

## 8. STRATEGIC SITES

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### Introduction

- 8.1** This chapter sets out the policies for the strategic sites within the National Park. These sites represent one-off opportunities for developments of exceptional quality. They have the potential to make a substantial contribution towards sustainable growth and deliver multiple ecosystems services, which in turn promotes the National Park's purposes and helps to achieve the vision set out in this Plan. The strategic sites are:
- Shoreham Cement Works, Upper Beading; and
  - North Street Quarter and adjacent East gate area, Lewes.
- 8.2** Whilst the former 'Syngenta' site in Fernhurst is also a strategic site, it has already been allocated for a sustainable mixed-use development incorporating residential (approximately 200 homes), commercial development and other suitable uses in the *Fernhurst Neighbourhood Development Plan* (NDP), which was made in 2016.
- 8.3** This chapter identifies how the strategic sites can collectively and individually contribute to meeting the National Park's purposes, and how their development could be justified by exceptional circumstances and be in the public interest, in accordance with Policy SD3: Major Development in the South Downs National Park.
- 8.4** There are also three strategic housing allocations, these are set out with all the other allocations in Chapter 10. Land at Old Mallings Farm in Lewes (Allocation Policy SD77) is a greenfield site that will make a significant contribution to meeting the unmet housing need of Lewes and was originally allocated in the *Lewes Joint Core Strategy*. The Depot / Brickworks site and former Holmbush Caravan Park, both located in Midhurst and both brownfield sites, will contribute significantly to the unmet housing need of Midhurst.

## Local Plan Objectives

The following Local Plan objectives are considered most relevant for this section:

**Objective 1:** To conserve and enhance the landscapes of the National Park.

**Objective 2:** To conserve and enhance the cultural heritage of the National Park.

**Objective 4:** To achieve a sustainable use of ecosystem services thus enhancing natural capital across the landscapes of the National Park and contributing to wealth and human health and wellbeing.

**Objective 5:** To protect and provide opportunities for everyone to discover, enjoy, understand and value the National Park and its special qualities.

**Objective 7:** To conserve and enhance the villages and market towns of the National Park as thriving centres for residents, visitors and businesses.

**Objective 8:** To protect and provide for the social and economic wellbeing of National Park communities supporting local jobs, affordable homes and local facilities.

**Objective 9:** To protect and provide for local businesses including farming, forestry and tourism that are broadly compatible with and relate to the landscapes and special qualities of the National Park.

## Need for the Development

- 8.5** There are two types of need for development on these sites. Firstly, there is a need to restore and regenerate underused sites that are having an adverse impact on the landscape and scenic beauty of the National Park. This need is self-evident from the site descriptions.
- 8.6** Secondly, there is a need for development to take place to meet growth needs, as far as it is compatible with the National Park purposes and the overarching ecosystem services led approach. The following paragraphs identify the need for different types of development for which the strategic sites may be appropriate in principle.

## Housing Need

- 8.7** The DEFRA *Vision and Circular for English National Parks*<sup>110</sup> states that the national park authorities have an important role to play in the delivery of affordable housing and the Local Plan should include policies that pro-actively respond to local housing needs. In line with the NPPF, the expectation is that new housing will be focused on meeting affordable housing requirements, supporting local employment opportunities and key services. Therefore, the National Park Authority should maintain a focus on affordable housing to ensure the needs of local communities are met and affordable housing remains so in the longer term.
- 8.8** The issue of housing need, both market and affordable, is addressed earlier in this Plan and in particular Policies SD26: Supply of Homes, SD27: Mix of Homes and SD28: Affordable Housing. The policies reflect that there is a substantial need for affordable housing within the National Park and a need for local housing.

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<sup>110</sup> Vision and Circular on English National Parks and the Broads (DEFRA, 2010)

## **Employment Need**

- 8.9** The *Employment Land Review*<sup>111</sup> (ELR) identified a limited need for further development, namely 2 to 3 hectares gross of offices (B1 a / b) and up to 5 hectares gross of industrial and warehousing (B1 c / B2 / B8). It suggests some qualitative need for office floorspace in Lewes. It also identifies the potential for the Shoreham Cement Works site to provide about 5 hectares of employment (B1, B2 and B8) uses as 'secondary supply'.

## **Tourism Need**

- 8.10** As highlighted in Policy SD23: Sustainable Tourism, there is potential for tourist accommodation development across all parts of the National Park. Whilst the potential scale of some visitor accommodation can clearly present a challenge in a sensitive environment such as a National Park, given the benefits they can bring there is merit in a proactive approach to identifying suitable sites where larger-scale visitor accommodation development projects could be acceptable in planning terms.

## **Impact on the Local Economy**

- 8.11** The development of the sites for employment uses would clearly have a beneficial impact on the economy of the National Park and of the wider sub-region, while development for visitors' accommodation and visitor / tourism attractions would create employment opportunities directly as well as bringing additional expenditure in to the local area. Housing development will generate construction jobs, while retaining expenditure by local people occupying the dwellings and providing a local labour force for existing and new businesses.

## **Meeting the Need outside the Designated Area or in Some Other Way**

- 8.12** With regard to the first type of need, that is to restore and regenerate currently underused / vacant sites and improve their impact on the landscape, by definition, this can only take place on these sites. Suitable development must achieve an acceptable level of restoration which enhances the landscape, scenic beauty, wildlife and cultural heritage of the National Park at these locations.
- 8.13** In relation to visitor accommodation and employment development, it would not be sustainable to expect all provision to be made outside the National Park, increasing commuter flows and day trips. Some use should be made of underused hotel and guest house accommodation in the coastal towns, but it is also important to add to the amount of accommodation within the National Park in order to increase the currently low levels of average visitor expenditure. Moreover, it is the National Park itself, which creates the need and demand for tourist accommodation. Developing outside the designated area would only partly meet these needs.
- 8.14** With regard to housing, a large amount of development to meet the objectively assessed need in market housing will need to take place outside the National Park, using the Duty to Cooperate. Additionally, Lewes has opportunities, albeit limited, to make a contribution in this respect, hence the pro-active approach of both Lewes District Council and the National Park Authority to allocate land at North Street Quarter for a mix of uses including housing.

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<sup>111</sup> Employment Land Review (G.L. Hearn, 2015)

## Effect on Environment, Landscape, Recreation and Special Qualities

**8.15** Both strategic sites allocated in this Local Plan present a great opportunity to create an exemplar sustainable development, which makes a positive impact on the landscape, intrinsic beauty and special qualities of the National Park through:

- Enhancement of the landscape character of the areas through their restoration and regeneration and supporting and enhancing habitats;
- Embedding ecosystems services within any development proposals in accordance with Policy SD2: Ecosystems Services;
- Providing opportunities for the enjoyment and understanding of the National Park and supporting sustainable economic activities, for example, through recreational uses / development or employment uses supporting the rural economy as part of a mix of uses;
- Supporting and enhancing local communities, for example, through delivering infrastructure needs such as high speed broadband or improving health and wellbeing through providing walking and cycling routes; and
- Sustainable travel links with the rest of the National Park.

## SHOREHAM CEMENT WORKS

### Introduction

**8.16** Shoreham Cement Works is a 44 hectare site that includes an inactive chalk quarry and semi-derelict works. It is the most prominent site within the National Park in a key location where it is at its narrowest. Despite being an important part of the social and industrial heritage of the area, the site has a significant negative visual impact on the National Park, particularly from public rights of way and wider viewpoints, including the South Downs Way and the Downs Link cycle route.

**8.17** The National Park Authority's main objective for the site is to restore it in a way that is compatible with the special qualities and statutory purposes of the National Park. Major development may provide an opportunity for the site to be restored by enabling the demolition or renovation of unsightly buildings, suitable treatment of prominent quarry faces and other landscaping improvements.

**8.18** The site is located about 5km to the north of Shoreham and 2km south of Upper Beeding village, on each side of the A283. It is bounded to the west by the River Adur and farmland in the floodplain, to the north by chalk grassland, and to the south and east by farmland. Immediately to the north on the A283 are 40 Edwardian terraced houses (Dacre Gardens) which were built to house workers at the cement works, together with an infill development of 10 flats.

**8.19** The site can be divided into 4 main sub-areas (see Figure 8.1):

- Area A – west of the A283, containing the former offices for the cement works and now occupied by a variety of temporary industrial and storage uses. These uses are unsightly although largely screened by trees. The area has a frontage onto the River Adur and is linked by a tunnel under the A283 to Area B



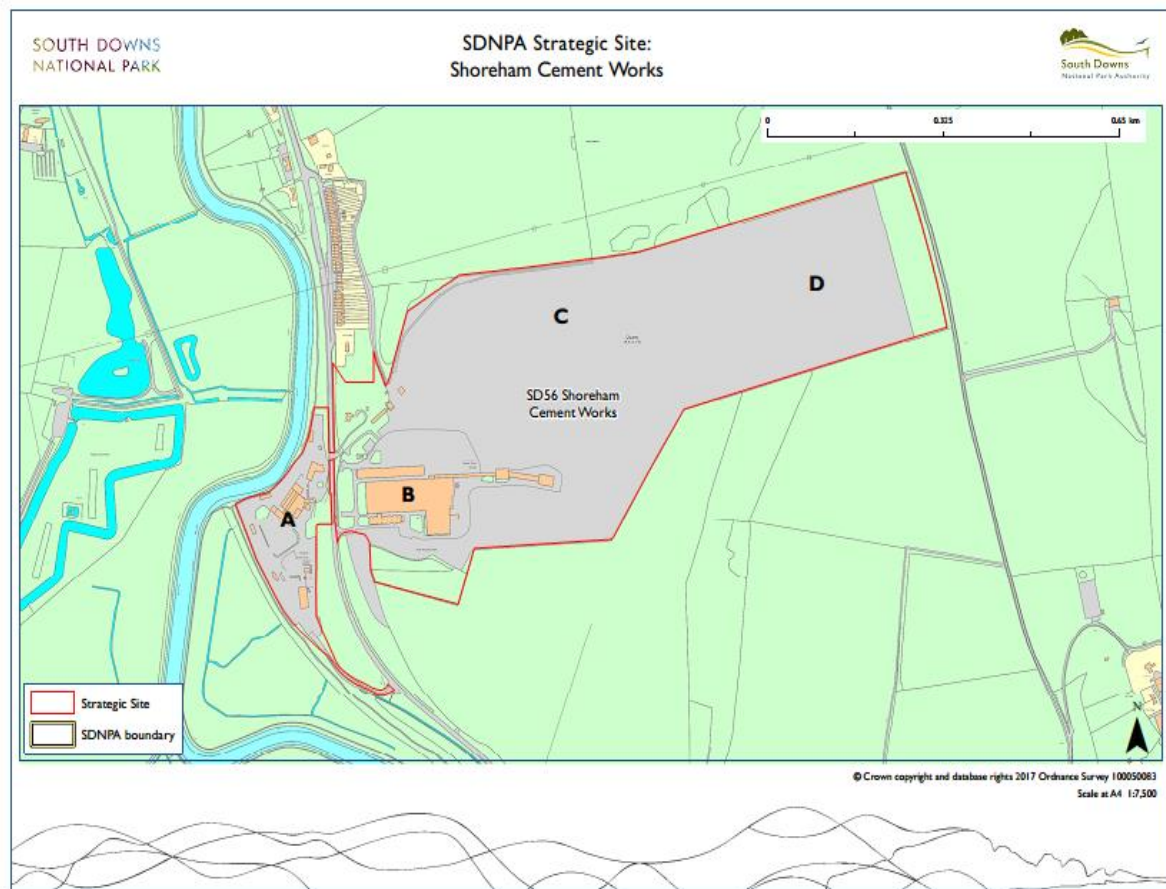
- Area B – immediately east of the A283, containing the former cement works buildings. These are very large unsightly structures, highly prominent from close viewpoints, including the main road, the towpaths on both sides of the river, the South Downs Way, the Downs Link and the road to Coombes and Botolphs
- Area C – the exhausted chalk quarry area which is partly used for the importation, storage and treatment of inert material to produce recycled / secondary aggregates and this use is currently under review. Much of the area is screened from views by the cliff faces of the original quarry
- Area D – the rear, elevated portion of chalk available for extraction. It has been described as ‘a substantial scar’ and a ‘large gash in the rolling landscape of the Downs’, visible over a wide area and from a large number of viewpoints, including much of the South Downs Way to the west. The area has biodiversity and geodiversity interest and immediately adjoins a Site of Special Scientific Interest (SSSI) and a Scheduled Monument

**8.20** Large-scale cement production began on the site at the end of the 19<sup>th</sup> Century. The buildings were completed in 1948-50, permission having first been granted for chalk extraction in 1946, and extended in 1950 and 1969. Chalk extraction and cement production ceased in 1991, but the permissions have been kept alive by an application for registration of the old mining permission in 1992. These extant permissions for the extraction of chalk run to 2042, when a basic restoration scheme would have to be implemented.

**8.21** Existing use rights exist for B2 industry within existing buildings and for associated uses (such as storage) taking place in the open air.

**8.22** Areas A and B can be classed as brownfield land, but not Areas C and D, since the NPPF excludes minerals sites from the definition of previously developed land.

**FIGURE 8.1: SHOREHAM CEMENT WORKS**



## Constraints

### 8.23 Constraints affecting the site include:

- Cost of extensive restoration needed to deal with both the short- and long-distance views
- Cost of demolition or renovation of the cement works buildings
- Uncertainty with regard to the significance of the heritage asset represented by the buildings and plant and the measures required to either retain or record this
- Protected bird species nesting within Area D
- Regionally Important Geological Site at Area D
- Ecological designations near the site – surrounding area is rich in unimproved chalk grassland, a unique habitat for a number of notable flora and fauna species
- Scheduled Monument (prehistoric cross-ridge dyke) outside the site but near the northern edge of Area D
- A principal aquifer below the site. There is also potential fluvial / flooding and surface water flooding at the lowermost part of the site and access tracks.
- Parts of the site are likely to be contaminated – ground remediation works required and need to ensure protection of water quality (particularly given close proximity of the River Adur)

- Proximity to Shoreham Airport, including the potential of any new development involving tall structures or telecommunications interference
- Improvements needed to the two site accesses but without an increase in the visual impact of highway infrastructure, including hard-surfacing, signage and traffic signals
- Unsustainable location with poor access to shops, schools and other services and facilities

## Opportunities

### 8.24 The site offers the following opportunities:

- Enhance the landscape and scenic beauty, restoring the site to an appearance which is acceptable within a national park. This involves:
  - Removal of the unsightly uses and buildings on Area A which impinge on the largely undeveloped river corridor and replacement by development which takes advantage of the river frontage
  - Demolition or renovation of the existing cement works buildings on Area B
  - Creation of a landscaped bund or alternative enhancement of the road frontage as a gateway to Areas B and C
  - Re-modelling of the most prominent quarry faces and planting of Area D
  - Accepting enabling development to secure the satisfactory restoration of the site
- Create an exemplar of sustainable development with the following development principles:
  - Enhance the site's contribution to ecosystem services
  - Contribute towards the green infrastructure network
  - Develop previously developed land in Areas A and B
  - Maximise and enhance levels of biodiversity on the site in order to support the adjacent Anchor Bottom SSSI, while preserving the Scheduled Monument
  - Explore the potential for biodiversity off-setting
  - Enable geo-conservation, given the scientific and educational value of the strata
  - Develop renewable energy generation, such as solar panels and small scale combined heat and power plant and explore hydro-electricity generation
  - Reduce waste including re-using and recycling waste on site
  - Explore a wider environmental enhancement programme to address issues such as the removal of overhead power lines nearby
  - Deliver sustainable drainage systems (SuDs) and minimising the amount of impermeable surfaces
  - Explore an integrated sustainable transport solution, including innovative and alternative modes of transport to the private car, promoting demand management measures, and increasing road safety for the benefit of all users

- Improve cycle and walking routes in the vicinity, enhancing the Downs Link recreational route between Upper Beeding and Shoreham, including a southern loop from the South Downs Way
- Develop sustainable visitor and tourism opportunities appropriate to a National Park, including promoting the understanding and enjoyment of its special qualities

**8.25** The site has many challenges but it also represents a great opportunity to deliver an innovative, exciting and imaginative solution which treats the site as an asset to the National Park rather than a problem. To enable a comprehensive, appropriate and viable scheme to be delivered, the National Park Authority will prepare an *Area Action Plan* (AAP).

**8.26** The AAP will facilitate the formulation of a bespoke approach for the environmentally-led restoration of the site, with significant landscape improvements, that can deliver a viable scheme with multiple benefits for the National Park and may attract external funding.

## Strategic Site Policy SD56: Shoreham Cement Works

1. Shoreham Cement Works, as identified on the Policies Map, is an area of significant opportunity for an exemplar sustainable mixed use development, which delivers a substantially enhanced landscape and uses that are compatible with the purposes of the National Park. To help achieve this the National Park Authority will prepare an Area Action Plan (AAP) with the overall aims of:
  - a) Enhancing the visual impact of the site from both the nearby and distant public viewpoints;
  - b) Conserving, enhancing and providing opportunities for understanding the biodiversity, geodiversity, historic significance and cultural heritage of the site;
  - c) Ensuring the delivery of Ecosystems Services; and
  - d) Ensuring that the design of any development is of the highest quality and appropriate to its setting within a National Park.
2. The National Park Authority would support development proposals for
  - a) Sustainable tourism / visitor based recreation activities and leisure development directly related to the understanding and enjoyment of the National Park;
  - b) B2 and B8 business uses to support the local economy, with a focus on environmentally sustainable activities, supporting local communities and providing opportunities for entrepreneurship; and
  - c) Further types of development that would enable the environmentally-led restoration of the site,provided that the proposals can clearly demonstrate how they would deliver the key considerations set out in Part I of this policy, and
  - d) Improves accessibility and helps to create sustainable patterns of travel;
  - e) Provides renewable energy generation to serve any development on the site;
  - f) Provides realistic proposals for the relocation of existing employment and storage uses that are not appropriate to a National Park setting; and
  - g) Ensures that any adverse impacts (either alone or in combination) are avoided, or, if unavoidable, minimised through mitigation with any residual impacts being compensated for.
3. The National Park Authority will resist more development than is necessary to secure and deliver the environmentally-led restoration of the site.
4. The National Park Authority wants to see a comprehensive redevelopment of the whole site consistent with the AAP. However, if any planning applications come forward separately and prior to the adoption of the AAP, then they would have to clearly demonstrate how the proposals would accord with the key considerations set out above.

## Area Action Plan

- 8.27** The AAP will address in more detail the constraints and opportunities including land restoration, environmental impacts, transport, flood risk, cultural and heritage, design considerations, viability (including identifying possible partnership funding to enable delivery of a scheme) and phasing of delivery over a number of years.

## Developing proposals in partnership

- 8.28** Over recent years a number of proposals to redevelop the site have emerged from different interested parties, including a scheme dismissed at appeal in 2003 and a visitor accommodation / recreational uses based scheme put forward by the Upper Beeding Neighbourhood Plan Group.
- 8.29** Through the AAP process, the National Park Authority will work in partnership with landowners, developers, relevant public bodies and the local community to demonstrate the delivery of a viable scheme which is truly exceptional in terms of concept, quality and sustainability.
- 8.30** The site has the potential to provide sustainable tourism / visitor based recreational and business uses to support the local economy provided that they are compatible with its sensitive location and the proposed uses meet the purposes of the National Park.

## Enhancing landscape

- 8.31** The National Park Authority's main objective for this site is to secure a significantly enhanced landscape. It accepts that major development provides the opportunity to achieve this and that any scheme has to be viable to ensure delivery. However, the scale of any major development has to be consistent with the National Park Authority's main objective for the site and meets the National Park's purposes. Therefore, the AAP and subsequent planning application will have to have a particular focus on viability and a clear delivery process.

## Planning applications prior to AAP adoption

- 8.32** The National Park Authority wishes to see a comprehensive and clear planning approach to this important site and believes the AAP is the right way to achieve this. However, it accepts that planning applications may come forward prior to the adoption of the AAP. If this were to be the case, then consideration will be given to whether the development proposals adequately address the key considerations set out in Policy SD56, and other relevant policies in this Local Plan, and the emerging AAP.

# NORTH STREET QUARTER AND ADJACENT EASTGATE AREA, LEWES

## Introduction

- 8.33** North Street Quarter and adjacent Eastgate Area is located immediately to the north-west of Lewes town centre and has an extensive river frontage stretching from just south of Phoenix Causeway up to Willey's Bridge.
- 8.34** The area is in two distinct parts, but its redevelopment needs to be considered as one in order for a comprehensive approach to be taken to this part of the town. The two parts are the North Street Quarter, which lies to the north of Phoenix Causeway (this area is wholly outside, but adjoins the Lewes Conservation Area), and the northern part of the Eastgate area, which is within the Conservation Area (Figure 8.2).

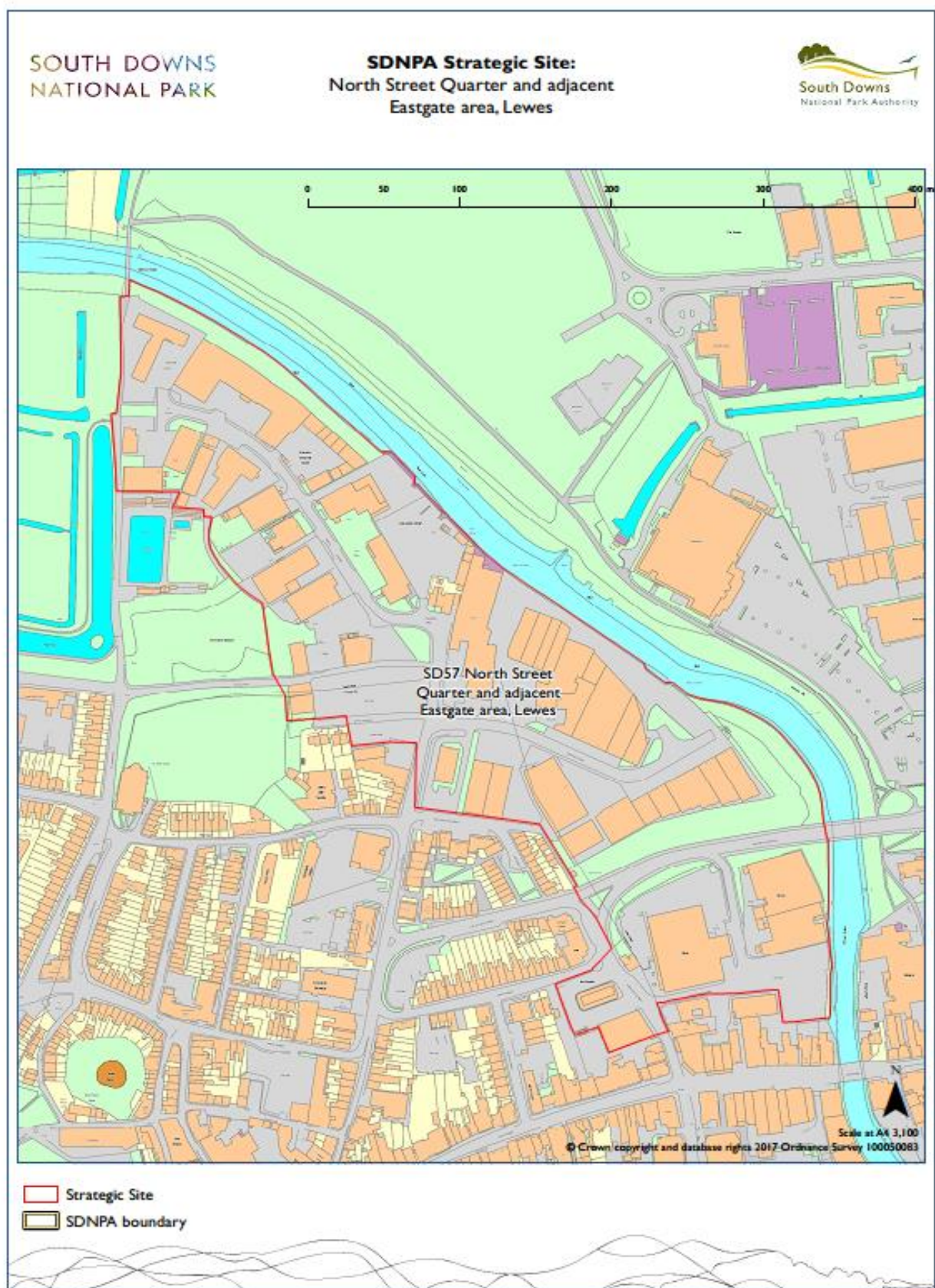
## Constraints

- 8.35** Constraints affecting the site include:

- Limited opportunity for outward expansion of Lewes town due to extensive floodplain of the River Ouse and surrounding sensitive and high-quality landscape
- Impact of the October 2000 flood event and lack of flood defences, which in turn has restricted investment in the area and led to many of the units becoming run down and less able to meet the needs of modern businesses
- Range of industrial and warehouse buildings dating from the 1950s and 1960s
- Bus Station – although the bus station performs a vital transport role and is well located in relation to many important parts of the town centre, it is not a vital asset. The bus station and garage are unattractive utilitarian features at an important entrance to the historic core of the town. It is the interchange function which it is essential to retain in the area rather than the longer term bus storage
- Limited quantitative need for additional convenience floorspace during the plan period – redevelopment should not result in a significant increase in floorspace when compared to the existing food store
- Need to retain car-parking – the site contains some areas of surface level parking and the town has an under provision of parking spaces



**FIGURE 8.2: NORTH STREET QUARTER AND ADJACENT EASTGATE AREA**



## Opportunities

**8.36** This site offers the only opportunity for strategic level growth and the redevelopment within Lewes town and can help to deliver:

- Enough housing to help significantly to meet the affordable and market housing needs in the town, including accommodation for the elderly
- Business floorspace in order to meet a qualitative need to provide greater choice for existing and prospective businesses, particularly modern offices
- Retention of the creative businesses / community that has developed in the North Street Quarter, including small flexible, low-cost work units ('box spaces'), a large flexible work space ('creative industry hub') and assembly and leisure space ('performance hub')
- Community facilities, including a health centre and leisure uses to build upon the sense of place and support the local community
- Some more modern retail floorspace meeting a qualitative need that cannot be satisfied within the historic centre and helping to reduce leakage of retail spending to other centres
- Restaurants cafes and bars, small-scale retail and other uses which will introduce vibrancy and support the new neighbourhood to be created, without undermining the vitality and viability of the main town centre
- Relocation of existing businesses to the Mallong Brooks East employment allocation, which has been acquired by the majority landowner for the North Street Quarter
- Tourism accommodation
- An exemplar sustainable development with the following development principles and infrastructure:
  - a flood defence system to meet Environment Agency conditions
  - a new gateway access point from Phoenix Causeway
  - associated new highway, cycle and footpath routes with an emphasis on creating a 'walkable neighbourhood'
  - a new footbridge connecting the south and north banks of the river
  - a new riverside footpath along the full length of the site, of a width that will add to the enjoyment, amenity and experience of users
  - new bus interchange
  - on-site parking at ground level for residents and town visitors and including other measures such as a car club and electric vehicle charging points
  - a new public square beside the River Ouse
  - formal and informal public open spaces including play areas
  - landscaping and widespread planting including new wildlife corridors, green roofs and sustainable surface water management systems
  - on-site renewable energy
  - eliminating waste through re-use and recycling

- installation of water efficient fittings and appliances and avoiding flooding and pollution of water courses

**8.37** The redevelopment of this area represents a significant opportunity to deliver a scheme which meets the objectives of Local Plan and provides wider benefits, including the re-use of urban land which is highly accessible (immediately alongside an existing town centre and its services), the provision of affordable housing, important infrastructure in the form of new flood defences and improved accessibility / linkages to the wider National Park to help promote public enjoyment of its special qualities.

**8.38** A hybrid planning permission<sup>112</sup> for the North Street Quarter, which makes up the majority of the site, for mixed use development was granted in May 2016 (referred to as the 'consented scheme'). However Policy SD57 has been designed to be sufficiently flexible to allow other proposals to come forward to achieve National Park objectives, should the consented scheme (or phases of the consented scheme) not proceed and / or other proposals come forward.

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<sup>112</sup> SDNP/15/01146/FUL – Hybrid planning permission (being a full permission for Phase 1 and an outline permission for the remainder being Phases 2 & 3) for the demolition of existing buildings and the redevelopment of the North Street Industrial Estate, North Street, Lewes for a mixed use development granted 25<sup>th</sup> May 2016.

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

1. Proposals for the sustainable mixed-use development of approximately 9 hectares of land at North Street and the neighbouring part of Eastgate, as shown on the Policies Map, will be permitted provided they comply with the criteria below.
2. The development will create a new neighbourhood for the town of Lewes. Therefore, any proposals should be based on the following uses and broad quantum of development:
  - a) Approximately 415 residential units, predominantly focused towards the northern part of the site;
  - b) At least 5,000 square metres of B1a office and / or B1c light industrial floorspace, subject to market needs and general viability;
  - c) The redevelopment or relocation of the existing A1 food supermarket;
  - d) Other uses that are deemed to aid in the successful delivery of a new neighbourhood, whilst not undermining the wider function of Lewes town centre (this could include A1 Shops, A2 Financial and Professional Services, A3 Restaurants and Cafes, A4 Drinking Establishments, A5 Hot Food Takeaways, C1 hotel, D2 Assembly and Leisure uses and community floorspace);
  - e) C2 nursing / care home (self-contained units will be counted as residential within the above figure);
  - f) D1 non-residential institutions such as medical and health services, crèches, exhibition and training space; and
  - g) New floorspace for other cultural, artistic and artisan uses not covered by the uses stated above.
3. In addition, any proposal will need to demonstrate:
  - a) It includes the early provision of flood defences to an appropriate standard and to the approval of the Environment Agency;
  - b) It facilitates improved linkages across Phoenix Causeway and Eastgate Street and a better balance between the use of the private car and other modes of transport, in order to enable the safe flow of pedestrians and the improved integration of the area to the north of Phoenix Causeway with the wider town centre;
  - c) It delivers enhancements to vehicular access and off-site highway improvements, arising from and related to the development and its phasing;
  - d) It respects and enhances the character of the town and achieves a high standard of design, recognising the high quality built environment, on and within the vicinity of the site, and the site's setting within the National Park and adjacent to a Conservation Area;
  - e) It is subject to an analysis and appropriate recognition of the site's (or phase of the site) cultural heritage and a programme of archaeological work, including, where applicable, desk-based assessment, geophysical survey, geo-archaeological survey and trial trenching to inform design and appropriate mitigation;



- f) It conserves and enhances biodiversity and the green infrastructure network in and around the area;
  - g) It incorporates a riverside shared foot / cycle route along the western bank of the River Ouse to extend the town's riverside focus and contribute to its character and quality, and provides additional pedestrian and cycling routes to link the site (or phase of the site) to the rest of the town, improves permeability within the site (or phase of the site) and provides views out of the site (or phase of the site);
  - h) It provides an appropriate level of public car parking provision;
  - i) Any retail uses are incorporated into the designated town centre boundary as far as possible and the amount of retail provision is informed by a Retail Impact Assessment, if necessary;
  - j) Alternative uses on the bus station site are subject to the facility being replaced by an operationally satisfactory and accessible site elsewhere;
  - k) It makes contributions towards off-site infrastructure improvements arising from, and related to, the development;
  - l) It provides a connection to the sewerage and water supply systems at the nearest point of adequate capacity, as advised by Southern Water, and ensures future access to the existing sewerage and water supply infrastructure for maintenance and upsizing purposes;
  - m) It incorporates sustainable surface water management systems, and
  - n) It ensures that any adverse impacts (either alone or in combination) are avoided, or, if unavoidable, minimised through mitigation with any residual impacts being compensated for.
4. Whilst the National Park Authority wants to see a comprehensive redevelopment of the whole site, it recognises that planning applications may come forward separately or in phases. Therefore, those applications would have to clearly demonstrate how the proposals would accord with the key considerations set out above and are consistent with other planning permissions granted or emerging proposals.

