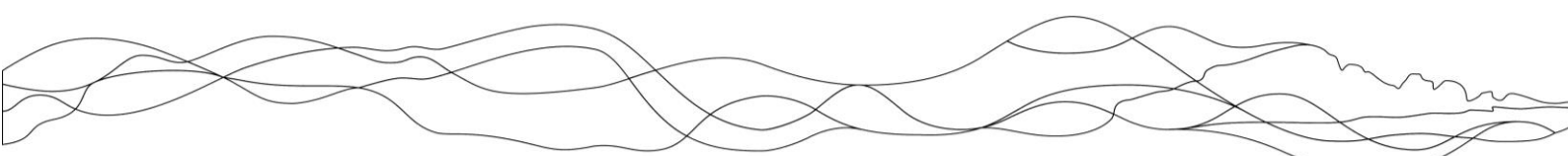


South Downs National Park Authority

Authority Monitoring Report

01 April 2015 - 31 March 2016

December 2016



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Executive Summary

This is the second 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 AMR reports on the financial year 2015-16, which is the second year of the 2014-2032 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 consultation on the South Downs Local Plan: Preferred Options, with the Lewes Joint Core Strategy being adopted shortly after the end of the year. Progress was made on a substantial number of evidence based studies such as the Tranquility Study and the Viewshed Analysis. The National Park Authority 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. A comprehensive list of indicators is set out in the 2016 South Downs National Park AMR along with any relevant targets. 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 2016 South Downs National Park AMR relating to both process and delivery:

Process

- The South Downs Local Plan: Preferred Options was published for public consultation in autumn 2015.
- The Lewes District Joint Core Strategy was adopted in June 2016
- There was a majority vote of 83% in the referendum in favour of the Petersfield Plan being used to determine planning applications in Petersfield.
- Two Neighbourhood Areas were designated for the purposes of neighbourhood planning in the National Park.
- A total of 13 Neighbourhood Development Plans have been 'made' (i.e. adopted) to date in the National Park, including the Petersfield Plan.

A Thriving, Living Landscape

- In May 2016 the South Downs National Park became the world's newest International Dark Sky Reserve (IDSR).
- The distribution of most farmland birds monitored has remained relatively stable over the past three years.
- The number of listed buildings at risk has fallen

People Connected with Places

- 29.3km of new or improved non-motorised multi user routes were delivered.
- The proportion of visits to sites in the National Park made by public transport and by foot or cycle increased
- Planning permission was granted for 13 new, replacement or extended community halls or community sports facilities

Towards a Sustainable Future

- A net total of 262 new homes were completed in the National Park in 2015-16.
- There is an up-to-date five year supply of deliverable housing sites in the South Downs National Park, both against the proposed requirements in the South Downs Local Plan and against the requirements for specific areas of the National Park set out in Joint Core Strategies.
- 13% of the homes completed in the National Park were affordable.
- 53% of these new homes were built on previously developed land.
- A net total of 7,815 square metres of new employment floorspace was completed.

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. Now that the South Downs National Park Authority (SDNPA) has produced its first draft Local Plan, it has become necessary to begin monitoring the trends which the draft policies are intended to affect. 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 two most recently adopted plans in East Hampshire and Lewes set requirements for significant amounts of development, and the implementation of the policies in those documents 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 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;
 - 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 on pages 3-4 have been produced using the statutory requirements and a number of existing targets and indicators monitored by the Authority and its partners. Most of the indicators are derived from those in Chapter 11 of the South Downs Local Plan: Preferred Options, with amendments made to reflect what data can be accessed at present. A number of new subjects are monitored in this AMR such as the self-build register. Several of the pre-existing indicators used to monitor the South Downs Partnership Management Plan have been incorporated into the AMR; these can be identified by the 'PMP' reference number included in brackets after the 'SDLP' reference. Please refer to the glossary in the South Downs Local Plan: Preferred Options 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 2015 to March 2016, but also provides more up to date information up to December 2016.
- 2.2 Firstly, an update is provided on the South Downs Local Plan, This is 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 Plan

- 2.3 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 currently operating within the National Park other than those relating to minerals and waste.
- 2.4 The current version of the LDS was approved by the NPA in January 2014. It has been subject to a number of amendments the latest of which was made in June this year. These small changes have been consolidated into a new LDS, which will be considered by Planning Committee in January 2017. It will include timetables for the Local Plan, CIL and minerals and waste plans in the National Park.

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

Figure 2.1: Timelines for Local Plan preparation

- 2.5 The timeline for the preparation of the South Downs Local Plan is set out in table 1.1 of the Preferred Options document and the amended timeline is set out in figure 2.1; further detail is provided in the chart forming appendix 1 of this document. There was a short pause to the Local Plan timetable in 2016 due to the large number of representations (2,637) that were received on the Preferred Options document and a number of staff changes. This pause allowed several neighbourhood development plans (NDP) such as Liss and Petworth to progress in a timely fashion to ensure that there will not be any gaps in the development plan for the National Park. The extra time spent on plan preparation will help to ensure that a fit for purpose Local Plan is submitted for examination that meets the tests of

soundness set out in the National Planning Policy Framework (NPPF) namely that it is positively prepared, justified, effective and consistent with national policy.

- 2.6 The pause has made it necessary to extend the plan period for the Local Plan by one year from 2014-2032 to 2014-2033. This will ensure that the plan period stretches fifteen years from the date of adoption in 2018. It should be noted that this AMR reports on the Preferred Options version of the Local Plan and so uses the original plan period. The change will be fully reported on and monitored in the 2017 AMR, which will be published after the Pre-Submission version of the Local Plan is published for public consultation.
- 2.7 The main milestone that was achieved during the reporting year was that the South Downs Local Plan: Preferred Options was published for public consultation under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012 from 02 September to 28 October 2015. It includes a full range of local plan policies namely core, strategic, site allocations and development management.



Still from video produced for consultation on the Local Plan: Preferred Options

- 2.8 Work also progressed on a large number of evidence based studies to support the Local Plan. This included studies relating to the first purpose of national parks such as the South Downs Tranquillity Study and the Viewshed Characterisation Study. There were also studies published relating to the socio-economic duty of the National Park such as the Strategic Housing Market Assessment (SHMA) and the Strategic Housing Land Availability Assessment (SHLAA). All these evidence based studies are listed in Appendix 4 of the Local Plan.

Neighbourhood Development Plans

- 2.9 Full details on the 48 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 National Park.

Joint Core Strategies

- 2.10 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.

- 2.11 The Lewes Joint Core Strategy was adopted by the NPA on 23rd June 2016 and by Lewes District Council on 11 May 2016. It is currently under Judicial Review, and the case made by Wealden District Council will be heard in February 2017.

Saved Local Plan Policies

- 2.12 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.

- 2.13 The full list of saved local plan and Joint Core Strategy policies are set out in appendix I of the Local Plan: Preferred Options. 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)
- 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)

- 2.14 It should be noted that Chichester and Horsham Districts and Eastbourne Borough have adopted new development plans for those part of their districts and borough that lie outside the National Park. However, saved local plan policies will continue to operate within the National Park until the adoption of the South Downs Local Plan.

Local Plan Policies not being Implemented

- 2.15 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

- 2.16 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 suitability of the site for continued allocation is being considered by the Petworth Neighbourhood Planning Group.
- 2.17 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. It is likely that the site will be allocated for housing in the pre-submission version of the Local Plan.
- 2.18 Land at Church Lane, Pyecombe (Mid Sussex Local Plan 2004 - approximately 20 dwellings): The site is proposed for allocation for eight dwellings in the South Downs Local Plan: Preferred Options. An application for eight dwellings on this site has recently been approved (after the end of the reporting year).

Employment

- 2.19 Hampers Common, Petworth (Chichester District Local Plan 1999): This site is being examined by the Petworth Neighbourhood Planning Group as to its suitability for continued allocation in the NDP. The site was previously subject to a pre application enquiry for employment development.

Community Infrastructure Levy (CIL)

- 2.20 The Authority submitted its CIL Charging Schedule and Infrastructure Delivery Plan to the Inspectorate in February 2016 for independent examination. The Examiner decided in his report dated 15 June 2016 that the proposed CIL process is sound and worthy of adoption. The Authority are currently working on procedures and logistical arrangements with a view to progress to formal adoption and implementation during 2017.
- 2.21 As the NPA does not have an adopted CIL in place it has not been possible to monitor the statutory indicators relating to this subject in this report.

Minerals and Waste

- 2.22 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, 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 \(2014\)](#)
- 2.23 The SDNPA is also working in partnership with East Sussex County Council and Brighton & Hove City Council on a [Minerals and Waste Sites Plan](#) and with West Sussex County Council on a [Joint Minerals Local Plan](#) to ensure complete up-to-date policy coverage across the National Park. The milestones for both plans are set out in appendix I.

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/amr/>
- <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 (NPA) are responsible for planning policy and development management within their respective national parks. However, the districts, boroughs 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 given the responsibilities of these different organisations, the size of the National Park and the number of districts and boroughs it covers.
- 3.2 The highlights of this cross boundary working that took place within this monitoring year are as follows:
- Progressed towards the adoption of the Lewes Joint Core Strategy by the NPA and Lewes District Council (*adopted 23 June 2016*). Joint Core Strategies by virtue of the fact they are prepared jointly with the SDNPA take into account the purposes and duty of the National Park. They were a key area of work in the early years of the National Park Authority.
 - Consulted on the South Downs Local Plan Preferred Options and received responses from all relevant Local Authorities and a large number of statutory consultees and stakeholders.
 - Agreed the Local Strategic Statement 2 for the Coastal West Sussex and Greater Brighton (*February 2016*).
 - Submitted an application to become an International Dark Skies Reserve which required support from Parish, District and County Councils (*Designated May 2016*)
- 3.3 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.
- 3.4 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 and are used as the basis for making representations on Local Plan consultations and identifying key areas of work.
- 3.5 The Local Plan: Preferred Options is supported by a considerable evidence base much of which has been prepared with other organisations. This year the following joint working has been undertaken:
- Continued with evidence gathering work on the refresh of the Local Strategic Statement for Coastal West Sussex and Greater Brighton.
 - Commenced the preparation of a joint study with Brighton & Hove City Council on the identification and assessment of sites for Gypsies and Travellers.

