

*SUSTAINABILITY
APPRAISAL (SA) OF
THE SOUTH DOWNS
LOCAL PLAN*

*SA REPORT TO
ACCOMPANY
THE LOCAL PLAN
PREFERRED OPTIONS*

AUGUST 2015

<i>Rev No</i>	<i>Comments</i>	<i>Prepared by</i>	<i>Checked by</i>	<i>Approved by</i>	<i>Date</i>
7.0	Final version	Nick Chisholm-Batten Principal Consultant Christopher Eves Environmental Consultant Catriona MacDonald Socio-economic Consultant	Alex White Associate Director	Steve Smith Technical Director	26 st August 2015

Limitations

AECOM Infrastructure and Environment ("AECOM") has prepared this Report for the use of the South Downs National Park Authority ("the Client") in accordance with the Agreement under which our services were performed. No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by AECOM.

The conclusions and recommendations contained in this Report are based upon information provided by others and upon the assumption that all relevant information has been provided by those parties from whom it has been requested and that such information is accurate. Information obtained by AECOM has not been independently verified by AECOM, unless otherwise stated in the Report.

The methodology adopted and the sources of information used by AECOM in providing its services are outlined in this Report. The work described in this Report was undertaken between January 2014 and August 2015 and is based on the conditions encountered and the information available during the said period of time. The scope of this Report and the services are accordingly factually limited by these circumstances.

AECOM disclaim any undertaking or obligation to advise any person of any change in any matter affecting the Report, which may come or be brought to AECOM's attention after the date of the Report.

Certain statements made in the Report that are not historical facts may constitute estimates, projections or other forward-looking statements and even though they are based on reasonable assumptions as of the date of the Report, such forward-looking statements by their nature involve risks and uncertainties that could cause actual results to differ materially from the results predicted. AECOM specifically does not guarantee or warrant any estimate or projections contained in this Report.

Copyright

© This Report is the copyright of AECOM Infrastructure and Environment.

AECOM Infrastructure and Environment
The Crescent Centre
Temple Back
Bristol BS1 6EZ
United Kingdom

Telephone: 0117 917 1200
Fax: 0117 930 0342

CONTENTS

Non-Technical Summary.....	
1 Introduction	1
1.1 Background	1
1.2 Sustainability Appraisal (SA) explained	5
1.3 Structure of this SA Report.....	6
2 What is the scope of the SA?	10
3 What is the plan seeking to achieve?.....	10
4 What is the sustainability context?	13
5 What is the sustainability baseline?.....	18
6 What is the SA Framework?	39
7 What has plan making / SA involved to this point?	52
7.2 Overview of plan-making / SA work undertaken since 2013	52
7.3 Appraisal of reasonable alternatives for the SDLP	52
7.4 Appraisal of reasonable alternatives for policy approaches.....	54
7.5 Appraisal of reasonable alternatives for development strategies	56
7.6 Summary of appraisal findings.....	83
7.7 Testing higher and lower levels of housing delivery	92
7.8 Employment options.....	92
7.9 Why has the preferred development strategy been chosen?	93
7.10 Development of Preferred Options.....	94
8 What are the appraisal findings at this current stage?	98
8.2 Appraisal of policies for Strategic Sites and site allocations	98
8.3 Strategic Sites and site allocations.....	98
8.4 Appraisal of the proposed policies for the Strategic Sites.....	104
8.5 Appraisal of the proposed policies for the site allocations.....	107
9 Appraisal of the policy approaches presented in the Preferred Options	113
10 Summary of appraisal and recommendations.....	128
11 Next Steps	138
Questions for consultees.....	138
Glossary	140
Appendix I: Explanation for the rejected Development Strategy options	A1
Appendix II: Neighbourhood Development Plan progress in the South Downs National Park	A3
Appendix III: SHLAA methodology	A7
Appendix IV: Appraisal sheets, Strategic Sites.....	A49
Appendix V: Appraisal sheets, site allocations.....	A61

[This page is intentionally blank]

Non-Technical Summary

What is sustainability appraisal?

Sustainability appraisal (SA) is a process that Local Planning Authorities are legally bound to undertake for their Local Plans. The SA has incorporated a Strategic Environmental Assessment (SEA) process as required by the SEA Regulations. An SA has been carried out to inform the South Downs Local Plan and satisfy the requirements of the SEA Directive. Local Authorities use SA to assess Local Plans against a set of sustainability objectives developed in consultation with interested parties. The purpose of the appraisal is to help avoid negative environmental and socio-economic effects and identify opportunities to improve the environmental quality of the South Downs National Park and the quality of life of the South Downs residents through the Local Plan.

Planning for the South Downs National Park

The South Downs was established as a National Park in 2010 being designated in recognition of its landscapes of exceptional beauty and importance. It contains over 1,600km² of England's most iconic lowland landscapes, stretching from Winchester in the west to Eastbourne in the east. Therefore, it is entirely appropriate to take a landscape-led approach to the formulation of its Local Plan that seeks to ensure that any proposed development will not detract from the landscape for which it was designated.