## Potential uses

- 8.39** The Eastgate area consists of a Waitrose store and associated parking area, the adjacent former Wenban Smith buildings and a bus interchange. Historically, the Eastgate area was allocated in previous versions of the *Lewes District Local Plan*. The site was identified as a potential area for redevelopment with the priority being for the retention of a major food store and the introduction of a replacement bus interchange. Although no such proposals have been subsequently put forward, there is still interest in redeveloping this site for a mixed use development that would incorporate an enhanced food store.
- 8.40** At the same time, there are still concerns over the long-term viability of operating the bus station in its current location. Therefore, the principle of redevelopment is acceptable, providing that attractive, operationally satisfactory interchange facilities for passengers are provided on a site elsewhere of equal convenience in this sector of the town.

## Planning applications

- 8.41** Given the shared constraints and opportunities between the two sites, the National Park Authority believes it appropriate that the policy seeks a comprehensive approach to the redevelopment of the whole area. However it is recognised that planning applications will come forward separately, and the policy provides flexibility for this, while ensuring that when detailed proposals come forward they are consistent with other phases / schemes.

## 9. SITES & SETTLEMENTS

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### Introduction

- 9.1** This chapter allocates sites for development in line with the spatial strategy of the Local Plan for a medium level of development dispersed across the towns and villages of the National Park. The Local Plan allocations make a substantial contribution to meeting the requirements for Housing, Gypsies, Travellers and Travelling Showpeople and Employment set out in policies SD26: Supply of Homes, SD33: Gypsies, Travellers and Travelling Showpeople and SD35: Employment Land respectively. Further allocations are made in Neighbourhood Development Plans (NDP).
- 9.2** The allocations are supported by an extensive and robust evidence base. The principle topic based studies supporting the allocations are the *Settlement Facilities Study*<sup>113</sup>, *Strategic Housing Land Availability Assessment*<sup>114</sup> (SHLAA), *Gypsies, Travellers and Travelling Showpeople Background Paper*<sup>115</sup>, the *Employment Land Review*<sup>116</sup> and the *Strategic Flood Risk Assessment Levels 1*<sup>117</sup> and *2*<sup>118</sup>. A number of other studies relating to the first purpose of the National Park also support the allocations particularly the *South Downs Integrated Landscape Character Assessment* (SDILCA). Finally, a detailed background paper<sup>119</sup> looks at all the potential housing sites that were considered for allocation in this Plan. There has also been extensive consultation with local communities on the allocations particularly with the town and parish councils.
- 9.3** There are also many sites allocated for development in NDPs. All the allocated sites are identified on the park wide Policies Map with further details shown on Inset Maps. It should be noted that there are also a small number of Local Plan allocations in designated neighbourhood planning areas.
- 9.4** Three of the allocations in this chapter are identified as strategic housing allocations. They are not critical to achieving the *2050 Vision for the National Park* in the same way as the strategic sites, but are nevertheless important locally in terms of regeneration and meeting local housing need.
- 9.5** The allocations are set out in this chapter by settlement. There is a short introduction to each settlement, which is followed by a brief description of individual sites highlighting key opportunities and constraints, although this is not intended to be exhaustive. Individual policies are set out for each allocation site with development parameters and

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<sup>113</sup> Settlement Facilities Assessment (South Downs National Park Authority, 2015)

<sup>114</sup> Strategic Housing Land Availability Assessment (South Downs National Park Authority, 2016)

<sup>115</sup> Gypsies, Travellers and Travelling Showpeople Background Paper (South Downs National Park Authority, 2016)

<sup>116</sup> Employment Land Review (G.L. Hearn, 2015 and South Downs National Park Authority, 2017)

<sup>117</sup> Water Cycle and Strategic Flood Risk Assessment Level 1 (Amec, 2015)

<sup>118</sup> Strategic Flood Risk Assessment Level 1 Update and Level 2 (Amec foster wheeler, 2017)

<sup>119</sup> Background Paper on Housing Allocations for the South Downs Local Plan (South Downs National



site specific development requirements with which a planning application would need to comply in order to receive planning permission. Finally, the policy lists specific documents that will be required to support applications for the site.

- 9.6 It should be noted that relevant policies are not listed for each site, and that it is important for the plan to be read as a whole. All development plan policies will be taken into account in determining planning applications for site allocations, along with other material considerations.**

## Major Development Test

### Local Plan Objectives

The following Local Plan objectives are considered most relevant for this section:

**Objective 4:** To achieve a sustainable use of ecosystem services thus enhancing natural capital across the landscapes of the National Park and contributing to wealth and human health and wellbeing.

**Objective 7:** To conserve and enhance the villages and market towns of the National Park as thriving centres for residents, visitors and businesses.










**Objective 8:** To protect and provide for the social and economic wellbeing of National Park communities supporting local jobs, affordable homes and local facilities.

- 9.7** Core Policy SD3 sets out the two stages of decision making in relation to major development. If the proposal is considered to be major development then the second part of the policy will apply, alongside other policies within this Local Plan. An assessment has been made of all the allocations in regard to major development and is set out in the technical report Site Allocations against Major Development Considerations. It should be noted that some development proposals may be subject to Environmental Impact Assessments.

## Ecosystem Services

- 9.8** Site allocations are recognised as important for achieving conservation and enhancement of the ecosystem services in the National Park. In order to understand how site allocations may affect ecosystem services, it was necessary to map the demands on and opportunities for ecosystem services across the National Park.
- 9.9** The GIS based tool, EcoServ GIS, a newly developed piece of software, was used which is able to map some ecosystem services. The ecosystem services mapped across the National Park are set out in Figure 9.1.
- 9.10** EcoServ GIS was first used to identify which allocations are located in areas that provide multiple ecosystem services and are therefore particularly important. Site allocations within these key areas were then analysed further to develop criteria within the policy on matters to conserve and enhance these ecosystem services. Symbols are found at the start of the relevant site allocation policies to show which ecosystem services are identified. The matters to be addressed on ecosystem services will be secured through planning obligation and / or condition. It should also be noted that many of the site-specific development requirements relating, for example, to flooding and biodiversity also provide multiple ecosystem services.

**FIGURE 9.1: KEY TO ECOSYSTEM SERVICES SYMBOLS**

 Water quality / water purification	 Pollination	 Climate change regulation
 Carbon storage	 Air quality / air purification	 Accessible Natural Green Space
 Green Travel	 Education	 Noise Regulation

## ALFRISTON

**9.11** Alfriston is a historic village located in the valley of the River Cuckmere south of the A27 trunk road in the east of the National Park. The Cuckmere valley is narrow and flat bottomed with Alfriston sited above the river on the western bank. Routes within Alfriston are generally on a north-south orientation. Modern development has spread north and west of the historic core. Alfriston has a population of approximately 830 people.

### FORMER ALLOTMENTS, ALFRISTON

Site Area:	0.4ha
Current Use:	Agricultural buildings and woodland
Flood Risk:	Eastern portion of site within Fluvial Flood Zones 2 and 3
Historic Environment:	Alfriston Conservation Area; within setting of Listed Buildings

**9.12** The site is located within the historic core of the village. The site is currently under-utilised comprising several poor quality agricultural outbuildings and modest quality woodland.

**9.13** The site is within a sensitive area within the Alfriston Conservation Area. Building materials, heights and scale should suitably reflect the design guidance set out in the *Alfriston Conservation Area Character Appraisal and Management Plan*<sup>120</sup>. The existing agricultural buildings are not considered worthy of conversion to residential use. There is a high potential for archaeological interest. The eastern boundary of the site should be appropriately landscaped to provide a suitable transition to the river valley.

<sup>120</sup> Alfriston Conservation Area Character Appraisal and Management Plan (South Downs National Park Authority, 2014)

- 9.14** Residential development should be sited in the western and central portion of the site outside flood zones 2 and 3. It is considered that the area within the allocation site within Flood Zones 2 / 3 should not be developed. Development proposals will be expected to incorporate Sustainable Drainage Systems (SuDS). Due to potential for ground water flooding, attenuation SuDS are probably the most suitable option for this site. The Level 1 Update and Level 2 SFRA provides recommendations for a site specific flood risk assessment and the suitability and design of SuDS.
- 9.15** Development must include suitable vehicular access and on-site parking. Proposals should demonstrate that safe vehicular and pedestrian access and egress can be made from the site taking into account flood risk. Where vehicular access is dependent on off-site improvement works these should be sought through a planning obligation. Suitable publicly accessible pedestrian access should be provided through the site to both North Street and the Public Right of Way to the east of the site.
- 9.16** Therefore, a Transport Assessment (TA) will be needed to understand the effect the additional trips will have on the surrounding road network. The TA should take full account of local flood risk and identify suitable vehicular access and egress to the site taking full account of the historic roads in the village.
- 9.17** The allocation site is closely related (50 metres) to a priority habitat (Floodplain Grazing Marsh) associated with the Cuckmere River and other watercourses, and as such may be home to protected species outside the site. An ecological survey of the site will be required to ensure that protected species in the local area will not be harmed and opportunities to enhance biodiversity in line with local strategies are identified.
- 9.18** The woodland within the site appears to be of modest quality. Development proposals should identify all trees worthy of retention and then be retained within the site. Given the current agricultural use the extent of land contamination should be assessed and mitigated, where necessary, prior to occupation.
- 9.19** Development proposals should therefore be informed by the following evidence studies:
- Arboricultural Impact Assessment, Arboricultural Method Statement and associated Tree Protection Plan;
  - Archaeological Assessment;
  - Ecology Assessment including Protected Species Survey;
  - Flood Risk Assessment;
  - Heritage Statement;
  - Land Contamination Survey; and
  - Transport Assessment.

## Allocation Policy SD58: Former Allotments, Alfriston

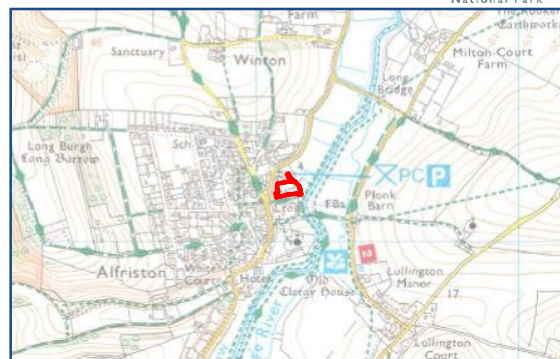


1. Land at the Former Allotments, Alfriston is allocated for the development of 5 to 10 residential dwellings (class C3 use). Planning permission will not be granted for any other uses. Detailed proposals that meet the following site specific development requirements will be permitted:
  - a) To conserve and enhance the form and fabric of the Alfriston Conservation Area and preserve the setting of local heritage assets;
  - b) Provide a suitably landscaped transition to the river valley;
  - c) All housing to be located in Flood Zone 1;
  - d) Safe vehicular and pedestrian access and egress should be provided during flooding;
  - e) Floor levels of habitable areas, where appropriate and proven necessary, to be designed to take into account flood risk and climate change;
  - f) A suitable internal road layout which provides for larger vehicles including refuse vehicles;
  - g) A publicly accessible route should be provided through the site from North Street to the Public Right of Way to the east of the site;
  - h) To enhance biodiversity and provide for protected species;
  - i) Protect and enhance trees within the site worthy of retention;
  - j) To provide all necessary vehicular parking on-site to avoid additional on street parking in local roads; and
  - k) Proposals which include security gates or other barriers which preclude the residential areas of the development from becoming fully accessible, inclusive and integrated to the local community will not be permitted.
2. In order for the development to have an overall positive impact on the ability of the natural environment to contribute to ecosystem services, development proposals must address the following:
  - a) Where trees are lost, provide higher quality new tree planting on site;
  - b) New planting should be suitable for pollinating species; and
  - c) Minimise hard surfaced areas on site, and use permeable surfaces and soft landscaping where possible to maximise infiltration of water and reduce surface water run-off.

**Site Ref: SD58**  
**Former Allotments**  
**Alfriston**



SDNPA Pre-submission Housing Allocation



## KINGS RIDE, ALFRISTON

Site Area:	0.38ha
Current Use:	Agricultural buildings

- 9.20** The site is located in the south-west of Alfriston adjacent to the South Downs Way. The site comprises three dilapidated agricultural buildings and areas of hardstanding. The existing agricultural buildings are not considered worthy of conversion to residential use.
- 9.21** Residential development should provide a suitable transition in form and fabric from the suburban character of Kings Ride and The Broadway to the open countryside beyond. New buildings would ideally be sited on the footprint of the existing agricultural buildings. New private amenity spaces and vehicular parking should not result in localised visual intrusion. There is an existing vehicular access onto the site from Kings Ride.
- 9.22** Given the age of the buildings proposed to be demolished, development proposals should address protected species. Development proposals should identify all trees worthy of retention and then be retained within the site.
- 9.23** Development proposals should therefore be informed by the following evidence studies:
- Arboricultural Impact Assessment, Arboricultural Method Statement and associated Tree Protection Plan; and
  - Ecology Assessment including Protected Species Survey.




## Allocation Policy SD59: Kings Ride, Alfriston



1. Land at Kings Ride, Alfriston is allocated for the development of 6 to 8 residential dwellings (class C3 use). Planning permission will not be granted for any other uses. Detailed proposals that meet the following site specific development requirements will be permitted:
  - a) A suitable transition in built form and fabric from the low density residential development to the east and north and the open countryside to the south and west;
  - b) Private amenity space and vehicular parking to be suitably sited and landscaped;
  - c) Boundary treatments appropriate for a site adjacent to open countryside;
  - d) The existing vehicular access should be retained;
  - e) The site layout must not include opportunities to provide future vehicular access into adjacent fields;
  - f) Sufficient easement to the adjacent gas pipeline; and
  - g) No significant harm to the amenity of the South Downs Way.
2. In order for the development to have an overall positive impact on the ability of the natural environment to contribute to ecosystem services, development proposals must address the following:
  - a) Protect and enhance trees within the site where possible, and where trees are lost, provide at least the equivalent in new tree planting on site;
  - b) Minimise hard surfaced areas on site; and
  - c) New planting that should be suitable for pollinating species.



**Site Ref: SD59**  
Kings Ride  
Alfriston

 SDNPA Pre-submission Housing Allocation



Scale at A4 800  
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## BINSTED

**9.24** Binsted is a village in the Western Weald broad area approximately 3.5 miles east of Alton. The village has developed in an L-shape along the old road from Alton eastwards towards Alice Holt. Binsted has a conservation area centred on the Grade I listed church. The larger part of the village, including the allocation site, is outside the conservation area. Traditional building materials used in Binsted reflect the location on the edge of the Weald with brick, hung tiles, some malmstone and numerous half-timbered buildings.

### LAND AT CLEMENTS CLOSE, BINSTED

Site area:	0.5ha
Current Use:	Paddock
Environmental Designations:	Within the East Hampshire Hangers Biodiversity Opportunity Area
	Within Groundwater Vulnerability area
	Within 5km of Wealden Heaths Special Protection Area

**9.25** The site is located to the south of Binsted and is accessed from an existing cul-de-sac with modern houses. The site comprises a modestly sized paddock with mature trees and hedgerows on the southern and eastern boundaries. There is an existing vehicular access onto the site from Clements Close. There are existing cables across the site which will have to be grounded or re-routed to accommodate development.

**9.26** Given the site is not widely visible in the wider landscape and away from the Binsted Conservation Area, there are no particular design requirements but the appropriate use of traditional materials would be supported.

**9.27** The site is within 5 kilometres of the Wealden Heath Special Protection Area and as such suitable mitigation of the impact of the development should be provided.


**9.28** Development proposals should contribute towards the aims of the Hampshire Hangers Biodiversity Opportunity Area and be informed by the following evidence studies:

- Arboricultural Impact Assessment, Arboricultural Method Statement and associated Tree Protection Plan;
- Archaeological Survey; and
- Ecology Assessment including Protected Species Survey.

### **Allocation Policy SD60: Land at Clements Close, Binsted**

1. Land at Clements Close, Binsted is allocated for the development of 10 to 12 residential dwellings (class C3 use). Planning permission will not be granted for any other uses. Detailed proposals that meet the following site specific development requirements will be permitted:
  - a) Appropriate mitigation of the impact of the development on the Wealden Heath Special Protection Area which should be informed by a Project Level Habitats Regulation Assessment;
  - b) The existing vehicular access should be retained and the existing on-site cables grounded or appropriately re-routed;
  - c) Existing mature trees and hedgerows to be retained;
  - d) Improvements to biodiversity in line with local strategies; and
  - e) To provide all necessary vehicular parking on-site to avoid additional on street parking in local roads.
2. In order for the development to have an overall positive impact on the ability of the natural environment to contribute to ecosystem services, development proposals must address the following:
  - a) Protect and enhance trees within the site where possible, and where trees are lost, provide at least the equivalent in new tree planting on site;
  - b) Minimise hard surfaced areas on site; and
  - c) New planting should be suitable for pollinating species.

**Site Ref: SD60**  
**Land at Clements Close**  
**Binsted**

 SDNPA Pre-submission Housing Allocation



## NEW BARN STABLES, THE STREET, BINSTED

Site area:	0.17 ha
Current use:	Permanent site for Gypsies and Travellers

- 9.29** The site lies just off The Street to the rear of a number of homes of mixed age and style. This is an existing private Gypsy and Traveller site with permanent planning permission for 1 pitch. It is bordered by trees and hedging to the north and east and adjoins a sand school and paddocks to the immediate south and west. Beyond the immediate site lies farmland of mixed field size bordered by hedgerows and field trees.
- 9.30** The site is accessed from The Street using the existing entrance to the property. On the opposite side of the road are arable fields. The site has a limited, localised effect on landscape character with views of any development from the south being seen within the context of the existing buildings on this and adjoining sites.
- 9.31** Permission already exists for equestrian related commercial activity on the land and this is not altered by this allocation for a further pitch.
- 9.32** Development proposals should therefore be informed by the following evidence studies:
- Sewerage and utilities assessment

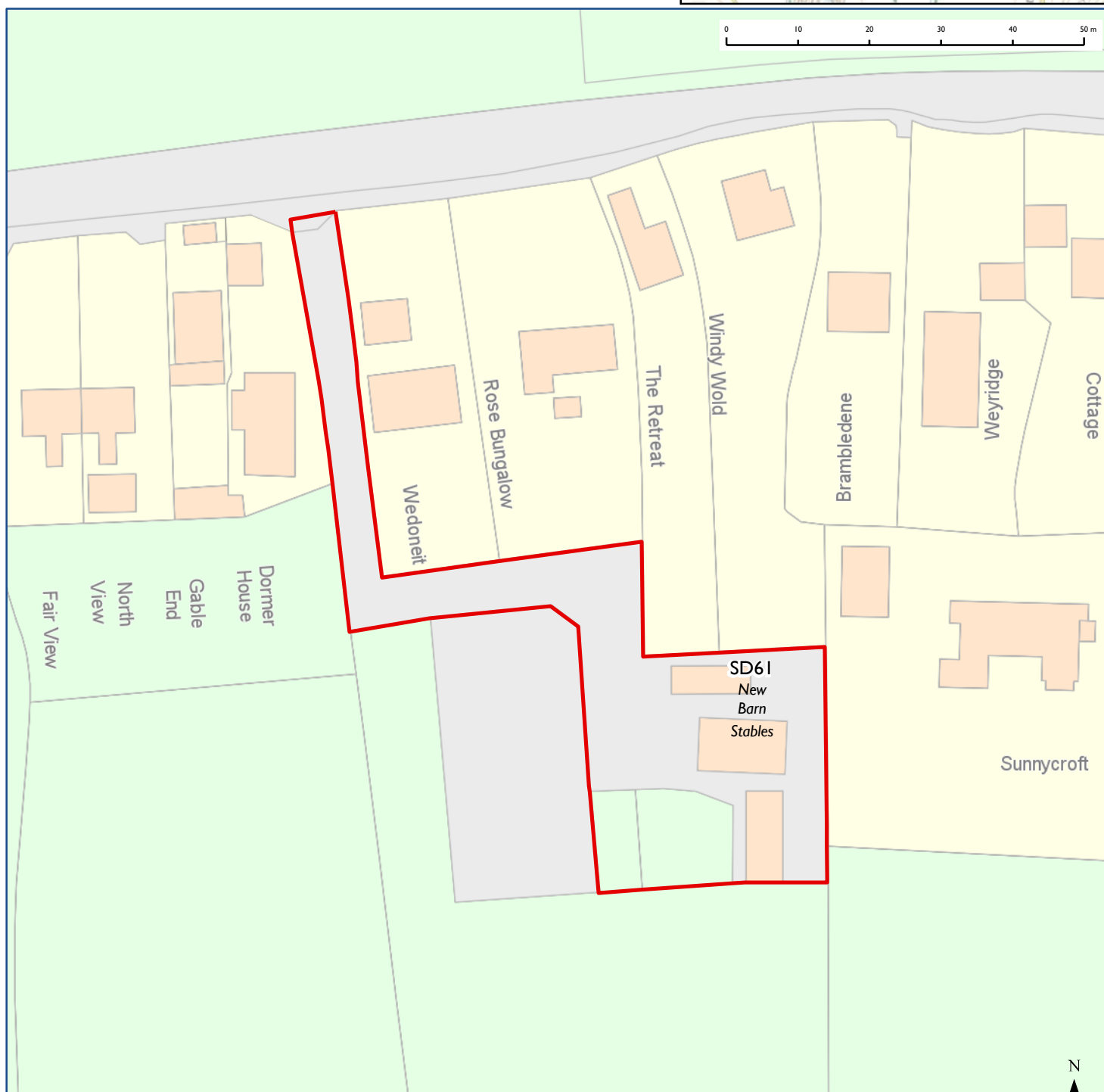
### Allocation Policy SD6 I: New Barn Stables, The Street, Binsted

- I. Land at New Barn Stables, Binsted is allocated for the development of 1 additional permanent Gypsy and Traveller pitch. Planning permission will not be granted for any uses other than the Gypsy and Traveller pitches and those appropriate to the needs of equestrian uses. Detailed proposals that meet the following site specific development requirements will be permitted:
  - a) It must be laid out to ensure sufficient room is available to allow vehicles to turn around within the site;
  - b) Surface water drainage must be controlled on site and foul drainage must be effectively treated before discharge;
  - c) Existing mature trees and hedgerows bordering the site must be retained and reinforced;
  - d) The development should be occupied only by those who fulfil the definition of a Gypsy or Traveller;
  - e) Minimise hard surfaced areas on site; and
  - f) New planting that should be suitable for pollinating species.



**Site: SD61**  
New Barn Stables, The Street  
Binsted

- SDNPA Pre-submission Gypsy and Traveller site allocation
- SDNP Boundary



Scale at A4 1:800

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## BURITON

- 9.33** Buriton is a nucleated spring line village located on the Greensand Terrace right at the foot of the chalk ridge. The spring line contributes a lot to its character. The historic centre of the village is dominated by a large pond, from which a stream flows northwards, carving a deep and dramatic grassy valley through the terrace. The core of the village is at the point where the lane that forms the main village street bends sharply around the head of that valley. At the village core around the pond are the church and manor house, backing directly onto the foot of the chalk scarp.
- 9.34** The great majority of the village has been developed in a north-westerly direction along the High Street and Petersfield Road. Further out is a sizeable area of late twentieth-century housing. North east of the core and separated from the main part of the village by the steep valley, there is a further cluster of houses of various ages located a short distance up North Lane. Building materials are diverse, reflecting the position under the chalk scarp, with much use of malmstone.

### LAND AT GREENWAY LANE, BURITON

Site area:	Approximately 0.5ha
Current Use:	Paddock


- 9.35** The site is located to the west of Buriton and could be accessed from Greenway Lane. The site comprises a modestly sized paddock with mature hedgerows and some trees. To the east of the site is an existing residential area comprising modern houses. The site has no notably environmental designations or constraints.
- 9.36** Development proposals should be informed by the following evidence studies:
- Arboricultural Impact Assessment, Arboricultural Method Statement and associated Tree Protection Plan

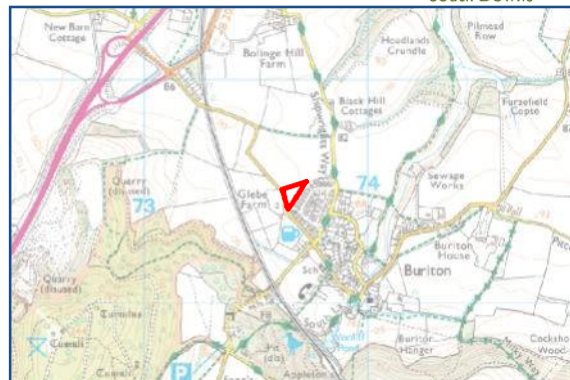


## **Allocation Policy SD62: Land at Greenway Lane, Buriton**

- I. Land at Greenway Lane, Buriton is allocated for the development of 8 to 10 residential dwellings (class C3 use). Planning permission will not be granted for any other uses. Detailed proposals that meet the following site specific development requirements will be permitted:
  - a) A suitable transition in built form and fabric from the residential development to the east and the open countryside to the west, taking account the guidance set out in the emerging Village Design Statement;
  - b) Existing mature trees and hedgerows to be retained and enhanced;
  - c) Boundary treatments appropriate for a site adjacent to open countryside;
  - d) To provide all necessary vehicular parking on-site to avoid additional on street parking in local roads;
  - e) New vehicular access from Greenway Lane and new pedestrian access which links to the existing pedestrian route which links Greenway Lane to Glebe Road; and
  - f) The site layout must not include opportunities to provide future vehicular access into adjacent fields.

**Site Ref: SD62**  
**Land at Greenway Lane**  
**Buriton**

 SDNPA Pre-submission Housing Allocation



## CHERITON / HINTON MARSH

- 9.37** Cheriton is a historic village located in the Western Downs broad area near the source of the River Itchen and close to the site of a civil war battle in 1644. Cheriton is essentially a linear village along the path of the River Itchen albeit with open areas between parts of the village. The historic core of Cheriton is the northernmost part of the village with a large area of twentieth century housing to the south-east. The smaller settlements of Hinton Marsh and new Cheriton are located south of the A272.

### LAND SOUTH OF THE A272 AT HINTON MARSH, CHERITON

Site area:	0.86ha
Current Use:	Residential and Paddock
Environmental Designations:	The River Itchen SSSI and SAC Priority habitat (Floodplain Grazing Marsh) is approximately 150metres to the west

- 9.38** Land South of the A272 is located in the Hinton Marsh area of Cheriton. The site comprises two existing residential dwellings and curtilage with frontage onto the A272, and to the rear an area of paddocks.
- 9.39** The site is located in environmentally sensitive area close to the River Itchen. Suitable evidence should be provided to ensure that development would not be harmful to the River Itchen Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC). Given the proximity of the River Itchen development proposals should be supported by suitable protected species surveys and include appropriate biodiversity improvements into the scheme.
- 9.40** Development should take account of the close proximity of Hinton Ampner House and Gardens with sensitively designed housing and landscape boundaries on each side of the site. Whilst not historically significant, the existing thatched cottage on the site is considered worthy of retention and offers a sensitive frontage on to the A272.
- 9.41** Vehicular access should be provided from the A272. In the absence of a suitable pedestrian route on the southern side of the A272 in this area, off-site improvement works to enable safe pedestrian access and egress to the northern side of the A272 may be necessary.
- 9.42** The Cheriton area is not (as of 2017) on mains drainage. Development proposals will need to demonstrate no significant impact on the local environment.
- 9.43** The allocation site will come forward in conjunction with suitable public access and landscape improvements to the off-site meadow area through which the River Itchen flows approximately 150 metres to the west. This will be secured through a planning obligation.
- 9.44** The site is also at risk from groundwater flooding due to winterbournes located within the vicinity of the site. In addition historical borehole records indicate a spring was present on site around 1900. This may reactivate during wet periods. The Level 1 Update and Level 2 SFRA provides recommendations for a site specific flood risk assessment and the suitability and design of SuDS.

**9.45** Development proposals should therefore be informed by the following evidence studies:


- Drainage Strategy;
- Ecological Impact Assessment including Protected Species Survey;
- Heritage Statement;
- Landscape Visual Impact Assessment;
- Project Level Habitats Regulations Assessment; and
- Flood Risk Assessment.

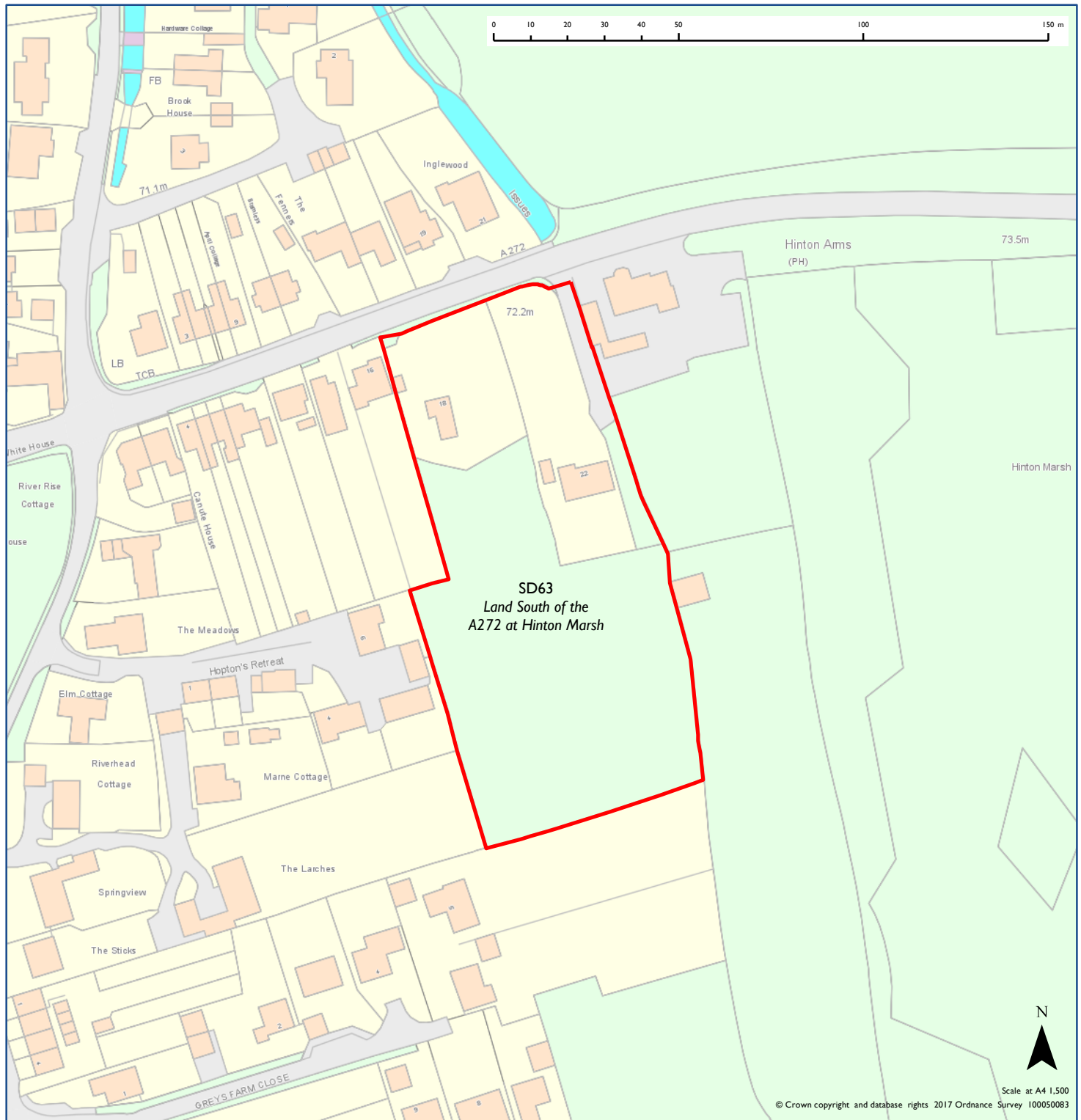
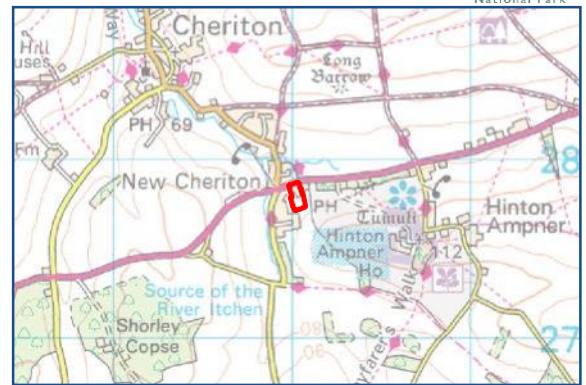
## Allocation Policy SD63: Land South of the A272 at Hinton Marsh, Cheriton



1. Land South of the A272 at Hinton Marsh, Cheriton is allocated for the development of 12 to 15 residential dwellings (class C3 use). Planning permission will not be granted for any other uses. Detailed proposals that meet the following site specific development requirements will be permitted:
  - a) To demonstrate that there would be no likely significant effect on the River Itchen SSSI & SAC through development of the site for residential use;
  - b) Development should provide a suitable transition in built form and fabric from the existing residential areas to the north and west and the open countryside to the south and east;
  - c) Development should include a suitable area of public open space within the site;
  - d) A suitable vehicular and pedestrian access;
  - e) To provide all necessary vehicular parking on-site to avoid additional on street parking;
  - f) Off-site pedestrian access improvements;
  - g) Existing mature trees and hedgerows to be retained;
  - h) To provide suitable on-site foul water and surface water drainage;
  - i) The location of new housing and access roads to have regard to low lying areas prone to groundwater emergence; and
  - j) To provide off-site suitable public access to the River Itchen in the area south of the A272 approximately 150 metres to the west of the allocation site.
2. In order for the development to have an overall positive impact on the ability of the natural environment to contribute to ecosystem services, development proposals must address the following:
  - a) Protect and enhance trees within the site where possible, and where trees are lost, provide at least the equivalent in new tree planting on site. Trees on the site boundary should be retained and new tree planting should be undertaken;
  - b) Retain suitable existing habitat for pollinating species where possible. New planting should be suitable for pollinating species; and
  - c) Minimise hard surfaced areas on site, and use permeable surfaces and soft landscaping where possible to maximise infiltration of water and reduce surface water run-off.

