lewes converted into a restaurant (A3 use) and residential flats.

Commentary:

7.69 The indicator only measures activity on sites of more than 200m² floorspace.

Indicator SDLP70: Total net and gross new retail floorspace extant permissions, by use class

Policy monitored: Strategic Policy SD36: Town and Village Centres

Target:

7.70 There is no target for this indicator. The number of retail permissions will depend on market demand and whether or not proposals that come forward accord with the Development Plan.

Output:

7.71 Extant planning permission exists for **1,234m²** gross new retail floorspace. Taking into account losses in floorspace, the net figure is 691m²

Commentary:

7.72 The indicator only measures activity on sites of more than 200m² floorspace. Planning permission was granted in the reporting year for a strategic mixed use development site at North Street in Lewes, including 543m² of use class A1 retail floorspace. There is also extant planning permission for 691m² of new retail floorspace at Pulborough Garden Centre.

Indicator SDLP71: Developments granted planning permission for loss or expansion of A use space within defined primary shopping frontages

Policy monitored: SD37: Development in Town and Village Centres

Target:

7.73 Protect units in use class A within defined primary shopping frontages. Part A of the Use Class order includes land used for shops, financial and professional services, restaurants and cafes, drinking establishments, and hot food takeaways. Draft policy SD37 proposes that the loss of A class units in primary shopping frontages- the most important shopping areas of the National Park's five biggest settlements- would not be permitted.

Output:

Type of development	Number of permissions
Loss of A class unit	2
Gain of A class unit	0
Reduction in floorspace of A class unit	5
Expansion of A class unit	0

Figure 7.11: Permissions granted for loss or expansion of A use space in primary shopping frontages, 2016/17

Commentary:

7.74 There were nine permissions relating to A class use granted in primary shopping frontages in the reporting year: four in Petersfield, three in Midhurst and two in Lewes. Two A class units were lost in conversions to beauty salons (whose use class is 'sui generis'). Three

permissions involved the conversion of first floor or rear parts of retail units, to residential use, while retaining the retail unit in a smaller form. Two permissions were for the conversion of outbuildings at a public house to additional visitor facilities; technically these developments also comprised the loss in floorspace in A use (public house) to other uses.

Indicator SDLP97: Number of full planning permissions for renewable energy development

Policy monitored: Development Management Policy SD51: Renewable Energy

Target:

7.75 Delivery of renewable energy installations where compatible with the Special Qualities of the National Park.

Output:

Type of installation	Full permissions granted 2016/17
Solar photovoltaic (PV) panels	3
Micro hydro	2
Biomass	3
Air source heat pump	2
Anaerobic digestion	1

Figure 7.12: Permissions granted for renewable energy development, 2016/17

Commentary:

7.76 The great majority of domestic scale renewable energy installations can be carried out without the need for planning permission and so are not covered by this indicator. New housing or commercial developments where renewable energy infrastructure forms only a minor element of the wider scheme are also not listed above. The developments covered by this indicator therefore fall into categories which tend to be on a larger scale, require more infrastructure or are especially visually prominent; in other words, there may often be greater capacity for impact on the purposes of the National Park.

7.77 The solar PV installations granted full planning permission included two roof-mounted and one domestic scale ground-mounted array. Two permissions were granted involving the conversion of historic water-mill infrastructure for hydroelectric generation. Biomass boilers were installed at two country houses (including the visitor attraction Charleston Manor), and one biomass district heating system to serve a number of properties around Manor Farm, Bramdean. An air source heat pump to heat Hambleton Village Hall was permitted, and an anaerobic digestion plant in Broadley Farm, Funtington.

Indicator SDLPI00: Progress of redevelopment of North Street Quarter and adjacent Eastgate area

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

Target:

7.78 Redevelopment of the site in accordance with Strategic Site Policy SD55

Output:

7.79 Following grant of planning permission in May 2016 for the redevelopment of North Street Quarter north of Phoenix Causeway (as described above under the headings for housing, employment land and retail developments with planning permission), the first application for discharge of pre-commencement planning conditions was submitted and discharged in November 2016. The Recreation Working Group, comprising local community representatives with the owner's development team was established in 2016. The Group has undertaken several public consultations during the past year, most recently in summer 2017, to identify how contributions for the recreation delivered by the development, should be used. Contractual arrangements between the site owners, Santon North Street Ltd. and Lewes District Council are also being finalised. It is expected that further applications for pre-commencement discharge of recreational and other matters will be submitted during the remainder of 2017/18 in order to allow for the first stages of demolition to begin in Spring 2018.