The landscapes of the South Downs provide many services – ecosystems services. Both the South Downs Local Plan (SDLP) and the Partnership Management Plan that provides its context, are based on an ecosystem services approach that acknowledges the direct and indirect contribution of the environment. It is a powerful tool for planning the sustainable development of the National Park that is located in the heavily populated South East of England and is thus under extreme pressures from many types of development.

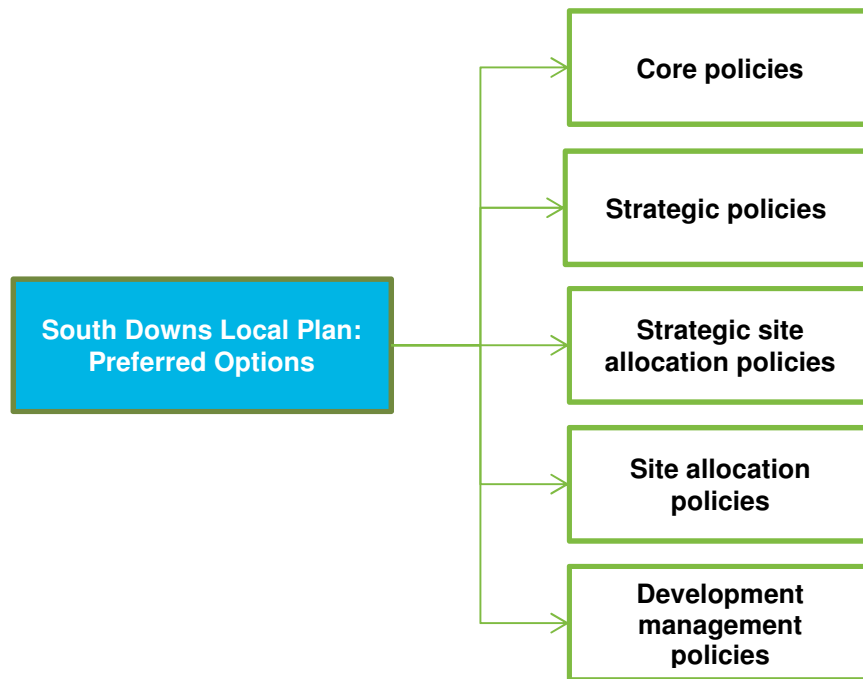
Details of the South Downs Local Plan

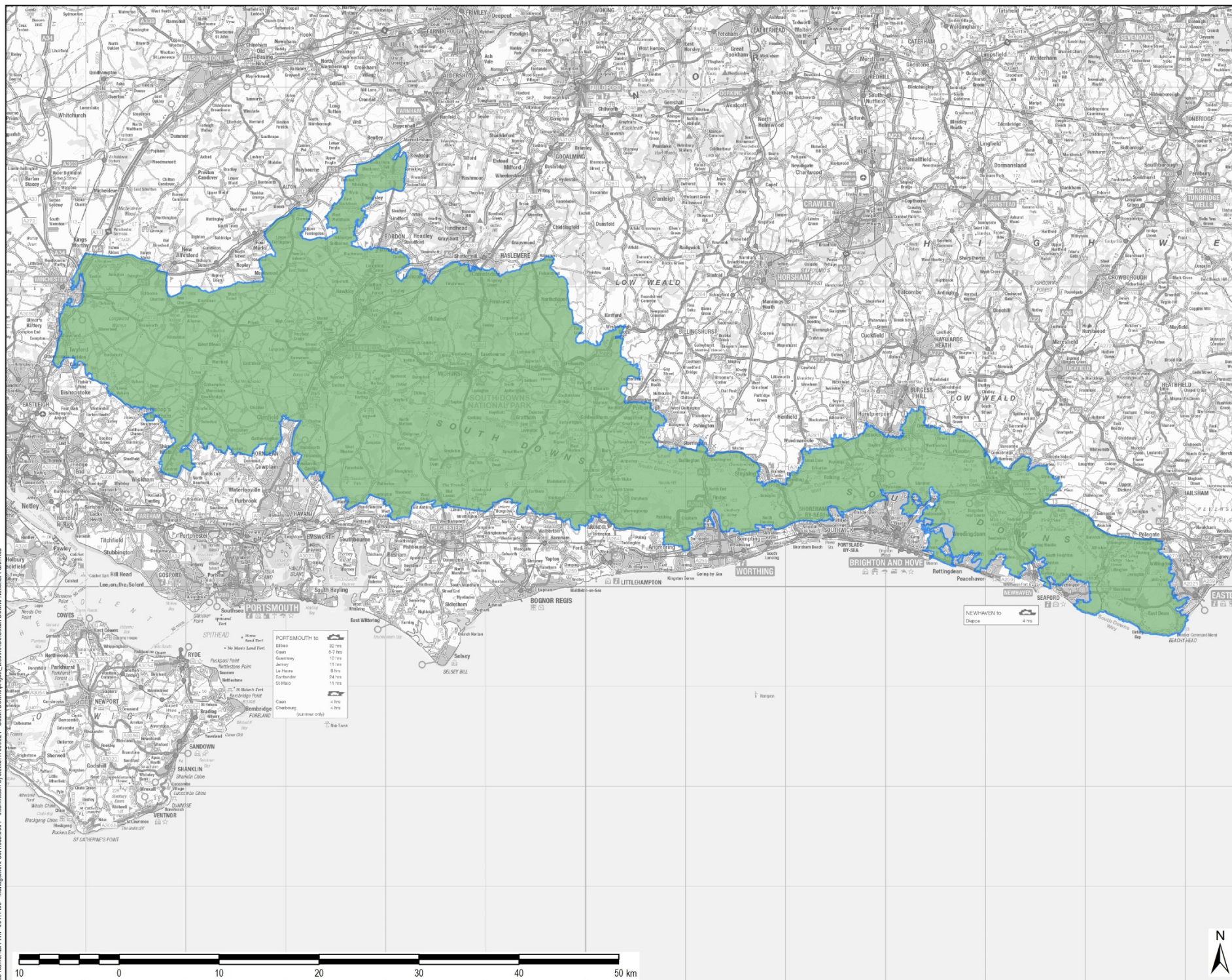
The South Downs Local Plan sets out a plan for the South Downs National Park in the period to 2032. **Figure 1.1** below highlights the area covered by the National Park.