**Site Ref: SD63**  
Land South of the A272 at Hinton Marsh  
Cheriton

 SDNPA Pre-submission Housing Allocation





## COLDWALTHAM

- 9.46** Coldwaltham is a historic village in West Sussex located 2.5 miles south of Pulborough in the Arun Valley. The London Road (A29) runs through the village. To the east of the village is the Waltham Brooks Nature Reserve.

### LAND SOUTH OF LONDON ROAD, COLDWALTHAM

Site area:	8.1 ha
Developable Area (within updated settlement boundary):	2.00 ha
Open Space Area (outside updated settlement boundary):	Approx. 6.00 ha
Current Use:	Agricultural
Environmental Designation:	Waltham Brooks SSSI, Arun Valley SAC, SPA & Ramsar to the east and south of the site Site within the Houghton to Coldwaltham Biodiversity Opportunity Area (BOA)
Minerals:	Mineral Consultation (sand)

- 9.47** The site is located south of London Road (A29) at the south-western end of Coldwaltham adjacent to the existing housing at Brookview and Brookland Way. The site is currently in agricultural use and devoid of any permanent buildings. To the south of the site is a sewage works, part of the Waltham Brooks Site of Special Scientific Interest (SSSI) and a railway line. Beyond that is the wider River Arun valley which has Special Area of Conservation (SAC), Special Protection Area (SPA) and Ramsar designations.
- 9.48** The proposed allocation site is considered to comprise major development and as such proposals should address Core Policy SD3. Development proposals should provide suitable mitigation of the impact of the development on the closely sited designated sites. These sites are sensitive to change in local hydrology and as such development proposals should incorporate suitable surface water and foul water drainage. The site should provide between 25 and 30 dwellings and associated open space. The open space will be secured in perpetuity through a planning obligation. It should be noted that the proposed area of open space is located outside the settlement boundary for Coldwaltham as defined on the Policies Map.
- 9.49** The allocation site is also located in a wider area identified as a groundwater source protection zone. Development proposals will need to demonstrate no significant impact on groundwater resources.

- 9.50** The National Park Authority will be producing a Development Brief for the allocation site and will expect proposals to accord with the Brief. The site has medium / high to high landscape sensitivity and as such will need to come forward within a robust and appropriate landscape and townscape led development strategy. The northern, western and southern boundaries of the site each have specific landscape sensitivities, which development must respond to and reinforce where appropriate. A Concept Plan (overleaf), which will form the design principles to be provided in the Development Brief, sets out the extent of the proposed built development and key topographical features.
- 9.51** The site has a settlement separation function between Coldwaltham and the nearest settlement to the west, Watersfield. Development must retain and improve that sense of separation between the two settlements.
- 9.52** Residential development should reinforce local distinctiveness and respond to the local character and vernacular in West Sussex through the predominant use of traditional materials. To optimise the potential of the residential area it should incorporate high quality, appropriately scaled, and inclusive public open space.
- 9.53** The westernmost and southern portions of the site should provide accessible and landscaped open space to be secured permanently through a suitable planning obligation. The form of that open space should be informed by local community engagement. The open space should provide a suitable transition from the existing and proposed residential areas to the Waltham Brooks SSSI. A small area of vehicular parking to serve users of the open space would be acceptable adjacent to the existing allotments on Brookland Way.
- 9.54** Vehicular access to the site should be from a new access from the A29. Development should provide suitable pedestrian and cycle routes to connect to existing residential areas and the adjacent open countryside. The proposal should incorporate a new pedestrian route from the A29 into the public open space which links into the wider countryside.
- 9.55** Development provides an opportunity to improve the quality of the public realm of the residential area to the east. Existing boundary treatments should be removed and replaced, where appropriate, with suitable alternatives. Improvements to the existing children's play area in the adjacent housing area would be preferred to new provision within the proposed residential area.
- 9.56** The development, both the residential areas and open space, should provide suitable biodiversity improvements in line with local strategies.
- 9.57** Development proposals should therefore be informed by the following evidence studies:
- Arboricultural Impact Assessment, Arboricultural Method Statement and associated Tree Protection Plan;
  - Ecology Assessment including Protected Species Survey;
  - Flood Risk Assessment including Surface Water Management Plan;
  - Hydrological Survey;
  - Landscape Visual Impact Assessment; and

- Project Level Habitats Regulations Assessment.


## **Allocation Policy SD64: Land South of London Road, Coldwaltham**

1. Land South of London Road, Coldwaltham, is allocated for the development of 25 to 30 residential dwellings (class C3 use). Development for a Class A1 (Shop) unit with a net sales floorspace up to a maximum of 280m<sup>2</sup> with suitable vehicular parking for customers will also be permitted. The remainder of the allocation site should be publicly accessible open space and a small area of vehicular parking for users of the open space. Planning permission will not be granted for any other uses.
2. The National Park Authority will prepare a Development Brief to assist the delivery of the site. Detailed proposals that are in broad conformity with the Development Brief and that meet the following site specific development requirements will be permitted:
  - a) To demonstrate that there would be no likely significant effect on the Waltham Brooks Site of Special Scientific Interest (SSSI), the Amberley Wild Brooks SSSI, The Mens Special Area of Conservation (SAC) and the Arun Valley Special Area of Conservation (SAC), Special Protection Area (SPA) and Ramsar site and that suitable mitigation, where deemed necessary, will be secured through planning obligations and / or planning conditions;
  - b) Development must be informed by a comprehensive landscape and design strategy and through reinforcing local distinctiveness provide a suitable transition in form and fabric from the existing residential areas to the east and the open countryside to the north, west and south;
  - c) To provide the residual area of the allocation as accessible, landscaped open space with the primary purpose of providing an alternative to designated sites in the Arun Valley;
  - d) To provide a new vehicular and pedestrian access from the A29 London Road and suitable pedestrian & cycle links to the rest of the settlement and adjacent open countryside;
  - e) To provide all necessary vehicular parking on-site to avoid additional on street parking in adjacent residential areas and a small area of on-site parking for users of the public open space;
  - f) To provide appropriate biodiversity improvements reflecting relevant national and local strategies including a meadow management plan;;
  - g) Existing mature trees and hedgerows to be retained and enhanced;
  - h) To provide suitable flood risk mitigation;
  - i) Demonstrate no significant harm to be caused to groundwater resources;
  - j) Improvements to the public realm of the adjacent housing area including removing existing boundary treatments and replaced with suitable alternatives where appropriate; and
  - k) Demonstrate that the proposal would not have a significant harmful impact on the supply of local minerals.

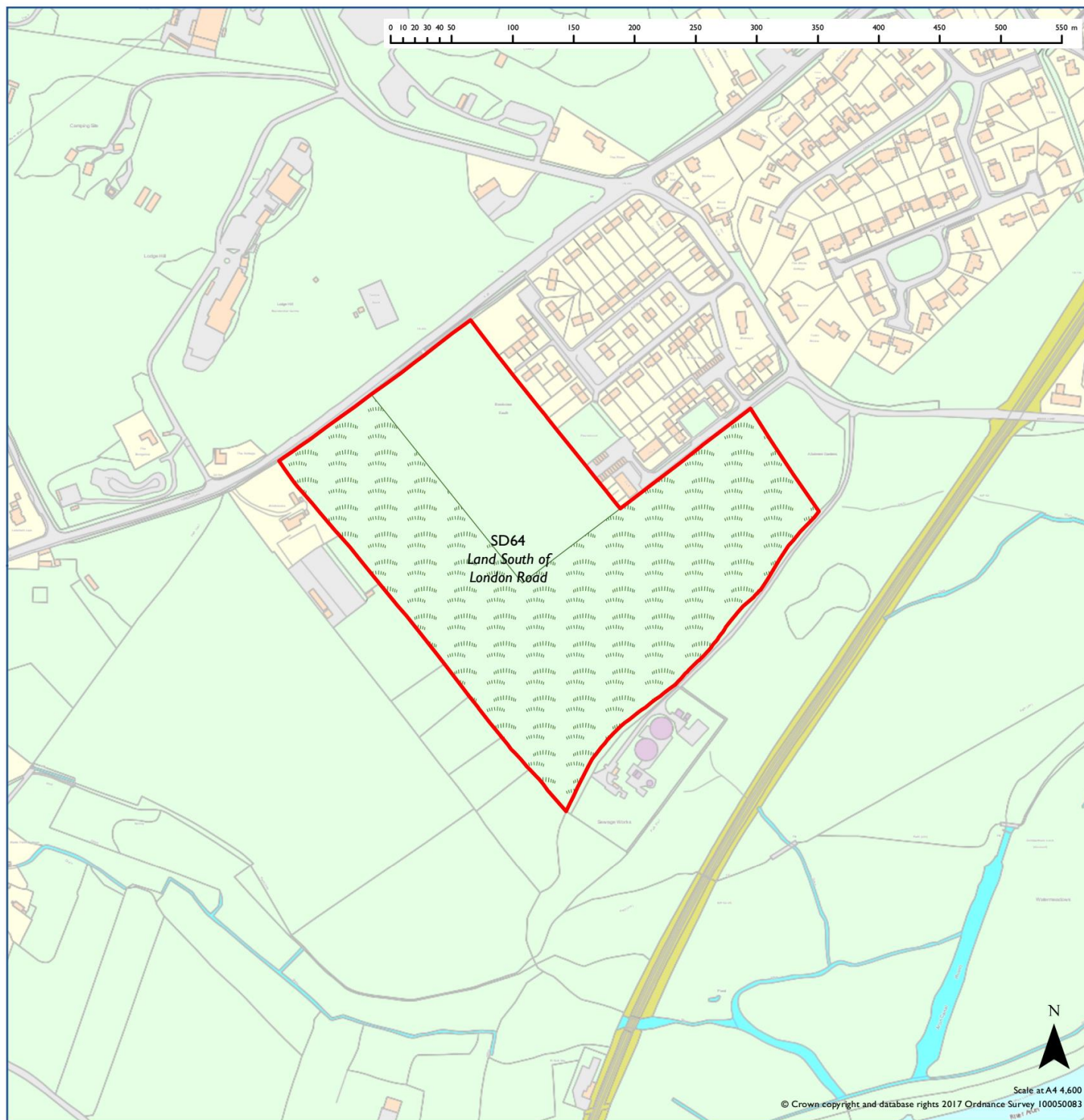


**Site Ref: SD64**

Land South of London Road  
Coldwaltham

 SDNPA Pre-submission Housing Allocation

 Mixed Use Allocation (SD64) – open space



## SD64: LAND SOUTH OF LONDON ROAD, COLDWALTHAM: CONCEPT PLAN



### Legend

(areas and routes shown are indicative)

- |   |                 |   |                             |
|---|-----------------|---|-----------------------------|
|  | Site boundary   |  | New Green Space             |
|  | Group of Trees  |  | New Residential Uses        |
|  | Individual Tree |  | New Shop Unit               |
|  | Water Course    |  | Improved Existing Play Area |
|  | Public Footpath |  | New / Enhanced Hedgerows    |
|  | Listed Building |  | New Landscape Enhancements  |
|  | Site Entrance   |  | New SuDS Feature            |
|  | New Footpath    |   |                             |



## CORHAMPTON

**9.58** Corhampton is a village located in the Dip Slope broad area on the western bank of the River Meon. It forms a civil parish with Meonstoke which adjoins it on the eastern bank. The Parish had a population of approximately 760 in 2011.

### LAND EAST OF WARNFORD ROAD, CORHAMPTON

Site area:	Approximately 0.73ha
Current Use:	Commercial; Residential

**9.59** The allocation site comprises three existing planning consents (*SDNP/15/01181/FUL*, *SDNP/02757/FUL* and *SDNP/16/02767/FUL*) for residential development comprising a total of 18 dwellings.

#### **Allocation Policy SD65: Land East of Warnford Road, Corhampton**

1. Land East of Warnford Road, Corhampton is allocated for up to 18 residential dwellings (Class C3 use). Planning permission will not be granted for any other uses.

## SDNPA Pre-submission Housing Allocation



## DROXFORD

- 9.60** Droxford is an historic village located in the Dip Slope broad area on the upper reaches of the River Meon. For much of its history the manor was a possession of the Bishops of Winchester. The village is essentially linear in form, originally built on a raised terrace slightly elevated from the river. Droxford is particularly noteworthy for its collection of well-preserved eighteenth and early nineteenth century domestic architecture.

Site Area:	1.04ha
Current Use:	Agricultural buildings
Flood Risk:	Surface water flood risk across centre of site and groundwater flood risk Adjacent to Droxford Conservation area

### LAND AT PARK LANE, DROXFORD

- 9.61** The site is located to the west of the historic core of Droxford adjacent to the Junior School on Park Lane. Park lane is a narrow country lane lined with mature hedgerows which restrict views into the allocation site.
- 9.62** The site is located in a sensitive area adjacent to the Droxford Conservation Area boundary. Given the proximity of the site to the conservation area it is considered appropriate for building materials, heights and scale to suitably reflect the design guidance set out in the *conservation area appraisal*<sup>121</sup>. Given that Droxford is noted for its historic domestic architecture it is considered that the allocation site provides a good opportunity to reinterpret this using historic building materials and vernacular. There is also a high potential for archaeological interest.
- 9.63** The centre of the development site is identified as having surface water flood risk and as such proposals should include suitable mitigation. The site is located in a wider area identified as having groundwater vulnerability and as such proposals should demonstrate no significant harm to water resources. The Level 1 Update and Level 2 SFRA provides recommendations for a site specific flood risk assessment and suitability and design of SuDS.
- 9.64** A Transport Assessment will be required to understand what effect the additional trips generated by the development will have on the operation of Park Lane and more importantly the impact on the Park Lane / Police Station Lane junction and surrounding road network.
- 9.65** Development should include suitable vehicular access taking account of the narrow character of Park Lane. Where vehicular access is dependent on off-site improvement works these should be sought through a planning obligation. Development should be served by sufficient suitable off-street vehicular parking to avoid additional pressure on Park Lane.
- 9.66** Park Lane forms part of the Wayfarers Way long distance footpath. Development must not harm the amenity of this long distance route.

<sup>121</sup> Droxford Conservation Area Character Appraisal and Management Plan (South Downs National Park Authority, 2015)

**9.67** Development proposals should therefore be informed by the following evidence studies:

- Arboricultural Impact Assessment, Arboricultural Method Statement and associated Tree Protection Plan;
- Archaeological Assessment;
- Flood Risk Assessment;
- Heritage Statement;
- Highways Assessment;
- Landscape Visual Impact Assessment; and
- Transport Assessment.


## Allocation Policy SD66: Land at Park Lane, Droxford

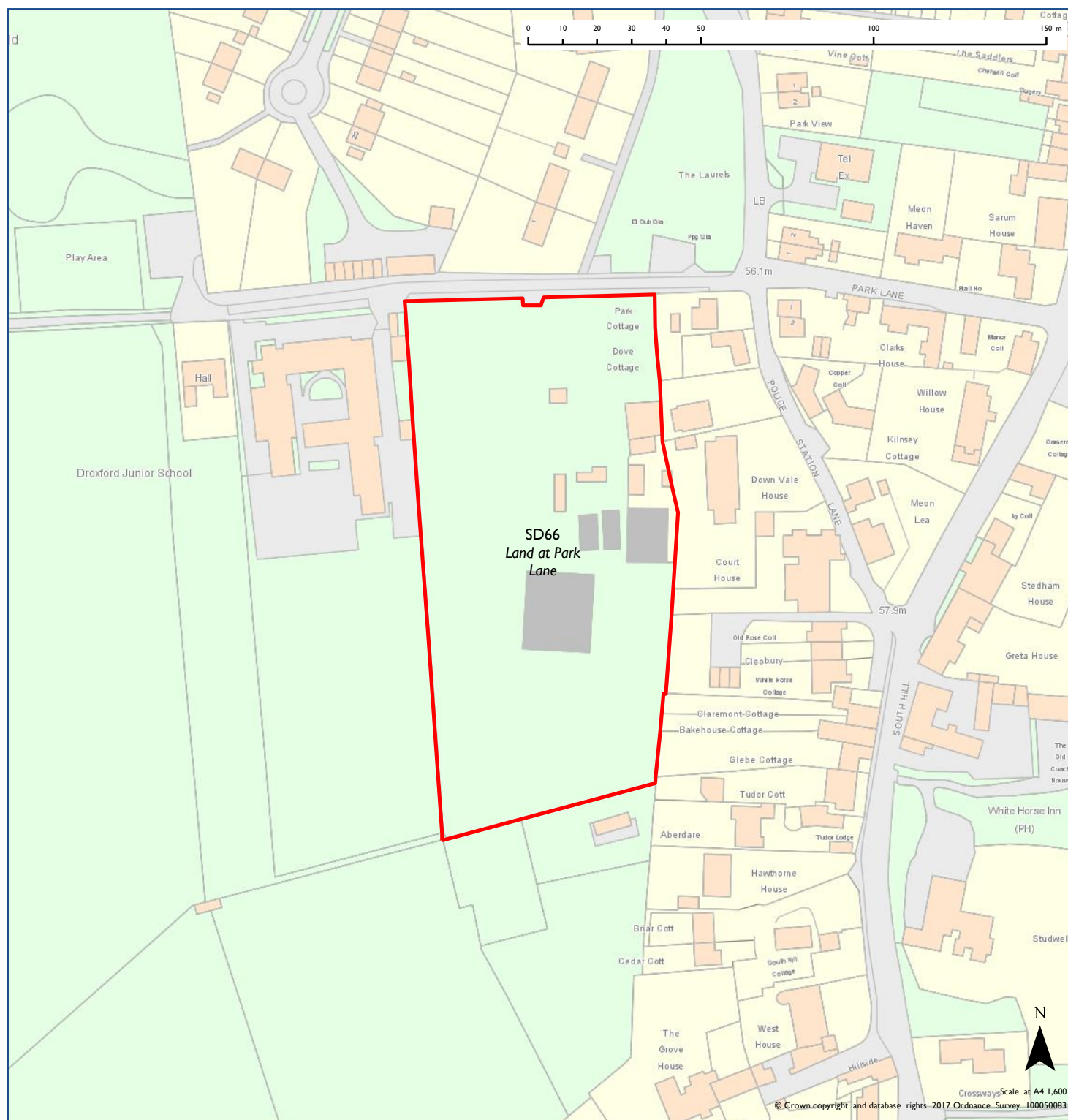
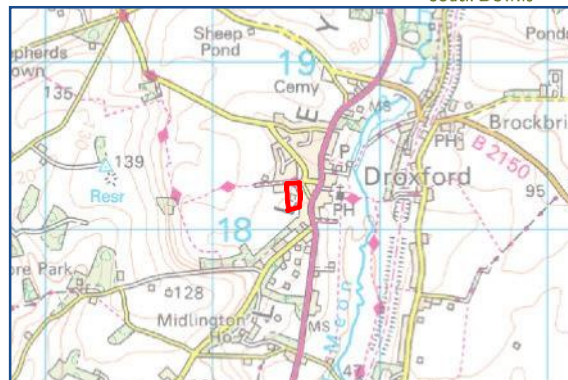


1. Land at Park Lane, Droxford is allocated for the development of 26 to 32 residential dwellings (class C3 use) providing that the design is of a high quality which sympathetically conserves and enhances the setting of local heritage assets. Planning permission will not be granted for any other uses with the exception of a small area of community parking in that part of the site adjacent to Park Lane.
2. Detailed proposals that meet the following site specific development requirements will be permitted:
  - a) The conservation and enhancement of the setting of local heritage assets including the Droxford Conservation Area;
  - b) A suitable transition in built form and fabric from the residential areas to the north and east and the open countryside to the south and west;
  - c) Safe pedestrian and vehicular access and egress, which where this is dependent on off-site highways improvements will be secured through suitable planning obligations;
  - d) Provision of all necessary vehicular parking on-site to avoid additional on street parking in local roads;
  - e) The location of new housing and access roads to have regard to areas prone to surface water flooding and potential groundwater emergence;
  - f) Demonstrate no significant harm to be caused to groundwater resources;
  - g) No significant harm to the amenity of the adjacent Wayferer's Way; and
  - h) No significant harm to the amenity of users of the adjacent school.
3. In order for the development to have an overall positive impact on the ability of the natural environment to contribute to ecosystem services, development proposals must address the following:
  - a) Protect and enhance hedgerows and trees within the site where possible, and where they are lost, provide at least the equivalent in new planting on site;
  - b) Minimise hard surfaced areas on site; and
  - c) New planting should be suitable for pollinating species.



**Site Ref: SD66**  
**Land at Park Lane**  
**Droxford**

 SDNPA Pre-submission Housing Allocation





## EASEBOURNE

**9.68** Easebourne is located in the Western Weald broad area and is one of the National Park's larger villages with a population of just under 2,500. It is a historic estate village north of Midhurst and the centre of the Cowdray Estate, which includes Cowdray Park a Registered Historic Park and Garden. The core of Easebourne is a conservation area notable for its numerous old sandstone buildings. The Ruins of Cowdray Park, the Priory, the Refectory and Easebourne Parish Church of St. Mary's are all Grade I buildings. Easebourne has a distinctive local vernacular comprising many historic buildings which utilises the local sandstone and the notable yellow 'Gold Cup' painted window frames of many of the Cowdray Estate cottages.

### COWDRAY WORKS YARD, EASEBOURNE

Site area:	Approximately 0.9ha
Current Use:	Commercial
Flood Risk:	Surface water flood risk through western part of site and groundwater flood risk
Historic Environment:	Area of high archaeological interest; site adjacent to Easebourne Conservation Area (north and west); Listed Buildings (7) close related to the site; site adjacent to Cowdray House Registered Park & Garden (south and east)

**9.69** The site is considered suitable for mixed-use development including housing and commercial use. The floorspace for each commercial use class will be limited to a maximum amount.

**9.70** The allocation site is previously developed land closely related to a number of significant heritage assets including the Easebourne Conservation Area, Cowdray Park and the Grade I Listed Easebourne Priory, Refectory and St Mary's church. As such, the design of development proposals should be fully informed by suitable landscape, townscape and historic environment analysis which takes full account of the setting and significance of these heritage assets. A Conservation Area Character Appraisal and Management Plan is currently being prepared for Easebourne and the application should pay due regard to this when it is published.

**9.71** Given the high quality of the form and fabric of Easebourne it is expected that development proposals should be of a high standard in terms of architecture, townscape and public realm. Development proposals should be inclusively designed by providing publicly accessible pedestrian routes from Easebourne Lane through to Cowdray Park where there is a Public Right of Way close to the site boundary.

**9.72** The site has also high archaeological interest and as such development proposals should be supported by on-site field surveys. The western part of the development site is identified as having surface water flood risk. The site is also vulnerable from groundwater emergence associated with the dry valley aligned with Easebourne Lane and Easebourne Street. As such, proposals should include suitable flood risk mitigation. The Level 1 Update and Level 2 SFRA provides recommendations for a site specific flood risk assessment and the suitability and design of SuDS. Development proposals should be supported by a site-

specific flood risk assessment and will be expected to incorporate sustainable drainage to address surface water.

**9.73** Development proposals should include suitable vehicular access, on-site parking and suitable pedestrian access to Cowdray Park. Proposals for commercial use should include sensitively designed outside storage and vehicular parking. Given the existing commercial use of the site development proposals should be supported by a land contamination survey.

**9.74** Development proposals should therefore be informed by the following evidence studies:


- Archaeological Assessment;
- Flood Risk Assessment;
- Heritage Statement;
- Landscape Visual Impact Assessment;
- Land Contamination Survey; and
- Surface Water Flood Risk Assessment and Management Plan.

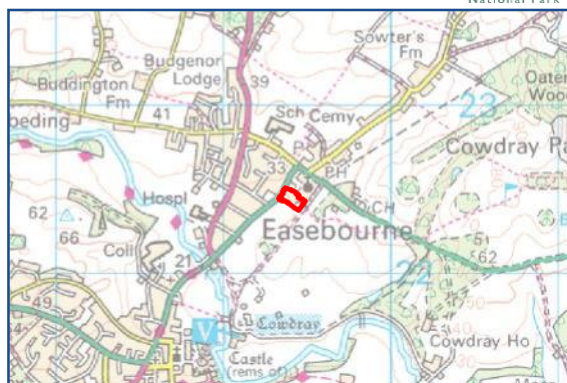
## Allocation Policy SD67: Cowdray Works Yard, Easebourne



1. Land at the Cowdray Works Yard, Easebourne is allocated for mixed use development including 16 to 20 residential dwellings (Class C3 use) and commercial buildings (Class A1, A3 and B1 uses only) with a total net floorspace of up to 1,500m<sup>2</sup>. Development for Class A1 (Shop) units and Class A3 (Food and Drink) with a net sales floorspace up to a maximum of 280m<sup>2</sup> for each will be permitted in principle. The design of the proposed form and fabric will be of a high quality, which sympathetically conserves and enhances the setting of local heritage assets. Planning permission will not be granted for any other uses.
2. Detailed proposals that meet the following site specific development requirements will be permitted:
  - a) A publicly accessible pedestrian route from Easebourne Lane through to Cowdray Park;
  - b) Provision of all necessary vehicular parking on-site to avoid additional on street parking in Easebourne;
  - c) The location of new housing and access roads to have regard to areas of surface water flooding and potential groundwater emergence; and;
  - d) Sustainable Drainage Systems to mitigate risk of surface water flooding.
3. Proposals which include security gates or other barriers which preclude the residential areas of the development from becoming fully accessible, inclusive and integrated to the local community will not be permitted.
4. In order for the development to have an overall positive impact on the ability of the natural environment to contribute to ecosystem services, development proposals must address the following:
  - a) Maximise available space for new tree planting particularly at the site boundaries;
  - b) Minimise hard surfaced areas on site; and
  - c) New planting should be suitable for pollinating species.

**Site Ref: SD67**  
**Cowdray Works Yard**  
**Easebourne**

 SDNPA Pre-submission Housing Allocation



## LAND AT EGMONT ROAD, EASEBOURNE

Site area:	0.7 ha
Current Use:	Paddock; Car Parking
Flood Risk:	Surface water flood risk on western and southern boundaries
Historic Environment:	Adjacent to Easebourne Conservation Area; Listed Buildings adjacent to the site

- 9.75** The site is located on the western side of Easebourne Lane in a predominantly residential area. The eastern and northern boundaries of the site are contiguous with the Easebourne Conservation Area. On the eastern boundary of the site are two listed houses. There is an additional listed house to the north of the site, which is visible to and from the site. The residential areas to north, west and south predominantly comprise two-storey, twentieth century housing. To the north and north-west of the site is an extensive area of backland parking and garaging of generally low townscape value. To the south of the site is an existing school.
- 9.76** The site is currently under-utilised and provides an opportunity through a well-designed residential scheme to improve the overall quality of the local townscape and pedestrian accessibility. Development proposals should also conserve and enhance local heritage assets including the setting of the Easebourne Conservation Area and adjacent listed buildings.
- 9.77** Development should include suitable vehicular access, on-site parking and pedestrian routes to improve permeability of the wider area. The lowermost part of the site, and the proposed access is at risk of surface water flooding. There is also groundwater emergence vulnerability associated with the dry valley aligned with Easebourne Street and Easebourne Lane. As such, proposals should include flood risk mitigation. The Level 1 Update and Level 2 SFRA provides recommendations for a site specific flood risk assessment and the suitability and design of SuDS.
- 9.78** Development proposals should therefore be informed by the following evidence studies:
- Heritage Statement; and
  - Surface Water Management Plan and Flood Risk Assessment.