8. Neighbourhood Planning

- 8.1 There are currently 50 Neighbourhood Areas designated across the South Downs National Park (see Figure 13). The designated Neighbourhood Areas cover a range of settlement types, from the National Park's market towns such as Petworth and Lewes to small villages of only 200 people such as Clapham.
- 8.2 An important function of this AMR is to monitor progress on Neighbourhood Development Plans (NDPs). It is essential that all of the National Park is planned for and therefore it is necessary for NDPs to proceed in a timely fashion to avoid there being any policy gaps. The Local Plan does not allocate development in designated Neighbourhood Area with the following exceptions:

Strategic Sites within the South Downs Local Plan

- Shoreham Cement Works, Upper Beeding (Policy SD56)
- North Street Quarter and Adjacent Eastgate area, Lewes (Policy SD57)

Strategic Housing allocation within the South Downs Local Plan

- Land at Old Malling Farm, Lewes (Policy SD79)

Neighbourhood Plan made no housing allocations so allocated within the South Downs Local Plan

- Land at Elm Rise, Findon Parish (Policy SD71)
- Land at Soldiers Field House, Findon Parish (Policy SD72)

Neighbourhood Plan area designated after identification of the site through the Local Plan

- Stedham Sawmill, Stedham and Iping Parish (Policy SD92)

- 8.3 It is necessary to consider the progress of NDPs against the five year housing supply discussed in chapter 6 of this report. The only housing sites allocated in NDPs that are included in the five year housing land supply are those within the made Petersfield and Fernhurst NDPs. It should be noted that although Syngenta is allocated in the Fernhurst NDP it is not included within the five year housing supply, but instead has been phased towards the end of the plan period. The same applies to the Travis Perkins builders yard, allocated for housing in the made Clapham NDP. All other housing planned to be delivered through NDPs is spread across the last eleven years of the plan period, since we cannot therefore say with confidence that they will be delivered in the first part of the plan period. In conclusion however, it is clear that the five year housing land supply of the South Downs National Park is supported by the progress of the NDPs.