- Progressed towards completion of a joint study with East Hampshire District Council and Winchester City Council on the identification and assessment of site for Gypsies and Travellers.
 - Worked closely with local Highways Authorities on the preparation of a transport assessment of the emerging South Downs Local Plan.
 - Circulated for consultation with partner authorities the Draft South Downs Green Infrastructure Framework.
- 3.6 In addition to specific pieces of evidence the SDNPA is involved in the work of a number of cross boundary organisations. This year this has included:
- 3.7 **Coastal West Sussex and Greater Brighton** - The Strategic Planning Board for the Coastal West Sussex and Greater Brighton Partnership 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. The Local Strategic Statement (LSS) relates only to that part of the National Park within the sub-region.
- 3.8 The Coastal West Sussex and Greater Brighton Strategic Planning Board has completed a refresh of its Local Strategic Statement referred to as LSS2. This sets out strategic objectives and spatial priorities for the sub-region. LSS2 is an update of the original LSS (or LSS1) that was approved in 2013. This document forms an interim position for the sub-region in advance of the preparation of LSS3.
- 3.9 **East Sussex** - 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.
- 3.10 This year through the ESSPMG has considered the emerging Wealden Local Plan and the officers have worked on identifying the need for a Gypsy & Traveller Transit site and the criteria against which sites should be assessed.
- 3.11 The SDNPA has been involved in a range of other Authority / Organisation specific work, this year this has included:
- Support for devolution bids to Government by Hampshire and the Isle of Wight, Greater Brighton and the Three Southern Counties
 - Responses were sent to the following consultations:
 - Arun District Objectively Assessed Housing Need paper
 - Eastbourne Seafront Action Plan
 - Wealden Local Plan Issues, Options and Preferred approach consultation plus ongoing engagement.
 - Mid Sussex Focused amendments to pre-submission Draft Plan
 - Winchester City Local Plan Part II
 - Eastleigh Borough Council Issues and options consultation
 - Chichester District Site Allocations
 - SDNPA officers attend Planning Officer Meetings in all three county areas on a regular basis in order to share information.

4. A Thriving Living Landscape

Indicator SDLPI (PMP8): Percentage of target priority habitats in a favourable condition

Target:

4.1 The Partnership Management Plan sets eleven Outcomes to describe the achievement of the Vision of the National Park for 2050. Outcome 3 states : ‘A well-managed and better connected network of habitats... now exist in the National Park’.

Output:

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

Figure 4.1: Percentage of target priority habitats in a favourable condition

Commentary:

4.2 There is no change in the condition of most priority habitats. There is a slight reduction in the figure for calcareous grassland in favourable condition since 2015, from 44% to 42%. During 2015 and 2016 the SDNPA along with Natural England and the Sussex Biodiversity Record Centre undertook a large scale survey of all of the chalk grassland in the South Downs including SSSIs, Local Wildlife Sites and undesignated sites. Several of the sites had not been visited in some years so there was a slight adjustment in the overall condition of this habitat. However, we now have a much clearer and up to date state of all our chalk grassland sites allowing us to better plan conservation and remedial works into the future.

Indicator SDLP2 (PMP9): Population and distribution of target species

Target:

4.3 Outcome 3 of the Partnership Management Plan states : ‘...Increased population and distribution of priority species now exist in the National Park’.

Output:

Species	% survey square occupancy within the National Park			National trend (for contextual purposes)
	2014	2015	2016	
Lapwing	11%	10%	10%	-90%
Corn bunting	14%	14%	10%	-87%
Grey partridge	3%	5%	4%	-58%
Skylark	82%	82%	74%	-58%
Yellowhammer	67%	58%	59%	-51%
Linnet	66%	59%	61%	-54%
Red kite	10%	13%	18%	No data available
Buzzard	65%	73%	75%	RSPB amber status

Figure 4.2: Population and distribution of target species

Commentary:

- 4.4 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.
- 4.5 After only 3 years of monitoring it is too soon to determine trends, but it does show that skylark, yellowhammer and linnet continued to occupy at least 60% of the squares surveyed and their numbers appear relatively stable. Lapwing, corn bunting and grey partridge are still range-restricted and anecdotal reports suggest that lapwing are actively declining across the South Downs, but the Authority and SDFBI have active management projects, surveys and guidance in place for lapwing and there is still a lot of work being undertaken by GWCT to conserve and increase populations of grey partridge. Overall, this is a good news story for farmland birds on the South Downs set against a background of national declines, and the project is a great showcase for the work that is going on across the park demonstrating how food production and conservation can go hand in hand.

Indicator SDLP3: Condition of Sites of Special Scientific Interest

Target:

- 4.6 There is no specific target for this indicator, but a positive result would be an increase in the number of sites found to be in a favourable condition.

Output:

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

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

Figure 4.3: Condition of SSSIs, 2014-2016 (to nearest percentage point)

Commentary:

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



Lavington Common, an SSSI notable for the priority habitat: lowland heath

Indicator SDLP4: Number of dwellings completed within zones of proximity to internationally designated wildlife sites that are identified in the Local Plan as requiring such monitoring

Target:

- 4.9 There is no specific target for this indicator. Internally designated sites support populations of species that are particularly vulnerable to disturbance. 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 SD12 (Biodiversity and Geodiversity) and Local Plan Policy SD13 (International Sites) includes specific requirements relating to various internationally protected nature sites.
- 4.10 A very small area of the National Park is located within the zone of influence of the Solent Special Protection Areas (SPAs) as identified in the Solent Recreation Mitigation Strategy (SRMS). Through work on the SRMS, it has been concluded that any net increase in residential development will give rise to likely significant effects on the Solent SPAs (Chichester & Langstone Harbours SPA, Portsmouth Harbour SPA and Solent & Southampton Water SPA), either 'alone' or 'in combination' with other development proposals. All new residential development within this zone of influence will be required to mitigate the negative impact. This mitigation can be provided through financial contribution to the strategic measures.
- 4.11 Consistent with the Habitat Regulations Assessment undertaken for the East Hampshire District Joint Core Strategy, the potential cumulative impact of development within 400m of the Wealden Heaths Phase 2 SPA is recognised. To avoid likely significant effect upon the SPA, SDNPA will monitor all development within the 400m zone in liaison with East Hampshire District Council, Waverley District Council and Natural England.

4.12 The requirements for development proposals relating to the other internationally protected sites mentioned in Local Plan Policy SD13, namely Arun Valley SPA, the Mens, Ebernoe Common and Singleton and Cocking Tunnels SACs depend on type of site and/or development proposals and therefore it is not appropriate to simply monitor by counting net dwelling completions within the relevant buffer zones. Further indicators will be developed in order to monitor the delivery of these requirements.

Output:

Site around which buffer is drawn	Depth of buffer zone from edge of designated site	Net dwellings completed within buffer zone, in National Park		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	2014-15	2015-16	2014-15	2015-16
Solent Coast SPAs 5.6km	5.6km	2	2	n/a	5	n/a	n/a
Wealden Heaths Phase 2 SPA 5km	5km	19	19	n/a	24	n/a	n/a
Wealden Heaths Phase 2 SPA 400m	400m	6	4	2	2	13 in East Hants / SDNP; 6 in Waverley	11 in East Hants / SDNP; 2 in Waverley

Figure 4.4: Net dwelling completions in buffer zones around internationally designated wildlife sites

Commentary:

4.13 It was determined during the Examination of the East Hampshire District Joint Core Strategy that a strategic prohibition on development within 400m of the SPA was not required due to the small number of housing proposals expected within that zone. However, the analysis on which that conclusion was based assumed that approximately 30 dwellings would be delivered over the plan period within 400m of the Wealden Heaths Phase 2 SPA (not just in the National Park, but within the entire 400m zone). Natural England has since advised that new gypsy and traveller pitches should be included within this definition of ‘dwellings’. In order to avoid exceeding this figure (until such time as any study confirms the numbers to be delivered in this zone can be elevated) it is advised that the National Park Authority should keep a record of permissions granted within 400m of the SPA in liaison with East Hampshire District Council. For the same reason, it is also recommended that further permissions for gypsy and traveller sites within 400m of the SPA are discouraged and that housing sites at Liss Forest and Greatham should be mainly targeted on land more than 400m from the SPA.

4.14 The table above shows that, with regard to the 400m buffer zone around the Wealden Heaths Phase 2 SPA, two dwellings (Gypsy and Traveller units) were granted permission in the reporting year, adding up to four dwellings in total since 1 April 2014. Four dwellings have been delivered in this zone over the past year. Of these completions, two were on a

site granted planning permission before 1 April 2014, and two on the site granted planning permission in the reporting year.

- 4.15 Under the emerging South Downs Local Plan, development proposals for a net increase in dwellings within 5km of the Wealden Heaths Phase II SPA will be required to carry out a project-specific Habitat Regulations Assessment, including the submission of a screening opinion to Natural England, allowing for the assessment of likely significant effects on the SPA and any requirements for mitigation.

Indicator SDLP5: Percentage of applications for new homes approved in Flood Zones 2 and 3

Target:

- 4.16 There is no specific target for this indicator. However, developments should not be permitted if there are reasonably available alternative sites appropriate for the proposed development in areas with a lower probability 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:

- 4.17 Of the 166 planning applications for the development of new dwellings approved in 2015/16, three (1.8%) were centred in Flood Zone 2. These applications included 81 net additional dwellings; the largest also included a substantial area in Flood Zone 3. A further two permissions for new dwellings (1.2%) were approved centred in Flood Zone 3, including one net additional dwelling between them.

Commentary:

- 4.18 The main residential application with flood risk implications granted permission in the reporting year was at South Downs Road in Lewes. Most of this site is in Flood Zone 2, with a portion along the northern edge in Zone 3, although there are flood defences protecting the area. The site is also subject to contamination issues. It received permission for 79 dwellings and office space. A site specific flood risk assessment was carried out and the EA requested compliance with this and with the Design and Access Statement be conditioned, in particular specifying the minimum height of floor levels above Ordnance Datum and limiting storm run-off from the site to pre-development levels. This condition was included in the grant of planning permission.
- 4.19 In addition, during the reporting year, the SDNPA Planning Committee recommended that a major mixed use development application at North Street in Lewes, including 416 residential units, be approved subject to a Section 106 agreement. The majority of this site is in Flood Zone 3 with the remainder in Flood Zone 2. The application was finally approved after the end of the reporting year so this development will be reported on next year.