## Allocation Policy SD68: Land at Egmont Road, Easebourne

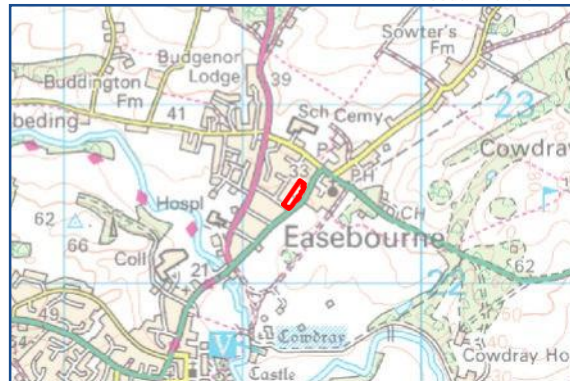


1. Land at Egmont Road, Easebourne is allocated for the development of 16 to 20 residential dwellings (class C3 use). Planning permission will not be granted for any other uses. Detailed proposals that meet the following site specific development requirements will be permitted:
  - a) Design and landscaping which conserves and enhances the setting of local heritage assets including the adjacent Easebourne Conservation Area and Listed Buildings and provides a permeable layout which integrates with existing neighbouring residential areas;
  - b) Retention of the existing vehicular parking area adjacent to Egmont Road except where necessary to facilitate a new vehicular and pedestrian access;
  - c) Provision of all necessary vehicular parking on-site to avoid additional on street parking in Easebourne; and
  - d) Sustainable Drainage Systems to mitigate risk of surface water flooding
2. In order for the development to have an overall positive impact on the ability of the natural environment to contribute to ecosystem services, development proposals must address the following:
  - a) Trees on the site boundary should be retained where possible and new tree planting should be undertaken at the eastern boundary of the site. Replacement trees should be an improvement on those lost;
  - b) Minimise hard surfaced areas on site; and
  - c) Retain suitable existing habitat for pollinating species where possible. New planting should be suitable for pollinating species; and
  - d) The location of new housing and access roads to have regard to areas of surface water flooding and potential groundwater emergence;



**Site Ref: SD68**  
**Land at Egmont Road**  
**Easebourne**

 SDNPA Pre-submission Housing Allocation



## FORMER EASEBOURNE SCHOOL, EASEBOURNE

Site area:	Approximately 2.1 ha
Current Use:	Former School Buildings and Grounds
Flood Risk:	Surface water flood risk in Easebourne Lane and groundwater flood risk
Historic Environment:	Site partly within, and partly adjacent to, the Easebourne Conservation Area; Listed School building Grade II Listed; Listed cottage adjacent to site boundary

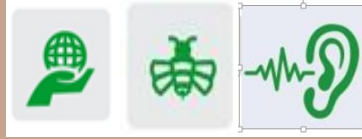
- 9.79** The site comprises a disused former school and school grounds located on the western side of Easebourne Street to the north-east of the core of the village. Easebourne Street has an, essentially, rural character with many vernacular cottages interspersed with larger historic houses and some modern dwellings. There are a number of listed houses on Easebourne Lane with particular concentrations to the south-west and north-east of the allocation site. To the west and east is open countryside.
- 9.80** The former school buildings are located north-east of a gap in built form across Easebourne Lane. Development proposals should retain this gap whilst including suitable frontage development. The northern portion of the allocation site including the existing areas of hardstanding is considered suitable for redevelopment. The southernmost portion of the site is considered suitable for 2 residential dwellings.
- 9.81** Given the high quality of the form and fabric of Easebourne Conservation Area it is expected that development proposals should be of a high standard in terms of design and landscaping. Areas considered suitable for frontage development include the portion of the site between the more southern of the two existing vehicular entrance and Bellings Barn, and the existing area of hardstanding adjacent to the neighbouring listed cottage. New frontage buildings could be reasonably staggered with no particular building line in Easebourne Street.
- 9.82** The listed core of the school building is considered suitable for residential conversion. The demolition of the modern elements of the school building would improve the setting of the adjacent listed buildings and the Easebourne Conservation Area within which they are located. It is considered that the redevelopment of the area incorporating the footprint of the modern school buildings and areas of hardstanding would be best served by a scheme which predominantly reflected the various local estate dwelling vernaculars or suitably reinterpreted it for the twenty-first century.
- 9.83** Development proposals must include sufficient on-site vehicular parking to avoid on-street parking in Easebourne Lane. Development which incorporates the existing vehicular accesses would be preferred. The reprofiling of the existing vehicular access from Easebourne Lane to the large area of hardstanding adjacent to the school buildings is acceptable subject to suitable landscape improvements.
- 9.84** Some small areas of the site, and the proposed access are at risk of surface water flooding. There is also groundwater emergence vulnerability associated with the dry

valley aligned with Easebourne Valley and Easebourne Lane. As such, proposals should include suitable flood risk mitigation. Development proposals will be expected to incorporate Sustainable Drainage Systems to address surface water flood risk. The Level 1 Update and Level 2 SFRA provides recommendations for a site specific flood risk assessment and the suitability and design of SuDS.

**9.85** Development proposals should therefore be informed by the following evidence studies:

- Flood Risk Assessment and Surface Water Management Plan;
- Heritage Statement; and
- Landscape Visual Impact Assessment.


## **Allocation Policy SD69: Former Easebourne School, Easebourne**

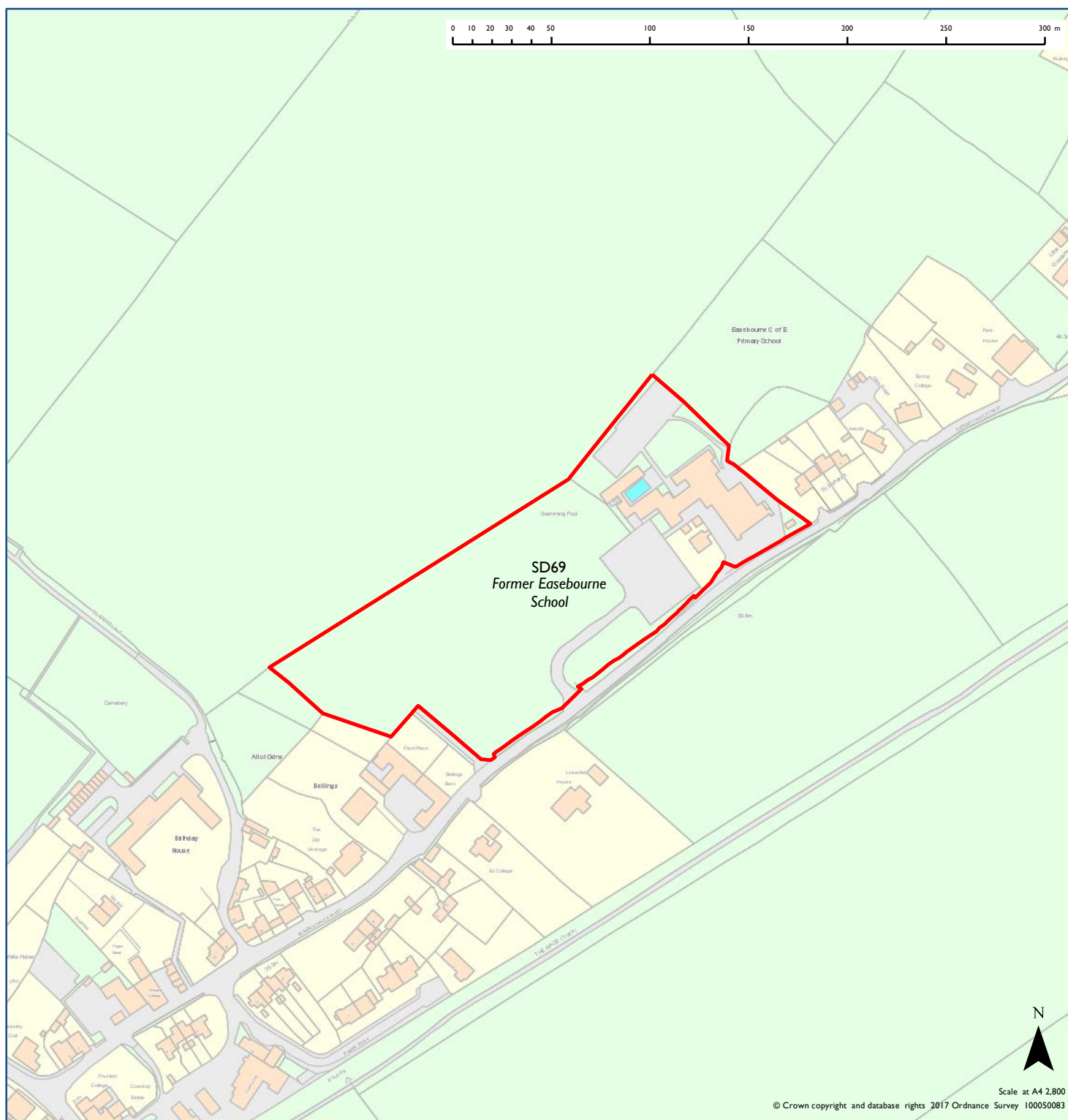


1. Land at the former Easebourne School is allocated for the development of 16 to 20 residential dwellings (class C3 use) including any formed through the conversion of the listed portion of the existing school building. Planning permission will not be granted for any other uses. Detailed proposals that meet the following site specific development requirements will be permitted:
  - a) Development proposals should conserve and enhances the setting of local heritage assets including the Easebourne Conservation Area and Listed Buildings;
  - b) The central portion of the site shall be retained as an appropriately scaled open visual gap across the site;
  - c) Frontage development will be permitted either side of this open visual gap;
  - d) Retention of the southernmost existing vehicular access; and
  - e) The location of new housing and access roads to have regard to areas of surface water flooding and potential groundwater emergence.
2. In order for the development to have an overall positive impact on the ability of the natural environment to contribute to ecosystem services, development proposals must address the following:
  - a) Protect and enhance trees within the site where possible, and where trees are lost, provide at least the equivalent in new tree planting on site; and
  - b) New planting should be suitable for pollinating species.



**Site Ref: SD69**  
**Former Easebourne School**  
**Easebourne**

 SDNPA Pre-submission Housing Allocation



## EAST DEAN (EAST SUSSEX)

**9.86** East Dean and Friston lies in the Dip Slope broad area and is a civil parish in East Sussex. The two villages in the parish are in a dry valley on the South Downs between Eastbourne and Seaford. The main A259 road goes through both village centres. Much of the surrounding land is owned by the National Trust.

### LAND BEHIND THE FRIDAYS, EAST DEAN (EAST SUSSEX)

Site area:	Approximately 0.54ha
Current Use:	Agricultural
Allocated Use:	Residential Development


**9.87** The allocation site comprises an existing planning consents (SDNP/14/03936/FUL) for residential development comprising a total of 11 dwellings.

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

1. Land Behind the Fridays, East Dean is allocated for up to 11 residential dwellings (Class C3 use). Planning permission will not be granted for any other uses.



**Site Ref: SD70**  
Land behind the Fridays  
East Dean (East Sussex)

 SDNPA Pre-submission Housing Allocation



## FINDON

**9.88** Findon is a medium size village located in the Dip Slope broad area of the National Park. The present village developed in the late middle ages on a junction of historic roads, and is focused around a compact, historic village core (The Square), which has a number of small shops, pubs and a post office. The historic hamlet of Nepcote also falls within the settlement boundary to the north. From the 19<sup>th</sup> Century, the village has become renowned for its annual Sheep Fair on Nepcote Green and as a centre for racehorse training and equestrian activities. The settlement underwent significant residential expansion during the 20<sup>th</sup> Century, such that much of the village is now characterised by more modern estates and architectural styles.

**9.89** Findon Parish Council produced an NDP, which was 'made' in 2016. The Findon NDP does not, however, set a settlement boundary nor allocate housing sites. The National Park Authority is therefore determining a settlement boundary and housing site allocations through the Local Plan.

### LAND AT ELM RISE, FINDON

Site area:	0.7ha
Current Use:	Paddock
Environmental Designation:	Within wider area of various Protected Notable Species Within South Downs Way Nature Improvement Area Within Environment Agency Source Protection Zone

**9.90** The site is located to the north east of the village core, and is bordered on three sides by residential development. The northern boundary borders a larger area of paddocks to the north, along which mature hedgerows provide significant screening. The site provides good opportunity to provide modest-sized dwellings,

**9.91** The site can be seen from the A280 Long Furlong to the west, however these views are in the context of existing residential development sitting above the site to the west. As the site is more elevated at its western part, there is potential to impact on views from the public bridleway crossing fields to the north. It will be important that development enhances these views. The more substantial built elements of development should be focused on the western and southern parts of the site, where the land sits lower in the landscape and is well-screened. Single-storey housing will be encouraged in the more elevated parts of the allocation site.

**9.92** The site has potential to provide valuable wildlife habitats, and is within a wider area of Protected Notable Species. An ecological survey of the whole site will be required to ensure that development enhances opportunities for these species to flourish. The site is also at risk of potential surface water or groundwater flooding to access. A site specific flood risk assessment should therefore accompany any planning application for this site and should particularly consider the flood risk to access and egress. The Level 1 Update and Level 2 SFRA provides recommendations for a site specific flood risk assessment and the suitability and design of SuDS.

**9.93** Development of the site would give opportunity to provide a new publicly accessible footpath from Elm Rise to the northern end of Stable Lane, via the existing track to the immediate north-east corner of the site, to create a new link from the village to open downland to the east. This is considered appropriate to comply with Policy SD20: Walking, Cycling and Pedestrian Routes. Public open space should be incorporated along this corridor, in a way that integrates with the wider site layout and public realm within the site.

**9.94** Development proposals should therefore be informed by the following evidence studies:


- Landscape Assessment;
- Ecology Survey and Protected Species Survey;
- Landscape and Visual Impact Assessment; and
- Flood Risk Assessment

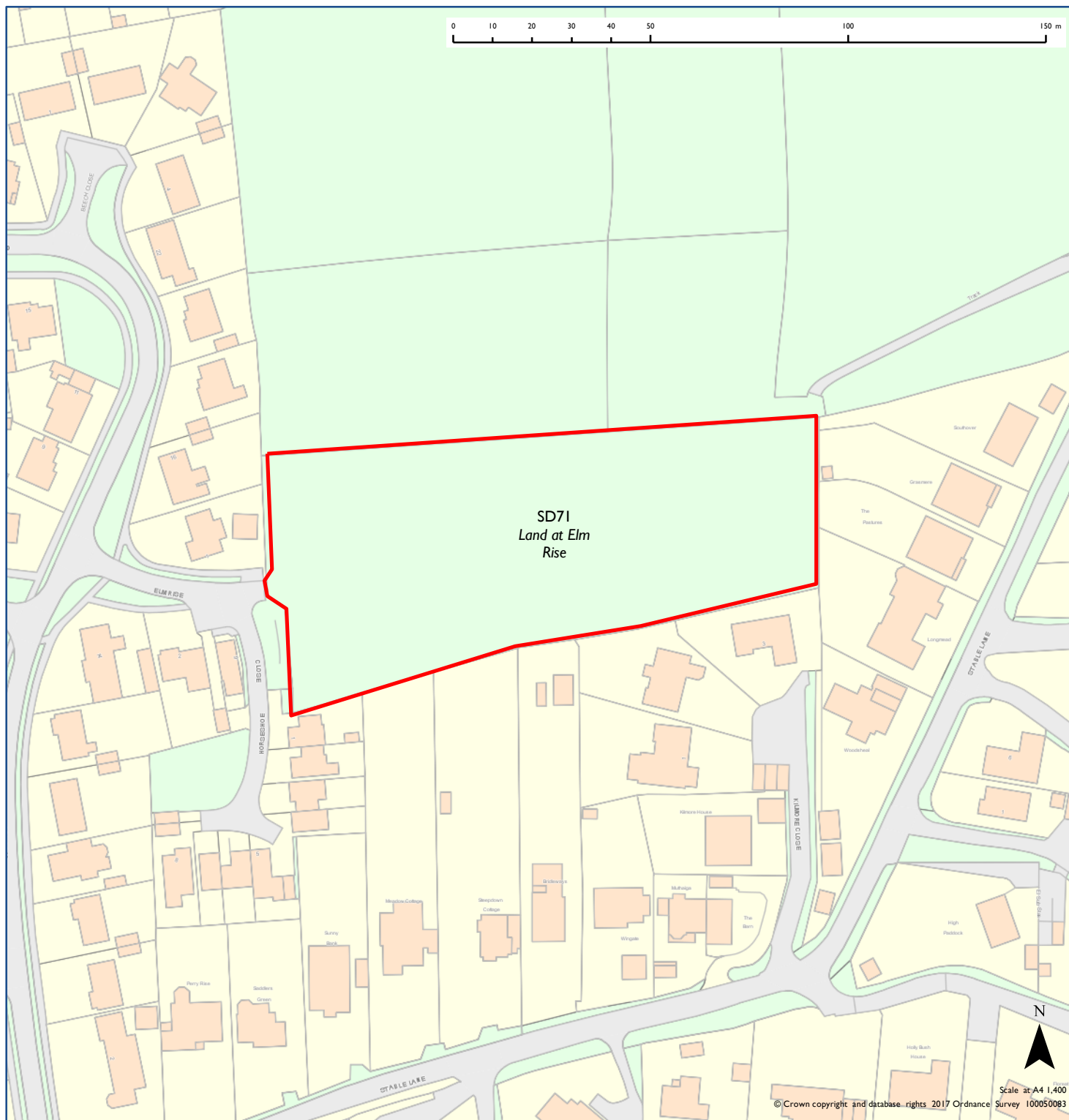
## Allocation Policy SD71: Land at Elm Rise, Findon



1. Land at Elm Rise, Findon is allocated for the development of between 15 and 20 residential dwellings (class C3 use). Planning permission will not be granted for any other uses. Detailed proposals that meet the following site specific development requirements will be permitted:
  - a) To enhance biodiversity, and in particular provide for local notable and protected species;
  - b) Development should be focused on the western and southern parts of the site, and provide a suitably landscaped transition to more elevated areas;
  - c) Demonstrate no significant harm to be caused to groundwater resources;
  - d) Vehicular access should be provided via existing access from Elm Rise; and
  - e) The development should provide public green space integrated with an attractive, publicly accessible through-footpath and cycle link between Elm Rise and the northern end of Stable Lane.
2. In order for the development to have an overall positive impact on the ability of the natural environment to contribute to ecosystem services, development proposals must address the following:
  - a) Protect and enhance trees within the site where possible, and where trees are lost, provide at least the equivalent in new tree planting on site. Trees on the site boundary should be retained and new tree planting should be undertaken;
  - b) Minimise hard surfaced areas on site, and use permeable surfaces and soft landscaping where possible to maximise infiltration of water and reduce surface water run-off; and
  - c) New planting should be suitable for pollinating species.

**Site Ref: SD71**  
**Land at Elm Rise**  
**Findon**

 SDNPA Pre-submission Housing Allocation





## SOLDIERS FIELD HOUSE, FINDON

Site area:	0.6ha
Current Use:	Single residential plot with large house
Environmental Designations:	Within wider area of various Protected Notable Species Within South Downs Way Nature Improvement Area Within Environment Agency Source Protection Zone
Flood risk:	Parts of site susceptible to surface water and groundwater flooding

- 9.95** The site is located on the eastern edge of the village and comprises a large residential plot, consisting of a large, modern house and garden enclosed on all sides by a substantial beech hedge.
- 9.96** The site is visible from the public footpath network around Cissbury Ring. It is also visible from, and therefore within the setting of, the Grade II Listed Wattle House on the edge of Nepcote Green. The existing building is prominent from these viewpoints, and is not considered to be of an architectural quality that benefits the site and local area.
- 9.97** Redevelopment of the site provides an opportunity to deliver modest-sized dwellings that better meet local housing needs. It also provides opportunity to improve the character of the area and enhance views of the site, through a design and layout that better responds to the traditional architectural styles seen in Findon.
- 9.98** Development proposals should be accompanied by a detailed Landscape and Visual Impact Assessment to ensure short-term and long-term enhancement of the site's setting. The existing beech hedge should be retained until improved and mature landscaping and screening, using native species, has been achieved through implementing the landscape plan.
- 9.99** The site as exists is not likely to provide significant wildlife interest, however the wider area hosts Protected Notable Species. Proposals should enhance biodiversity by creating new habitats and subsistence, particularly for notable species in the area. Some parts of the site are at potential risk from surface and groundwater flooding. Proposals should incorporate sustainable drainage systems to address surface water flooding and preserve the integrity of the Source Protection Zone. The Level 1 Update and Level 2 SFRA provides recommendations for a site specific flood risk assessment and the suitability and design of SuDS.
- 9.100** Access to the site is via a private single-track road (Soldiers Field Lane). A Transport Assessment will be required to confirm the trips generated by the proposals and the effect on the Lane and surrounding road network. Development proposals should suitably address any highway safety or access issues identified.

**9.101** Development proposals should therefore be suitably informed by the following evidence studies:


- Archaeological Assessment;
- Ecology Assessment and Protected Species Survey;
- Landscape and Visual Impact Assessment;
- Transport Statement and;
- Flood Risk Assessment.

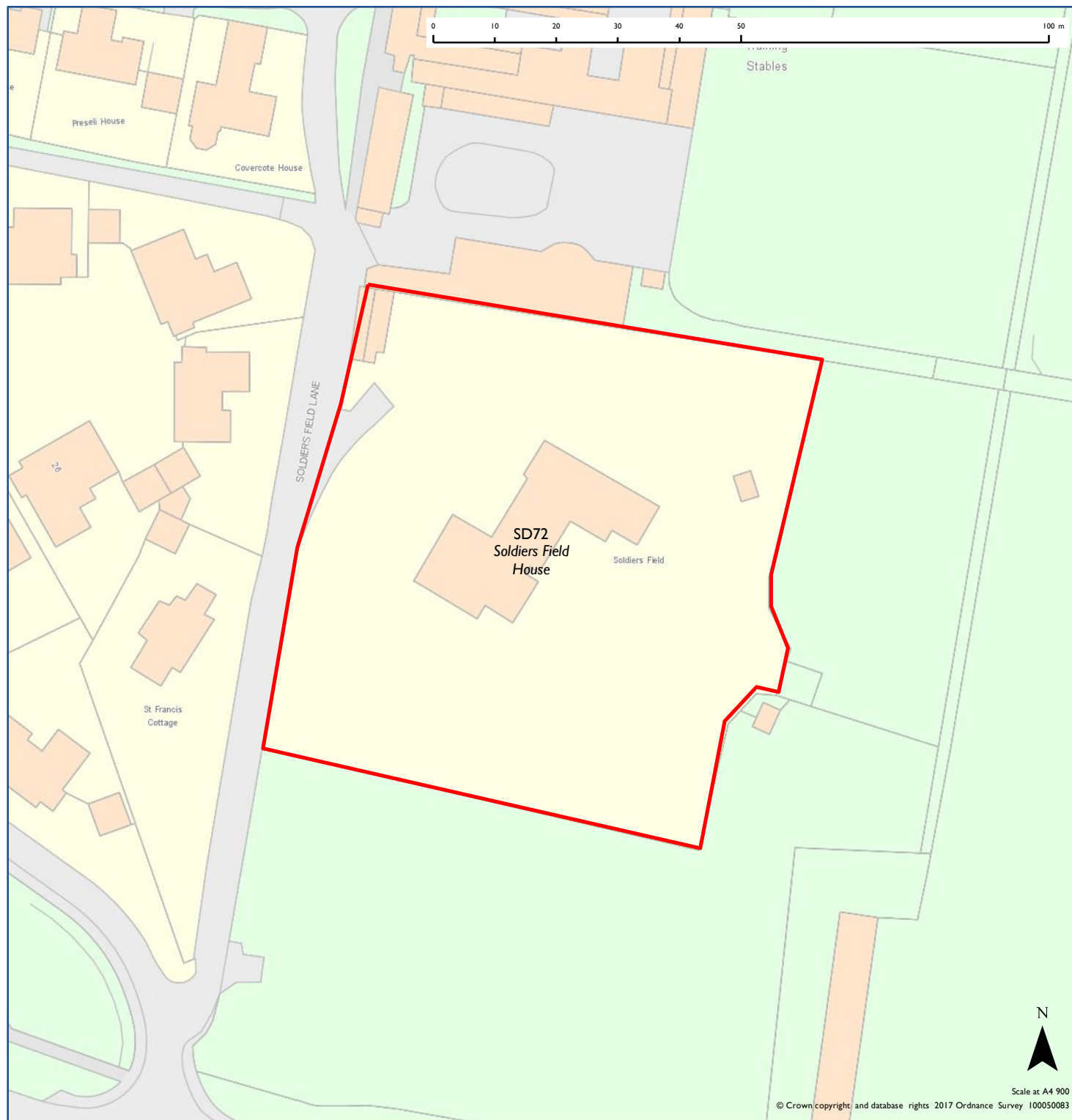
### **Allocation Policy SD72: Soldiers Field House, Findon**



1. Land at Soldiers Field, Findon is allocated for the development of 10 to 12 residential dwellings (class C3 use). Planning permission will not be granted for any other uses. Detailed proposals that meet the following site specific development requirements will be permitted:
  - a) To positively enhance the contribution of the site to the downland landscape and the setting of the Wattle House, particularly as viewed from public rights of way to the east and south and from Nepcote Green;
  - b) Demonstrate no significant harm to be caused to groundwater resources;
  - c) To enhance biodiversity, and in particular provide for local notable and protected species;
  - d) The existing beech hedge that follows the site boundary should be retained, until improved and mature native species planting provides an enhanced boundary treatment; and
  - e) The location of new housing and access roads to have regard to areas of surface water flooding and potential groundwater emergence.
2. In order for the development to have an overall positive impact on the ability of the natural environment to contribute to ecosystem services, development proposals must address the following:
  - a) Where trees are lost, provide at least the equivalent in new tree planting on site. Trees on the site boundary should be retained and new tree planting should be undertaken;
  - b) New planting should be suitable for pollinating species; and
  - c) Minimise hard surfaced areas on site, and use permeable surfaces and soft landscaping where possible to maximise infiltration of water and reduce surface water run-off.

**Site Ref: SD72**  
**Soldiers Field House**  
**Findon**

 SDNPA Pre-submission Housing Allocation



## GREATHAM

**9.102** Greatham is a village about 6 miles north of Petersfield with a population of about 800 people. Greatham has a public house, primary school and village hall. It is a linear village of the Western Weald which runs along the old main Petersfield to Farnham road, straddling two distinct landscape areas. The older part of the village to the west, much of which is covered by a conservation area, lies among the gently rolling fields of the Mixed Farmland and Woodland Vale landscape area, with many mature trees and distant views of the Hangers. Traditional building materials here include much use of sandstone.

**9.103** Further north east, beyond the valley of a tributary of the Rother, the housing along the road becomes newer and denser as the land rises to sandy oak, birch and pine woods in the Wealden Farmland and Heath Mosaic landscape area, part of which are designated local wildlife sites. The eastern end of the village is in close proximity to land used by military. On the northern and eastern edge of the settlement is the Woolmer Forest Special Area of Conservation and the Wealden Heaths Phase II Special Protection Area.

### LAND AT PETERSFIELD ROAD, GREATHAM

Site area:	2.4ha
Current Use:	Horticultural Nursery
Environmental Designations:	Adjacent to Rother Valley Biodiversity Opportunity Area Wealden Heaths Phase II Special Protection Area Groundwater Source Protection Zone
Historic Environment:	Greatham Conservation Area to south of site; Listed Building on western side of Petersfield Road

**9.104** The site is a wholesale nursery adjacent to the settlement boundary of Greatham. The site is surrounded by residential properties to the northeast of the site, agricultural land to the south a village hall and school to the west. The allocation site is outside but closely sited to the north boundary of the Greatham conservation area. There is large, listed residential dwelling opposite the western boundary of the site. The site has high potential for archaeological interest.

**9.105** The proposed allocation site is considered to comprise major development and as such proposals should address Core Policy SD3. The allocation site is considered suitable to provide up to 40 residential dwellings and an area of public open space within the central portion of the site. The allocation site also provides an opportunity to provide Greatham with a modestly sized retail unit in the heart of the village next to the school and village hall. As such, a Class A1 (Shop) unit with a floorspace under 280 square metres with suitable off-road parking would be acceptable in principle. First floor residential accommodation would acceptable above a retail unit.

**9.106** The site is approximately 600m from the Wealden Heaths Phase II Special Protection Area (SPA). Advice from Natural England will be required on appropriate measures to mitigate the impacts of recreational disturbance.

**9.107** Development should be supported by a Landscape and Visual Impact Assessment and the form and fabric of development should seek to reinforce the local distinctiveness of Greatham. The appropriate use of local buildings materials such as coursed ironstone or malmstone would be welcomed. Existing mature trees and hedgerows should be retained and enhanced. New boundary treatments should be carefully considered. The eastern boundary of the site should be appropriately landscaped to provide a suitable transition to the river valley.

**9.108** Development will be required to take into account and contribute to the aims of the Rother Valley Biodiversity Opportunity Area.

**9.109** The existing vehicular access should be utilised and necessary improvements made to it and Petersfield Road where identified. Development should facilitate a publicly accessible off-road pedestrian and cycle route from the existing site entrance on Petersfield Road through to the existing Public Right of Way on the eastern boundary of the site.

**9.110** Discussion should take place with the National Park Authority prior to any specific development proposal to develop the site, to establish what mineral resource information is required by the Mineral Planning Authority. It is recommended that if the proposal overlays a safeguarded minerals resource that a Minerals Assessment Report is produced for the Mineral Planning Authority, submitted prior to the submission of an application to allow for early discussions to take place.

**9.111** Development proposals should therefore be informed by the following evidence studies:

- Arboricultural Impact Assessment, Arboricultural Method Statement and associated Tree Protection Plan;
- Archaeological Survey;
- Flood Risk Assessment;
- Heritage Statement;
- Landscape Visual Impact Assessment;
- Minerals Assessment Report; and
- Project Level Habitats Regulations Assessment.




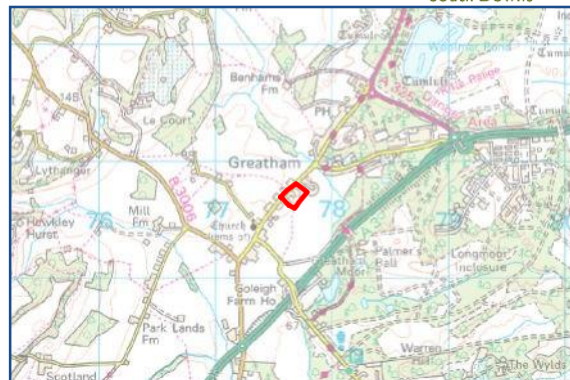
## Allocation Policy SD73: Land at Petersfield Road, Greatham



1. Land at Petersfield Road, Greatham is allocated for the development of 35 to 40 residential dwellings (class C3 use) and associated open space. Development for a Class A1 (Shop) unit with a net sales floorspace up to a maximum of 280m<sup>2</sup> with suitable vehicular parking for customers will also be permitted. Planning permission will not be granted for any other uses. Detailed proposals that meet the following site specific development requirements will be permitted:
2. The site specific development requirements are:
  - a) Development proposals should provide a suitable transition in form and fabric from Petersfield Road to the west to the open countryside to the east;
  - b) Development proposals should conserve and enhance the setting of local heritage assets including the Greatham Conservation Area and local Listed Buildings and use local building materials to reinforce local distinctiveness;
  - c) Provide suitable mitigation towards the Wealden Heaths Special Protection Area (SPA), which should be informed by a project-level Habitats Regulations Assessment;
  - d) Provide suitable mitigation measures to avoid increases in localised surface water flooding;
  - e) Demonstrate no significant harm to be caused to groundwater resources;
  - f) Retain the existing vehicular access and, where identified as necessary to provide safe access and egress, improvements to both the vehicular access and to off-site highways;
  - g) Provide a publicly accessible off-road pedestrian and cycle route from Petersfield Road to the existing Public Right of Way to the east of the allocation site;
  - h) Provision of an area of suitable public open space within the site;
  - i) Retain and enhance existing mature trees and site boundaries and new site boundaries appropriate to the local landscape.
3. In order for the development to have an overall positive impact on the ability of the natural environment to contribute to ecosystem services, development proposals must address the following:
  - a) Protect and enhance trees within the site where possible, and where trees are lost, provide at least the equivalent in new tree planting on site. Trees on the site boundary should be retained and new tree planting should be undertaken;
  - b) New planting should be suitable for pollinating species; and
  - c) be suitable for pollinating species.