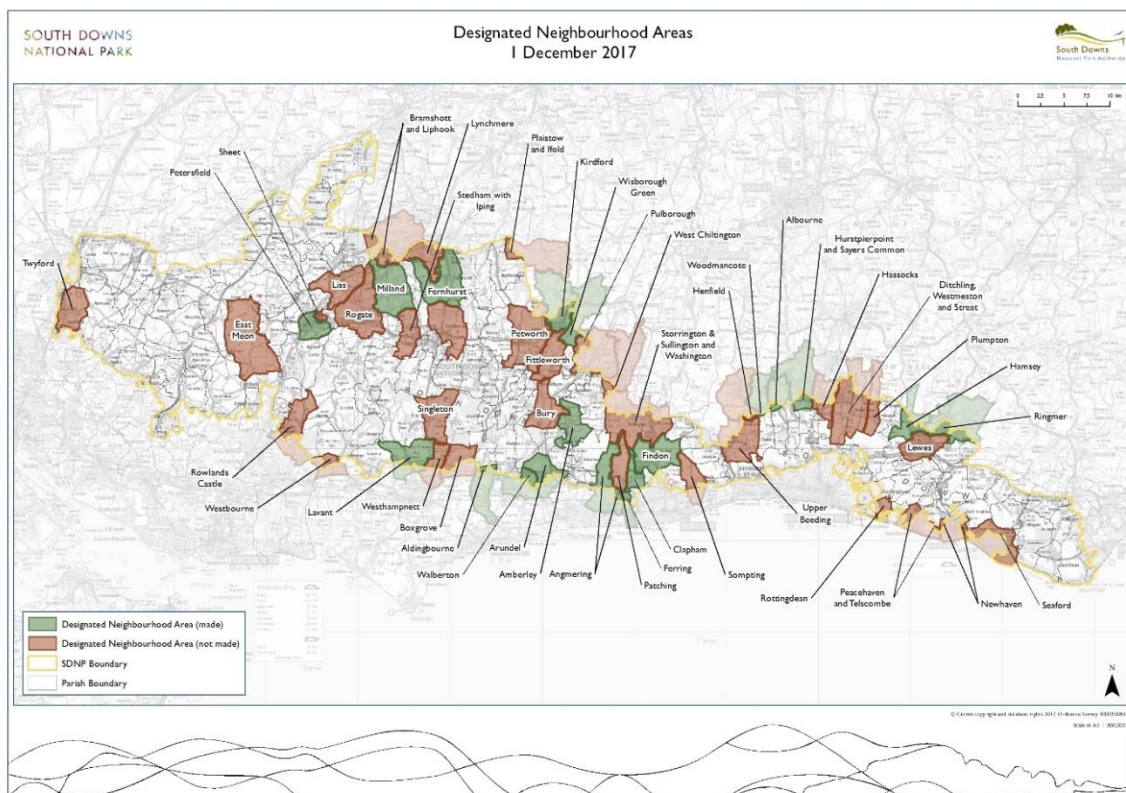


Figure 8.1 Designated Neighbourhood Areas in the National Park. Green indicates made Neighbourhood Plans, brown indicates neighbourhood areas designated but where a neighbourhood plan is not made.

Indicator X2: Number of Neighbourhood Development Plans made

Target:

8.4 There is no target for this indicator, since the neighbourhood planning process may not be suitable for all parish councils.

Output:

8.5 19 NDPs have now been made by the SDNPA and are now part of the Development Plan for the National Park. In the 2016-17 monitoring period these were Albourne, Aldingbourne, Clapham, Fernhurst, Findon, Hamsey, Milland and Wisborough Green.

Commentary:

8.6 The following NDPs have been made in the period to 1st December 2017.

MADE PLANS	Date made
Albourne	13 Oct 2016
Aldingbourne	8 Dec 2016
Amberley	15 Jun 2017
Angmering	14 Mar 2015
Arundel	12 Jun 2014
Clapham	12 May 2016
Fernhurst	14 Apr 2016
Ferring	12 Mar 2015
Findon	8 Dec 2016

MADE PLANS	Date made
Hamsey	14 Jul 2016
Hurstpierpoint & Sayers Common	14 Mar 2015
Kirdford	12 Jun 2014
Lavant	10 Aug 2017
Milland	9 Jun 2016
Petersfield	21 Jan 2016
Ringmer	21 Jan 2016
Walberton	9 Mar 2017
Wisborough Green	9 Jun 2016
Woodmancote	15 Jun 2017

Table 1: Made Neighbourhood Development Plans in the National Park

- 8.7 NDPS for Liss and East Meon have passed referendums and are due to be made by the SDNPA Planning Committee on 14/12/2017. NDPs for Patching and Bury proceed to referendum shortly and those for Petworth, Westbourne and Ditchling, Westmeston and Street are at examination.

APPENDIX I: LOCAL DEVELOPMENT SCHEME (LDS) FOR SOUTH DOWNS LOCAL PLAN, WEST SUSSEX JOINT MINERALS LOCAL PLAN, EAST SUSSEX JOINT MINERAL LOCAL PLAN REVIEW, SHOREHAM CEMENT WORKS AREA ACTION PLAN AND SUPPLEMENTARY PLANNING DOCUMENTS

DPD / SPD	2017								2018												
	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	
South Downs Local Plan			N P A		☺	☺	☺				S			H	H		A				
Shoreham Cement Works AAP											N P A	☺	☺	☺		N P A	☺	☺	☺		
West Sussex MLP	S				H	H			A												
East Sussex MLP Review											N P A	☺	☺				N P A	☺	☺		
Wealden Heath Phase 2 SPA SPD							☺	☺			A										
Design Guide SPD																	☺	☺			

Affordable Housing SPD



DPD / SPD	2019											
	J	F	M	A	M	J	J	A	S	O	N	D
Shoreham Cement Works AAP	S		H	H			A					
East Sussex MLP Review			S			H					A	
Design Guide SPD		A										
Affordable Housing SPD		A										

KEY	
Plan preparation	
Formal approval to consult / publish by the SDNPA	NPA
Consultation on draft plan (Reg. 18)	
Consultation on Pre-Submission (Reg. 19)	
Consultation on draft SPD (Reg 13)	
Submission	S
Examination with Public Hearing Sessions	H
Adoption by SDNPA	A

APPENDIX 2: DRAFT SOUTH DOWNS HOUSING TRAJECTORY FIGURES (2017)