The Local Plan will provide a single reference point for planning policies within the National Park and set out how the purposes, duty, and vision of the National Park as well as the objectives and policies of the South Downs National Park Partnership Management Plan will be delivered 'on the ground' through planning decisions. It will do so through conforming to the requirements of the National Planning Policy Framework (NPPF).

It is currently anticipated that the Local Plan will be adopted in 2017.

The Local Plan is currently at the Preferred Options stage, which is being published for public consultation under Regulation 18 of the Town and Country Planning Regulations 2012. The following diagram summarises the content of the Preferred Options Local Plan.





THIS DRAWING IS TO BE USED ONLY FOR THE PURPOSE OF ISSUE THAT IT WAS ISSUED FOR AND IS SUBJECT TO AMENDMENT

LEGEND

South Downs
National Park

Copyright
Contains Ordnance Survey Data
© Crown Copyright and database right 2015
Natural England material is reproduced with the permission of Natural England 2015.

Purpose of Issue

DRAFT

Client

**SOUTH DOWNS NATIONAL
PARK AUTHORITY**

Project Title

**SUSTAINABILITY APPRAISAL OF
THE SOUTH DOWNS LOCAL PLAN**

Drawing Title

SOUTH DOWNS NATIONAL PARK

Drawn SJ	Checked BB	Approved NC	Date 29/07/2015
AECOM Internal Project No. 47069624		Scale @ A3 1:350,000	

THIS DOCUMENT HAS BEEN PREPARED PURSUANT TO AND IS SUBJECT TO THE TERMS OF AECOM'S APPOINTMENT BY ITS CLIENT. AECOM ACCEPTS NO LIABILITY FOR ANY USE OF THIS DOCUMENT OTHER THAN BY ITS ORIGINAL CLIENT OR FOLLOWING AECOM'S EXPRESS AGREEMENT TO SUCH USE, AND ONLY FOR THE PURPOSES FOR WHICH IT WAS PREPARED AND PROVIDED.

AECOM
South House
Pangloss Link, Basingstoke
Hampshire, RG22 7PP
Telephone: (01256) 310200
Fax: (01256) 310201
www.aecom.com

Drawing Number

FIGURE 1.1

Rev



Purpose of this SA Report

The SA Report, which accompanies the Preferred Options for the Local Plan, is the third document to be produced as part of the SA process. The first document was the SA Scoping Report, which included information about South Downs's environment and community, and the approach to the SA process, including the SA Framework of objectives against which the Local Plan has been assessed. The second document was the Options SA Report to accompany the Options Consultation Document for the Local Plan. Both documents can be accessed at the National Park Authority's website at:

<http://www.southdowns.gov.uk/planning/planning-policy/national-park-local-plan/evidence-and-supporting-documents/>

The purpose of this SA Report is to:

- Identify, describe and evaluate the likely significant effects of the Preferred Options for the Local Plan and any reasonable alternatives; and
- Provide an opportunity for statutory consultees, interested parties and the public to offer views on any aspect of the SA process.

The SA Report contains the following elements:

- An outline of the contents and main objectives of the Local Plan and its relationship with other relevant policies, plans and programmes;
- Relevant aspects of the current state of the environment and key sustainability issues;
- The SA Framework of objectives and appraisal questions against which the Local Plan has been assessed;
- The appraisal of alternative approaches for the Local Plan;
- The likely significant effects of the Local Plan in environmental terms;
- The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects as a result of the Local Plan; and
- The next steps for the Local Plan and the accompanying SA process.