- 4.20 In Flood Zone 2, one other application was granted in central Lewes for conversion of space above a shop into a single flat; flood risk was not raised in consideration of the application. Permission was granted for a residential annexe in Singleton; here the permission included a condition requiring sectional drawings and an emergency flood plan as stipulated by the Environment Agency.
- 4.21 In Flood Zone 3, other planning applications achieved two positive outcomes in terms of a reduction in the actual or permitted number of dwellings within this zone. Firstly, an outstanding planning permission for a redevelopment with six flats (including ground floor flats) in Liss was replaced by a lawful development certificate for retention of the existing shop on site, with conversion of the space above to two flats. The nature of the lawful development certificate process meant it was not possible to take into account recommendations made by the Environment Agency on safe access. However, the net reduction in dwellings replacement of the previous permission with this one can be seen as an improvement in flood risk terms. Secondly, permission was granted for one change of use away from a residential annexe to a holiday let property, anticipated to be let primarily in summer.

Indicator SDLP6: Number of Air Quality Management Areas within the National Park

Target:

- 4.22 There is no specific target for this indicator. However, a good result would be to limit and ultimately reduce the number of Air Quality Management Areas within the National Park.

Output:

- 4.23 There is one Air Quality Management Area within the National Park and it is located in the town of Lewes.

Commentary:

- 4.24 The [Air Quality Progress Report](#) on the Lewes AQMA, published in May 2014 by Lewes District Council found that good progress has been made with delivering the measures outlined in the Lewes Air Quality Action Plan and momentum has been maintained.

Indicator SDLP7 (PMP3): Percentage of the National Park considered to have a dark night sky

Target:

- 4.25 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 area of the National Park with 'bronze' level or above dark skies, and increase the proportion with 'silver' level.

Output:

- 4.26 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 4.5 below.

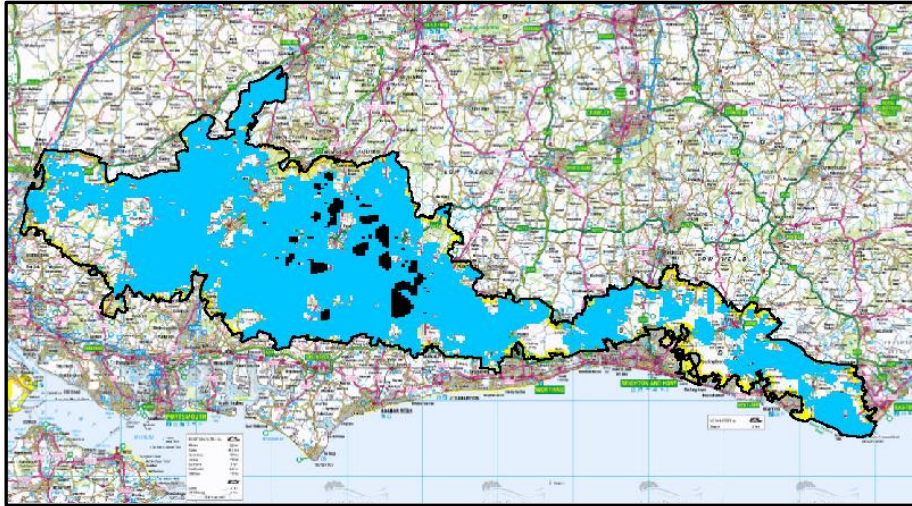


Figure 4.5 Areas of the National Park considered to have a dark night sky.

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

Commentary:

4.27 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, peripeheral 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 SDLP8: Percentage of listed buildings ‘at risk’

Target:

4.28 The target is to reduce the percentage of listed buildings at risk of being lost as a result of neglect, decay or inappropriate development.

Output:

4.29 Out of 5181 listed buildings in the National Park, 84 were rated as being at risk at the start of 2015-16, and 83 at its close. The number of listed buildings at risk has therefore reduced by 1.19%, to leave 1.6% of the National Park’s listed buildings in the at risk category.

Commentary:

4.30 The percentage of listed buildings at risk 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.

- 4.31 One building was removed from the Buildings at Risk Register in 2015-16: the former Culverwells offices at Davey's Lane, Lewes. This early 19th century commercial building was formerly vacant and neglected but was refurbished through conversion to a mixture of offices and flats (including an element of new build).

5. People Connected with Places

Indicator SDLP9: Gross increase in non-motorised multi-user routes (km)

Target:

- 5.1 There is no specific target for this indicator. A positive outcome would be to see an increase in these routes, in a way that protects the landscape of the National Park.

Output:

- 5.2 29.3km of new or improved non-motorised multi user routes were delivered in the reporting year.

Commentary:

- 5.3 On the outskirts of Brighton, the Drove Road, which is a byway open to all traffic (BOAT) was resurfaced to provide a better access for walkers, cyclists and equestrians. This scheme was led by Brighton & Hove CC and links with the Woodingdean to Falmer path providing 1.5km of safe, off road access to the National Park as part of the DfT funded Cycle Ambition project.

Projects led by the SDNPA:

- 5.4 The Centurion Way 2.5km path extension/realignment scheme was completed and formally opened in December 2015.
- 5.5 The Egrets Way multi-user path was extended south towards Piddinghoe and improvements were made at the Lewes end of the route. A total of 2.2km of new or upgraded path was delivered. Further sections of this path which will eventually link Lewes and Newhaven are subject to funding being secured.

Projects led by Hampshire County Council:

- 5.6 An upgrade to the 16km Meon Valley Trail multi-user path was completed in the summer of 2015. Work on a cycle path from Petersfield to Queen Elizabeth Country Park was suspended for a time due to unforeseen ground conditions. Work has since resumed and is due for completion in December 2016.

Projects led by West Sussex County Council

- 5.7 A new section (1.2km) of the Downs Link multi-user path safely crossing the A283 at Bramber via an underpass, and providing a link to the South Downs Way National Trail, was completed in summer 2015.
- 5.8 A cycle path from Barnham railway station into the South Downs National Park, involving a new 5.5km route from Barnham to Fontwell, was completed, with the rest of the 11km route across the Downs to Bignor being signed on the rights of way network.



Horse riding at Queen Elizabeth Country Park

- 5.9 A new off road path (0.4km) linking Arundel Station with the town was completed and opened during the reporting period. Complementing the path, a new *Discover the South Downs* wayfinding totem, using the Shared Identity was installed at the station and provides town and wider countryside mapping.

Indicator SDLPI0 (PMP16): Proportion of visits by public transport

Target:

- 5.10 The target is to increase the proportion of visits to the National Park that are made by public transport.

Outcome:

- 5.11 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:

- 5.12 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 SDLPI1 (PMP31): Average length of visitor stay and spend per visitor per day

Target:

- 5.13 The target is to increase the length of visitor stays in the National Park and, in particular, to increase the spend per visitor per day.

Outcome:

- 5.14 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:

- 5.15 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.
- 5.16 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 SDLP12: Planning permissions granted for visitor accommodation facilities 2015-16

Target:

5.17 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 accommodation	Number of permissions granted	Number of units permitted-gross	Number of units permitted-net
Campsite	4	50	50
Self-catering accommodation	28	50	47
Hotel/B&B etc	11	66	39

Figure 5.1: Planning permissions granted for visitor accommodation, by type

Commentary:

5.18 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. 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, or to beds in dormitory rooms as appropriate. Six of the permissions granted were ancillary to public houses.

Indicator SDLP13: Planning permissions granted for community, culture, leisure and recreation facilities 2015-16

Target:

5.19 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:

5.20 In the reporting year, permission was granted for five new, replacement or extended community halls; eight developments of new, replacement or extended community sports facilities; and 30 other culture, leisure or recreation related developments. No planning permissions were granted in the reporting year for the loss of any of the above types of facility through change of use.

Type of development	Number of permissions granted in the reporting year
New, replacement or extended community halls	5
New, replacement or extended community sports facilities	8
Other culture, leisure or recreation related developments	30

Figure 5.2: Planning permissions granted for community/culture/leisure/recreation facilities, by type

Commentary:

5.21 Among culture, leisure or recreation related developments granted planning permission, a significant proportion were at existing established attractions, including five new developments at Marwell Zoo, three at the Weald and Downland Open Air Museum, and three at National Trust properties. Six permissions were for developments at existing golf facilities. 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.

6. Towards a Sustainable Future

Housing

Introduction

- 6.1 The South Downs Local Plan draft Housing Trajectory 2016 forms figure 6.1 of this report (the detailed figures are set out in Appendix 2). It is based on the draft housing requirement set in policy SD23 of the South Downs Local Plan: Preferred Options. The Local Plan is landscape led and its housing requirement 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 environmental constraints to establish how much of that need can be met without harm to this nationally designated landscape. This requirement is likely to change as the Local Plan progresses to submission and then adoption. The housing trajectory set out in future AMRs will report on the emerging requirement. 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 bar (2014-16)
 - Total projected completions bars: made up of sites with planning permission, South Downs Local Plan/ Neighbourhood Plan allocations, and a windfall allowance
 - 'Plan' line: annualises the housing requirement
 - 'Monitor' line: the number of dwellings above or below the cumulative housing requirement at a given time
 - 'Manage' line: shows the annual number of completions needed to meet the National Park's housing requirement taking into account shortfalls and surpluses in delivery in previous years.
- 6.2 Targets and outputs for indicators SDLPI0 to SDLPI4 are extrapolated from the Trajectory.

Indicator SDLPI4: Plan period and housing target for Local Plan

- 6.3 The South Downs Local Plan: Preferred Options sets a draft housing requirement for the National Park of about 4,596 net additional dwellings over the plan period 2014 and 2032. The annualised requirement is therefore approximately 255 dwellings per annum (d.p.a.).

Indicator SDLPI5: Number of dwellings completed (net)

Target:

- 6.4 The draft requirement for approximately 4,596 net additional dwellings between 2014 and 2032 is set out in policy SD23 of the South Downs Local Plan: Preferred Options and equates to an annualised requirement of approximately 255 net additional d.p.a.

Output:

- 6.5 262 net new homes were completed during the reporting year in the South Downs National Park. This comprised 291 gross dwelling completions and 29 losses of dwellings.