Plan Period (Years)	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	Total	
Monitoring Year				1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16		
a Total to be delivered over plan period																					4750
b Total to be delivered over plan period (Annualised)	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	4750
g Net new housing completions	249	262	250																		511
Extant planning permissions on small sites (1-4units)*				64	64	64	64	64	0	0	0	0	0	0	0	0	0	0	0	0	318
Extant planning permissions on large sites (5+units)*				129	154	165	71	49	11	0	0	0	0	0	0	0	0	0	0	0	580
h Net dwellings with extant planning permission				193	218	229	135	113	11	0	0	0	0	0	0	0	0	0	0	0	898
i Windfall				0	0	17	34	51	51	51	51	51	51	51	51	51	51	51	51	51	663
k Allocations (SDLP)				42	127	248	235	142	63	45	158	73	44	23	59	0	0	0	0	0	1259

l	Allocations (NDP)				0	6	36	116	180	233	149	95	23	18	18	28	5	5	5	5	921
m	NDP allocations - LOCAL PLAN APPORTIONMENTS (NDP emerging) l				0	0	0	0	0	54	54	54	54	54	54	54	54	54	54	54	595
n	Total allocations				42	133	284	351	322	350	248	306	150	116	95	141	59	59	59	59	2775
o	Housing supply (g+h+i+n)	249	262	250	235	351	530	520	486	412	299	357	201	167	146	192	110	110	110	110	5097
p	Cumulative Housing Supply	249	511	761	995	1347	1877	2397	2883	3295	3595	3952	4153	4320	4466	4658	4768	4878	4987	5097	5097
q	Provision figure minus supply (o-e)	1	-12	0	15	-101	-280	-270	-235	-162	-49	-107	49	83	104	58	140	140	140	140	
s	Manage - Annual provision figure taking account of past/projected completions	250	249	249	250	243	221	196	170	145	128	100	85	72	57	23	-6	-64	-237	-	347

APPENDIX 3: DELIVERABLE SITES FOR HOUSING

Planning status	Address	Locality	Planning application / policy reference	Total supply	Total supply in five year period
Planning permission	Blossoms, Whychway, Holt Leigh and April Cottage, Land to the rear of Back Lane, Bucks Horn Oak	Binsted	13/05902/FUL SDNP	9	9
Planning permission	Masseys Folly, Church Road	Upper Farringdon	15/03809/FUL SDNP	5	5
Planning permission	Field View, Farnham Road	Liss	14/03441/REM SDNP	7	7
Planning permission	Liss House, Station Road	Liss	12/02554/FUL SDNP	10	10
Planning permission	Clarendon Yard, Station Road	Petersfield	16/00185/FUL SDNP	7	7
Planning permission	SCU Leydene	East Meon	21514/086/FUL SDNP & 13/03534/FUL SDNP	14	14
Planning permission	Adhurst St Mary, London Road	Sheet	30928/027 SDNP	11	11
Planning permission	Townsend, Northend Lane	Droxford	14/00884/FUL	9	9
Planning permission	Land at Shavard Lane	Meonstoke	15/06414/FUL	6	6
Planning permission	Land East of Sheet Primary School	Sheet	15/05485/FUL SDNP	11	11
Planning permission	Pyle Farm, Pyle Lane	Horndean	26901/0111/FUL	7	7
Planning permission	Falcon Wharf, Railway Lane	Lewes	SDNP/14/00102/FUL	7	7
Planning permission	8 North Street	Lewes	SDNP/14/03118/DCOU PN	10	10
Planning permission	Bell Lane Depot, Lewes	Lewes	SDNP/12/00920/FUL	13	13
Planning permission	Lewes House site, Friars Walk	Lewes	SDNP/14/01199/FUL	25	25
Planning permission	40-42 Friars Walk	Lewes	SDNP/16/04343/PA3O	18	18
Planning permission	Land at South Downs Road	Lewes	SDNP/15/01303/FUL	79	79