Assessment of reasonable alternatives for the South Downs Local Plan

A key requirement of the SEA Regulations is to appraise 'reasonable alternatives' for the Local Plan. To address this requirement, a number of alternative approaches have been considered in relation to key policy issues and the location of new housing development to be taken forward through the Local Plan.

Two broad sets of options have been considered through the SA process as 'reasonable alternatives'. These are described below.

Appraisal of reasonable alternatives for policy approaches

In February 2014, a Local Plan *Options Consultation Document* was released for consultation for a period of eight weeks. Representing the outcome of the first stage in the Local Plan's preparation process, the purpose of the consultation was to gain views on potential approaches that the Local Plan policies could take on various key planning issues. The *Options Consultation Document* was accompanied by an Options SA Report which was produced with the intention of informing this early stage of preparation of the Local Plan.

The *Options Consultation Document* presented a discussion of 55 'issues' for focus at that stage in plan development. These were discussed under eight themes. For each of these issues, the *Options Consultation Document* proposed various broad alternative approaches for consideration and discussion. In this respect the aim of the options consultation was to gain stakeholders' views on different approaches that Local Plan policies could take on various key planning issues.

The *Options Consultation Document* was accompanied by the *Options SA Report*. The *Options SA Report* presented an appraisal of the various high-level approaches presented within the *Options Consultation Document*. This was for the benefit of those who might wish to make representations through the options consultation and for the benefit of the plan-makers tasked with selecting preferred approaches to the Local Plan.

The *Options Consultation Document* can be accessed at:

<https://consult.southdowns.gov.uk/consult.ti/localplanoptions/consultationHome>

The accompanying SA Report can be accessed at:

<http://www.southdowns.gov.uk/planning/planning-policy/national-park-local-plan/evidence-and-supporting-documents/>

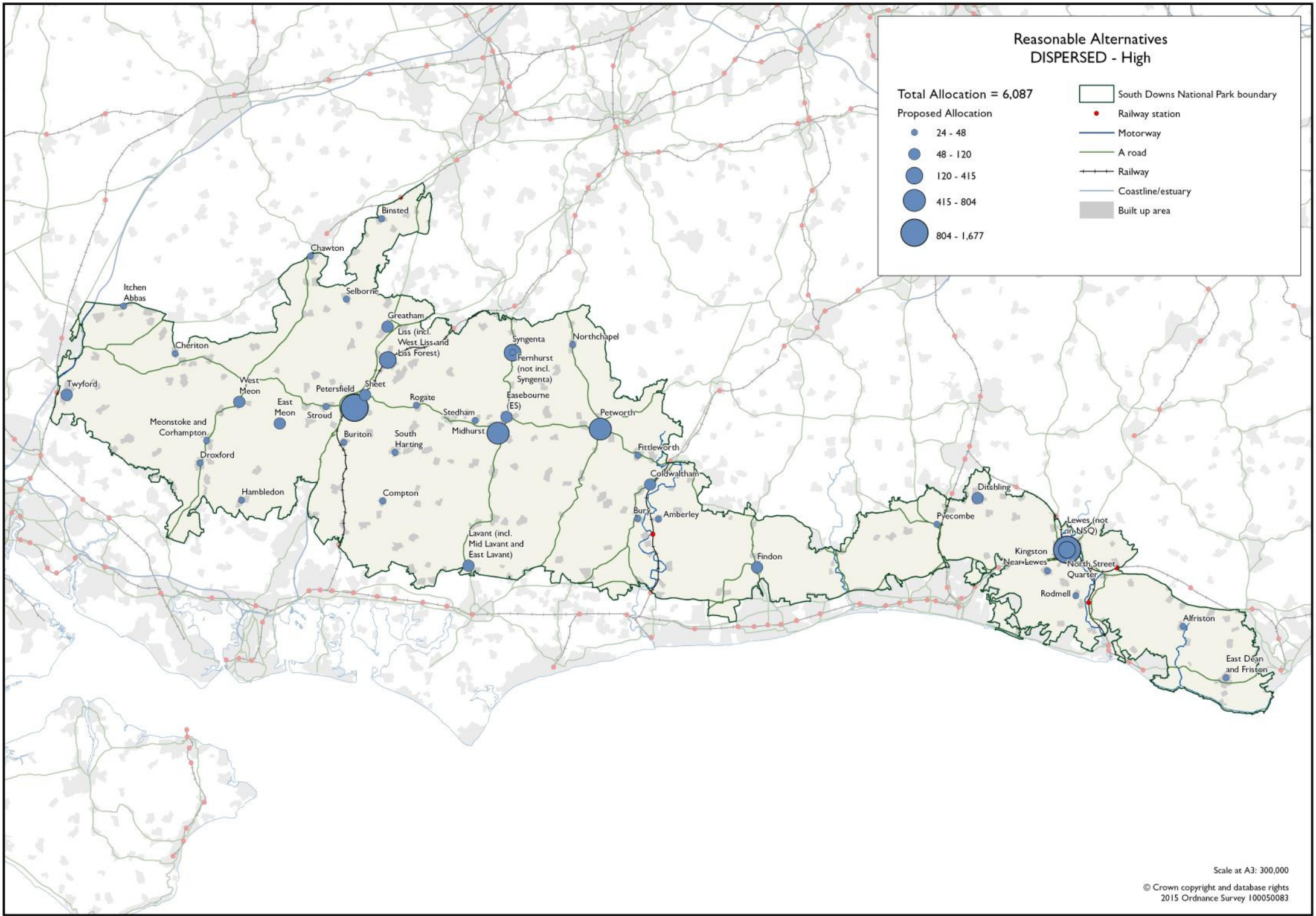
Appraisal of reasonable alternatives for development strategies