Commentary:

- 6.6 The output for 2015-16 was above the annualised requirement from the draft Local Plan by 7 net dwellings and 13 net dwellings above last year's figure. The gross number of completions was slightly less than last year, but fewer losses meant that the net figure increased. This is the most dwellings delivered in the National Park area in any year since 2008/09.
- 6.7 The largest number of completions came forward at Land South East of the Causeway in Petersfield, with 60 dwellings, and the St Margaret's Convent site in Midhurst, with 44

dwellings. The first completions were also recorded at the very large King Edward VII Hospital site.

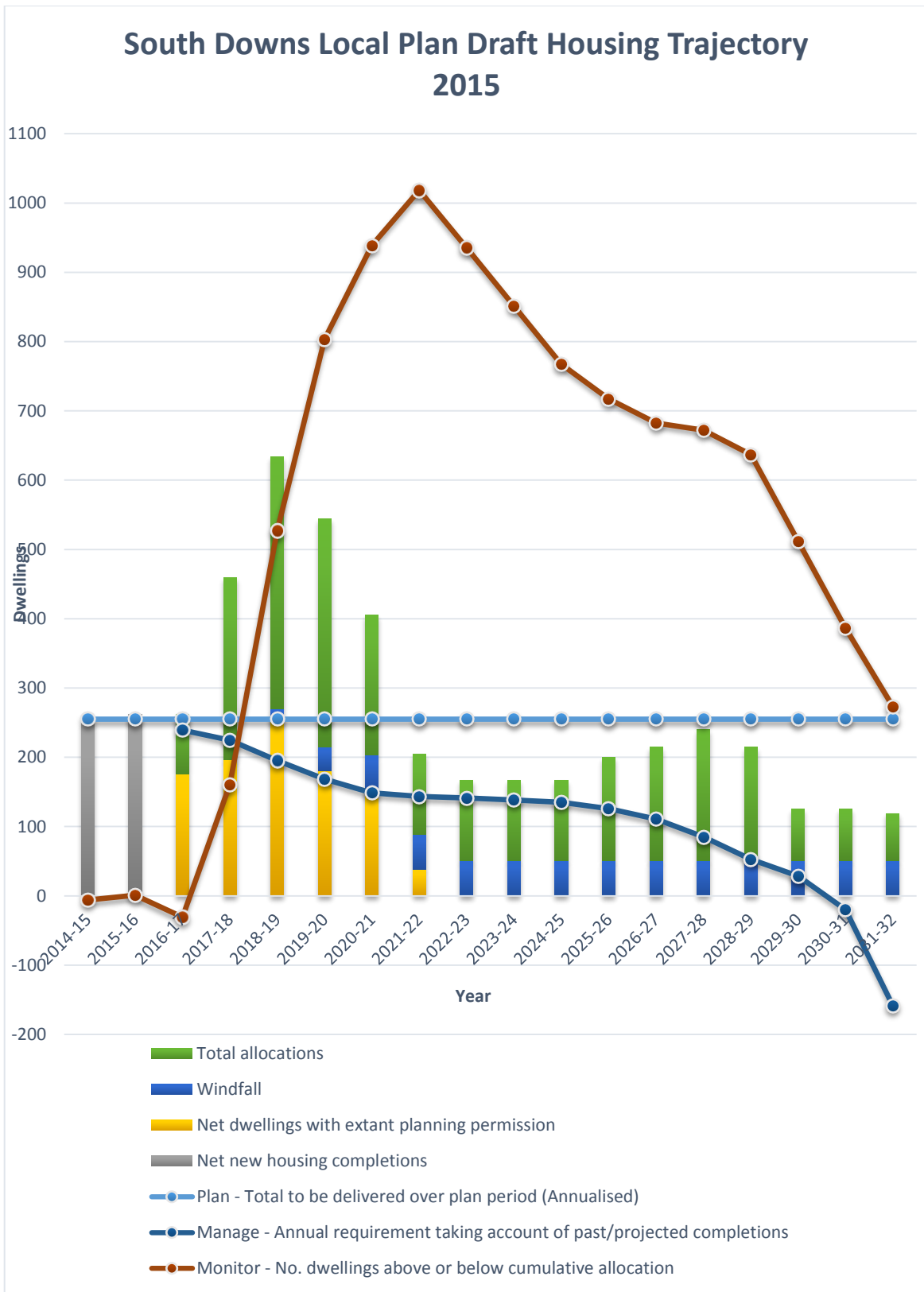


Figure 6.1: SDLP Draft Housing Trajectory

Indicator SDLP16: Dwellings with extant planning permission (net)

Target:

- 6.8 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:

- 6.9 There is extant planning permission for 1,198 net dwellings within the National Park as of 01 April 2016- an increase of 45 net dwellings on the equivalent figure one year before. This is made up of 1,380 gross additional dwellings and 182 losses of dwellings.

Commentary:

- 6.10 Over a third of the net dwellings with extant planning permission are at the King Edward VII development near Easebourne, with 402 net dwellings expected. Most of the new homes are expected to be delivered in the first five year period with 34 in the second five year period. Other large sites with planning permission include the sites at South Downs Road, Lewes, and South of Larcombe Road, Petersfield, each with 79 dwellings.

Indicator SDLP17: 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

Target:

- 6.11 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. This is 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 2016 – 2021 (years 3-7 of the Plan period).
- 6.12 The housing requirement that will be used is that in the South Downs Local Plan: Preferred Options (see SDLP 10 above). In order to provide a 5% buffer within years 3-7 of the plan period 5% of the total number of dwellings to be delivered within years 3-7 must be added to each of these years.
- 6.13 The Housing Trajectory must also take into account any undersupply within the plan period. As described in SDLP 11, 262 dwellings (net) were delivered in the reporting year 2015-16, seven dwellings above the annualised requirement, which cancels out the slight undersupply of six dwellings in 2014-15 (the first year of the plan period). There is therefore no undersupply to take into account.

Output:

	2016-17	2017-18	2018-19	2019-20	2020-21	Total over five years
Planning permissions (discount applied)	176	196	253	181	152	958
SDLP Allocations total	25	129	229	189	169	741
Windfall Total	0	0	17	34	51	102
Neighbourhood Development Plans (post examination or made)	134	135	140	33	33	475
Total supply	335	460	639	437	405	2276
SDLP Requirement	255	255	255	255	255	1275
5% buffer	13	13	13	13	13	65
Total requirement and buffer	268	268	268	268	268	1340
Surplus	67	192	371	169	137	936

Figure 6.2: Five year housing land supply against SDLP requirements

Commentary:

- 6.14 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.
- 6.15 The majority of this supply is made up of extant planning permissions, which are due to deliver close to the required number of houses for the next three years. For most sites, we have assumed that both 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 of delivery for some of the larger sites, notably the North Street Quarter strategic site, and the Old Malling Farm strategic housing allocation, therefore the phasing for these sites relates to specific years.
- 6.16 For five year supply purposes, 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. 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 made Neighbourhood Development Plans have been removed from the planning permissions figure, to avoid double counting.
- 6.17 The second largest source of expected supply in the next five years is composed of sites allocated in Neighbourhood Development Plans, notably the Petersfield Plan, which was 'made' during the reporting year. 455 dwellings are expected to come forward in the next five years from sites allocated in the Petersfield Neighbourhood Plan, notably including Land South of Larcombe Road, which received permission in the reporting year; Causeway Farm, which received permission in September 2016; and Penns Field, where a planning application is currently pending consideration. Twenty dwellings on the sites allocated in the Fernhurst Neighbourhood Plan are also expected in the next five years. The conversion of the Arundel Castle Stables to housing, allocated in the made Arundel neighbourhood development plan, does not specify a number of dwellings for the site and is therefore not included here. The

Clapham Neighbourhood Plan allocates the Travis Perkins builders merchants' site for 30 dwellings; this is not expected to take place until the last five years of the plan period.

- 6.18 Allocations identified in the South Downs Local Plan: Preferred Options account for the third largest proportion of the five year supply. Some of these are sites whose deliverability in the first five years has been assessed through the SHLAA and the numbers for these sites have been distributed evenly across the relevant five year period. The most notable among the allocations is North Street Quarter in Lewes, which received permission in May 2016.
- 6.19 An allowance for windfall sites (with less than five net dwellings, and excluding residential garden sites) has been made towards the end of the five year period. This is calculated on the basis of the trend for delivery on such sites over the last ten years (April 2006 to March 2016). As there is greater certainty of what planning permissions will be implemented and the deliverability of allocated sites at the beginning of the plan period, there has been no allowance for windfall in years 1 and 2, the allowance for windfall has been heavily reduced (with a 75% discount applied) in year 3 and a 50% discount in year 4. Further in the future where there can be less certainty of what sites will be delivered when, a greater level of windfall has been applied (with a 25% discount applied to the past trend data).

Indicator SDLP18: Net additional dwellings expected to come forward between 01 April 2021 and 31 March 2032 on developable sites and broad locations.

Target:

- 6.20 Paragraph 47 of the National Planning Policy Framework (NPPF) requires local planning authorities to identify and update annually 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. The housing requirement that will be used is that in the South Downs Local Plan: Preferred Options which would give targets of 1,250 for the period 2021-2026 and 1,250 for the period 2026-2031, or 3,500 in total. As a 5% buffer has been applied for the current five-year period (years 3-7 of the Plan period), an equivalent reduction in the requirement has been applied from year 8 onwards of the Plan period. The draft requirement is based on the capacity for housing development to be carried out without harming the nationally protected landscape of the South Downs National Park.

Output:

	2021-22	2022-23	2023-24	2024-25	2025-26	Total years 6-10	2026-27	2027-28	2028-29	2029-30	2030-31	Total years 11-15	2031-32
Planning Permissions	38	0	0	0	0	38	0	0	0	0	0	0	0
SDLP Allocations	16	16	16	16	16	80	6	6	6	6	6	30	0
Windfall	51	51	51	51	51	255	51	51	51	51	51	255	51
NDP allocation	33	32	32	66	90	253	115	90	0	0	0	205	0
SDLP /NDP allocations: sites as yet unidentified	67	67	67	67	67	335	68	68	68	68	68	340	68
Total supply	205	166	166	200	224	961	240	215	125	125	125	830	119
Total requirement	250	250	250	250	250	1250	250	250	250	250	250	1250	249
Surplus	-45	-84	-84	-50	-26	-289	-10	-35	-125	-125	-125	-420	-130

Figure 6.3: Housing delivery 2021-2032 against SDLP requirements

Commentary:

6.21 Over the next fifteen years there is expected to be a 5.9% surplus overall. For the whole Local Plan period, including the years 2014-15, 2015-16 and 2031-32, there is a surplus of 2.1% (or 97 dwellings). See Figure 6.1 for an illustration of the housing trajectory over the whole plan period. However, with the majority of this housing coming forward over the next five years, there is a forecast undersupply of housing against the annualised yearly targets in the second five year period of 23.1% and 33.6% within the third five year period.