**Site Ref: SD73**  
**Land at Petersfield Road**  
**Greatham**

 SDNPA Pre-submission Housing Allocation



## LAND AT FERN FARM, LONGMOOR ROAD, GREATHAM

Site area:	0.8ha
Current Use:	Gypsy & Traveller site plus paddocks (2 temporary pitches)
Environmental Designations:	Within 400m of the Wealden Heaths Plus Special Protection Area

**9.112** The site lies on the southern side of Longmoor Road in Greatham. Longmoor Road links Greatham with the Longmoor Camp and the A3. The site itself is irregularly shaped and slopes down from north to south. The northern end of the site adjoins a number of residential properties and gardens. The southern part of the allocation contains two pitches plus a utility room, parking and hard standing for Gypsies and Travellers. These would be retained. South of the allocation is a paddock, which adjoins woodland and large ponds to the south and east and further paddocks and small enclosures to the west.

**9.113** The site is accessed from Longmoor Road. The northern part of the allocation is more visually exposed than the central and southern part. The existing Gypsy and Traveller site has no visual impacts beyond the immediate boundaries. The site is closely related to the existing village and its relative containment limits its impact on the wider area. The allocation does not include the southern extent of the land and therefore restricts development to following the building line established along Wolfmere Lane.

**9.114** Development proposals should therefore be informed by the following evidence studies:

- Foul Sewerage and Utilities Assessment;
- Flood Risk Assessment;
- Lighting Assessment; and
- Biodiversity Survey and Report; and
- Project-level Habitats Regulations Assessment.

## Allocation Policy SD74: Land at Fern Farm, Greatham

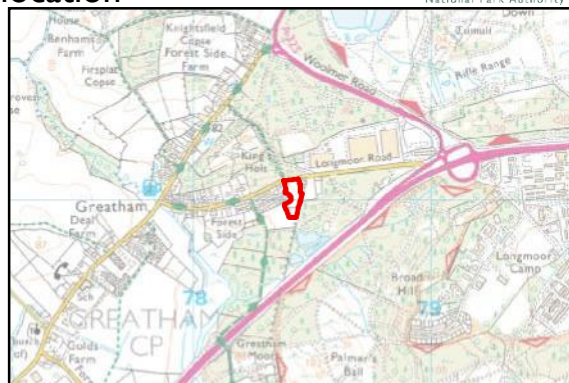


1. The southern part of the Land at Fern Farm, Greatham is allocated for the development of 4 (total) permanent Gypsy and Traveller pitches. Planning permission will not be granted for any other uses. Detailed proposals that meet the following site specific development requirements will be permitted:
  - a) Provide an attractive street frontage to Longmoor Road, reflecting the transition from village to woodland in this location;
  - b) Provide improved sight lines at entrance to site;
  - c) Provide suitable, permanent access to the Gypsy and Traveller pitches taking into account the need to manoeuvre larger vehicles. The Gypsy and Traveller site must be laid out to ensure sufficient room is available to allow vehicles to turn around within the site;
  - d) Using the existing vegetation as a base the boundaries should be reinforced to enclose the site;
  - e) The site must contain significant planting in order to reduce the urbanising impact of the development and provide a transition to the woodland and ponds beyond;
  - f) Surface water drainage must be controlled on site;
  - g) No commercial activities should take place on the land, including the storage of materials, in order to protect the amenity of existing and new neighbours; and
  - h) The Gypsy & Traveller development should be occupied only by those who fulfil the definition of a Gypsy or Traveller.
2. The development of this site must be considered in a comprehensive manner to ensure the cumulative impact of the proposals can be considered and appropriate assessments undertaken.
3. In order to have an overall positive impact on the ability of the natural environment to contribute goods and services, development proposals should address the following:
  - a) New planting should be suitable for pollinating species.
  - b) Minimise hard surfaced areas on site, and use permeable surfaces and soft landscaping where possible to maximise infiltration of water and reduce surface water run-off.



**Site: SD74**  
**Land at Fern Farm**  
**Greatham**

- SDNPA Pre-submission Gypsy and Traveller site allocation
- SDNP Boundary





## HAWKLEY

**9.115** Hawkley is a small village in the Western Weald broad area 3.5 miles north of Petersfield.

### HALF ACRE HAWKLEY ROAD, HAWKLEY

Site area:	0.24 ha
Current use:	Gypsy & Traveller site

**9.116** The site lies on the eastern side of Hawkley Road and within a fairly flat open field. This is an existing private Gypsy and Traveller site with temporary planning permission. It abuts woodland to the north and is screened by hedging along much of Hawkley Road. The site is accessed from that same road and contains a number of caravans located in the northern section adjacent to a footpath. To the south lies a converted farm building. On the opposite side of the road is a single property. The site has a limited, localised effect on landscape character with views being well contained and it is not subject to overlooking.

**9.117** The site lies between Liss to the east which contains a good range of services and facilities and the much smaller Hawkley to the west.

**9.118** Surface water mapping indicates a concentrated flow pathway towards the site along Hawkley Road from the northwest. This appears to concentrate at the north western corner of the site, with one pathway following the northern boundary and another crossing the centre. The Level 1 Update and Level 2 SFRA provides recommendations for a site specific flood risk assessment, and the suitability and design of SuDS.

**9.119** Development proposals should therefore be informed by the following evidence studies:

- Foul Sewerage and Utilities Assessment;
- Lighting Assessment;
- Project Level Habitats Regulations Assessment; and
- Flood Risk Assessment.

## Allocation Policy SD75: Half Acre, Hawkley

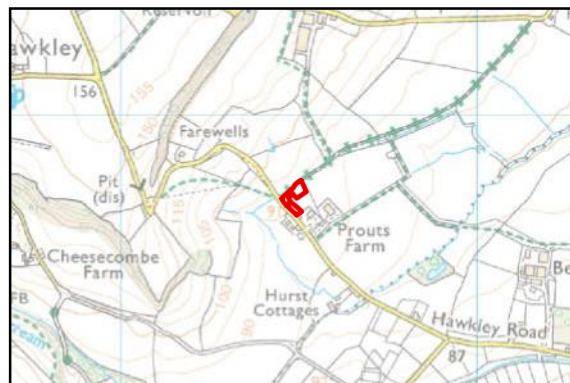


1. Half Acre, Hawkley is allocated for the development of 3 permanent Gypsy and Traveller pitches. Planning permission will not be granted for any other uses. Detailed proposals that meet the following site specific development requirements will be permitted:
  - a) Surface water drainage must be controlled on site and foul drainage must be effectively treated before discharge;
  - b) The location of pitches and access roads to have regard to areas of surface water flooding and potential groundwater emergence;
  - c) Built and mobile units should be positioned to the north of the site to reduce the urbanising effects on the road frontage in this rural area;
  - d) It must be laid out to ensure sufficient room is available to allow vehicles to turn around within the site;
  - e) The amenity of the public footpath adjoining the site is restored and protected;
  - f) The hedging surrounding the site is retained and further reinforced with appropriate species; and
  - g) The development should be occupied only by those who fulfil the definition of a Gypsy or Traveller.
2. In order for the development to have an overall positive impact on the ability of the natural environment to contribute to ecosystem services, development proposals must address the following::
  - a) Ensure there are no negative impacts on access to and amenity of the adjacent Public Right of Way;
  - b) Protect and enhance trees within the site where possible, and where trees are lost, provide at least the equivalent in new tree planting on site;
  - c) New planting should be suitable for pollinating species; and
  - d) Minimise hard surfaced areas on site, and use permeable surfaces and soft landscaping where possible to maximise infiltration of water and reduce surface water run-off.

**Site: SD75**  
Half Acre  
Hawkey

 SDNPA Pre-submission Gypsy and Traveller site allocation

 SDNP Boundary



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## ITCHEN ABBAS

**9.120** Itchen Abbas is a linear village located in the Western Downs approximately four miles north-east of Winchester. Itchen Abbas developed along the northern edge of the River Itchen, a Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC). Most of the community buildings are located around the junction between the main road (B3047) and a north-south lane which crosses the River Itchen. The older houses in Itchen Abbas are mainly scattered in a linear fashion along the main road. The allocation site is a typical example of this. Characteristic building materials in the older houses are brick, sometimes mixed with flints, reflecting the chalky surroundings.

### LAND AT ITCHEN ABBAS HOUSE, ITCHEN ABBAS

Site area:	Approximately 0.66 ha
Current Use:	Residential Garden
Environmental Designations:	Site closely sited to River Itchen SSSI and SAC Itchen Valley Biodiversity Opportunity Area

**9.121** The site is located in the east of the village. The site is closely related to the River Itchen SSSI and SAC. Suitable evidence should be provided to demonstrate that development would not be harmful to the River Itchen SSSI and SAC.

**9.122** The site is currently a domestic garden with the land noticeably rising towards the north. The Avington Park Conservation area and Grade II\* Registered Park and Garden is approximately 150m to the south of the allocation site.

**9.123** New development would need to ensure that surface water runoff was suitably addressed.

**9.124** Vehicular access would need to be from either the existing or a new access. Development should be served by sufficient suitable off-street vehicular parking to avoid additional pressure on local roads. There is an existing Public Right of Way on the eastern boundary of the site. Development should not harm the amenity of the PROW.

**9.125** The site is within 250 metres of an historic landfill site and as such investigations into potential contamination should be carried out.

**9.126** Development proposals should therefore be informed by the following evidence studies:

- Ecology Assessment including Protected Species Survey;
- Land Contamination Survey;
- Heritage Statement;
- Project-level Habitats Regulations Assessment; and
- Surface Water Management Plan.


## Allocation Policy SD76: Land at Itchen Abbas House, Itchen Abbas



1. Land at Itchen Abbas House, Itchen Abbas is allocated for the development of 8 to 10 residential dwellings (class C3 use). Planning permission will not be granted for any other uses. Detailed proposals that meet the following site specific development requirements will be permitted:
  - a) To demonstrate that there would be no likely significant effect on the River Itchen Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC);
  - b) Development must provide a suitable transition in form and fabric towards the open countryside to the east, north and south;
  - c) The site boundaries should be suitably landscaped;
  - d) The development should provide a suitable new vehicular access if the current vehicular access is not suitable or available;
  - e) Not to harm the amenity of the adjacent Public Right of Way;
  - f) To contribute towards the aims of the Itchen Valley Biodiversity Opportunity Area; and
  - g) To provide all necessary vehicular parking on-site to avoid additional on street parking in adjacent roads.
2. In order for the development to have an overall positive impact on the ability of the natural environment to contribute to ecosystem services, development proposals must address the following :
  - a) Protect and enhance trees within the site where possible, and where trees are lost, provide at least the equivalent in new tree planting on site. Trees on the site boundary should be retained and new tree planting should be undertaken;
  - b) Minimise hard surfaced areas on site; and
  - c) New planting should be suitable for pollinating species.



**Site Ref: SD76**  
**Land at Itchen Abbas House**  
**Itchen Abbas**

 SDNPA Pre-submission Housing Allocation



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## KINGSTON NEAR LEWES

**9.127** Kingston near Lewes is located in the Ouse Valley two miles (3.2 km) south of Lewes.

### CASTELMER FRUIT FARM, KINGSTON NEAR LEWES

Site area:	Approximately 0.72ha
Current Use:	Mixed: Residential, Commercial (Garage), Orchard, Woodland
Environmental Designations	The northern half of the site is Priority Habitat- Lowland Calcareous Grassland

**9.128** The allocation site comprises a large area of mature woodland, extensive orchards, a small commercial garage, two large but dilapidated greenhouses and a residential dwelling and gardens. There is an existing vehicular access from Ashcombe Lane which serves the allocation site and five other existing residential dwellings.

**9.129** Development within the allocation site should take full account of the local topography the trees within the site and be informed by a Landscape Visual Impact Assessment. Ecological and arboricultural improvements should be considered across all of the site including those parts of the proposed for built development.

**9.130** The site is considered to provide a particular opportunity to provide new homes with both private and shared amenity spaces through, for example, the utilisation of the existing orchards. It is considered that local distinctiveness could be reinforced through contemporary designs using sustainable materials. The south facing orientation of site should be fully exploited in the site layout and building design.

**9.131** Boundaries between dwellings should be carefully considered and must be compatible with the site treescape and local landscape. The site boundaries should be upgraded using suitable local materials. Existing mature trees on the sensitive site boundaries should be retained and protected.

**9.132** Residential development will be sited only in the south western portion of the wider Castelmere Fruit Farm site, in the area currently occupied by the existing dwelling, the MOT garage, greenhouses and a small part of the orchard. This area has the lowest elevation of the allocation and is reasonably well-enclosed by existing trees on the southern boundary. However, the final siting of buildings must be informed by a comprehensive arboricultural survey.

**9.133** A very small portion of the site is at risk from surface water flooding. The site is situated on the side of a dry valley feature. Groundwater emergence from the chalk aquifer is most likely along the mapped surface water pathways around the edge of the site. The Level 1 Update and Level 2 SFRA provides recommendations for a site specific flood risk assessment, and the suitability and design of SuDS.

**9.134** Given there is an existing MOT and servicing garage within the site, development proposals should be informed by a land contamination survey.

**9.135** Development proposals should be informed by and come forward in conjunction with Access, Landscape, and Ecological improvement strategies. The undeveloped part of the southern portion of the site should be retained as a publicly accessible open space. The

northern portion of the allocation site offers the opportunity to provide both public access to a high quality woodland and ecological improvements to a Priority Habitat. Working with the local community and relevant stakeholders, pedestrian and cycle access for the public should be secured across the site through a planning obligation.

**9.136** There is a potential to provide a suitable off-site link to existing Public Rights of Way to the north and east of the allocation site.

**9.137** Publicly accessible routes and open spaces within the allocation site will be secured through a suitable planning obligation. Suitable developer contributions to enable off-site cycle and pedestrian improvements may also be secured.

**9.138** Development proposals should therefore be informed by the following evidence studies:


- Arboricultural Impact Assessment, Arboricultural Method Statement and associated Tree Protection Plan;
- Archaeological Survey;
- Ecology Assessment including Protected Species Survey;
- Flood Risk Assessment including Surface Water Management Plan;
- Landscape Visual Impact Assessment; and
- Land Contamination Survey.

#### **Allocation Policy SD77: Castelmer Fruit Farm, Kingston near Lewes**

- I. Land at Castelmer Fruit Farm, Kingston near Lewes is allocated for the development of 10 to 12 residential dwellings (class C3 use). Planning permission will not be granted for any other uses. Detailed proposals that meet the following site specific development requirements will be permitted:
  - a) The woodland within the northern portion of the site shall be made publicly accessible;
  - b) To enhance biodiversity and provide for protected species;
  - c) Protect and enhance trees within the site worthy of retention;
  - d) Provide a suitably landscaped transition at the site boundaries;
  - e) The location of new housing and access roads to have regard to areas of surface water flooding and potential groundwater emergence;
  - f) Safe vehicular and pedestrian access and egress should be provided and an internal road layout which provides for larger vehicles including refuse vehicles;
  - g) To provide all necessary vehicular parking on-site to avoid additional on street parking in local roads; and
  - h) The site layout must not include opportunities to provide future vehicular access into either adjacent fields or the remainder of the Castelmer Fruit Farm site



**Site Ref: SD77**  
**Land at Castelmer Fruit Farm**  
**Kingston near Lewes**

 SDNPA Pre-submission Housing Allocation



## THE PUMP HOUSE, KINGSTON RIDGE, KINGSTON

**9.147** The site is located at the north western end of the Kingston Ridge cul-de-sac. To the west of The Pump House is a stable block and adjacent to that is a bunded enclosure containing a caravan. A mature hedgerow forms the northern boundary of the site beyond which is a garden and then expansive, open rolling downland. The site shares an access with The Pump House. To the south is a paddock and then further residential properties on large plots.

**9.148** This is an existing private Gypsy and Traveller site with temporary planning permission. The site has a limited, localised effect on landscape character with views being well contained and it is not subject to overlooking.

**9.149** Development proposals should therefore be informed by the following evidence study:

- Fowl Sewerage and Utilities Assessment

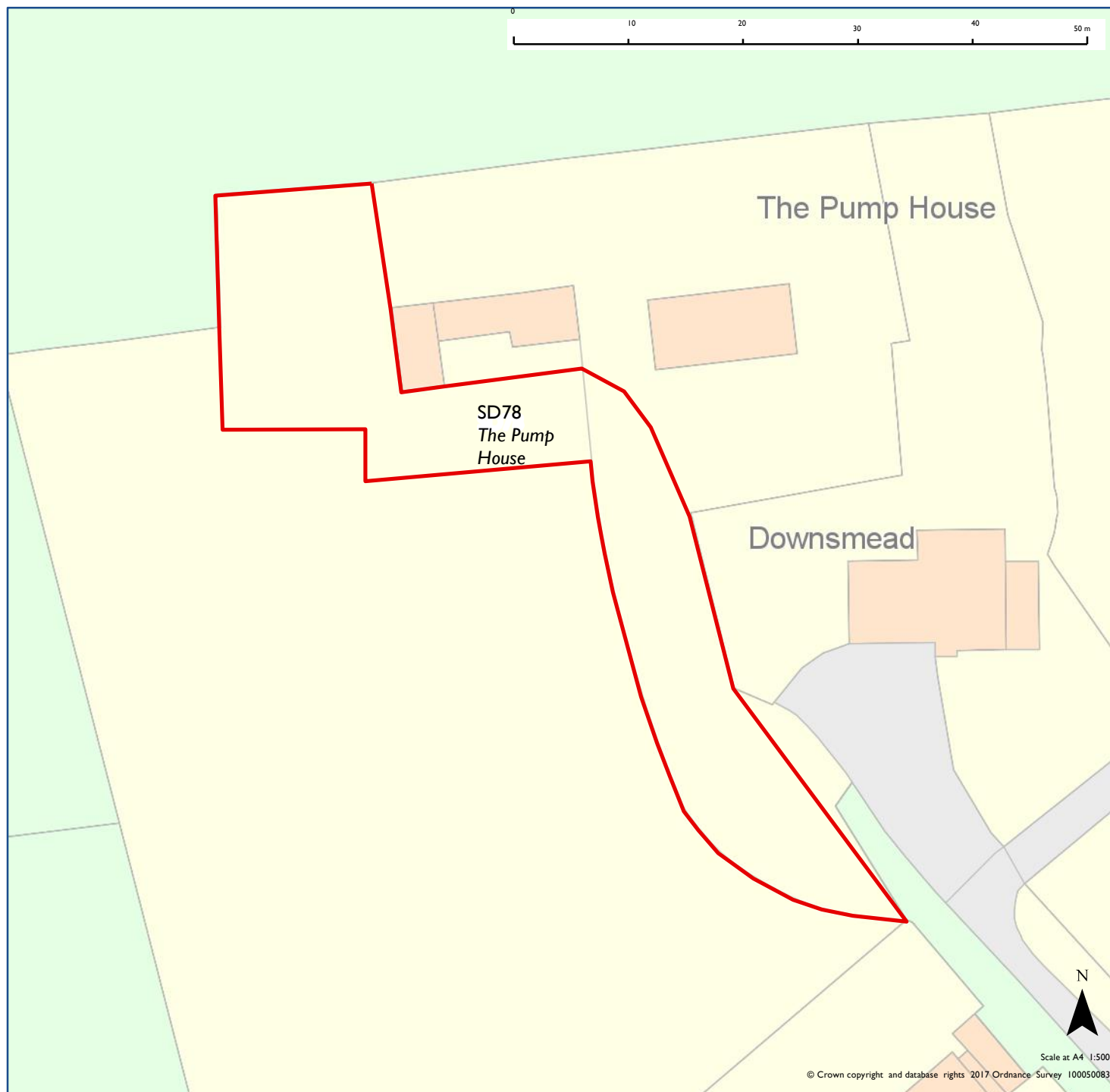
### Allocation Policy SD78: The Pump House, Kingston

- I. The Pump House, Kingston is allocated for the development of 1 (total) permanent Gypsy and Traveller pitch. Planning permission will not be granted for any uses other than a Gypsy and Traveller pitch and equestrian uses. Detailed proposals that meet the following site specific development requirements will be permitted:
  - a) It must be laid out to ensure sufficient room is available to allow vehicles to turn around within the site;
  - b) Surface water drainage must be controlled on site and foul drainage must be effectively treated before discharge;
  - c) Bunding must be retained;
  - d) Existing mature trees and hedgerows bordering the site must be retained and reinforced; and
  - e) The development should be occupied only by those who fulfil the definition of a Gypsy or Traveller.



**Site: SD78**  
**The Pump House**  
**Kingston near Lewes**

- SDNPA Pre-submission Gypsy and Traveller site allocation
- SDNP Boundary



## LEWES

**9.150** Lewes is the county town of the administrative county of East Sussex and historically of all of Sussex. Lewes has a long history as a bridging point and as a market town located on the River Ouse. The town was the site of the Battle of Lewes in 1264 and has many historic landmarks including Lewes Castle. As of 2011 Lewes has a population of approximately 17,300.

**9.151** Lewes Town Council is preparing an NDP for Lewes, which is due to reach pre-submission in May 2017. The NDP allocates sites for housing, but does not include the strategic housing allocation of Old Malling Farm. The NDP does not allocate employment land.

### STRATEGIC HOUSING ALLOCATION: LAND AT OLD MALLING FARM, LEWES

Site area:	10.0ha (approx. 6.6ha developable)
Current Use:	Agriculture
Environmental Constraints:	Offham Marshes Site of Special Scientific Interest (SSSI)
	Disused Railway Cutting Site of Importance
	Nature Conservation (SINC)
Flood Risk:	Part of site susceptible to fluvial, tidal and groundwater flooding

**9.141** Parts of site susceptible to fluvial, tidal and groundwater flooding The site is situated on the northern side of the town in a 'green finger' between the 1970s part of the Malling Estate to the east and the River Ouse, mainline railway and Landport Estate to the west. The site is currently in agricultural use.

**9.142** The proposed allocation site is considered to comprise major development and as such proposals should address Core Policy SD3. Development of the site could adversely impact the special qualities of the National Park, for instance on landscape and views, on recreational activities (the Ouse Valley Way), on tranquillity (including dark night skies), on historical features and cultural heritage (including the Conservation Area, Listed Building and archaeological remains), and on nearby wildlife and habitats.

**9.143** The site is located close to significant local heritage assets. To the south of the site lies the Malling Deanery Conservation Area, including the Grade II\* St Michaels Church. The site also lies within an area of high archaeological potential being in the vicinity of a medieval settlement and the ruins of a college of Benedictine Canons.

**9.144** The site is located close to the Offham Marshes Site of Special Scientific Interest (SSSI) on the opposite side of the River Ouse and adjacent to the Disused Railway Cutting Site of Importance to Nature Conservation (SINC) on the eastern boundary of the site.

**9.145** Nevertheless, taking and landscape and ecosystem services led approach a sensitively designed scheme could be accommodated at Old Malling Farm. Development should take into account the range of significant constraints and impacts on the SDNP and incorporate an appropriate range of mitigation measures and suitable green infrastructure.

**9.146** Much of the site is Agricultural Land Classification Grade 2, with some Sub-grade 3a, and therefore constitutes best and most versatile agricultural land, the loss of which is to be avoided where possible. However, in this case the few alternative options for strategic level residential development around Lewes town have been ruled out for other reasons, such as being of even greater landscape sensitivity within the National Park.

**9.147** As identified by the SDNPA, landscape mitigation measures must address the following sensitivities:

- Views from the site to local landmark features including chalk hills, church towers and Lewes Castle give this site a strong sense of place;
- The strong rural, tranquil and natural character of the Ouse Valley with no development apparent on its eastern banks, save for historic settlement associated with Old Malling Farm and Lewes Malling Deanery;
- The visually sensitive western edge of the site above the Ouse Valley floor where development would intrude into the valley;
- The site is seen in the context of the wider Ouse Valley floodplain when the site is viewed from elevated locations to the east and west;
- From elevated locations to the west the entire site is clearly visible and visually separates the historic settlement of Old Malling Farm and Lewes Malling Deanery;
- From elevated locations to the east the northern field of the site is visually prominent and is seen as part of the wider Ouse Valley corridor; and
- The Ouse corridor to the north of Lewes was included in the South Downs National Park as providing a high quality setting to Lewes town for reasons of its intrinsic scenic attraction, cultural heritage and nature conservation.

**9.148** Various measures are suggested to address these, including development on parts of the site only and at a lower density, and pulling development back and away from the western, southern and northern parts of the site. Other suggestions include:

- Providing only limited night lighting on the site and the use of low level lighting where required;
- Ensuring the use of dark colours for roofs;
- Retaining views out of the site to surrounding landmarks;
- Retaining some areas of floodplain with no access; and
- Ensuring that any improved access to the floodplain does not unduly extend urbanising influences, including that signage and surfaces, gates and fencing are low key.

**9.149** These various measures will be reviewed and considered for inclusion in a Design Brief. This will be informed by a detailed site appraisal, which shall include as 3D computer modelling of the site and its context; appropriate Verified Photomontages; and Zone of Theoretical Visibility plots from appropriate locations within the site.

The design of buildings should reinforce local distinctiveness through the use of suitable materials and vernacular. It is considered by the SDNPA that the site has potential to deliver a scheme with a contemporary vernacular although suitable traditional designs would also be welcomed. Boundary treatments and roof materials should be particularly sensitively designed and appropriate for the local context.

- 9.150** There is an existing access bridge over the disused railway cutting providing single track access to Old Malling Farm from Old Malling Way. A further double width access point onto Monks Way, which is at grade and currently used for agricultural vehicles, is situated at the northern end of the site. Monks Way would form the principal access to the site, with the railway bridge providing secondary access for pedestrians, cyclists and emergency use, as well as access to the former farm buildings.
- 9.151** Through the *Green Infrastructure Strategy* and a *Travel Plan* the development should provide a strategic network of non-vehicular routes that link the site to the adjacent open countryside, residential areas, open spaces and Lewes town centre. This includes improving existing routes where necessary and providing suitably designed new routes.
- 9.152** Transport evidence shows that significant development of this site should be contingent on highway improvement works at the Earwig corner junction of the A26 with the B2192 on the edge of the town to the east of the site. This is a junction that already experiences congestion, particularly at peak times, and therefore the further strain from new development (including from other development in Lewes town and at Ringmer) will need to be mitigated.
- 9.153** Development consistent with this policy, as well as other development in the area will enable this mitigation to occur, possibly through a traffic light system to improve the flow of traffic through the junction. In addition, mitigation measures associated with the impact of development at Old Malling Farm will be required at the critical junction of Church Lane / Malling Hill and at the Brooks Road / Phoenix Causeway roundabout, in agreement with the local highway authority. Traffic calming measures are also required to reduce the amount of existing traffic using the access roads to the site so that they can accommodate the additional traffic movements that will be generated by the development.
- 9.154** The development will provide a connection to the sewerage system at the nearest point of adequate capacity as advised by the service provider.
- 9.155** Most of the site is at low risk of fluvial flooding apart from the area closest to the northern boundary which is prone to both fluvial and tidal flooding. The site access is at risk from potential surface water flooding. Groundwater emergence is most likely in the north of the site within the floodplain, where the water table is close to the surface. The Level 1 Update and Level 2 SFRA provides recommendations for a site specific flood risk assessment, and the suitability and design of the SuDS.
- 9.156** By virtue of the size of the site and the proposed number of residential dwellings development proposals could be considered under the *Environmental Impact Assessment Regulations*. As such, it is recommended that formal pre-application advice is sought on this issue.

**9.157** Development proposals should therefore be informed by the following evidence studies:

- Arboricultural Impact Assessment, Arboricultural Method Statement and associated Tree Protection Plan;
- Archaeological Assessment;
- Drainage Strategy;
- Ecology Assessment which includes a Protected Species Survey and a Biodiversity Strategy;
- Flood Risk Assessment;
- Heritage Statement;
- Hydrological Assessment;
- Land Contamination Survey;
- Landscape Visual Impact Assessment;
- Lighting and Noise Assessments;
- Topographical Survey; and
- Transport Assessment.




## Allocation Policy SD79: Land at Old Malling Farm, Lewes



1. Land at Old Malling Farm is allocated for the development of between 220 and 240 residential dwellings (class C3 use). Development should be informed by a comprehensive and integrated Design Brief to be undertaken either by the National Park Authority (NPA) or by the applicant and then subject to the NPA's approval.
2. The Design Brief should be landscape and ecosystem services led and include a Green Infrastructure Strategy and a Site Masterplan, both of which should be informed by suitable evidence on vehicular and non-vehicular access, arboriculture, drainage and flood risk, ecology, heritage, hydrology, lighting and views.
3. The Green Infrastructure Strategy should provide a suitable strategic scale multifunctional network linking together the site, Lewes and the surrounding open countryside taking into account the range of significant constraints and impacts on the South Downs National Park
4. The Masterplan should fully set out the Green Infrastructure Strategy, provide a suitable hierarchy of vehicular and pedestrian routes and an appropriate transition across the site in built form, fabric and density.
5. Detailed proposals that meet the following site specific development requirements will be permitted:
  - a) The primary vehicular access point is to be off Monks Way at a point opposite Mantell Close;
  - b) The existing former railway bridge forms a secondary access point for emergency use and an access for pedestrians and cyclists and to the existing farm buildings;
  - c) Suitably designed access for pedestrians and cyclists should be provided from the site to the disused railway line adjacent to the site;
  - d) Development on the site is contingent on appropriate off-site highway improvement works, to be provided in agreement with the Local Highway Authority, at the Earwig corner junction of the A26 with the B2192, the junction of Church Lane / Malling Hill and at the Brooks Road / Phoenix Causeway roundabout and suitable traffic calming in local roads;
  - e) Development should provide sufficient clearance for growing space of existing and proposed trees within the site and on all site boundaries;
  - f) Residential development to be located sequentially only within those parts of the site outside Fluvial Flood Zones 2 and 3 as defined by the Environment Agency;

- g) Floor levels of habitable areas, where appropriate and proven to be necessary, to be designed to take into account flood risk and climate change;
  - h) Safe vehicular and pedestrian emergency access and egress to be provided taking into account flood risk;
  - i) An appropriate surface water and foul water drainage strategy is agreed with relevant authorities and service providers;
  - j) Development shall incorporate views within, to and from the site to surrounding landmarks and features including from the elevated chalk hills to the east and west, from Hamset to the north, and from Lewes itself;
  - k) Residential development is restricted to the parts of the site above the 10 metre contour in the northern field and further than 20 metres from the western and southern boundary in the southern field. Through appropriate landscaping these areas should provide a suitable transition to the adjacent Ouse Valley;
  - l) Impacts on tranquillity, dark night skies and biodiversity should be minimised through appropriate mitigation and good design; and
  - m) Suitable on-site equipped play space for youngsters.
2. In order for the development to have an overall positive impact on the ability of the natural environment to contribute to ecosystem services, development proposals must address the following:
- a) Provision of suitable pedestrian and cycle links to the adjacent countryside and to the existing rights of way network;
  - b) Protect and enhance trees within the site where possible, and where trees are lost, provide at least the equivalent in new tree planting on site. Trees on the site boundary should be retained and new tree planting should be undertaken particularly at the western and eastern fringes of the site; and
  - c) New planting should be suitable for pollinating species; and
  - d) Minimise hard surfaced areas on site, and use permeable surfaces and soft landscaping where possible to maximise infiltration of water and reduce surface water run-off.

**Site Ref: SD79**  
**Land at Old Malling Farm**  
**Lewes**

 SDNPA Pre-submission Housing Allocation





## MALLING BROOKS, LEWES

Site area:	2.67ha
Current Use:	Cleared woodland
Flood Risk:	The whole site is within Flood Risk Zone 3

**9.158** The proposed allocation site is considered to comprise major development and as such proposals should address Core Policy SD3. This is a large greenfield site within the settlement boundary for Lewes, between the edge of the principal employment site of Central Lewes, which is safeguarded under policy SD35 and residential areas to the north and east. Most of the site was previously allocated for employment in the former Lewes Local Plan Planning permission has been granted for a number of schemes on the site including landscaping<sup>122</sup>. Preparatory construction works began on the site in summer 2015, including clearance of the site.