A key element of the Local Plan's development process to date has been to consider different approaches to delivering housing in the South Downs National Park. This has been considered in the context of enabling the National Park Authority to address local housing need as far as possible whilst also: 1) meeting the Purposes and Duty of the National Park and 2) conserving and enhancing the special qualities of the National Park.

To help support this process, the SA has considered a number of development strategy options as reasonable alternatives. Five development strategy options were considered in detail, which presented different approaches to delivering housing in the National Park:

<i>Option</i>	<i>Description</i>
Option 1: Dispersed High	Delivery of 450 homes per annum across the National Park through an approach to development which disperses housing allocations across a broad range of settlements
Option 2: Dispersed Medium +60%	Delivery of 302 homes per annum across the National Park through an approach to development which disperses housing allocations across a broad range of settlements
Option 3: Concentrated Medium	Delivery of 255 homes per annum across the National Park through a dispersed approach to development which concentrates housing allocations in the five primary settlements (Petersfield, Lewes, Midhurst, Petworth and Liss)
Option 4: Dispersed Medium	Delivery of 255 homes per annum across the National Park through an approach to development which disperses housing allocations across a broad range of settlements
Option 5: Dispersed Medium Sustainable Transport	Delivery of 255 homes per annum across the National Park through an approach to development which disperses housing allocations across a broad range of settlements with good sustainable transport links

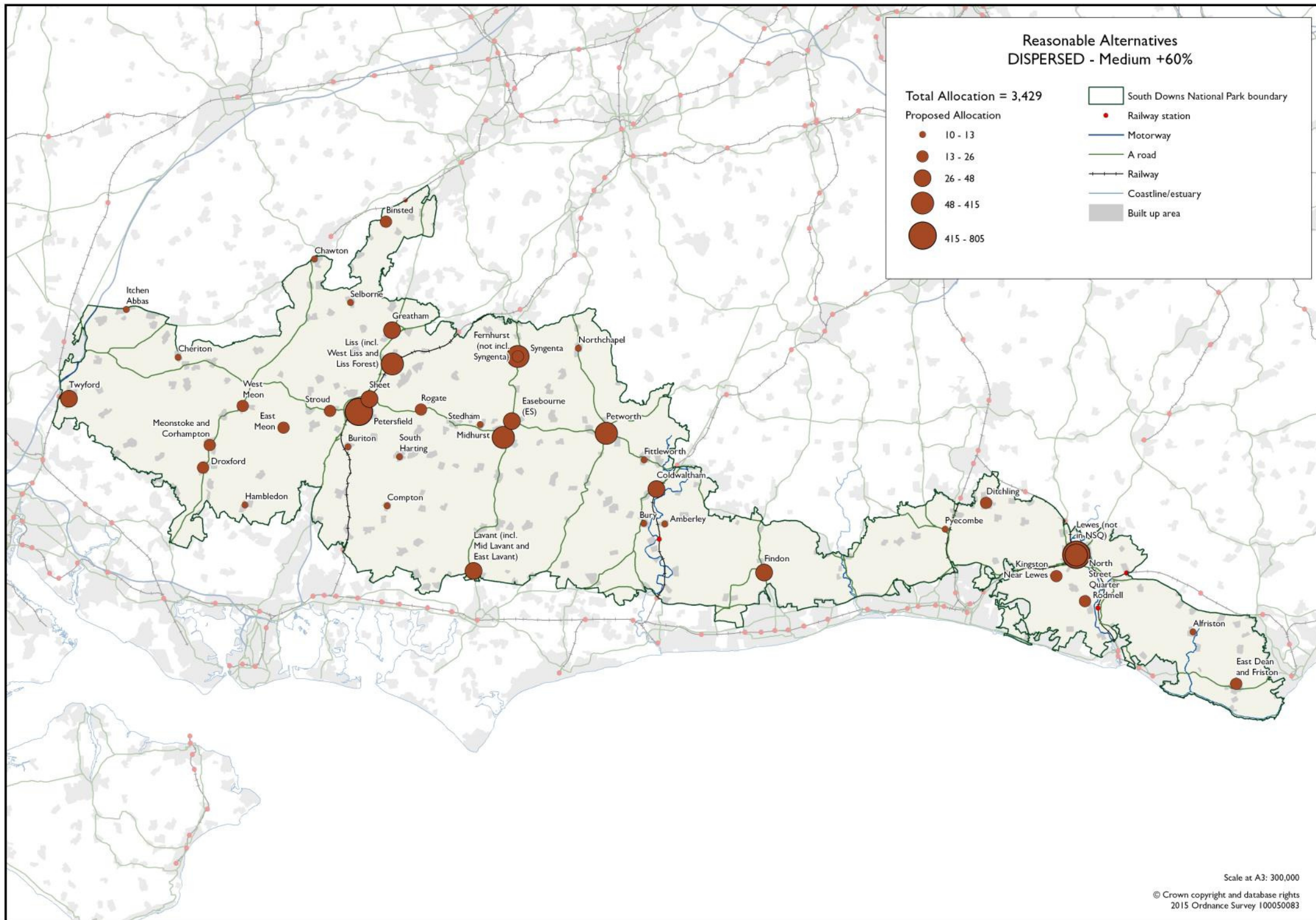
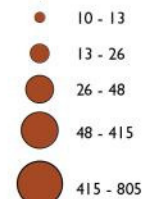
The settlements where housing has been allocated under each option, and the scale of the allocations required, have been presented in the maps below.