6.22 The sources of supply in the second and third five year periods are similar to those in the first five year period:

- Dwellings expected from sites with current planning permission are limited to the 38 final dwellings expected on the King Edward VII Hospital site near Easebourne.
- Housing requirements as identified within the South Downs Local Plan: Preferred Options. This includes sites which have been allocated within the Plan as well as broad areas (i.e. settlements) where the SDNPA and neighbourhood planning groups have yet to identify specific sites. The numbers for these 'SDLP allocations: sites as yet unidentified' have been distributed across years 7 to 17 of the plan period (i.e. beyond the next five years). The

identification of specific deliverable or developable sites will be subject to further work over the coming months, by neighbourhood planning groups in areas where neighbourhood plans are being prepared and by the SDNPA in other areas. There is thought to be a strong likelihood that some neighbourhood planning groups may choose to allocate sites with extant planning permission, which is legitimate provided those dwellings did not have permission at the time our housing requirement was established two years ago. To account for this likelihood and avoid the risk of double counting, our expectation of additional dwellings from neighbourhood plans has been reduced by a conservative estimate of 100 dwellings.

- A windfall allowance is made (see paragraph 6.18 for further detail).
- Some sites allocated in the Petersfield and Clapham Neighbourhood Development Plans are expected to come forward in this period.

Indicator SDLP19: Number of dwellings completed in areas with housing requirements set by adopted Joint Core Strategies (net)

Target:

- 6.23 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 four adopted Joint Core Strategies (JCS) (Worthing, Winchester, East Hampshire and Wealden) as of 1st April 2016. In addition, the Lewes Joint Core Strategy was adopted after the end of the reporting year, and will therefore be reported against next year. However it should be noted that on the adoption of the SDLP the AMR will only monitor the park-wide housing requirement set in the Local Plan, which will supercede all housing requirements set in either extant saved Local Plan polices and JCSs.
- 6.24 As part of the East Hampshire JCS (adopted 2014), the SDNPA is committed to delivering approximately 17% or 1,694 dwellings of the district wide plan requirement (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 Neighbourhood Plans over the plan period (approximately 56 dwellings per annum): specifically, 700 in Petersfield (approximately 41 per annum), 150 in Liss (approximately 9 per annum) and 100 in other villages in the National Park (approximately 6 per annum).
- 6.25 The Wealden JCS (adopted 2013) identifies a requirement for 10 dwellings in East Dean.
- 6.26 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.

Output:

Area with housing target	Annualised target (approx)	Net completions in 2015/16	Shortfall/surplus 2015-16
East Hampshire total (in NP)	100	109	+9
Petersfield	41	79	+38
Liss	9	16	+7
Other East Hampshire (in NP)	6	14	+8
Wealden district total (in NP)	No target	-2	n/a
East Dean (Wealden)	Less than one d.p.a (10 required over the whole plan period).	-1	n/a

Figure 6.4: Net dwelling completions in areas with adopted housing targets

Commentary:

- 6.27 The total net number of dwellings delivered in the East Hampshire part of the National Park was 109% of the average annual requirement. When looking at the requirements for the different settlements, the balance of dwelling completions between them approximately reflected that proposed in the East Hampshire JCS, with each 'zone' (i.e. Petersfield, Liss and the remaining area) delivering around twice its annualised target.
- 6.28 The trajectory (figure 6.1) shows that the past undersupply since the beginning of the East Hampshire JCS period will be addressed over the plan period: see indicator SDLPI8 below.
- 6.29 In Wealden District, there was a net loss of dwellings due to several replacement dwelling projects having started but not completed. This situation is expected to reverse next year when those projects are completed. In addition, planning permission was granted in the reporting year for a development that will meet the whole housing requirement of East Dean.

Indicator SDLP20: 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.

Target:

- 6.30 The targets per annum for these specific areas of the National Park are identified in Indicator SDLPI3 above. The targets for the next five years are shown in Figure 6.5 below. The figures in the table below are derived by multiplying the annualised requirements by five and adding the 5% buffer required by the National Planning Policy Framework. In the case of East Hampshire, there has been a shortfall of 167 new dwellings completed between April 2011 and March 2015, when compared to the annualised requirement of 100 dwellings per year. This undersupply has been divided equally across the remaining years of the plan period which results in 13 dwellings per annum up until 2028 to ensure that shortfall is met. This approach to undersupply is known as the 'Liverpool' approach and has been supported by several appeal decisions in the National Park.

Output:

Area with housing target	Housing requirement 1 st Apr 2016 – 31 st Mar 2021*	Planning Permissions (discounted)	SDLP / NDP allocations	Windfall allowance	Supply	Surplus / shortfall
East Hampshire total (in SDNP)	581	145	489	36	670	89
Petersfield	177	40	455	11	506	329
Liss	47	38	0	9	47	0
Other East Hampshire (in SDNP)	32	67	34	17	118	86
East Dean (Wealden)	6	12	0	2	14	8

*Five year supply requirement + 5% + compensation for previous undersupply

Figure 6.5: Five year housing land supply in areas with adopted housing targets

Commentary:

6.31 There is a five year housing land supply against currently adopted targets as of 01 April 2015 in all areas where housing numbers are specified.

6.32 The sources of sites are the same as for indicator SDLP14 above. Planning permissions 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 allocations identified as coming forward in the first five years include the sites in the Petersfield Neighbourhood Plan scheduled for that period (as indicated in the table above), and SDLP housing allocations in the 'other East Hampshire in the National Park' area at Binsted, Buriton and Sheet. 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 SDLP21: 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.

Target:

6.33 Following on from Indicator SDLP 18, this indicator assesses supply against requirements for the next 5 years up to the end of 2025/26, the tenth year from the base date of this AMR. This end date has been chosen since it complies with NPPF paragraph 42(3), covering years 6-10 from the present, and is the last five year period wholly covered by the relevant Joint Core Strategies. The targets per annum for these specific areas of the National Park are identified under Indicator SDLP15 above.

Outcome:

Area with housing target	Requirement 2021-2026	Housing requirement 1 st Apr 2016 – 31 st Mar 2021 *Requirement including compensation for previous undersupply and allowance for	SDLP/ NDP allocations	Wind-fall	SDLP allocations: sites as yet unidentified	Supply (2021-2026)	Surplus/ shortfall
East Hampshire total (in NP)	500	549	178	178	88	444	-105
Petersfield	205	192	178 (NDP)	53	0	231	39
Liss	45	44	0	45	68	113	69
Other East Hampshire (in NP)	30	46	0	80	20	100	54
East Dean (Wealden)	4	4	0	4	0	4	0

Figure 6.6: Housing delivery 2021-2026 in areas with adopted housing targets

Commentary:

6.34 The number of dwellings expected to come forward in this period exceeds the requirements in all but one of the areas where housing numbers are specified. The exception is the figure for the whole of the East Hampshire part of the National Park, where there is a shortfall of 19% over the five years from 2021-2026. When taken together with the large surplus against the requirement in the first five years this significantly reduces to a shortfall of only 1.4% (16 dwellings) in the East Hampshire part of the SDNP over the ten year period from 2016 - 2026. This shortfall is lower than the equivalent figure last year of 3%

6.35 The sources of sites are the same as for indicator SDLPI4 above.

- Planning permissions have the same discounts applied to them of 10% for large sites and 20% for small sites. The allocations identified as coming forward in the period comprise the sites in the Petersfield Neighbourhood Plan scheduled for that period (as above).
- The windfall allowance is derived by applying the same formula used for the whole National Park windfall figure, described under Indicator SDLPI4
- A high proportion of delivery in this period is expected to be in settlements where the Local Plan Preferred Options identify a requirement but the sites necessary to deliver that requirement have not yet been found. This is notably the case in Liss, where sites will be identified through a Neighbourhood Development Plan which is currently being drafted. The SDNPA is working to identify suitable sites for the remaining requirement. This currently unidentified requirement figure has been divided equally across years 7-18 of the South Downs Local Plan.

Indicator SDLP22: Number of affordable dwellings completed (net)

Target:

6.36 Policy SD23 of the South Downs Local Plan: Preferred Options contains a numerical target of 1,840 affordable homes over the plan period, averaging out at approximately 102 per annum, which is approximately 40% of the total net dwelling requirement for the plan period. Strategic Policy SD24: Affordable Housing Provision states that a target of 40% of dwellings on sites of 6 dwellings or more will be provided as affordable homes. The East Hampshire, Winchester and forthcoming Lewes JCSs require 40% of dwellings on each individual new development to be affordable homes. The East Hampshire and recently adopted Lewes JCSs also set an overarching target of 40% of all new dwellings in the district to be provided as affordable housing.

Output:

Net affordable dwellings completed 2015/16	Annualised completions
35	102

Commentary:

6.37 A very small number of affordable completions took place in the National Park in the reporting year, all in Petersfield; the majority of them as part of the market-led development at Land South East of the Causeway, with eight more on small sites in the town owned by housing associations. Although the proportion of affordable housing delivered in the reporting year is low, many of the developments that took place were granted permission before the adoption of JCSs for the relevant district. Developments which receive permission after the adoption of JCSs and subsequently of the South Downs Local Plan will be expected to deliver a higher proportion of affordable housing, and to reduce the site size threshold for requiring affordable housing.

6.38 Among dwellings with extant planning permission, 75 or just over 6% of them are for affordable housing (up from 5% of extant permissions last year). The largest number of these are on Land South of Larcombe Road in Petersfield, but they also include affordable housing on market led sites in Petworth, Midhurst, East Dean and Bucks Horn Oak and an exception site in Coldwaltham. In part, the lowness of this figure is caused by the fact that permission for many sites was granted on the basis of old planning policies that pre-date the higher requirements for affordable housing in the Joint Core Strategies and the emerging South Downs Local Plan. Another factor is 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.

6.39 Although the figures for delivery of affordable housing on site are below the target, some commuted sums for the delivery of affordable housing off-site has also been required of the developers of new market housing through Section 106 agreements. £417,286 has been gathered to date and a further £1,252,247 secured by Section 106 agreement for payment in future pending commencement of development. The National Park Authority is actively seeking ways to use that money to increase the supply of affordable housing within the South Downs National Park.