**9.159** The site is owned by one of the owners of North Street Quarter, which is a strategic site allocated in this plan. In 2016 that development was granted planning permission for redevelopment, including a substantial net loss of employment floorspace. The committee report recommending approval of that application made note of the likelihood that “redevelopment of the North Street Quarter may ... trigger the implementation of industrial development at Malling Brooks... which indicates a reasonable supply of industrial floorspace.” The *Employment Land Review Update 2017*<sup>123</sup> found that the site should be allocated for employment use, since it constitutes an important element of the supply of new employment land in the National Park.

**9.160** The site formerly had the character of ‘brooks’; that is, pastureland drained by numerous ditches, which had become overgrown by mature trees. The site is visible in views from the hills surrounding Lewes, and partially screens the adjacent industrial estate from some views. There are numerous records of protected and notable species in the area and most notably of reptiles on site.

**9.161** The whole site is within Flood Risk Zone 3A. However, it is defended by the flood defences protecting the wider Brooks Road area, and commercial / industrial uses are defined as ‘less vulnerable’ in flood risk terms and in principle appropriate for Zone 3A. A Flood Risk Assessment including Sequential Test accompanied the original application for the site. A new watercourse is proposed to be constructed through the landscaped belt around the northern and eastern sides of the site, draining into an existing watercourse which runs through the broader industrial estate and into the Ouse behind the Tesco superstore. As well as performing a drainage role this feature will also partly mitigate the loss of the former habitats which covered the central portion of the site, and buffer adjacent residential areas from the new industrial units.

<sup>122</sup> Planning applications LW/07/1608, LW/12/0342/NP, SDNP/13/02119/NMA, SDNP/16/01255/FUL and SDNP/13/04579/DCOND

<sup>123</sup> Employment Land Review Update (South Downs National Park Authority, 2017)

- 9.161** The roofs of the industrial units are proposed as green roofs, which in combination with the landscape strip will mitigate the impact of the development in wider views. Natural England and the Environment Agency raised no objection to the scheme, conditional on the implementation in full of recommendations from the relevant studies that accompanied the 2007 application. Since the site has now been largely cleared of vegetation it is of additional importance to ensure that these measures are carried forward into any potential revised scheme.
- 9.162** Due to its former wetland nature the site has been identified as having high potential for wetland archaeology, including prehistoric organic remains.
- 9.163** There are two historic landfill records overlapping the boundaries of the site and the southern end of the site is also within HSE Outer and to some degree Middle Zones, However, the latter zones are centred on a site already developed for housing and it is considered that these constraints can be overcome by condition.
- 9.164** A public footpath cuts across the north-western end of the site. The development will retain much of this footpath within the landscaping belt, but a portion of it will run past one of the proposed buildings. This footpath provides a link from the South Malling area into the industrial estate and towards the town centre, and its attractiveness to pedestrians must be protected and enhanced.
- 9.165** The main principles of development are already set out in the existing planning permissions on the site, in particular the detailed specifications relating to flood risk management, landscaping and biodiversity. It is considered necessary to allocate the site to ensure any future changed proposals that come forward continues to accord with those requirements. In addition, the development of the site is needed to accommodate businesses displaced from the North Street Quarter development and for that reason it is essential the site comes forward for the proposed uses in parallel with the strategic site.
- 9.166** Development proposals should therefore be informed by the following evidence studies:
- Archaeological surveys, including fieldwork assessment;
  - A transport assessment and travel plan to the satisfaction of the Highway Authority;
  - A scheme for the provision of surface water drainage works, including details of underground storage tanks to attenuate flows to the main drainage system, where required; and
  - A scheme to deal with the risks associated with contamination of the site.

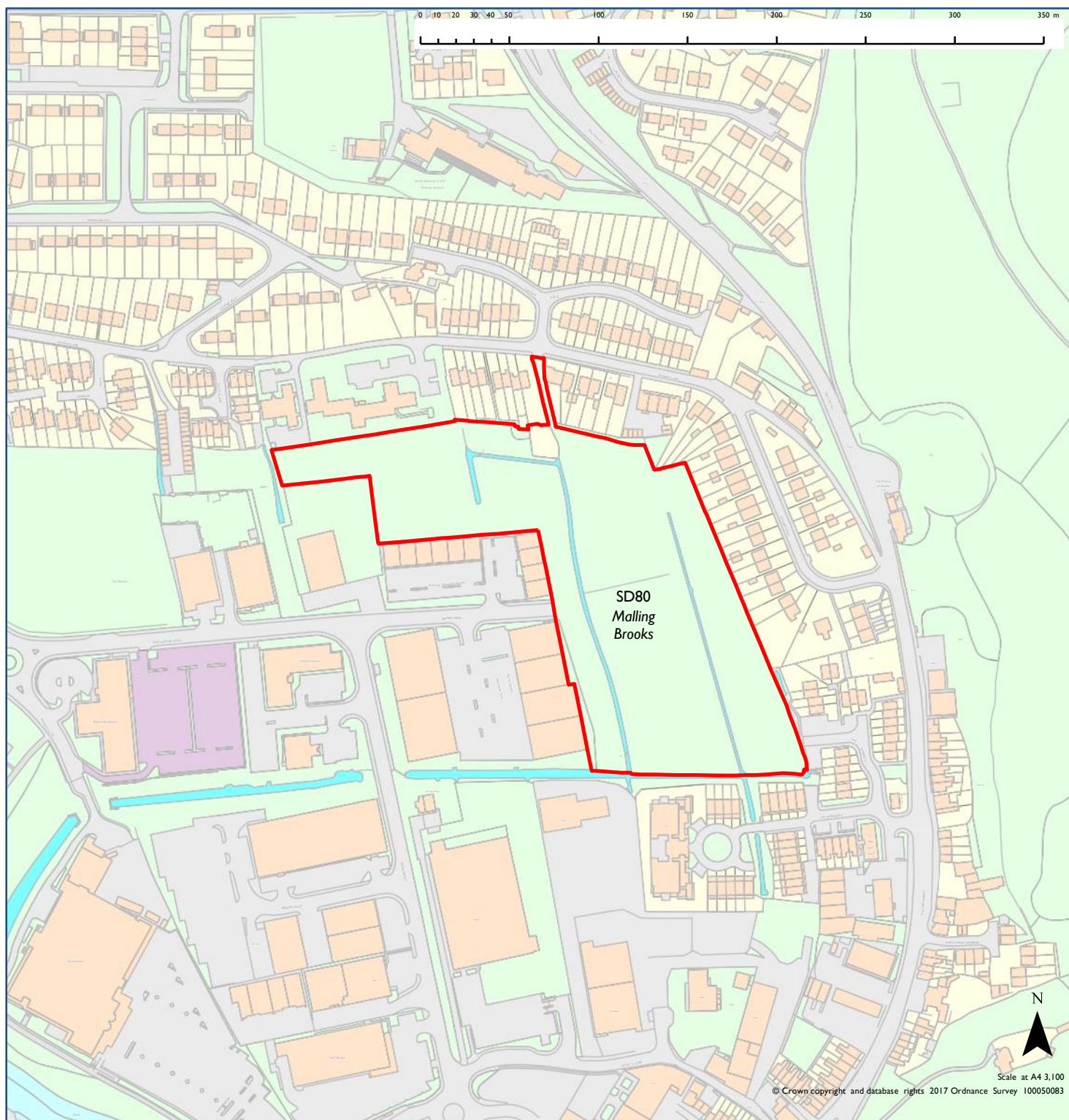


## Allocation Policy SD80 Mallong Brooks, Lewes

- I. Land at Mallong Brooks, Lewes is allocated for the development of approximately 7,040m<sup>2</sup> of B1/B2/B8 employment uses and appropriate landscaping. Planning permission will not be granted for any other uses. Detailed proposals that meet the following site specific development requirements will be permitted:
  - a) Landscaping to retain and enhance the previous ecological connectivity of the site, to cover around 30% of the site. The northern and eastern sections of the site must provide broad landscape strips of at least 20m, planted with native species and incorporating a watercourse, in accordance with the plans submitted with planning applications SDNP/13/04579/DCOND and SDNP/13/02155/FUL, and appropriate management proposals secured through Section 106 agreement;
  - b) All main roofs on the site should take the form of green roofs;
  - c) Protection and enhancement of the footpath running through the site;
  - d) The phasing of development to be coordinated with that of the North Street Quarter to provide a smooth transition for businesses displaced from the latter site;
  - e) Development to be undertaken in accordance with the recommendations of the *Flood Risk Assessment dated 8<sup>th</sup> November 2006 (Revision F Feb 2009)* accompanying *Planning Application LW/07/1608*;
  - f) Development to be undertaken in accordance with the findings and conclusions of the *Ecological Assessment Report dated December 2007 Revision 1* and the *Ecological Design Strategy dated December 2007 Revision 3*, accompanying *Planning Application LW/07/1608*; and
  - g) Parking spaces ancillary to the development, at a level acceptable to the highway authority.

**Site Ref: SD80**  
**Malling Brooks**  
**Lewes**

 SDNPA Pre-submission Employment Allocation



## MIDHURST

**9.167** Midhurst is a historic market town set in the Western Weald of the National Park. It lies on the River Rother 12 miles north of Chichester. Just across the River Rother, in the parish of Easebourne, is the ruin of the Tudor Cowdray House. The population of Midhurst in 2011 was approximately 5,000 people.

**9.168** In the post-war period the population expanded significantly with the construction of modern suburbs. These were, however, built entirely outside the historic core and had no significant impact on its historic structure and character. Midhurst's historic core exhibits an unusual degree of autonomy and separation from later phases of expansion due to the topographic and ownership characteristics of the surrounding landscape. The physical proximity and influence of the Cowdray estate is one of Midhurst's special features whose spacious, managed natural environment confers stately qualities upon the town.

**9.169** The busy area of North Street and surrounding streets contain a mix of both multiple retailers and many independent stores, restaurants and cafes. The town contains a good mix of services and facilities including primary schools, the Grange Community Centre, and the Midhurst Rother College which serves a large area stretching well beyond the town.

### STRATEGIC HOUSING ALLOCATION: WEST SUSSEX COUNTY COUNCIL DEPOT AND FORMER BRICKWORKS, MIDHURST

Site area:	2.7ha
Current Use:	Council depot; public household recycling facility; aggregate storage and processing; vehicle and plant hire
Environmental Designation:	Adjacent to Site of Importance for Nature Conservation, Local Wildlife Site, and Priority Habitat Area  Stedham, Iping, Woolbeding Crescent Biodiversity Opportunity Area
Flood risk:	Risk of surface water flooding

**9.170** The proposed allocation site is considered to comprise major development and as such proposals should address Core Policy SD3. This strategic housing allocation site consists of two adjacent land parcels. The West Sussex County Council (WSCC) Depot is a partially derelict area of previously developed land, currently used to accommodate various local authority operations, with a small amount of office accommodation. Approximately 0.2 hectares of the depot site is used as the main public household recycling depository for Midhurst. The *Employment Land Review Update*<sup>124</sup> concluded that the WSCC depot site was a poor quality under-occupied site that should be considered for other uses.

<sup>124</sup> Employment Land Review Update (South Downs National Park Authority, 2017)



- 9.171** The former Midhurst Brickworks, famed for producing “Midhurst White” bricks, closed in 1985 and is currently occupied by a company that stores and processes aggregate. Some of the original structures remain in situ on site, but are in a state of dereliction. This site is also substantially underused, and hence in need of regeneration.
- 9.172** It is considered that the two parcels together offer a substantial opportunity to improve the local environment for this corner of Midhurst, by providing a housing-led scheme. The National Park Authority will be producing a Development Brief for the allocation site and will expect proposals to accord with the Brief. A Concept Plan (overleaf), which will form the design principles to be provided in the Development Brief, sets out the extent of the proposed built development and key topographical features.
- 9.173** The site is located adjacent to sensitive heathland and woodland at Midhurst Common, which is a Local Wildlife Site (LWS), and identified as a Site of Importance for Nature Conservation (SINC). Furthermore, parts of the site have been identified as potential habitats for protected and notable species. The site includes an area that is part of the Stedham, Iping, Woolbeding Crescent Biodiversity Opportunity Area.
- 9.174** Therefore, using an ecosystem services approach, development on the site will need to deliver positive benefits to Midhurst Common, in respect of wildlife, setting and green infrastructure. Development should enhance identified ecological networks, and provide for heathland restoration and creation. It will be particularly important to ensure an appropriate interface between build development and the adjacent heathland and woodland, for example through providing a wildlife buffer as a ‘soft’ urban / heathland interface, and carefully designed wildlife corridors through the site. The possible impacts of the development on bats in general and barbastelle bats in particular should be taken into account as part of the development control process. If mature hedgerows / treelines and foraging opportunities can be preserved it is likely that no issues will arise.
- 9.175** A further key objective will be to provide high-quality pedestrian links through the site which improves public access to the Common. These should be achieved through partnership working with the National Park Authority and other relevant stakeholders.
- 9.176** The Authority will expect the respective landowners to work closely, to achieve and deliver a comprehensive masterplan, to ensure an exemplar development befitting this sensitive part of the National Park. It will be necessary to safeguard a vehicular access from the existing (or equivalent) access from Bepton Road into and through the Depot site, to residential development on the former Brickworks site such that traffic need not pass along Station Road and through the Midhurst Business Park.
- 9.177** Development proposals should therefore be informed by the following evidence studies:
- Archaeological Assessment;
  - Arboricultural Impact Assessment, Arboricultural Method Statement and associated Tree Protection Plan;
  - Ecology Assessment and Protected Species Survey;
  - Flood Risk Assessment and Surface Water Management Plan;
  - Ground Stability Survey;

- Land Contamination Survey;
- Lighting Assessment; and
- Project Level Habitats Regulations Assessment.

### **Strategic Allocation Policy SD81: West Sussex County Council Depot and former Brickworks site, Midhurst**




- I. The West Sussex County Council Depot and former Brickworks site is allocated for a residential-led development (class C3 use). A masterplan for the whole site should be submitted as part of any Outline or Full planning application. Development for between approximately 65 to 90 dwellings will be permitted. Development for other complementary uses will be permitted where such uses are justified through the whole-site masterplan, and are shown to meet a local need. Planning permission will not be granted for any proposals which prejudice the whole of the site being bought forward for development. The National Park Authority will prepare a Development Brief to assist the delivery of the site. Detailed proposals that are in broad conformity with the Development Brief and that meet the following site specific development requirements will be permitted:
  - a) Deliver an ecosystem services-led solution to mitigate the sensitive interface with Midhurst Common, provide positive enhancements to wildlife habitats within and surrounding the site, and contribute to the aims of the Stedham, Iping, Woolbeding Cresence Biodiversity Opportunity Area;
  - b) To demonstrate that there would be no likely significant effect on the Singleton and Cocking Tunnels Special Area of Conservation;
  - c) Provide wildlife corridors within the site as part of a site-specific Wildlife Management and Enhancement Plan;
  - d) Provide high-quality pedestrian links through the site linking into Midhurst Common and hence the long distance Serpent Trail;
  - e) Retain, or relocate to an appropriate location to be approved by the Authority, the Household Recycling Facility ensuring an equivalent standard and capacity of provision;
  - f) Safeguard a suitable vehicular access route through the Depot site to allow for vehicular access to the former Brickworks site direct from Bepton Road;
  - g) Provide a pedestrian / cycle / emergency vehicle access to the former Brickworks site from Station Road;
  - h) Provide suitable on-site surface water drainage and;
  - i) The location of new housing and access roads to have regard to localised areas of potential surface water flood risk.



2. In order for the development to have an overall positive impact on the ability of the natural environment to contribute ecosystem services, development proposals should address the following:
  - a) Provision of suitable pedestrian and cycle links to the adjacent countryside and to the existing rights of way network;
  - b) Protect and enhance trees within the site where possible, and where trees are lost, provide at least the equivalent in new tree planting on site. Trees on the site boundary should be retained and new tree planting should be undertaken;
  - c) Retain suitable existing habitat for pollinating species where possible. New planting should be suitable for pollinating species; and
  - d) Minimise hard surfaced areas on site, and use permeable surfaces and soft landscaping where possible to maximise infiltration of water and reduce surface water run-off.
3. The National Park Authority will prepare a Development Brief to assist the delivery of the site. Development proposals in broad conformity with the Development Brief will be permitted.

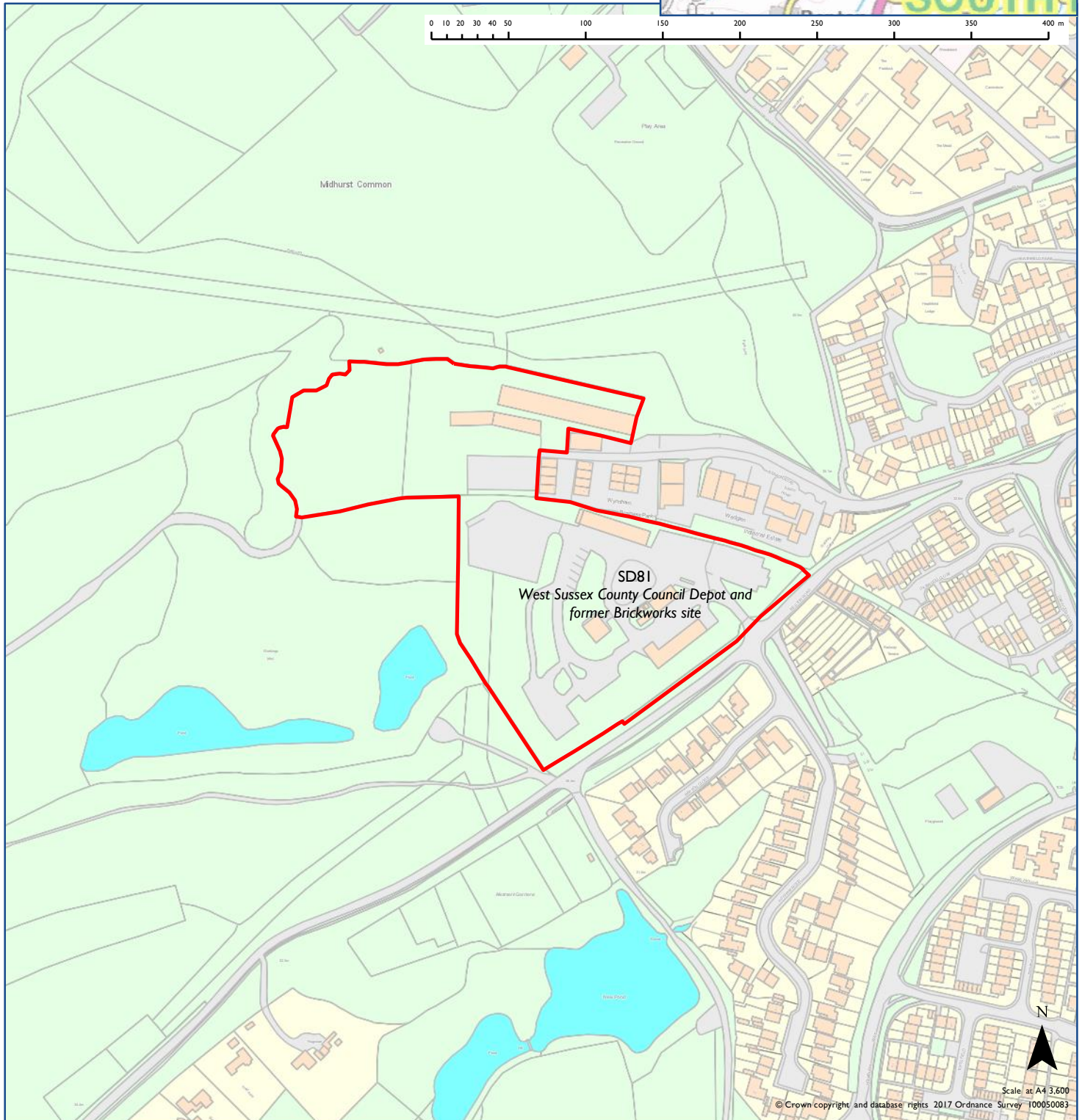
**Site Ref: SD81**

West Sussex County Council Depot and  
former Brickworks site  
Midhurst

 SDNPA Pre-submission Housing Allocation

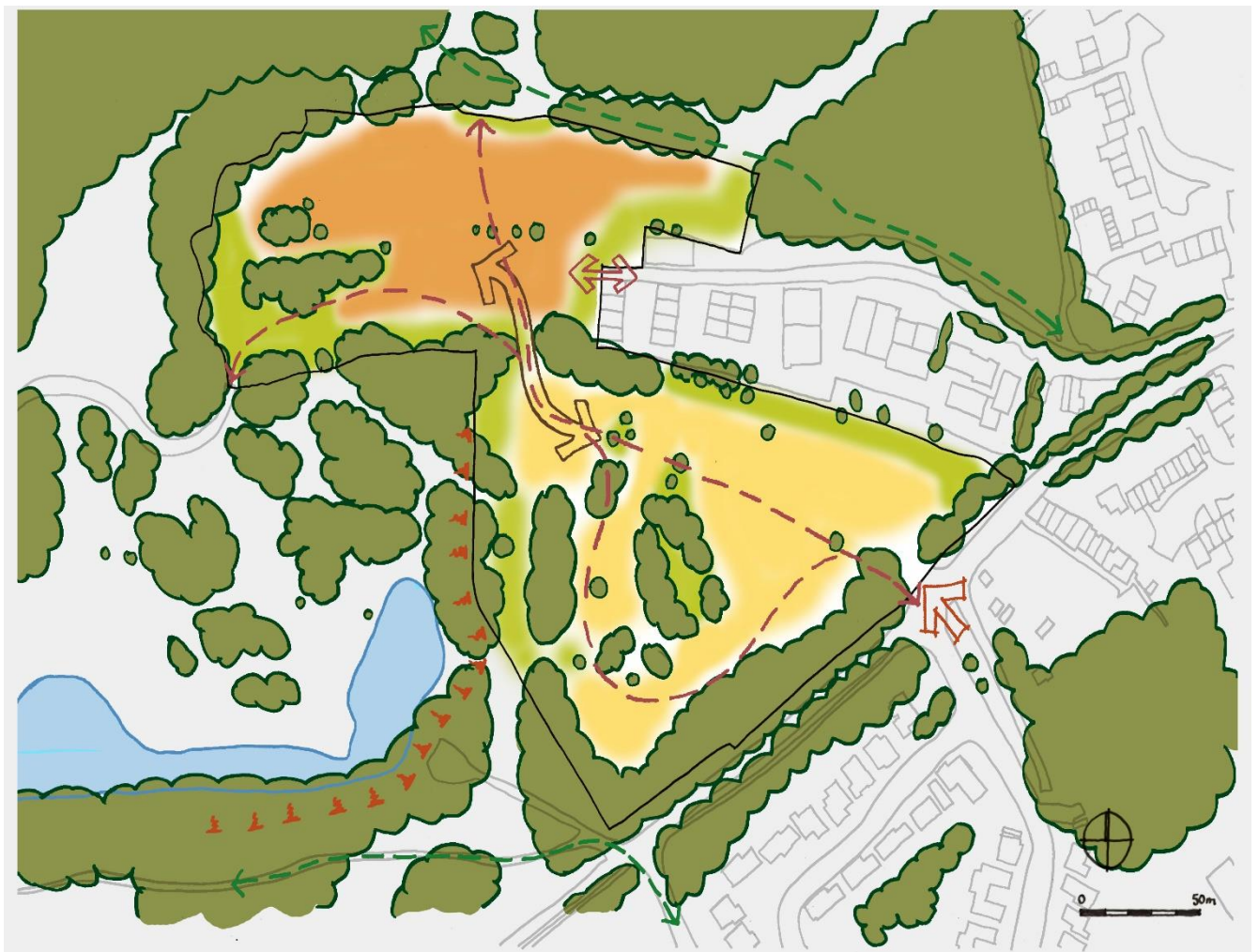


0 10 20 30 40 50 100 150 200 250 300 350 400 m





## SD81: WSCC DEPOT & BRICKWORKS, MIDHURST: CONCEPT PLAN



### Legend

- Site Boundary
- ← Existing Public Footpath
- Group of Trees
- Individual Tree
- River
- ← Proposed Public Footpath and Cycle Path
- ← Proposed Vehicular Access
- ← Proposed Emergency Vehicular Access
- Proposed Residential Development
- Proposed Green Spaces
- Proposed Residential and other Complementary Uses
- Lake

## STRATEGIC HOUSING ALLOCATION: HOLMBUSH CARAVAN SITE, MIDHURST

Site area:	Approximately 5.0ha
Current Use:	Former caravan site and large pond
Environmental Designations:	Tree Preservation Order
Flood Risk:	Fluvial flood zones 2/3; Groundwater flooding; Some surface water flood risk at site boundaries

**9.178** The proposed allocation site is considered to comprise major development and as such proposals should address Core Policy SD3. This strategic housing allocation site is previously developed land comprising a disused caravan site centred on a large pond. The site would appear to be located in an historic mineral extraction site and has notably visual advantages being contained within a bowl in the townscape of Midhurst and well screened by mature trees.

**9.162** The National Park Authority will be producing a Development Brief for the allocation site and will expect proposals to accord with the Brief. A Concept Plan (overleaf), which will form the design principles to be provided in the Development Brief, sets out the extent of the proposed built development and key topographical features.

**9.161** The Authority will expect the site promoters to deliver an exemplar ecosystem-led development which delivers a suitable housing scheme in conjunction with local environmental improvements. Given its landscape context it is considered that the site could be suitable for housing of either contemporary or traditional design.

**9.162** Development on the site will need to deliver positive benefits to biodiversity within the site such as wildlife corridors and connected to green infrastructure outside the site. The site has an existing Tree Preservation Order. Development proposals should include strategies for improving and maintaining the quality of waterbodies within the site. Trees worthy of retention should be identified. Development proposals should include an arboricultural strategy which sets out improvements to the treescape of the site. The possible impacts of the development on bats in general and barbastelle bats in particular should be taken into account as part of the development control process. If mature hedgerows / treelines and foraging opportunities can be preserved it is likely that no issues will arise.

**9.163** The site has flood risk issues. The centre of the site is within the EA fluvial flood risk zones 2 and 3. There are some areas of surface water flood risk in areas adjacent to the site boundary. The site is identified as an area of high groundwater flood risk. As such, development proposals should be supported by suitable flood risk assessments and hydrogeological surveys. The Level 1 Update and Level 2 SFRA provides recommendation for a site specific flood risk assessment and the suitability and design of SuDS.

**9.164** Development proposals should therefore be informed by the following evidence studies:

- Development Masterplan
- Arboricultural Impact Assessment, Arboricultural Method Statement and associated Tree Protection Plan;
- Ecology Assessment incorporating a Protected Species Survey;
- Flood Risk Assessment;
- Ground Stability Survey;
- Hydrogeological Survey;
- Land Contamination Survey;
- Landscape Visual Impact Assessment;
- Lighting Assessment;
- Project Level Habitats Regulations Assessment (HRA); and
- Transport Assessment.




## Strategic Allocation Policy SD82: Holmbush Caravan Park, Midhurst



1. Holmbush Caravan Park, Midhurst is allocated for the development of 50 to 70 residential dwellings (class C3 use). Planning permission will not be granted for any other uses. The National Park Authority will prepare a Development Brief to assist the delivery of the site. Detailed proposals that are in broad conformity with the Development Brief and that meet the following site specific development requirements will be permitted:
  - a) To provide positive enhancements to the treescape, waterbodies, wildlife corridors and habitats within the site;
  - b) To demonstrate that there would be no likely significant effect on the Singleton and Cocking Tunnels Special Area of Conservation;
  - c) Built development to be located sequentially only within those parts of the site outside Fluvial Flood Zones 2 and 3 as defined by the Environment Agency;
  - d) Floor levels of habitable areas, where appropriate and proven to be necessary, to be designed to take into account flood risk and climate change;
  - e) Safe vehicular and pedestrian emergency access and egress should be provided during flooding;
  - f) Incorporation of suitable site boundary treatments;
  - g) Provision of pedestrian routes through the site linking into adjacent open spaces; and
  - h) Retention and improvement of, where necessary, the existing vehicular access.
2. In order for the development to have an overall positive impact on the ability of the natural environment to contribute ecosystem services, development proposals must address the following:
  - a) Protect and enhance trees within the site where possible. Trees on the site boundary should be retained and new tree planting should be undertaken;
  - b) Retain suitable existing habitat for pollinating species where possible. New planting should be suitable for pollinating species; and
  - c) Minimise hard surfaced areas on site, and use permeable surfaces and soft landscaping where possible to maximise infiltration of water and reduce surface water run-off.
3. The National Park Authority will prepare a Development Brief to assist the delivery of the site. Development proposals in broad conformity with the Development Brief will be permitted.

**Site Ref: SD82**  
**Holmbush Caravan Park**  
**Midhurst**

 SDNPA Pre-submission Housing Allocation





## SD82: HOLMBUSH CARAVAN PARK, MIDHURST: CONCEPT PLAN



### Legend

(areas and routes shown are indicative)

-  Site boundary
-  Group of Trees
-  Individual Tree
-  Cocking Beck
-  Lake
-  Lake Edge
-  Public Footpath
-  Boardwalk
-  Embankment
-  Site Entrance
-  New Access Road
-  New Footpath
-  New Green Space
-  New Residential Uses

## LAND AT THE FAIRWAY, MIDHURST

Site area:	0.1ha
Current Use:	Residential car parking
Environmental Designation:	Tree Preservation Order

**9.165** The site is located within the southern suburbs of Midhurst, with access off The Fairway. A large mature hornbeam tree within the site, which is subject to a Tree Preservation Order, contributes to the character of the site. A disused railway tunnel entrance in the southeast corner of the site provides historical character and context. The possible impacts of the development on bats in general and barbastelle bats in particular should be taken into account as part of the development control process.

**9.166** The developable area of the site consists of informal residential parking for the three apartment blocks, together with landscaped areas. The land is considered to be under-used at present, and suitable for a well-designed residential development that enhances the character of the area and draws attention to its special features. Given the surrounding context and topography, flattened development of a suitable scale would be an appropriate development.

**9.167** Development proposals will be expected to provide, where necessary, an appropriate level of car parking, in line with adopted standards, for both the existing flats (Perth House, Adelaide House and Brisbane House) and the new dwellings.

**9.168** The site is located at an area where the Centurion Way, an existing long distance footpath between Chichester and West Dean, may be incorporated in the future. As such, development proposals should not prejudice future potential access for pedestrians and cyclists in line with policy SD20: Walking, Cycling and Equestrian Routes. It is recommended that land for suitable route at the edge of the site is suitably reserved.

**9.169** Development proposals should therefore be informed by the following evidence studies:


- Arboricultural Impact Assessment, Arboricultural Method Statement and associated Tree Protection Plan;
- Protected Species Survey; and
- Project Level Habitats Regulations Assessment.

### **Allocation Policy SD83: Land at the Fairway, Midhurst**

- I. Land at the Fairway, Midhurst is allocated for the development of 8 to 10 residential dwellings (class C3 use). Planning permission will not be granted for any other uses. Detailed proposals that meet the following site specific development requirements will be permitted:
  - a) The existing hornbeam tree will be retained, and an appropriate protective buffer applied;
  - b) The development will enhance the setting of the old railway tunnel entrance, and ensure that there are public views to it;
  - c) Development must provide car parking to appropriately replace existing provision, and additionally provide parking for the new development; and
  - d) To demonstrate that there would be no likely significant effect on the Singleton and Cocking Tunnels Special Area of Conservation.