Reasonable Alternatives DISPERSED - Medium +60%

Total Allocation = 3,429

Proposed Allocation



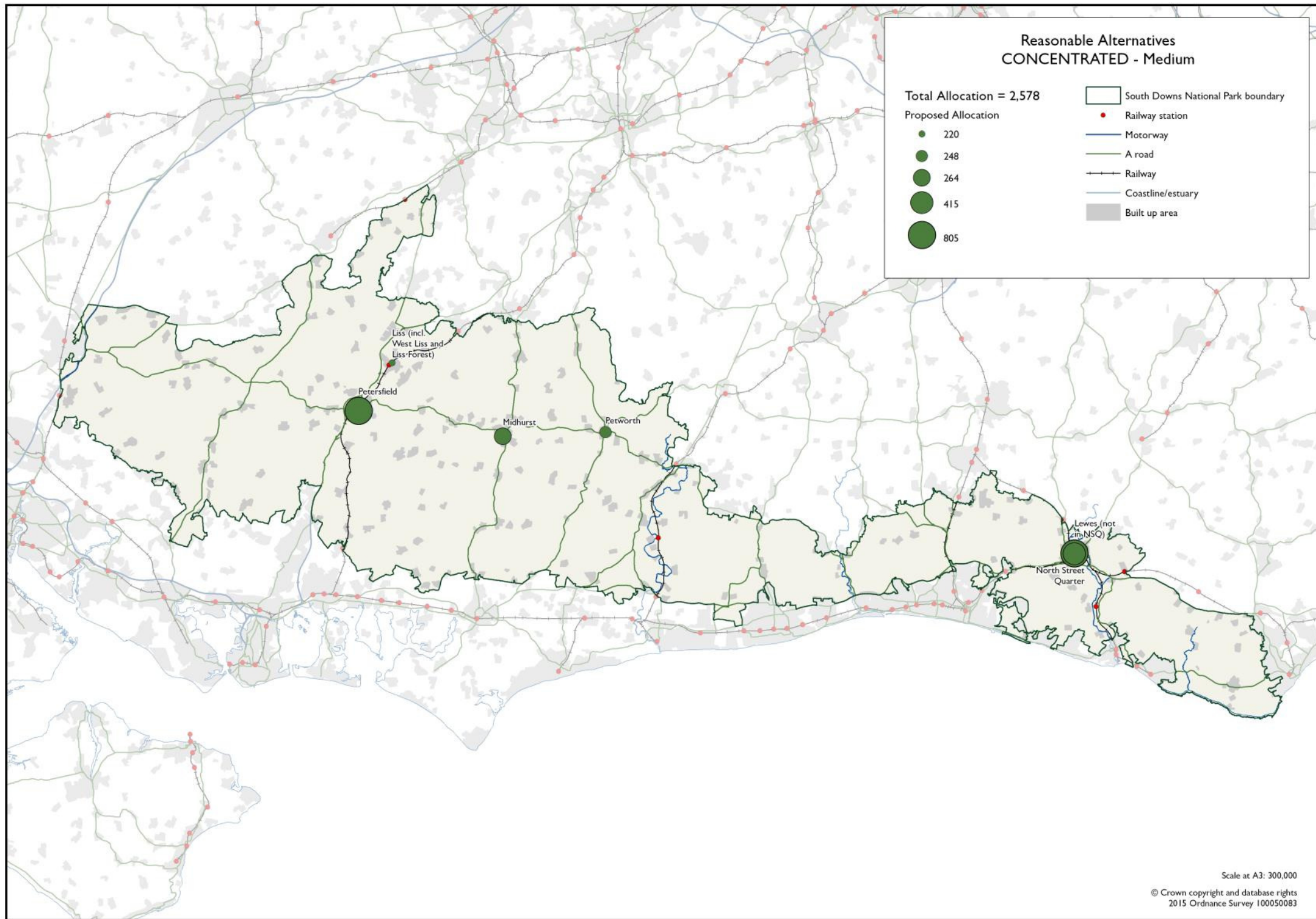