Planning status	Address	Locality	Planning application / policy reference	Total supply	Total supply in five year period
Planning permission	Lancing College Farm	Lancing	L/53/92/TP/15255	9	9
Planning permission	Adj 78 Petersfield Road Midhurst	Midhurst	04/04/13/FUL	18	18
Planning permission	Cowdray House Cowdray Park	Easebourne	SDNP/14/02849/FUL	7	7
Planning permission	Drewitts Farm Church Street	Amberley	SDNP/14/01150/FUL & DC/10/1158	10	10
Planning permission	King Edward VII Hospita,l Kings Drive	Easebourne	SDNP/12/01392/FUL	300	288
Planning permission	Land At Laundry Cottage, Woodlea and Grass Mere Horsham Road	Petworth	SDNP/12/02721/FUL	21	21
Planning permission	Peachy House Bepton Road	Midhurst	SDNP/14/05596/PNCO UO	8	8
Planning permission	Land adjoining 10 and 11 Silverdale	Coldwaltham	SDNP/14/04497/FUL	8	8
Planning permission	Coal Yard, School Close	Fittleworth	SDNP/14/02892/FUL	9	9
Planning permission	Land North of Pumping Station, Tipsall Lane	Rogate	02/02030/FUL	12	12
	Large planning permissions total				632
	Large planning permissions total - 10% discount				569
	Small sites (<5 dwellings) with planning permission				398
	Small planning permissions total - 20% discount				318
Proposed Allocation: SDLP	North Street Quarter	Lewes	SD58	416	150
Proposed Allocation: SDLP	Former Allotment Site	Alfriston	SD59	18	10
Proposed Allocation: SDLP	Kings Ride Farm	Alfriston	SD60	7	7
Proposed Allocation: SDLP	Land at Clements Close	Binsted	SD62	11	11
Proposed Allocation: SDLP	Land at Greenway Lane	Buriton	SD63	9	9

Planning status	Address	Locality	Planning application / policy reference	Total supply	Total supply in five year period
Proposed Allocation: SDLP	Land South of the A272 at Hinton Marsh	Cheriton	SD64	14	14
Proposed Allocation: SDLP	Land South of London Road,	Coldwaltham	SD65	58	30
Proposed Allocation: SDLP	Land East of Warneford Road	Corhampton / Meonstoke	SD66	18	18
Proposed Allocation: SDLP	Land at Park Lane	Droxford	SD67	30	30
Proposed Allocation: SDLP	Cowdray Estate Works Yard	Easebourne	SD68	18	18
Proposed Allocation: SDLP	Land at Egmont Road, Easebourne	Easebourne	SD69	16	16
Proposed Allocation: SDLP	Former Easebourne School	Easebourne	SD70	16	16
Proposed Allocation: SDLP	Land behind The Fridays,	East Dean	SD71	11	11
Proposed Allocation: SDLP	Land to the east of Elm Rise	Findon	SD72	18	18
Proposed Allocation: SDLP	Soldiers Field House	Findon	SD73	12	12
Proposed Allocation: SDLP	Land at Petersfield Road	Greatham	SD76	38	38
Proposed Allocation: SDLP	Land at Itchen Abbas House	Itchen Abbas	SD77	9	0
Proposed Allocation: SDLP	Castelmer Fruit Farm,	Kingston near Lewes	SD77	11	11
Proposed Allocation: SDLP	Land at Old Malling Farm	Lewes	SD81	240	240
Proposed Allocation: SDLP	West Sussex County Council Depot and former Brickworks site, Midhurst	Midhurst	SD83	166	70

Planning status	Address	Locality	Planning application / policy reference	Total supply	Total supply in five year period
Proposed Allocation: SDLP	Land at the Fairway	Midhurst	SD82	9	9
Proposed Allocation: SDLP	Holmbush Caravan Park	Midhurst	SD84	60	0
Proposed Allocation: SDLP	Land at Lamberts Lane	Midhurst	SD85	20	20
Proposed Allocation: SDLP	Land at Park Crescent	Midhurst	SD87	10	10
Proposed Allocation: SDLP	Land at Church Lane	Pyecombe	SD88	8	8
Proposed Allocation: SDLP	Land to the rear of Ketchers Field	Selborne	SD90	7	7
Proposed Allocation: SDLP	Land north of The Forge	South Harting	SD91	6	6
Proposed Allocation: SDLP	Stedham Sawmill	Stedham	SD92	38	20
Proposed Allocation: SDLP	Land South of Church Road	Steep	SD93	10	10
Proposed Allocation: SDLP	Land at Ramsdean Road	Stroud	SD94	28	28
Proposed Allocation: SDLP	Land South of Heather Close	West Ashling	SD95	19	19
Proposed Allocation: SDLP	Land at Long Priors	West Meon	SD96	11	11
Allocation: Petersfield Plan (also has planning permission)	Land at Causeway Farm	Petersfield		199	120
Allocation: Petersfield Plan (also has planning permission)	Land North of Buckmore Farm and West of Bell Hill	Petersfield		101	10