Indicator SDLP23: Number and percentage of housing completions on previously developed land (net)

Target:

6.40 The South Downs Local Plan: Preferred Options Strategic Policy SD22: Development Strategy states that the efficient and effective re-use of previously developed land will be encouraged. The target is therefore to maximise the percentage of housing completions that take place on previously developed land.

Output:

6.41 139 net dwelling completions in the reporting year took place on previously developed land, which accounts for 53% of the total net completions.

Commentary:

6.42 The majority of housing completions in the reporting year took place on previously developed land, which is to be welcomed. However, the figure is significantly lower than in the previous year, partially as a result of significant number of completions occurring at the greenfield site Land South East of the Causeway in Petersfield. It is expected that due to the lack of larger previously developed sites, it is expected that greenfield development on allocated sites will in future make up a higher proportion of overall housing land supply.

Indicator SDLP24: Completions and commitments occurring through permitted development rights for change of use from employment to residential

Target:

6.43 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:

6.44 8 dwelling completions took place in the reporting year on this type of site, across two sites. There are 29 committed dwellings on this type of site, as of April 2016, across eight sites.

Commentary:

6.45 The great majority of sites where this permitted development right has been used are in the market towns of Lewes and Midhurst, mainly for developments of less than five dwellings. The exceptions are ten dwellings at 8 North Street, Lewes, and seven at Peachey House, Midhurst.. With regard to the commitments, no discount has been applied; two of the projects are alternative ones for the same building, so for practical purposes the figure should be reduced to 24 or 25. The former Syngenta site near Fernhurst has prior approval for change of use of the existing building to 213 dwellings, but this is not treated as a commitment in this report; rather the site is expected to come forward for redevelopment in accordance with the Fernhurst Neighbourhood Plan.

6.46 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.

Indicator SDLP25: Self Build and Custom Build Housing Register

6.47 The National Park Authority opened a Self Build and Custom Build Housing Register on 1 April 2016 and has received a number of applications since that date. Since this came into being after the end of the reporting year, this year's AMR does not report on the Register;

next year's AMR will be the first to do so. For more information on the Self Build and Custom Build Register, please see the National Park Authority's website.

Indicator SDLP26: Net additional permanent Gypsy or Traveller pitches and Travelling Showpeople plots with extant planning permission

Target:

- 6.48 A need has been identified for an additional 35 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
 - 6 in Coastal West Sussex
 - 1 in Mid Sussex
 - 13 in Brighton and Hove
 - 7 in Hampshire
- 6.49 In addition, a need has been identified for one additional Travelling Showperson's plot 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.

Output:

- 6.50 In the period 2015 – 2016 the following permissions were granted, for ten Gypsy and Traveller units in all:
- Gypsies and Travellers:
- Fern Farm, Longmoor Road, Greatham, Liss, GU33 6AW - SDNP/15/05237/FUL , Temporary permission 2 mobile homes, 2 touring caravans granted March 2016 for 3 years.
 - The Pump House, Kingston Ridge, Kingston, BN7 3JX - SDNP/15/03511/CND, Temporary permission for 1 mobile, December 2015
 - Market Gardens Caravan, Clappers Lane, Fulking - SDNP/15/04159/FUL , permanent permission for 1 pitch, Nov 2015
 - Land to the east of Market Gardens, Clappers Lane, Fulking - SDNP/14/03055/FUL, permanent permission for 2 pitches, February 2016
 - Copperfields, Peststead Lane, Soberton - SDNP/14/06443/CND, temporary permission for 3 units granted July 2015.
 - Rupert's Roost, Peststead Lane, Soberton – 10/00367/FUL, temporary permission for 1 unit granted June 2015
- In addition permission was granted for one Travelling Showperson plot:
- Travelling Showpeople
- Fairhaven, Water Lane, Angmering, BN16 4ER – SDNP/14/06164/FUL Permitted Feb 2016 for Travelling Showpeople plot.

Commentary:

- 6.51 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'. The SDNPA is currently reviewing the implications of these changes on the published need figures.
- 6.52 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.

- 6.53 It should be noted that in September 2013 permission was granted for 8 pitches at Crossbush within the Coastal West Sussex part of the National Park. These were completed in the reporting year and count towards meeting the identified need for pitches within this part of the National Park.

Indicator SDLP27: Net additional transit pitches with extant planning permission

Target:

- 6.54 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:

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

Commentary:

- 6.56 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 SDLP28: Total net and gross new employment floorspace completed

Target:

- 6.57 Draft Policy SD28 of the Local Plan: Preferred Options sets the requirement for approximately 2 to 3 hectares of new employment land for offices and approximately 5 hectares for industrial/small scale warehousing to be developed over the plan period 2014-2032.

Output:

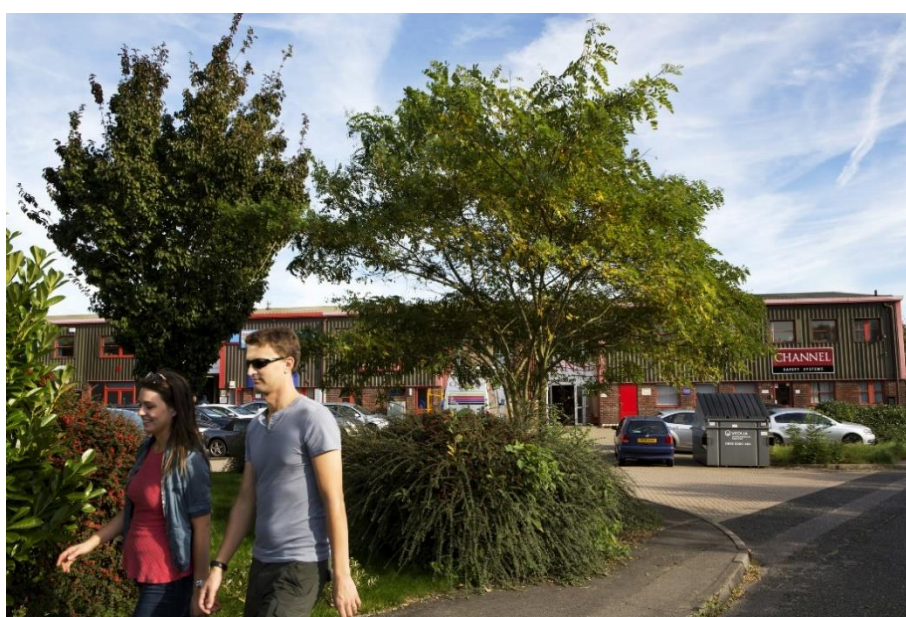
- 6.58 2015-16 saw the completion of **6,857m²** of gross new employment floorspace, or **3,641 m²** of net floorspace once losses of floorspace are taken into account. These figures only comprise those developments of 200m² or more gross floorspace.

Commentary:

- 6.59 The two largest sites completed for employment use in the reporting year were both in Lewes. At Davey's Lane, 2,460m² of land were converted to B8 open storage use. This site previously had an unimplemented permission for a large B1/B8 building. On the Cliffe Industrial Estate, a 918m² site previously used for waste recycling (a sui generis use) changed to a mixture of commercial B class uses. Other than these, the bulk of completions in the reporting year occurred in former agricultural buildings converted to business use. The largest such sites were conversions to B1(c) use at Beeding Court Farm, Upper Beeding (876m²) and a mixture of B1 uses at Manor Farm, Cocking (774m²). The first completion also occurred on the large permitted employment site at Buckmore Farm, Petersfield.

Use class	Gains completed (m2)	Loss completed (m2)	Net completed (m2)
B mixed	2148	321	1827
B1 Mixed	1913	376	1537
B1a Offices	0	300	-300
B1b	783	0	783
B1c Light Industry	876	375	501
B2 General Industry	533	206	327
B8 Storage & Distribution	3140	0	3140
Total	9393	1578	7815

Figure 6.7: Completions on employment sites 2015/16 by use class



Petersfield Business Park, Bedford Road, Petersfield

Indicator SDLP29: Total net and gross new employment floorspace extant permissions

Target:

6.60 Policy SD28 of the Local Plan: Preferred Options sets the requirement for approximately 2 to 3 hectares of new employment land for offices and approximately 5 hectares for industrial/small scale warehousing to be developed over the plan period 2014-2032.

Output:

6.61 Extant planning permission now exists for **45,724m²** of gross new employment floorspace or **30,935m²** net once permitted losses of floorspace are taken into account. These figures only comprise those developments of 200m² or more gross floorspace.

Commentary:

6.62 The figures are significantly higher than last year's numbers of 42,311m² gross and 26,006 m² net permitted floorspace. The largest extant planning permissions are the same as last year, namely the redevelopment of the Pilot Clothing site in Chilcomb, Winchester, with 8,270m² (gross) of B1 space; seven mixed employment use units amounting to 7,040m², under

construction, at land east of Malling Industrial Estate in Lewes, for 6,000m² of B1 space, under construction, at Buckmore Farm in Petersfield. These three sites are already noted as important components of the employment land supply through the Employment Land Review. The great majority of employment floorspace with extant planning permission is on sites with mixed employment uses or mixed B1 uses. 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	11,649	1,695	9,954
B1 Mixed	20,175	7,872	12,303
B1a Offices	1,249	1,724	-475
B1c Light Industry	10,079	2,330	7,749
B2 General Industry	375	0	375
B8 Storage & Distribution	2,197	1,168	1,029
Total	45,724	18,723	30,935

Figure 6.8: Outstanding permissions on employment sites as of 01.04.16 by use class

Indicator SDLP30: Total net and gross new retail floorspace completed

Target:

6.63 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:

6.64 A total of **783m²** of retail floorspace was lost in the reporting year. There was no gain of retail floorspace.

Commentary:

6.65 The indicator only measures activity on sites of more than 200m² floorspace. The only activity in the reporting year was the conversion of 783m² of retail floorspace (formerly 'Pets Corner') on Railway Lane, Lewes, to a high tech design studio.