Scale at A3: 300,000

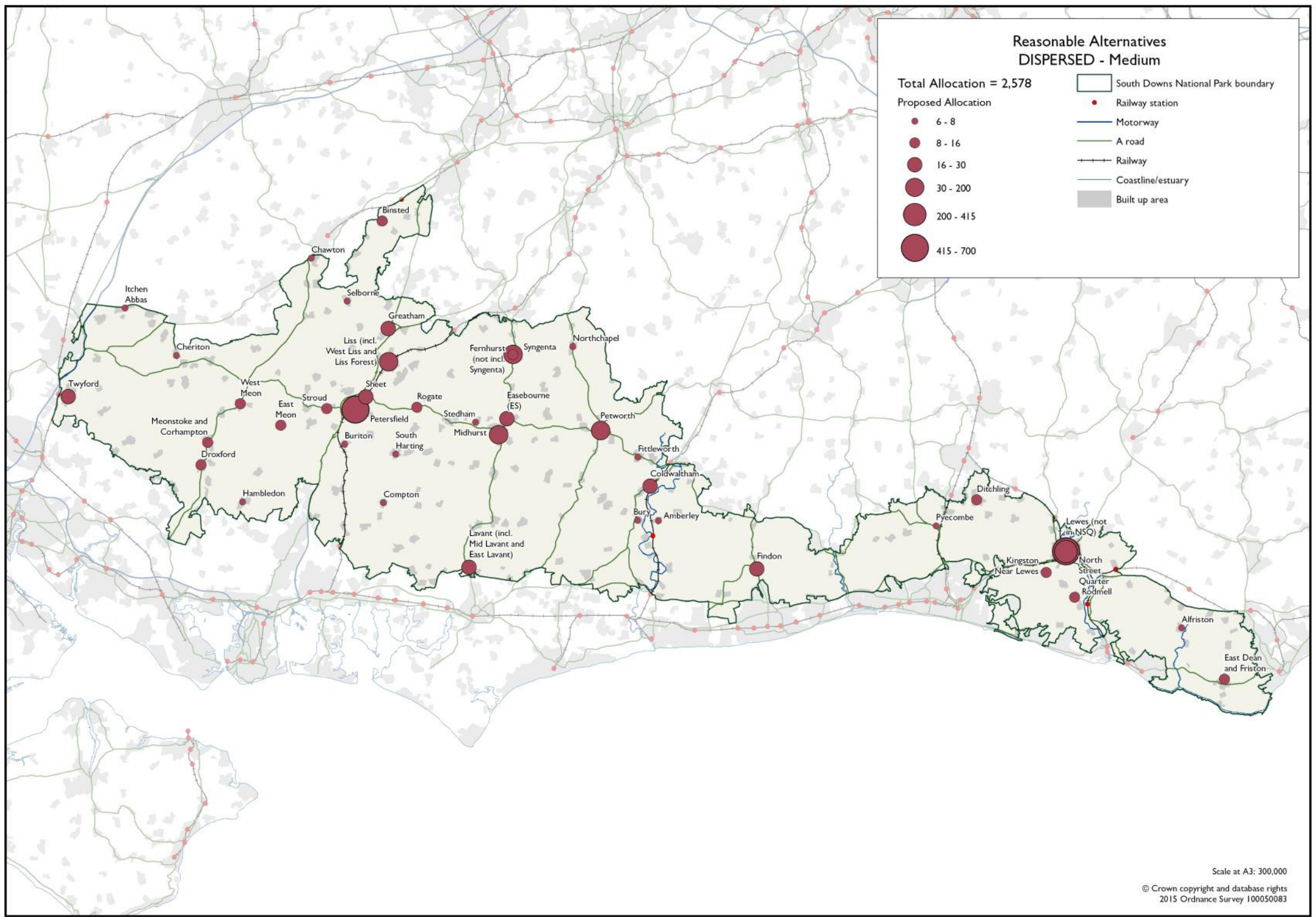
© Crown copyright and database rights
2015 Ordnance Survey 100050083