**Site Ref: SD83**  
**Land at the Fairway**  
**Midhurst**

 SDNPA Pre-submission Housing Allocation



## LAND AT LAMBERTS LANE, MIDHURST

Site area:	0.4 hectares
Current Use:	Disused youth club, WI meeting hall and tennis / netball courts
Flood risk:	Surface water flooding on sports court at northern boundary

**9.170** The site is a previously developed site which is sustainably located close to Midhurst town centre. The larger part of the allocation site was formerly part of the old Midhurst Grammar School site. This included 3 hard surfaced tennis / netball courts, and a single storey building previously used by a youth group, which has now been replaced by a modern building on a separate site to the north. A small portion was formerly owned by the Women's Institute and occupied by a small meeting hall. Both buildings and the tennis / netball courts are now vacant and derelict.

**9.171** The site is accessed via Lamberts Lane, which is a narrow residential road, constrained at both ends by historic buildings and fabric acting to limit its width and visibility. A Transport Statement will be required which in particular addresses whether Lamberts Lane and associated junctions can safely accommodate the planned development set out in this allocation and the adjacent allocation, Land at Park Crescent (Local Plan Policy SD85). The lowermost part of the site and the proposed site access is at risk from surface water flooding. The Level 1 Update and Level 2 SFRA provided recommendations for a site specific flood risk assessment and the suitability and design of SuDS.

**9.172** Given the site is contiguous with the allocation site Land at Park Crescent vehicular access should be provided through this allocation site. The scheme design and layout should ensure that a through vehicular and pedestrian route is provided. Development proposals which prejudice the development of the adjacent allocation site will not be permitted.

**9.173** The site is located on the edge of the Midhurst Conservation Area, and within 20 metres of a Grade II listed building, Lassiters Cottage, which lies to the east. Development proposals will be required to respond positively to the area's historic character and the setting of the listed building and conservation area. Particular attention should be given to enhancing the frontage onto Lamberts Lane. The possible impacts of the development on bats in general and barbastelle bats in particular should be taken into account as part of the development control process. If mature hedgerows / treelines and foraging opportunities can be preserved it is likely that no issues will arise.

**9.174** Development proposals should therefore be informed by the following evidence studies:

- Arboricultural Impact Assessment, Arboricultural Method Statement and associated Tree Protection Plan;
- Archaeological survey;
- Heritage Statement;
- Surface Water Flood Risk Assessment and Management Plan


- Project Level Habitats Regulations Assessment; and
- Transport Statement.

### **Allocation Policy SD84: Land at Lamberts Lane, Midhurst**



1. Land at Lamberts Lane, Midhurst is allocated for the development of approximately 20 residential dwellings (class C3 use). Planning permission will not be granted for any other uses. Planning permission will not be granted for development which precludes vehicular and pedestrian access to adjacent allocation sites. Detailed proposals that meet the following site specific development requirements will be permitted:
  - a) Development must conserve and enhance the setting of the Midhurst Conservation Area and preserve the setting of Lassiters Cottage;
  - b) Vehicular and pedestrian access should be provided through the site to allow common access from Lamberts Lane to the adjacent site Land at Park Crescent (Policy SD85);
  - c) The location of new housing and access roads to have regard to localised areas of potential surface water flood risk; and
  - d) To demonstrate that there would be no likely significant effect on the Singleton and Cocking Tunnels Special Area of Conservation.
2. In order for the development to have an overall positive impact on the ability of the natural environment to contribute ecosystem services, development proposals must address the following:
  - a) Protect and enhance trees within the site where possible, and where trees are lost, provide at least the equivalent in new tree planting on site. Trees should be retained and additional planting should be undertaken at the site boundaries; and
  - b) Minimise hard surfaced areas on site, and use permeable surfaces and soft landscaping where possible to maximise infiltration of water and reduce surface water run-off.

**Site Ref: SD84**  
Land at Lamberts Lane  
Midhurst

 SDNPA Pre-submission Housing Allocation



## LAND AT PARK CRESCENT, MIDHURST

Site area:	0.3 hectares
Current Use:	Residential gardens

**9.175** The site is located northwest of the historic core of Midhurst, on the edge of the settlement. It consists of a large area of residential garden in the curtilage of 12 Park Crescent, together with smaller portions of the gardens for 9, 10 and 11 Park Crescent respectively. The site is contiguous to the east with the site Land at Lamberts Lane (Policy SD84), with open sports fields to the north, and a steep incline up to Midhurst Tennis Club forming the western boundary.

**9.176** The site is located close to Midhurst town centre, and in principle a modest-scale residential development would be considered suitable to help meet housing need.

**9.177** The site is generally well-screened from the public realm. However, views of the site can be gained from Lamberts Lane across the open sports pitches that serve Midhurst and Rother College. The site contains three prominent trees that contribute to the wider character of the area. These trees should be preserved in situ. To do so will require a carefully considered site layout, which avoids buildings intruding on the semi- wooded western portion of the site. The possible impacts of the development on bats in general and barbastelle bats in particular should be taken into account as part of the development control process. If mature hedgerows / treelines and foraging opportunities can be preserved it is likely that no issues will arise.

**9.178** The current vehicular access to the site is the side access to 12 Park Crescent, which is not considered adequate to provide access to new homes, given its restricted width and close proximity to neighbouring properties. Access will therefore need to be provided from Lamberts Lane via the adjacent allocated site and not via Park Crescent. Lamberts Lane is a narrow residential road, constrained at both ends by historic buildings and fabric acting to limit its width and visibility.

**9.179** A Transport Statement will be required which in particular addresses whether Lamberts Lane can safely accommodate the increase in vehicle movements that will arise from the proposed development. The site is also at risk of potential surface water or groundwater flooding to access. A site specific flood risk assessment should therefore accompany any planning application for this site and should particularly consider the flood risk to access and egress. The Level 1 Update and Level 2 SFRA provides recommendations for a site specific flood risk assessment and the suitability and design of SuDS.

**9.180** Development proposals should therefore be informed by the following evidence studies:

- Transport Statement;
- Arboricultural Impact Assessment, Arboricultural Method Statement and associated Tree Protection Plan;
- Project Level Habitats Regulations Assessment;
- Protected Species Survey and;




- Flood Risk Assessment.

### **Allocation Policy SD85: Land at Park Crescent, Midhurst**



1. Land at Park Crescent, Midhurst is allocated for the development of between 8 and 12 residential dwellings (class C3 use). Planning permission will not be granted for any other uses. Detailed proposals that meet the following site specific development requirements will be permitted:
  - a) Vehicular and pedestrian access should be provided to the site through the adjacent allocation site Land at Lamberts Lane (Policy SD84);
  - b) All necessary vehicular parking should be provided on-site to avoid additional on street parking in local roads;
  - c) Protection and enhancement of existing mature trees within the site;
  - d) To demonstrate that there would be no likely significant effect on the Singleton and Cocking Tunnels Special Area of Conservation, and;
  - e) Provision of a site specific SFRA that considers the flood risk to access and egress.
2. In order for the development to have an overall positive impact on the ability of the natural environment to contribute to ecosystem services, development proposals must address the following:
  - a) Additional planting should be undertaken at site boundaries; and
  - b) Minimise hard surfaced areas on site.

**Site Ref: SD85**  
**Land at Park Crescent**  
**Midhurst**

 SDNPA Pre-submission Housing Allocation



## OFFHAM (EAST SUSSEX)

**9.181** Offham is a small village on the A275 just north of Lewes. Nearby Cooksbridge contains local services and facilities.

### OFFHAM BARNS, NORTH OF OFFHAM FILLING STATION, THE STREET, OFFHAM

Site area:	0.3 ha
Current use:	Gypsy & Traveller site

**9.182** The site is located between Lewes and Cooksbridge on the eastern side of the A275, and just to the south of its junction with the B2116. The allocation will enable a small northern extension of the existing Gypsy & Traveller site at Offham Barns, north of the Offham Road Service Station, to take place.

**9.183** The site as a whole is bordered on its southern and western boundary by mature hedging. The existing caravans and mobile homes are separated from the northern part of the site by a further hedge. To the east is a large open field. The site is flat and set slightly below the field levels. The existing Gypsy & Traveller site is well established and contains four pitches plus stabling and horses. There is a localised area of surface water ponding that occupies a significant part of the site. The site is also situated on the side of a dry valley. While most groundwater emergence will occur in the base of the valley, spring flow may also occur in the valley sides in particularly wet periods. The Level 1 Update and Level 2 SFRA provides recommendations for a site specific flood risk assessment and the suitability and design of the SuDS.

**9.184** Development proposals should therefore be suitably informed by the following evidence studies:

- Foul Sewerage and Utilities Assessment;
- Lighting Assessment and;
- Flood Risk Assessment including Surface Water Management Plan.

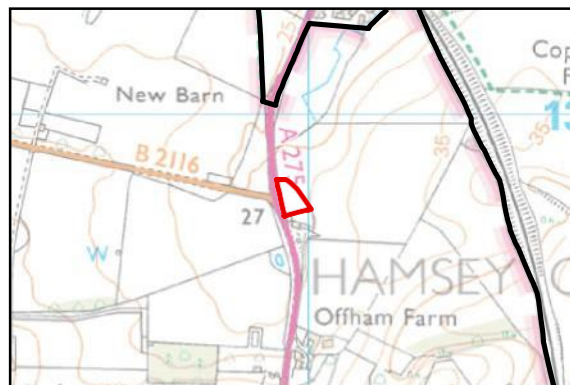
### **Allocation Policy SD86: Offham Barns, Offham**

- I. Land at Offham Barns, Offham is allocated for the development of four permanent Gypsy and Traveller pitches. Planning permission will not be granted for any other uses. Detailed proposals that meet the following site specific development requirements will be permitted:
  - a) Laid out to ensure sufficient room is available to allow vehicles to turn around within the site;
  - b) Surface water drainage must be controlled on site and foul drainage must be effectively treated before discharge;
  - c) The location of pitches and new access roads to have regard to areas of surface water flooding and potential groundwater emergence;
  - d) Designed to avoid an increase in the feeling of urbanisation in this location, including keeping any associated buildings to a minimum in both number and scale;
  - e) Contain significant planting in order to break up the hardstanding that will be required and reduce the urbanising impact of an increase in the site size;
  - f) Existing hedgerows bordering the site must be retained and reinforced; and
  - g) The development should be occupied only by those who fulfil the definition of a Gypsy or Traveller.

**Site: SD86**  
Offham Barns  
Offham

 SDNPA Pre-submission Gypsy and Traveller site allocation

 SDNP Boundary



Scale at A4 1:600

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## PYECOMBE

**9.185** Pyecombe is a village and civil parish located on the Dip Slope approximately 11 km to the north of Brighton. Pyecombe parish has a population of 237.

### LAND AT CHURCH LANE, PYECOMBE


Site area:	1.0 ha
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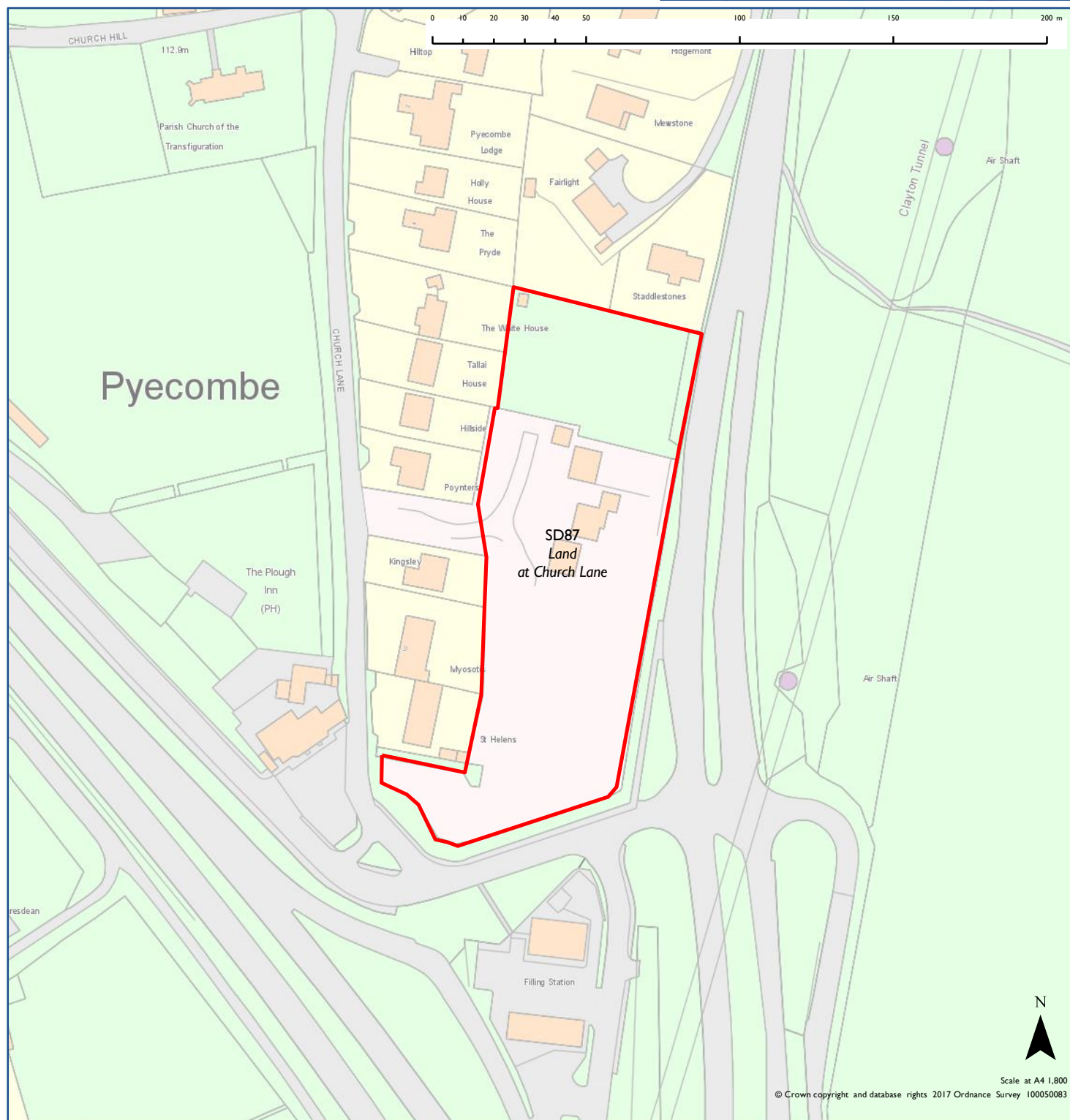
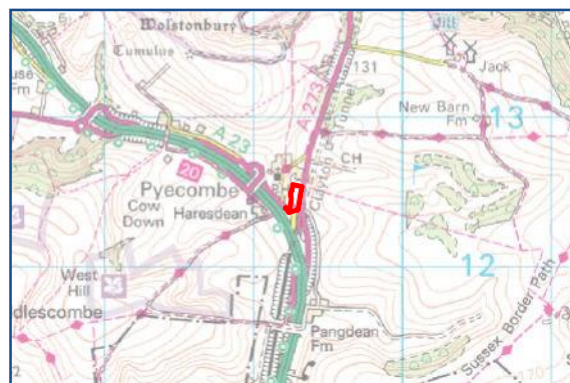
**9.186** The allocation site comprises an existing planning consents (SDNP/15/04137/FUL) for residential development comprising a total of 8 dwellings.

#### **Allocation Policy SD87: Land at Church Lane, Pyecombe**

1. Land at Church Lane, Pyecombe is allocated for up to 8 residential dwellings (C3 use). Planning permission will not be granted for any other uses

**Site Ref: SD87**  
**Land at Church Lane**  
**Pyecombe**

 SDNPA Pre-submission Housing Allocation



Scale at A4 1:800  
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## SELBORNE

**9.187** Selborne is an historic village located on the Scarp Slope in the north-west of the National Park. Selborne is most famous for its association with the eminent naturalist Revd. Gilbert White.

### LAND TO THE REAR OF KETCHERS FIELD, SELBORNE

Site area:	0.2ha
Current use:	Agricultural
Environmental Designation:	Wealden Heath Special Protection Area; Hampshire Hangers Biodiversity Opportunity Area
Flood Risk:	Surface and Groundwater Flood Risk
Heritage Designation:	Selborne Conservation Area to north of site

**9.188** The allocation site is located in the south of the village beyond the historic core in the Selborne Conservation Area, adjacent to an existing area of modern housing.

**9.189** The allocation site is suitable for modern housing but given its location on the edge of Selborne the appropriate use of local traditional materials and vernacular that reinforces local distinctiveness would also be welcomed. Development should provide suitable site boundaries given the open countryside to the east.

**9.190** Development must include suitable vehicular access and on-site parking. The likely access is an existing Public Right of Way and as such development is dependent on this being suitable for vehicular use. Where vehicular access is dependent on off-site improvement works these should be delivered through a planning obligation. Development should be served by sufficient suitable off-street vehicular parking to avoid additional pressure on local roads.

**9.191** A small area in the lowermost part of the site along its south eastern boundary and the proposed access is at risk from surface water flooding. New development would need to ensure that surface water runoff was suitably addressed. Development may be required to be accompanied by a groundwater study. The Level 1 Update and Level 2 SFRA provides recommendations for a site specific flood risk assessment and the suitability and design of SuDS.

**9.192** Development should contribute towards the aims of the Hampshire Hangers Biodiversity Opportunity Area. The site is located 290 metres from the Wealden Heath Special Protection Area and as such development proposals should provide suitable mitigation.

**9.193** Development proposals should therefore be informed by the following evidence studies:

- Arboricultural Impact Assessment, Arboricultural Method Statement and associated Tree Protection Plan;
- Highways Assessment;
- Project Level Habitats Regulations Assessment; and
- Surface Water Flood Risk Assessment and Management Plan.


## Allocation Policy SD88: Land at Ketchers Field, Selborne



1. Land at Ketchers Field, Selborne is allocated for the development of 5 to 6 residential dwellings (class C3 use). Planning permission will not be granted for any other uses. Detailed proposals that meet the following site specific development requirements will be permitted:
  - a) A suitable transition in built form and fabric from the housing to the west to the open countryside to the east;
  - b) Site boundaries sympathetic to the local landscape;
  - c) Vehicular access compatible with non-vehicular users of, and not harmful to the amenity of, the existing Public Right of Way;
  - d) To provide all necessary vehicular parking on-site to avoid additional on street parking in local roads;
  - e) The internal site layout should provide suitable turning provision for a long wheel based vehicle;
  - f) Appropriate mitigation for the impact of development on the Wealden Heath SPA which should be informed by a project-level Habitats Regulations Assessment;
  - g) The location of new housing and access roads to have regard to localised areas of potential surface water flooding and groundwater emergence; and
  - h) Retention and protection of existing mature trees.
2. In order for the development to have an overall positive impact on the ability of the natural environment to contribute to ecosystem services, development proposals must address the following:
  - a) Provision of suitable pedestrian and cycle links the existing rights of way network and permissive paths;
  - b) Protect and enhance trees within the site where possible, and where trees are lost, provide at least the equivalent in new tree planting on site. Trees should be retained and additional planting should be undertaken at the north east and south site boundaries;
  - c) Retain suitable existing habitat for pollinating species where possible. New planting should be suitable for pollinating species; and
  - d) Minimise hard surfaced areas on site, and use permeable surfaces and soft landscaping where possible to maximise infiltration of water and reduce surface water run-off.



**Site Ref: SD88**  
**Land at Ketchers Field**  
**Selborne**

 SDNPA Pre-submission Housing Allocation





## SHEET

**9.194** Sheet is a riverside village at a bridge across the River Rother, at the junction of historic roads to Petersfield, Portsmouth, Chichester, Midhurst and London. In the past it prospered as a result of its riverside location, with a fulling mill and smithy making use of the natural resources of the area. Later, the coming of the turnpikes and railways brought more development to Sheet and its southern edges are now contiguous with Petersfield. However, the village centre retains a rural atmosphere with rows of small cottages and the tall spire of the Victorian church dominating views along the narrow and sometimes sunken lanes.

### STRATEGIC HOUSING ALLOCATION: LAND AT PULENS LANE, SHEET

Site area:	Approximately 3.6ha
Current Use:	Paddock, Woodland
Environmental Designations	Fluvial Flood Zones 2 and 3 Priority Habitats (Deciduous Woodland and Floodplain Grazing Marsh) SINC (Sheet Mill Alders) Groundwater Vulnerable Rother Biodiversity Opportunity Area
Minerals:	Mineral Safeguarding Area (Sharp Sand and Gravel)

**9.195** The proposed allocation site is considered to comprise major development and as such proposals should address Core Policy SD3. The allocation site comprises a large area of open paddock and woodland adjacent to the River Rother. The site is located adjacent to established residential areas in Petersfield but within Sheet Parish.

The National Park Authority will be producing a Development Brief for the allocation site and will expect proposals to accord with the Brief. A Concept Plan (overleaf), which will form the design principles to be provided in the Development Brief, sets out the extent of the proposed built development and key topographical features.

**9.196** The site should be developed as a mixed use scheme of between 30 and 32 residential dwellings and associated publicly accessible open space.

**9.197** Development at the site should reinforce local distinctiveness by taking full account of the site's location adjacent to the River Rother in the far Western Weald and as such the townscape shall comprise either traditionally designed and constructed buildings and/or comprise innovative designs which suitably reinterpret the traditional buildings of the Western Weald using contemporary designs with local materials. Development proposals which include Carbon Neutral or Passivhaus Standard homes will be strongly encouraged.

**9.198** The formality, height, enclosure and density of the built form shall broadly decrease across the site from the north-west to the south-east. The site building line shall be to the west / south of one main vehicular route which itself shall be located beyond the fluvial flood zones associated with the River Rother. The clear majority of dwellings,

including market and affordable homes, will have a frontage view of open space. Backland development away from the main route will be limited to one area only, broadly located where the depth of the site is greatest.

**9.199** Development proposals should be informed by and come forward in conjunction with Access, Landscape and Ecological improvement strategies. The land adjacent to the River Rother for a depth of approximately 20 metres shall be provided as a broadly linear, publicly accessible woodland park adjacent to the River Rother with the aim improving local accessibility and site ecology. This will be secured in perpetuity through a planning obligation. It should be noted that the proposed area of public open space is located outside the settlement boundary for Sheet as defined on the Policies Map. Policy SD25 sets a clear distinction between land within a settlement boundary and open countryside. Outside of settlement boundaries, land will be treated as open countryside.

**9.200** Development shall come forward only in conjunction with a suitable vehicular access from the local highway network. Pedestrian and cycle access must however be provided through the existing site access from Pulens Lane even if not utilised as a main vehicular access route. The site is also at risk of surface water flooding with several isolated low points also at risk, as well as the site access road. Groundwater emergence is most likely in the floodplain. The presence of flood embankments could prevent the drainage of groundwater flooding from affected areas. The Level 1 Update and Level 2 SFRA provides recommendations for a site specific flood risk assessment and the suitability and design of SuDS.

**9.201** There is a Grade II listed cottage adjacent to existing northern entrance route which development proposals should appropriately address.

**9.202** Development proposals should therefore be informed by the following evidence studies:



- Arboricultural Impact Assessment, Arboricultural Method Statement and associated Tree Protection Plan;
- Archaeological Survey;
- Ecology Assessment including Protected Species Survey;
- Flood Risk Assessment including Surface Water Management Plan;
- Heritage Statement;
- Transport Assessment;
- Landscape Visual Impact Assessment; and
- Land Contamination Survey.

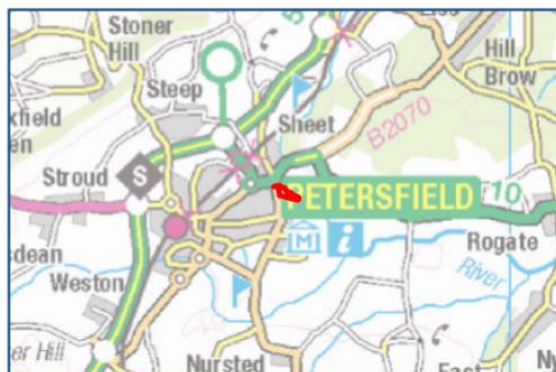
### **Allocation Policy SD89: Land at Pulens Lane, Sheet**

1. Land at Pulens Lane, Sheet is allocated for the development of 30 to 32 residential dwellings (class C3 use) and publicly accessible open space. Planning permission will not be granted for any other uses. The National Park Authority will prepare a Development Brief to assist the delivery of the site.
2. Detailed proposals that are in broad conformity with the Development Brief and that meet the following site specific development requirements will be permitted:
  - a) A publicly accessible cycle and pedestrian route should be provided through the entirety of the site from Pulens Lane to the eastern boundary;
  - b) An area of publicly accessible open space should be provided adjacent to the River Rother;
  - c) Enhance biodiversity and provide for protected species;
  - d) Protect and enhance trees within the site worthy of retention;
  - e) Provide a suitably landscaped transition at the site boundaries;
  - f) All residential development to be located in Flood Zone I;
  - g) Floor levels of habitable areas, where appropriate and proven necessary, to be designed to take into account flood risk and climate change;
  - h) Incorporation of a buffer strip between the development and Flood Zone 3b, the extent of which should be investigated as part of the master planning process;
  - i) Safe vehicular and pedestrian access and egress should be provided (including during flooding);
  - j) The internal road layout to provide for larger vehicles including refuse vehicles;
  - k) To provide all necessary vehicular parking on-site to avoid additional on street parking in local roads;
  - l) Demonstrate that the proposal would not have a significant harmful impact on the supply of local minerals; and
  - m) The site layout must not include opportunities to provide future vehicular access into adjacent fields.

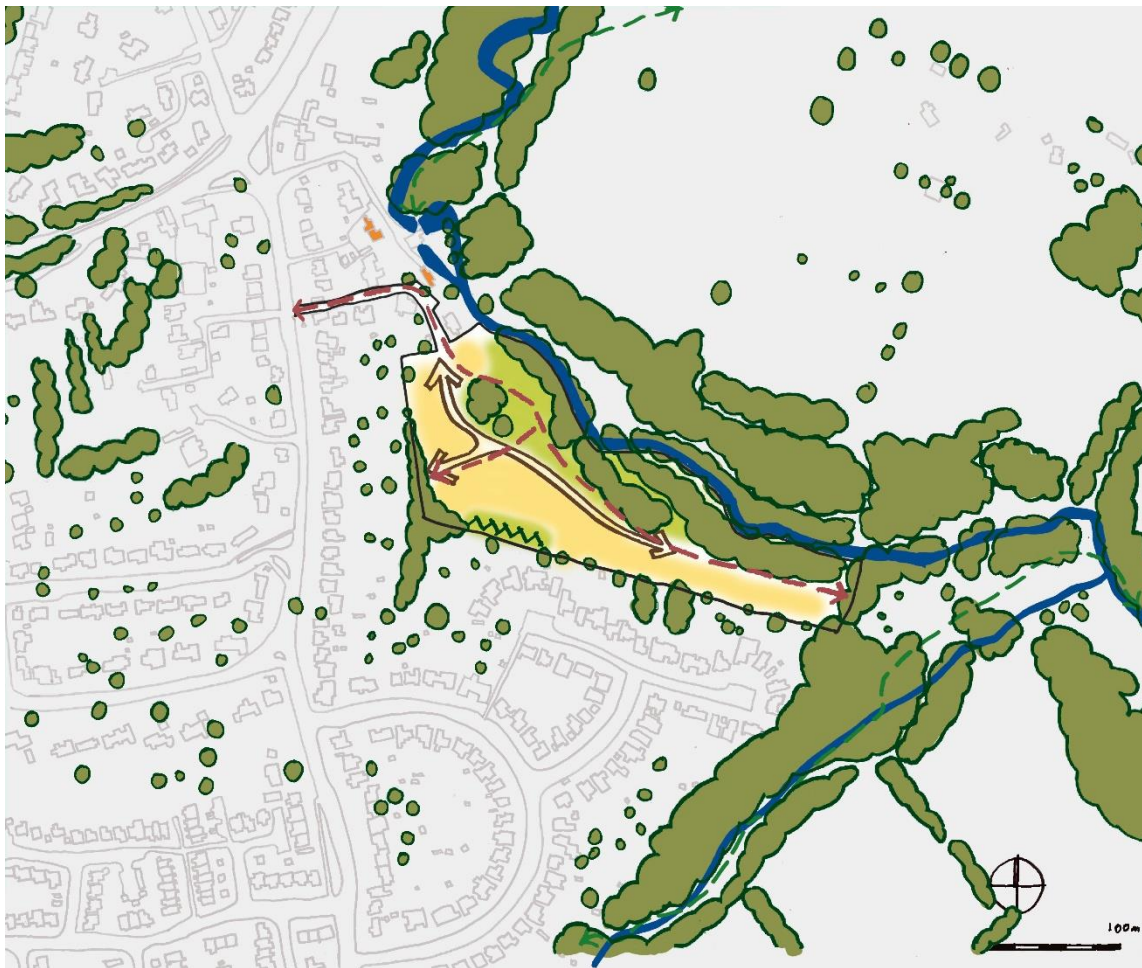


**Site Ref: SD89**  
Land at Pulens Lane  
Sheet

-  SDNPA Pre-submission Housing Allocation
-  Mixed Use Allocation (SD89) – public open space



## SD89: LAND AT PULENS LANE, SHEET: CONCEPT PLAN



### Legend

(areas and routes shown are indicative)

-  Site boundary
-  Group of Trees
-  Individual Tree
-  Water Course
-  Public Footpath
-  Listed Building
-  New Access Road
-  New Footpath
-  New Green Space
-  New Residential Uses
-  New / Enhanced Hedgerows



## SOUTH HARTING

**9.203** South Harting is a springline village on the greensand terrace, dominated by the chalk ridge immediately to the south, from which the South Downs Way overlooks the settlement. It is located in the Scarp Slope broad area of the National Park. The original main village street, partly the main Chichester to Petersfield road, roughly follows the route of a stream away from the foot of the Downs. A conservation area covers the historic core, extending some way up the road leading to Midhurst. Older buildings in the village are notable for their rich variety of materials derived from the varied geology of the parish. More modern housing areas are found to the east. There is a small employment site at Church Farm. The village supports a school, public house, post office and shop as well as the imposing Grade I listed church.

### LAND AT LOPPERS ASH, SOUTH HARTING

Site area:	Approximately 0.6ha
Current Use:	Arable land

**9.204** This site forms part of a much larger arable field on the eastern edge of the village. The allocated area is along the frontage of New Lane, a narrow country lane which leads away from Elsted Road towards the South Downs ridge, forming a popular route for walkers and cyclists. The site is set around one metre above the lane, which is slightly sunken. There is a gentle but noticeable slope up from the northern to the southern end of the site.

**9.205** To protect a view of the Downs from the north end of New Lane, the space between the access road and the northern end of the site should either be retained as agricultural land, or converted to use for a small number of community allotments or other local green space, in such a way as to retain the view of the South Downs across the land.

**9.206** The site is immediately to the west of the main core zone for the Dark Night Sky Reserve and this should be accounted for in design proposals. High archaeological potential has also been identified on the site.

**9.207** There is an area of surface water flood risk in the lane adjacent to the site. Suitable mitigation should be used to ensure the development addresses this flood risk.

**9.208** Development proposals should therefore be informed by the following evidence studies:

- Archaeological Assessment;
- Highways Assessment; and

- Landscape Assessment.