Indicator SDLP31: Total net and gross new retail floorspace extant permissions

Target:

6.66 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:

6.67 Extant planning permission exists for **1057m²** gross new retail floorspace. Taking into account losses in floorspace, the net figure is 691m²

Commentary:

6.68 The indicator only measures activity on sites of more than 200m² floorspace. There is extant planning permission for 691m² of new retail floorspace at Pulborough Garden Centre- granted in the reporting year- and the conversion of 366m² of A1 (Retail) floorspace to a flexible use

between A1 and A2 (Financial and Professional Use). Planning permission for a large (2,662m²) extension to Tesco in Cranford Road, Petersfield expired during the reporting year.

7. Neighbourhood Planning

- 7.1 An important function of this AMR is to monitor progress on Neighbourhood Development Plans (NDPs) in relation to the Local Development Scheme (LDS) of the South Downs Local Plan. It is essential that all of the National Park is planned for and therefore necessary for NDPs to proceed in a timely fashion to avoid there being any policy gaps. The Local Plan: Preferred Options did not allocate any development in any designated Neighbourhood Area other than the three strategic sites and the strategic allocation at Old Malling Farm, Lewes.
- 7.2 The pause in the Local Plan timetable described in chapter 2 of this report allowed several NDPs to progress, for example, Lavant and Liss have both now held pre-submission consultations and will submit their plans shortly to the NPA. There is, however, concern over the progress of the Lewes NDP and a decision was made in October 2016 to 'twin track' the allocation of housing sites in the town. This means that if the pre-submission consultation on Lewes NDP has not been completed by 31st March 2017 then sites will be allocated for housing in the Pre-Submission Local Plan.
- 7.3 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 anticipated to be delivered through NDPs is spread across the last eleven years of the plan period, since the sites have not yet been definitively identified and 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 not currently prejudiced by a lack of progress by NDPs.

Indicator SDLP32: Number of Neighbourhood Areas designated

Target:

- 7.4 The target is to designate all neighbourhood planning areas for which applications are received.

Output:

- 7.5 In total, two Neighbourhood Areas were designated by the SDNPA in 2015-16. These were Bramshott & Liphook and Seaford, both of which are partially within the National Park.

Commentary:

- 7.6 There are currently 49 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. Some communities have decided to pool their resources and prepare cluster NDPs (Ditchling, Westmeston & Streat; Steyning, Wiston, Ashurst & Bramber; Storrington, Sullington & Washington). The SDNPA supports this approach as a number of common issues and opportunities can be addressed in a single NDP.

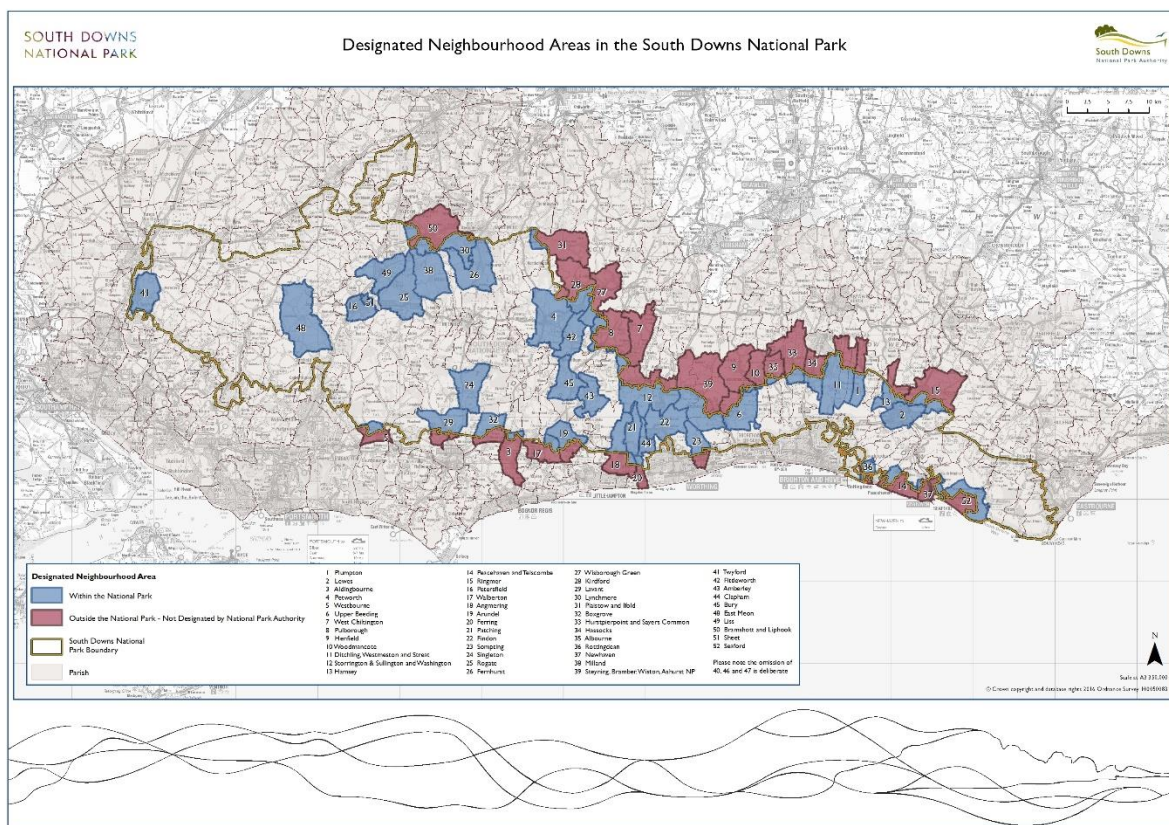


Figure 7.1: Designated Neighbourhood Areas in the SDNP, November 2016

NB. Neighbourhood Areas within the National Park are shown in blue; burgundy represents areas outside the National Park, but within Neighbourhood Areas that straddle the boundary

Indicator SDLP33: Number of Neighbourhood Development Plans made

Target:

7.7 There is no target for this indicator, since the neighbourhood planning process may not be suitable for all parish councils. However, where neighbourhood development plans are coming forward, we aim to help them reach Regulation 14 Pre-Submission stage by March 2016.

Output:

7.8 Two NDPs were made by the SDNPA in 2015-16 monitoring period. These were Petersfield, which is wholly within the National park, and Ringmer, which is partly within the National Park. After the end of the reporting year, a further six plans have been made: Fernhurst in April 2016, Clapham in May 2016, Milland and Wisborough Green in June 2016, Hamsey in July 2016 and Albourne in October 2016. Of these, Fernhurst and Milland are wholly within the National Park, and Albourne, Clapham, Wisborough Green and Hamsey are partially within the National Park.

7.9 It should be noted that Fernhurst NDP allocated the strategic site of Syngenta for mixed use redevelopment including 200 new homes. Therefore this site will not be allocated as a strategic site in the pre-submission version of the South Downs Local Plan.

Commentary:

7.10 During the period from the 1st April 2015- November 2016, substantial progress was made on a number of NDPs within or partly within the National Park. The following NDPs have been made.

Made Plans	Date Made by SDNPA
Albourne	13 October 2016
Angmering	14 March 2015
Arundel	12 June 2014
Clapham	12 May 2016
Fernhurst	14 April 2016
Hamsey	14 July 2016
Henfield	N/A ¹
Ferring	12 March 2015
Hurstpierpoint & Sayers Common	14 March 2015
Kirdford	12 June 2014
Milland	9 June 2016
Petersfield	21 January 2016
Ringmer	21 January 2016
Wisborough Green	9 June 2016

7.11 Findon and Aldingbourne passed examination and referendum. Walberton is due to proceed to referendum shortly.

7.12 Amberley, Hassocks, Pulborough, Walberton and Woodmancote reached Regulation 16 submission consultation stage.

7.13 Bury, East Meon, Lavant, Liss, Patching, Ditchling/Westmeston/Streat, Plumpton, Rogate, Sompting, Storrington, Sullington & Washington, Westbourne, West Chiltington and Woodmancote were published for Regulation 14 pre-submission consultation.

7.14 The Petworth NDP is on track for pre-submission in early 2017.

Indicator SDLP34: Number of other community plans adopted or endorsed by the National Park Authority

Target:

7.15 There is no target for this indicator, but the intention of the NPA is to work with all community groups interested in producing community plans.

¹ The Henfield NDP was quashed by the High Court in October 2016.

Output:

- 7.16 One other community plans was adopted by the SDNPA in 2015-16: East Worldham Village Design Statement in September 2015. The East Dean & Friston Village Design Statement was adopted in April 2016, after the end of the reporting year.
- 7.17 The Lodsworth Parish Design Statement was adopted by the NPA as a Supplementary Planning Document in October 2016.

Indicator SDLP35: Number of Community Right to Build Orders and Neighbourhood Development Orders made

Target:

- 7.18 There is no target for this indicator, but the intention of the NPA is to work with all community groups interested in producing Community Right to Build Orders and Neighbourhood Development Orders.

Output:

- 7.19 None

Commentary:

- 7.20 The SDNPA did not make any CRtBO or NDOs in 2015-16.

APPENDIX 2

Draft South Downs Housing Trajectory figures (2015)

	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	Total	
	Monitoring Year			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	
a	Total to be delivered over plan period																				4596
b	Total to be delivered over plan period (Annualised)	255	255	255	255	255	255	255	255	255	255	255	255	255	255	255	257	257	257		4596
	Plan - Total to be delivered over plan period (Annualised)	255	255	255	255	255	255	255	255	255	255	255	255	255	255	255	255	255	255		
c	Cumulative annualised requirement	255	510	765	1020	1275	1530	1785	2040	2295	2550	2805	3060	3315	3570	3825	4082	4339	4596		4596
d	Total to be delivered over plan period (with 5% buffer)	255	255	268	268	268	268	268	250	250	250	250	250	250	250	250	250	250	250	250	4596

e	Total to be delivered over plan period (Annualised)	255	255	266	266	266	266	266	250	250	250	250	250	250	250	250	250	250	250	250	4591
f	Cumulative total to be delivered over plan period	255	510	776	1042	1307	1573	1839	2089	2339	2590	2840	3090	3340	3590	3841	4091	4341	4591		4591
g	Net new housing completions	249	262																		511
	Extant planning permissions on small sites (1-4units)*			46	47	47	47	47	0	0	0	0	0	0	0	0	0	0	0	0	235
	Extant planning permissions on large sites (5+units)*			130	149	206	134	105	38	0	0	0	0	0	0	0	0	0	0	0	761
h	Net dwellings with extant planning permission			176	196	253	181	152	38	0	0	0	0	0	0	0	0	0	0	0	996
i	Windfall			0	0	17	34	51	51	51	51	51	51	51	51	51	51	51	51	51	663
k	Allocations (SDLP)			25	129	229	189	169	16	16	16	16	16	6	6	6	6	6	0		853
l	Allocations (NDP)			134	135	140	33	33	33	32	32	66	90	115	90	0	0	0	0		933

m	SDLP Requirement (sites as yet unidentified)			0	0	0	0	0	67	67	67	67	67	68	68	68	68	68	68	743
n	Total allocations			159	264	369	222	202	116	115	115	149	173	189	164	74	74	74	68	2529
o	Housing supply (g+h+i+n)	249	262	335	460	639	437	405	205	166	166	200	224	240	215	125	125	125	119	4699
p	Cumulative Housing Supply	249	511	847	1307	1946	2383	2788	2993	3159	3325	3526	3750	3990	4205	4330	4455	4580	4699	4699
q	Requirement minus supply (o-e)	-6	7	67	192	371	169	137	-45	-84	-84	-50	-26	-10	-35	-125	-125	-125	-130	100
r	Cumulative delivery (e Total-n)	4350	4088	3753	3293	2654	2217	1812	1607	1441	1275	1075	851	611	396	271	146	21	-100	-100
s	Manage - Annual requirement taking account of past/projected completions			235	220	190	171	151	146	144	142	134	122	102	79	68	49	11	-100	
t	Monitor - No. dwellings above or below cumulative allocation	-6	1	43	235	606	776	911	991	907	823	773	747	737	702	576	451	326	213	