Planning status	Address	Locality	Planning application / policy reference	Total supply	Total supply in five year period
Allocation: Petersfield Plan (also has planning permission)	Penns Field	Petersfield		85	85
Allocation: Petersfield Plan (also has planning permission)	Land South of Larcombe Road	Petersfield		79	69
Allocation: Petersfield Plan	Land West of the Causeway	Petersfield		64	64
Allocation: Petersfield Plan	Town Centre Redevelopment Opportunities (mixed use)	Petersfield		58	7
Allocation: Petersfield Plan	Land South of Durford Road	Petersfield		48	48
Allocation: Petersfield Plan	Land North of Reservoir Lane	Petersfield		11	2
Allocation: Petersfield Plan	Land at Bulmer House Site, off Ramshill	Petersfield		40	20
Allocation: Fernhurst NDP	Former Syngenta Site, Midhurst Road (mixed use)	Fernhurst		200	125
Allocation: Fernhurst NDP	Hurstfold Industrial Estate, Surbey Hatch Lane (mixed use)	Fernhurst		10	10
Allocation: Fernhurst NDP	Bridgelands Site, Verdley Place	Fernhurst		10	10
Allocation: Ringmer NDP	Barn complex, Old House Farm	Ringmer		5	5
Allocation: Lavant NDP	Land adj Pook Lane (LNDP20)	Lavant		15	15
Allocation: Lavant NDP	Eastmead Industrial Estate, Mid Lavant (LNDP22)	Lavant		45	45

APPENDIX 4: DEVELOPABLE SITES AND BROAD LOCATIONS FOR HOUSING

Please note that 'broad locations' are those settlements where a requirement to allocate land for housing is identified in the SDLP Pre-Submission version, but Neighbourhood Plans to allocate those dwellings are still in the course of preparation.

Planning status	Address	Locality	Planning application / policy reference	Total supply	Total supply in years 6-16
Planning permission	King Edward VII Hospital Kings Drive Easebourne	Easebourne	SDNP/12/01392/FUL	300	12
SDLP Allocation	North Street Quarter, Lewes	Lewes	SD57	416	266
SDLP Allocation	Former Allotment Site	Alfriston	SD58	18	8
SDLP Allocation	Land South of London Road, Coldwaltham	Coldwaltham	SD64	58	28
SDLP Allocation	Land at Itchen Abbas House	Itchen Abbas	SD76	9	9
SDLP Allocation	West Sussex County Council Depot and former Brickworks site, Midhurst	Midhurst	SD81	166	96
SDLP Allocation	Holmbush Caravan Park	Midhurst	SD82	60	60
SDLP Allocation	Land at Pulens Lane	Sheet	SD89	31	31
SDLP Allocation	Stedham Sawmill	Stedham	SD92	38	18
Petersfield Plan allocation	Town Centre Redevelopment Opportunities	Petersfield	H6	65	51
Petersfield Plan allocation	Hampshire County Council Depot off Paddock Way	Petersfield	H9	42	42
Petersfield Plan allocation	Existing Community Centre Site	Petersfield	H10	10	10
Petersfield Plan allocation	Land North of Reservoir Lane	Petersfield	H11	13	9
Petersfield Plan allocation	Land at Bulmer House Site, off Ramshill	Petersfield	H12	60	20
Fernhurst Neighbourhood Plan allocation	Former Syngenta Site, Midhurst Road	Fernhurst	SA2	200	75
Clapham NDP	Travis Perkins builders yard	Clapham		30	30

Planning status	Address	Locality	Planning application / policy reference	Total supply	Total supply in years 6-16
Amberley NDP	Policy HD5	Amberley		6	6
Lavant NDP	Church Farm Barns	Lavant		5	5
Broad location		Bury		6	6
Broad location		Ditchling		15	15
Broad location		East Meon		17	17
Broad location		Fittleworth		6	6
Broad location		Lewes		220	220
Broad location		Liss		150	150
Broad location		Petworth		150	150
Broad location		Rogate		11	11
Broad location		Twyford		20	20