### **Allocation Policy SD90: Land at Loppers Ash, South Harting**



1. Land at Loppers Ash, South Harting is allocated for the development of 6 to 8 residential dwellings (class C3 use). Planning permission will not be granted for any other uses. Detailed proposals that meet the following site specific development requirements will be permitted:
  - a) A single vehicular access to the allocation site from New Lane;
  - b) To provide all necessary vehicular parking on-site to avoid additional on street parking in adjacent roads;
  - c) The site layout must not include opportunities for future vehicular access into adjacent fields; and
  - d) Development to incorporate open space in the centre of the site to retain wider landscape views from New Lane.
2. In order for the development to have an overall positive impact on the ability of the natural environment to contribute to ecosystem services, development proposals must address the following:
  - a) Minimise hard surfaced areas on site; and
  - b) New planting should be suitable for pollinating species.

**Site Ref: SD90**  
Land at Loppers Ash  
South Harting



 SDNPA Pre-submission Housing Allocation



## LAND NORTH OF THE FORGE, SOUTH HARTING

Site area:	0.1 ha
Current Use:	Arable land
Flood Risk:	Surface water flood risk affects southern corner and adjacent road.

**9.209** This site forms part of a much larger arable field on the north-eastern edge of the village.

The allocated area is along the frontage of Elsted Road, a relatively busy lane which connects South Harting with Midhurst. The site is located in a sensitive position in its immediate context, being adjacent to the village conservation area, though of limited impact in wider views as a result of topography. The field slopes down relatively sharply to the road and especially to the south-eastern corner of the site. A flat stream corridor lies adjacent to the east.

**9.210** The site is of importance to the setting of South Harting Conservation Area and any development must preserve and enhance that setting. Since the site currently makes a positive contribution to that setting, this means that the development must be designed to a high standard. The site adjoins the South Harting Conservation Area to the west (the house called 'South Bank'), the south (Elsted Road, including the site's own verge, and the new housing opposite) and close by to the west (Horses Knapp cottages, although the intervening field is outside the conservation area).

**9.211** Particular care must be had to the impact of development on views eastwards along Elsted Road towards the site. Boundary treatments on the site will be particularly important.

**9.212** Entrance(s) to the site must be carefully sited with adequate visibility splays.

**9.213** The site is immediately to the west of the main core zone for the Dark Night Sky Reserve and this should be accounted for in design proposals.

**9.214** Surface water flood risk is an issue adjacent to and overlapping the site, with no public surface water sewers available. However, the adjacent stream valley is also of ecological value. Care will therefore be needed with surface water disposal. The Level 1 Update and Level 2 SFRA provides recommendations for a site specific flood risk assessment and the suitability and design of SuDS.

**9.215** Lighting and fenestration must also be ecologically sensitive to avoid light pollution impacts on the stream corridor.

**9.216** Development proposals should therefore be suitably informed by the following evidence studies:

- Archaeological and historic environment surveys;
- Ecology Assessment;
- Heritage Statement; and
- Surface Water Flood Risk Assessment and Management Plan.


## Allocation Policy SD9I: Land North of the Forge, South Harting



1. Land North of the Forge, South Harting is allocated for the development of 5 to 6 residential dwellings (class C3 use). Planning permission will not be granted for any other uses. Detailed proposals that meet the following site specific development requirements will be permitted:
  - a) Development must preserve and enhance the setting of South Harting Conservation Area, with special regard to views from the west;
  - b) The location of new housing and access roads to have regard to localised areas of potential surface water flooding; and
  - c) To provide all necessary vehicular parking on-site to avoid additional on street parking in local roads.
2. In order for the development to have an overall positive impact on the ability of the natural environment to contribute to ecosystem services, development proposals must address the following:
  - a) Minimise hard surfaced areas on site, and
  - b) New planting should be suitable for pollinating species.



**Site Ref: SD91**  
Land North of the Forge  
South Harting

 SDNPA Pre-submission Housing Allocation



## STEDHAM

**9.217** The village of Stedham together with the smaller village of Iping are combined into a single parish approximately two miles west of Midhurst in West Sussex to the north of the A272. The parish is located in the Western Weald broad area of the National Park. The historic core of Stedham, a conservation area, is the northern portion of the village. The southern portion of Stedham is a larger area of modern housing. To the south of the A272 is Iping Common SSSI.

### STEDHAM SAWMILL, STEDHAM

Site area:	1.3ha
Current use:	Commercial; undeveloped open space
Environmental Designation:	Iping Common SSSI (to south of site)
Heritage Designation:	Listed building adjacent to northern boundary of site

**9.218** The proposed allocation site is considered to comprise major development and as such proposals should address Core Policy SD3. The allocation site is a large open area located between Stedham and the A272. The eastern portion of the site is previously developed land currently used for commercial storage. The western portion of the site is currently open and undeveloped. The north, west and south of the site are mostly bounded by mature trees and vegetation which affords the site a degree of enclosure. To the east of the site are fields and outbuildings. The site has an existing vehicular access from A272. There are Public Rights of Way on the eastern boundary of the site and in the registered common land on the western boundary of the site.

**9.219** The allocation site is located close to the Iping Common Site Special Scientific Interest (SSSI) which is south of the A272. The site is within the SSSI impact risk zone and as such development proposals must demonstrate that any impacts, including hydrological impacts, can be suitably mitigated. The site is located within an area of particular ecological value including protected species. An ecological survey and mitigation plan of the site will be required to ensure that development enhances opportunities for local ecology and protected species to flourish. Given the history of commercial use on the site, development proposals should be informed by a land contamination survey.

**9.220** The allocation site is suitable for mixed-use development comprising business units and residential development. The western portion of the allocation site is suitable for Class BI (Business) units and the eastern portion of the allocation site is suitable for a modest residential scheme of up to 20 dwellings. Given the enclosed nature of the site and the proposed co-location of commercial buildings there is scope for the design of the housing to be either contemporary or traditional. Development proposals should address the setting of the listed farmhouse closely sited to the north of the site.

**9.221** Vehicular access to both portions of the allocation site should be from the existing access onto the A272 to the south of the site. Security gates must not be placed at the shared vehicular entrance so as to form a gated residential community.

**9.222** A suitably designed and publicly accessible pedestrian and cycle route should be provided which links through the centre of that portion of the allocation site proposed

for housing from the existing Public Right of Way to the north of the site to the southern site boundary. The re-routing and incorporation of the Public Right of Way on the eastern boundary into this new route would be supported in principle but is not considered a necessity for development to be permitted.

**9.223** Development proposals should therefore be informed by the following evidence studies:

- Ecology Assessment including Protected Species Survey;
- Flood Risk Assessment and Surface Water Management Plan;
- Heritage Statement;
- Hydrogeological Survey;
- Land Contamination Survey;
- Landscape Visual Impact Assessment; and
- Lighting Assessment.


#### **Allocation Policy SD92: Stedham Sawmill, Stedham**

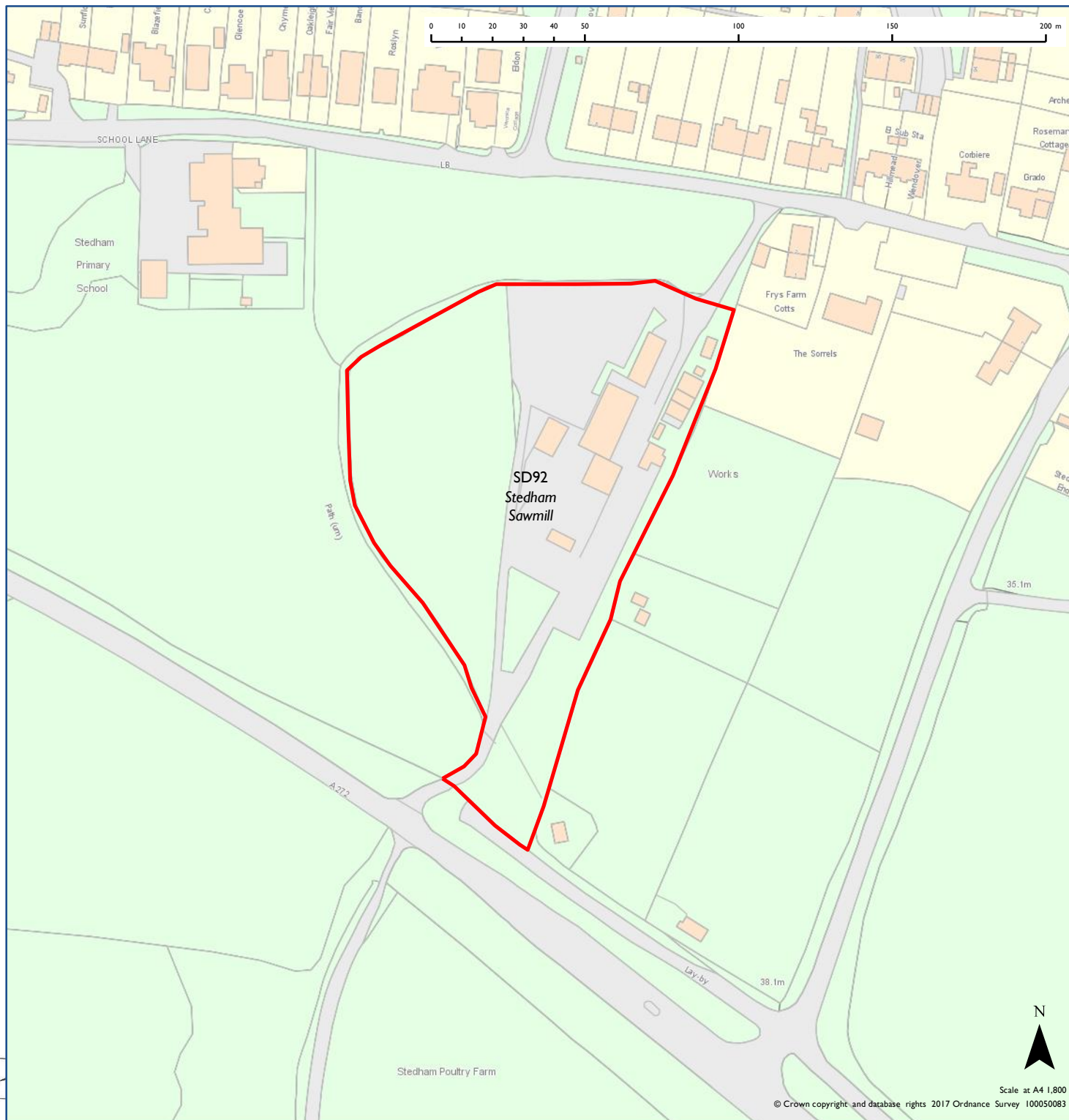
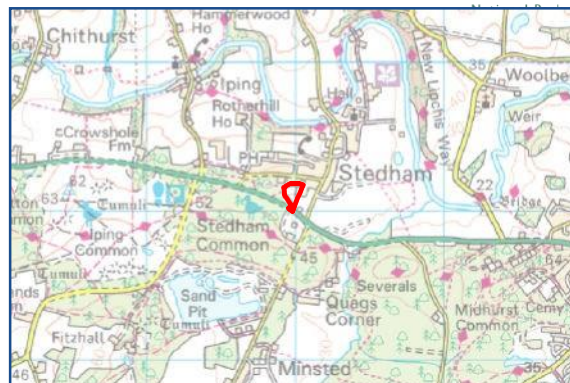


1. Land at Stedham Sawmill, Stedham is allocated for mixed-use development for between 16 and 20 residential dwellings (class C3 use), and employment buildings (class B1 Business use) providing a maximum overall floorspace of 3,000m<sup>2</sup>. Planning permission will not be granted for any other uses. The residential development shall be located in the eastern portion of the site and the employment development shall be located in the western portion of the site.
2. Proposals which include security gates or other barriers which preclude the residential areas of the development from becoming fully accessible, inclusive and integrated to the local community will not be permitted.
3. Detailed proposals that meet the following site specific development requirements will be permitted:
  - a) To demonstrate that there would be no significant impact on the Iping Common SSSI through development of the site for residential and employment use;
  - b) Not to harm the amenity of the Public Right of Way on the southern, western and northern boundaries;
  - c) To provide a publicly accessible cycle and pedestrian route through the residential portion of the allocation site from site vehicular access to the Public Right of Way north of the site;
  - d) To provide for the amenity and privacy of its occupants and those of neighbouring properties;

- e) To provide for acceptable levels of daylight and sunlight reaching new residential dwellings and associated private amenity spaces;
  - f) The existing vehicular access should be suitably improved for use by occupants of all buildings;
  - g) To provide all necessary vehicular parking on-site to avoid additional on street parking; and
  - h) Existing mature trees to be retained
4. In order for the development to have an overall positive impact on the ability of the natural environment to contribute to ecosystem services, development proposals must address the following:
- a) Maximise available space for tree planting. Protect and enhance trees within the site where possible, and where trees are lost, provide at least the equivalent in new tree planting on site. Trees on the site boundary should be retained and new tree planting should be undertaken;
  - b) Minimise hard surfaced areas on site; and
  - c) New planting should be suitable for pollinating species.

**Site Ref: SD92**  
**Stedham Sawmill**  
**Stedham**

 SDNPA Pre-submission Housing Allocation





## STEEP

**9.224** Steep is a village and civil parish located on the Scarp Slope of the National Park. Its nearest town is Petersfield, which lies 1.4 miles (2.3 km) south of the village, just off the A3. It has two public houses, The Harrow and the Cricketers Inn, with the former being an 18th-century Grade II listed building. According to the *2011 census*, it had a population of 1,391.

### LAND SOUTH OF CHURCH ROAD, STEEP

Site area:	0.7ha
Current use:	Field

**9.225** The allocation site is located in the centre of Steep, north of Bedales School. The site is undeveloped. The site is closely sited to the Hampshire Hangers Biodiversity Opportunity Area. Development should seek to support the aims of the related Hangers strategy. The site is bounded by mature trees which should be retained and protected. A very small part of the site at the south eastern corner is shown to be at risk of surface water flooding which may increase as a result of climate change over the lifetime of the development. The Level 1 Update and Level 2 SFRA provides recommendations for a site specific flood risk assessment and the suitability and design of SuDS.

**9.226** Development proposals should therefore be informed by the following evidence studies:


- Arboricultural Impact Assessment, Arboricultural Method Statement and associated Tree Protection Plan;
- Heritage Statement and;
- Surface Water Flood Risk Assessment.

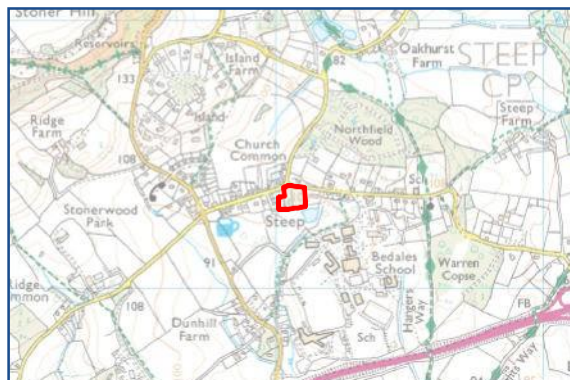
## Allocation Policy SD93: Land South of Church Road, Steep



1. Land South of Church Road, Steep is allocated for the development of between 8 and 12 residential dwellings (class C3 use). Planning permission will not be granted for any other uses. Detailed proposals that meet the following site specific development requirements will be permitted:
  - a) Site boundaries sympathetic to the local landscape;
  - b) To provide all necessary vehicular parking on-site to avoid additional on street parking in local roads;
  - c) The site layout must not include opportunities for future vehicular access into adjacent fields;
  - d) Retention and protection of existing mature trees and;
  - e) The location of housing and access roads to have regard to localised areas of potential surface water flood risk.
2. In order for the development to have an overall positive impact on the ability of the natural environment to contribute to ecosystem services, development proposals must address the following:
  - a) Minimise hard surfaced areas on site; and
  - b) New planting should be suitable for pollinating species.

**Site Ref: SD93**  
Land South of Church Road  
Steep

 SDNPA Pre-submission Housing Allocation



## STROUD

**9.227** Stroud is a village and civil parish in the Western Downs broad area of the National Park. It is 1.4 miles (2.3 km) west of Petersfield, on the A272 road. The nearest railway station is Petersfield, 1.4 miles (2.3 km) east of the village.

### LAND AT RAMSDEAN ROAD, STROUD

Site area:	1.4ha
Current use:	Paddock

**9.228** To the north of the application site is the Seven Stars public house and the northern boundary of the site itself is defined by a small watercourse. To the south of the site are terraced houses with long rear gardens. The terraced houses front on to Ramsdean Road and the rear gardens extend significantly to the east. Further to the south of the terraced houses is Langrish Primary School. To the south of the school is a public right of way (PROW) running in a west to east direction. The site is bounded by Ramsdean Road to the west and a field boundary to the east. To the north-east of the site (approximately 180 metres from the site) is a Roman Villa which is a Scheduled Ancient Monument. Within the north-west corner of the site itself are some existing brick built stables.

**9.229** The proposed allocation site is considered to comprise major development and as such proposals should address Core Policy SD3. The allocation site is suitable for residential development delivering between 26 and 30 new dwellings. Provision of a community building such as village hall is also acceptable in principle.

**9.230** Development proposals should be landscape-led and provide a masterplan which integrates the development into local green infrastructure. Existing topographical features such as streams and vegetation should be suitably accounted for in the masterplan and contribute towards achieving a sense of place. Development proposals should also reinforce local distinctiveness through built form and fabric.

**9.231** The site is of archaeological potential and is located in a wider area noted for high archaeological interest and adjacent to an area noted for land contamination. As such, development proposals should be supported by suitable assessments.

**9.232** The northern end of the site adjacent to the existing watercourse is prone to surface water flooding and therefore any proposal should address the related flood risk. The flood risk also affects the adjacent Ramsdean Road from which access is gained to the site. The Level 1 Update and Level 2 SFRA provides recommendations for a site specific flood risk assessment and the suitability and design of SuDS.

**9.233** Development proposals would need to be supported by at least a Phase 1 ecological survey report concentrating on those species that are realistically likely to occur.

**9.234** There are trees on and adjacent to the northern and eastern boundaries of the site, which are important in the landscape and thus retained. Development proposals should be supported by a suitable Arboricultural Impact Assessment, Arboricultural Method Statement and associated Tree Protection Plan which informs the site masterplan.

**9.235** Development proposals should therefore be informed by the following evidence studies:

- Arboricultural Impact Assessment, Arboricultural Method Statement and associated Tree Protection Plan;
- Archaeological Assessment;
- Ecology Survey;
- Flood Risk Assessment and Surface Water Management Plan;
- Heritage Statement;
- Highways Assessment;
- Land Contamination Assessment; and
- Landscape Visual Impact Assessment.




## Allocation Policy SD94: Land at Ramsdean Road, Stroud



- I. Land at Ramsdean Road, Stroud is allocated for the development of 26 to 30 residential dwellings (class C3 use) and a community building (class D1 use). Planning permission will not be granted for any other uses. Detailed proposals that meet the following site specific development requirements will be permitted:
  - a) Development must provide a suitable transition in form and fabric from the existing residential areas to the west and the open countryside to the west and south;
  - b) To provide suitable pedestrian and cycle links to the adjacent open countryside;
  - c) To provide a new vehicular and pedestrian from Ramsdean Road;
  - d) To provide all necessary vehicular parking on-site to avoid additional on street parking;
  - e) The site layout must not include opportunities for future vehicular access into adjacent fields;
  - f) To provide biodiversity enhancements;
  - g) Existing mature trees and hedgerows to be retained and enhanced; and
  - h) The location of new housing and access roads to have regard to areas at risk of flooding from the watercourse forming the northern boundary of the site;
  - i) Floor levels of habitable areas, where appropriate and proven to be necessary, to take into account flood risk and future climate change; and
  - j) Safe means of emergency access and egress during flooding to be demonstrated for all developed areas of the site.
2. In order for the development to have an overall positive impact on the ability of the natural environment to contribute to ecosystem services, development proposals must address the following:
  - a) Provision of suitable pedestrian and cycle links to the adjacent countryside and to the existing rights of way network;
  - b) Protect and enhance trees within the site where possible, and where trees are lost, provide at least the equivalent in new tree planting on site. Trees should be retained and additional planting should be undertaken at the site boundaries;
  - c) New planting should be suitable for pollinating species; and
  - d) Minimise hard surfaced areas on site, and use permeable surfaces and soft landscaping where possible to maximise infiltration of water and reduce surface water run-off.

**Site Ref: SD94**  
**Land at Ramsdean Road**  
**Stroud**

 SDNPA Pre-submission Housing Allocation



## WEST ASHLING

**9.236** West Ashling is a village located on the Coastal Plain of the National Park approximately 3.5 miles west of Chichester.

### LAND SOUTH OF HEATHER CLOSE, WEST ASHLING

Settlement:	West Ashling
Site area:	0.7ha
Mineral:	Mineral Safeguarding Area
Current Use:	Paddock

**9.237** The site is located to the south of the village. Vehicular and pedestrian access would be from Portal Close, a recent residential development. There are no particular historic constraints.

**9.238** The form and fabric of development should take account of the site's location in the wider landscape with appropriate landscape boundaries on each side of the site. The local area and existing site boundaries may host protected species and as such development proposal should be supported by suitable ecological surveys.

**9.239** The allocation site is within 5.6km of the Solent Coast Special Protection Areas and as such development will need to provide suitable mitigation in order for development to demonstrate compliance with the Habitats Regulations.

**9.240** Development should be served by sufficient suitable off-street vehicular parking to avoid additional pressure on local roads.

**9.241** The site is within a Mineral Safeguarding Area for unconsolidated gravel. Development proposals will need to demonstrate that development can acceptably sterilise the site without significant harmful impact on the supply of local minerals.

**9.242** Development proposals should therefore be informed by the following evidence studies:


- Arboricultural Impact Assessment, Arboricultural Method Statement and associated Tree Protection Plan; and
- Ecology Assessment.

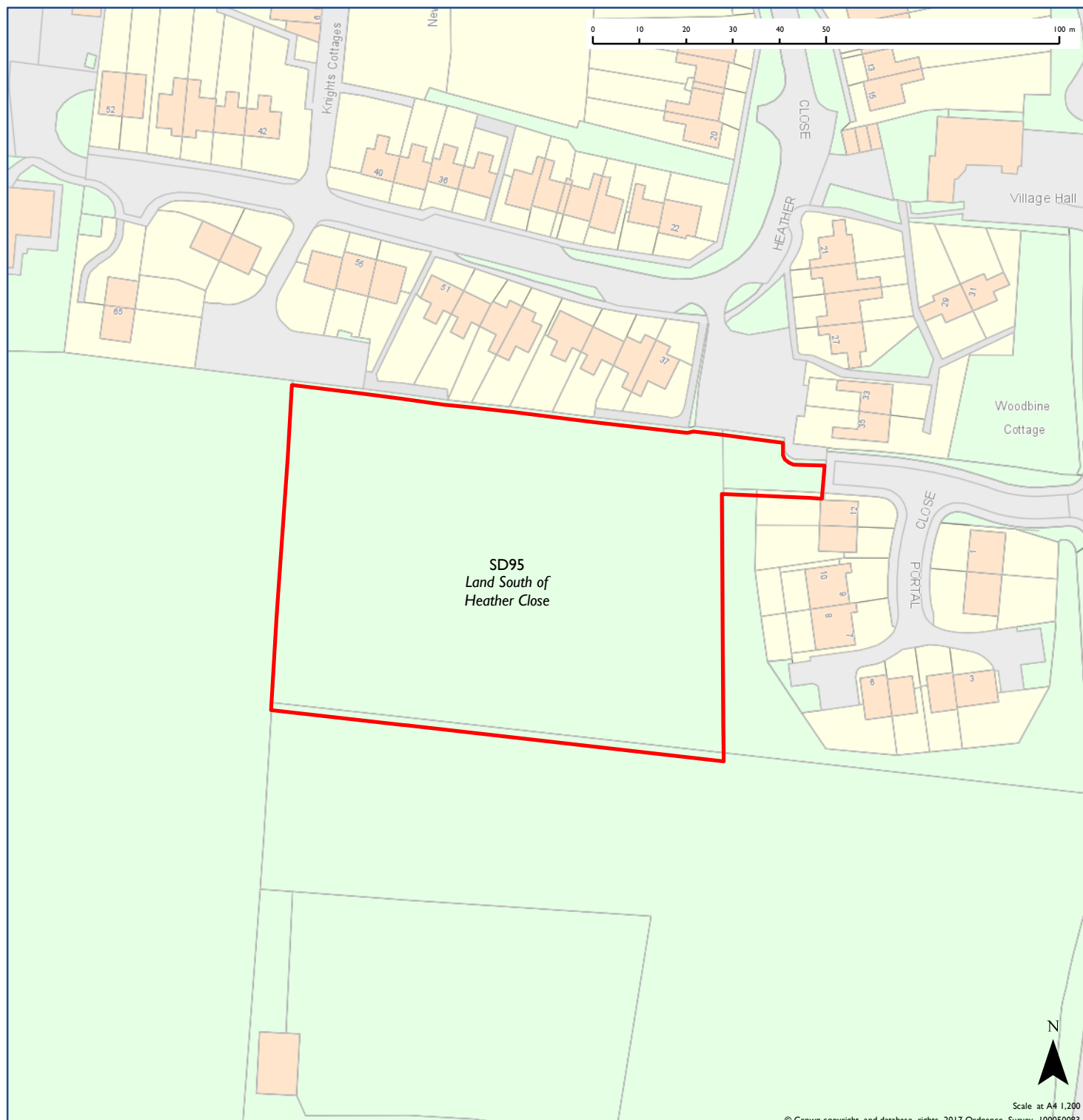
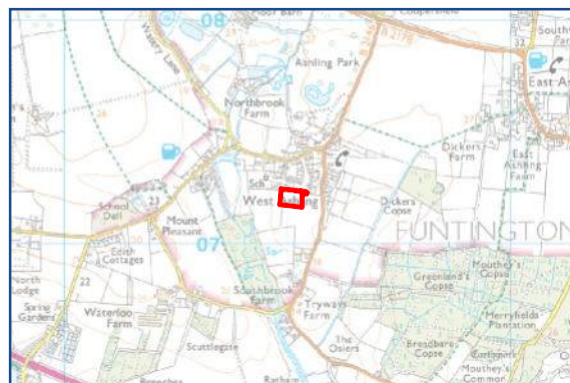
## Allocation Policy SD95: Land South of Heather Close, West Ashling



1. Land South of Heather Close, West Ashling is allocated for the development of between 18 and 20 residential dwellings (class C3 use). Planning permission will not be granted for any other uses. Detailed proposals that meet the following site specific development requirements will be permitted:
  - a) Provide suitable mitigation towards the Solent Special Protection Area (SPA);
  - b) Development must provide a suitable transition in form and fabric from the housing east and north and the open countryside to the south and west;
  - c) The site boundaries should be suitably landscaped and the mature trees on the western boundary protected;
  - d) The existing vehicular access should be made from Portal Close;
  - e) To provide all necessary vehicular parking on-site to avoid additional on street parking in adjacent roads;
  - f) The site layout must not include opportunities for future vehicular access into adjacent fields; and
  - g) Demonstrate that the proposal would not have a significant harmful impact on the supply of local minerals.
2. In order for the development to have an overall positive impact on the ability of the natural environment to contribute to ecosystem services, development proposals must address the following:
  - a) Protect and enhance trees within the site where possible, and where trees are lost, provide at least the equivalent in new tree planting on site. Trees should be retained and additional planting should be undertaken at the site boundaries;
  - b) New planting should be suitable for pollinating species; and
  - c) Minimise hard surfaced areas on site, and use permeable surfaces and soft landscaping where possible to maximise infiltration of water and reduce surface water run-off

**Site Ref: SD95**  
Land South of Heather Close  
West Ashling

 SDNPA Pre-submission Housing Allocation





## WEST MEON

**9.243** West Meon is an historic village located on the Dip Slope broad area of the National Park. Its hilly relief gives views across the surrounding countryside to and from the village. The nucleus of the village is at a crossroads where the main road between Fareham and Alton (the A32) rises up northwards out of the Meon Valley, separating from the road that continues along the valley to East Meon and Petersfield. The village has a complex form. Traditional building materials in the village include brick, flint and render, and there are a notable number of thatched houses. West Meon is sited at the head of the Meon Valley Trail, and the South Downs Way passes nearby to the south, across the hill fort of Old Winchester Hill.

### LAND AT LONG PRIORS, WEST MEON

Site area:	Approx 0.5ha
Current Use:	Agricultural field
Flood Risk:	Surface water and ground water

**9.244** The site is located in the north-west of the village. The site is a portion of a larger agricultural field. The site is located between two existing housing estates and tennis courts. The elevation of the site rises notably from west to east. The site is located in a sensitive position in the wider open landscape. A landscape and visual impact assessment will be required to inform the site layout and design. Existing mature trees should be safeguarded. The northern and eastern boundaries of the site should include suitable new hedgerows and biodiversity improvements.

**9.245** A new vehicular access should be facilitated from Long Priors an adjacent residential road. A new pedestrian access should be provided linking the site with the adjacent recreation ground to improve pedestrian permeability in a part of the village with a number of cul-de-sacs, and link through to the Public Right of Way to the west of Long Priors. The lowermost part of the site adjacent to the existing access and the wider road network in the vicinity are at risk of surface water flooding. Climate change may increase this risk over the lifetime of the development. Groundwater emergence is also most likely towards the western lower part of the site. The Level 1 Update and Level 2 SFRA provides recommendations for a site specific flood risk assessment and the suitability and design of SuDS.

**9.246** Development proposals should therefore be informed by the following evidence studies:


- Arboricultural Impact Assessment, Arboricultural Method Statement and associated Tree Protection Plan;
- Flood Risk Assessment;
- Highways Assessment;
- Hydrogeological Survey;
- Landscape and Visual Impact Assessment; and
- Surface Water and Groundwater Flood Risk Assessment.

## Allocation Policy SD96: Land at Long Priors, West Meon



1. Land at Long Priors, West Meon is allocated for the development of between 10 and 12 residential dwellings (class C3 use). Planning permission will not be granted for any other uses. Detailed proposals that meet the following site specific development requirements will be permitted:
  - a) Development must provide a suitable transition in form and fabric from the housing to the south and west to the open countryside to the north;
  - b) The site boundaries should be compatible with the open character of the adjacent countryside;
  - c) A publicly accessible footpath to be secured through a suitable planning obligation should be provided from the Public Right of Way to the west into the site through to the recreation ground to the east;
  - d) The development should be supported by a suitable vehicular access which safeguards existing mature trees, including their Root Protection Zones;
  - e) To provide all necessary vehicular parking on-site to avoid additional on street parking in adjacent roads;
  - f) Existing vehicular parking spaces in Long Priors lost to facilitate a new vehicular access must be re-provided within the development site in addition to those serving the proposed new dwellings;
  - g) The location of new housing and access roads to have regard to areas of surface water flooding and potential groundwater emergence; and
  - h) Demonstrate no significant harm to be caused to groundwater resources.
2. In order for the development to have an overall positive impact on the ability of the natural environment to contribute to ecosystem services, development proposals must address the following:
  - a) Provision of suitable pedestrian and cycle links to the adjacent countryside and to the existing rights of way network;
  - b) Protect and enhance trees within the site where possible, and where trees are lost, provide at least the equivalent in new tree planting on site. Trees should be retained and additional planting should be undertaken at the site boundaries;
  - c) Minimise hard surfaced areas; and
  - d) Retain suitable existing habitat for pollinating species where possible. New planting should be suitable for pollinating species.

**Site Ref: SD96**  
**Land at Long Priors**  
**West Meon**

 SDNPA Pre-submission Housing Allocation