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	71A&B Station Road	Liss	14/00254/FUL SDNP	6	6
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	Torbay Farm, Sciviers Lane	Lower Upham	15/03862/REM	4	4
Planning permission	20 The White Hart, College Street	Petersfield	12/03385/FUL SDNP	8	8
Planning permission	SCU Leydene	East Meon	21514/086/FUL SDNP & 13/03534/FUL SDNP	17	17
Planning permission	The Drum Public House, Chapel Street	Petersfield	13/01471/FUL SDNP	8	8
Planning permission	Townsend, Northend Lane	Droxford	14/00884/FUL	9	9
Planning permission	Pyle Farm, Pyle Lane	Horndean	26901/011/FUL	7	7
Planning permission	Hazeley Farm, Hazeley Road	Twyford	13/01997/FUL SDNP	8	8
Planning permission	Falcon Wharf, Railway Lane	Lewes	SDNP/14/00102/FUL	7	7
Planning permission	11 High Street	Lewes	SDNP/14/05146/FUL	7	7
Planning permission	8 North Street,	Lewes	SDNP/14/03118/DCOUP N	10	10
Planning permission	Former Culverwells Offices, Daveys Lane	Lewes	SDNP/13/04847/FUL	12	12
Planning permission	Land at end of Timberyard Lane	Lewes	LW/11/1285/NP	13	13
Planning permission	Bell Lane Depot, Lewes	Lewes	SDNP/12/00920/FUL	14	14
Planning permission	Lewes House site, Friars Walk	Lewes	SDNP/14/01199/FUL	25	25

Planning status	Address	Locality	Planning application / policy reference	Total supply	Total supply in five year period
Planning permission	Land at South Downs Road	Lewes	SDNP/15/01303/FUL	79	79
Planning permission	Land at The Fridays	East Dean, East Sussex	SDNP/14/03936/FUL	11	11
Planning permission	Lancing College Farm	Lancing	L/53/92/TP/15255	9	9
Planning permission	Adj 78 Petersfield Road Midhurst	Midhurst	04/04113/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	Hatton House Bepton Road	Midhurst	SDNP/14/05744/PNCOU O	5	5
Planning permission	King Edward VII Hospital Kings Drive	Easebourne	SDNP/12/01392/FUL	402	368
Planning permission	Land At Laundry Cottage, Woodlea and Grass Mere Horsham Road	Petworth	SDNP/12/02721/FUL	19	19
Planning permission	Old Court House Grange Road	Midhurst	SDNP/13/05841/FUL	8	8
Planning permission	Peachy House Bepton Road	Midhurst	SDNP/14/05596/PNCOU O	8	8
Planning permission	Champneys Forest Mere, Portsmouth Road	Milland	SDNP/13/03286/TIME	-1	-1
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	Plots 3-7 adj Funtington House	Funtington	02/02030/FUL	3	3
	Large planning permissions total				803
	Large planning permissions total - 10% discount				757
	Small sites (<5 dwellings) with planning permission				340
	Small planning permissions total - 20% discount				272
Proposed Allocation: SDLP	North Street Quarter	Lewes	SD34	455	413

Planning status	Address	Locality	Planning application / policy reference	Total supply	Total supply in five year period
Proposed Allocation: SDLP	Land at Old Malling Farm	Lewes	SD-SS03	200	200
Proposed Allocation: SDLP	Land at New Road	Midhurst	SD-WW03	5	5
Proposed Allocation: SDLP	Land at Petersfield Road,	Midhurst	SD-WW04	40	20
Proposed Allocation: SDLP	Land at Lamberts Lane	Midhurst	SD-WW05	15	15
Proposed Allocation: SDLP	Land at Clements Close	Binsted	SD-WW09	12	12
Proposed Allocation: SDLP	Land at Kiln Lane	Buriton	SD-SS02	11	11
Proposed Allocation: SDLP	Land at Itchen Abbas House	Itchen Abbas	SD-WD01	8	8
Proposed Allocation: SDLP	Old Malling Farm	Lewes	SD-SS03	200	200
Proposed Allocation: SDLP	Land between Church Lane and the A273	Pyecombe	SD-DS01	8	8
Proposed Allocation: SDLP	Land at East of Cowdray Road	Easebourne	SD-WW01	14	14
Proposed Allocation: SDLP	Land at Farnham Road	Sheet	SD-WW02	15	15
Proposed Allocation: SDLP	Land south of Loppers Ash	South Harting	SD-SS01	8	8
Proposed Allocation: SDLP	Land at Long Priors	West Meon	SD-SS06	14	14
Proposed Allocation: Petersfield Plan	Land at Causeway Farm	Petersfield	H1	200	200
Proposed Allocation: Petersfield Plan (also	Land South East of the Causeway	Petersfield	H5	11	11

Planning status	Address	Locality	Planning application / policy reference	Total supply	Total supply in five year period
has planning permission)					
Proposed Allocation: Petersfield Plan	Penns Field	Petersfield	H3	89	89
Proposed Allocation: Petersfield Plan (Part of site also has planning permission)	Land South of Larcombe Road & Land West of the Causeway	Petersfield	H4, H7	135	97
Proposed Allocation: Petersfield Plan	Town Centre Redevelopment Opportunities	Petersfield	H6	58	10
Proposed Allocation: Petersfield Plan	Land South of Durford Road	Petersfield	H8	48	19
Proposed Allocation: Petersfield Plan	Land North of Reservoir Lane	Petersfield	H11	11	4
Proposed Allocation: Petersfield Plan	Land at Bulmer House Site, off Ramshill	Petersfield	H12	40	16
Proposed Allocation: Fernhurst Neighbourhood Plan	Hurstfold Industrial Estate, Surbey Hatch Lane	Fernhurst	SA3	10	10
Proposed Allocation: Fernhurst Neighbourhood Plan	Bridgelands Site, Verdley Place	Fernhurst	SA4	10	10

APPENDIX 4

Developable Sites and Broad Locations for Housing

Please note that 'broad location's are those settlements where a requirement to allocate land for housing is identified in the SDLP Preferred Options, but insufficient specific sites have as yet been identified to meet that requirement. Where some specific sites have been identified through the SDLP, Petersfield Plan or Fernhurst Neighbourhood Plan, the number of dwellings on those sites is subtracted from the number for the broad location.

Planning status	Address	Locality	Planning application / policy reference	Total supply	Total supply in years 6-17
Planning permission	King Edward VII Hospital Kings Drive Easebourne	Easebourne	SDNP/12/01392/FUL	455	42
SDLP Allocation	Land at Petersfield Road	Midhurst	SD-WW04	40	20
SDLP Allocation	Land at Brooklands way	Coldwaltham	SD-WW11	20	20
SDLP Allocation	Land at Petersfield Road	Greatham	SD-WW10	30	30
SDLP Allocation	Land at Meadow House	West Meon	SD-SS07	6	6
SDLP Allocation	Land at Hoe Court	Lancing	SD-DS03	15	15
SDLP Allocation	Land at Normansal Park Avenue	Seaford	SD-DS02	20	20
Petersfield Plan allocation	Land North of Buckmore Farm and West of Bell Hill	Petersfield	H2	101	101
Petersfield Plan allocation	Land South of Larcombe Road & Land West of the Causeway	Petersfield	H4, H7	135	38
Petersfield Plan allocation	Town Centre Redevelopment Opportunities	Petersfield	H6	58	48
Petersfield Plan allocation	Land South of Durford Road	Petersfield	H8	48	29
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	11	7

Planning status	Address	Locality	Planning application / policy reference	Total supply	Total supply in years 6-17
Petersfield Plan allocation	Land at Bulmer House Site, off Ramshill	Petersfield	H12	40	24
Fernhurst Neighbourhood Plan allocation	Former Syngenta Site, Midhurst Road	Fernhurst	SA2	200	200
Broad location		Alfriston		6	6
Broad location		Amberley		6	6
Broad location		Bury		6	6
Broad location		Chawton		6	6
Broad location		Cheriton		6	6
Broad location		Corhampton and Meonstoke		11	11
Broad location		Compton		6	6
Broad location		Ditchling		15	15
Broad location		Droxford		11	11
Broad location		Easebourne		6	6
Broad location		East Dean and Friston		11	11
Broad location		East Meon		15	15
Broad location		Findon		20	20
Broad location		Fittleworth		6	6
Broad location		Hambledon		6	6
Broad location		Kingston near Lewes		11	11
Broad location		Lavant		20	20
Broad location		Lewes		220	220
Broad location		Midhurst		90	90

Planning status	Address	Locality	Planning application / policy reference	Total supply	Total supply in years 6-17
Broad location		Northchapel		6	6
Broad location		Petworth		150	150
Broad location		Rodmell		11	11
Broad location		Rogate		11	11
Broad location		Selborne		6	6
Broad location		Sheet		5	5
Broad location		Stedham		6	6
Broad location		Stroud		11	11
Broad location		Twyford		20	20