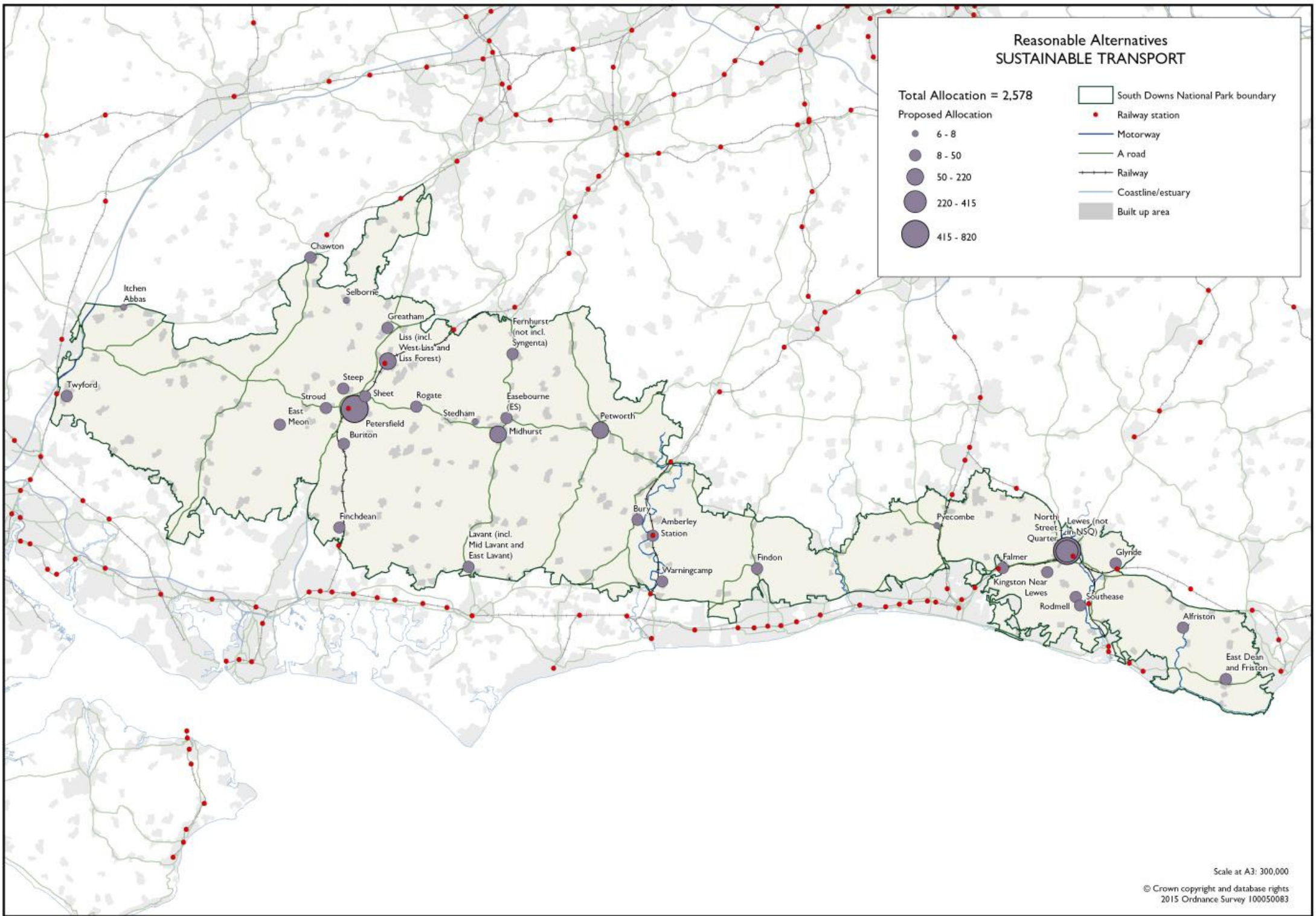
Reasonable Alternatives CONCENTRATED - Medium

Total Allocation = 2,578

Proposed Allocation







Section 7.5 of the SA Report presents the comparative effects of the five options above, identifying where significant positive and negative effects have the potential to arise. The appraisal findings are presented under twelve sustainability themes, as follows:

- Landscape
- Climate Change Adaptation
- Biodiversity
- Cultural Heritage
- Cultural Activity
- Health and Wellbeing
- Vitality of Communities
- Accessibility
- Sustainable Transport
- Housing
- Climate Change Mitigation
- Rural Economy

Overall, Option 1 (Dispersed High), and to a lesser extent, Option 2, (Dispersed Medium +60%) performs least favourably in relation to the landscape, climate change adaptation, cultural heritage and climate change mitigation sustainability themes. This reflects the higher growth levels to be delivered through the options, which have the most potential to lead to significant negative environmental effects in the National Park from increased levels of development. In particular significant negative effects have the potential to arise through this Option 1 in relation to landscape and biodiversity - as such, it represents the greatest risk that the plan would conflict with the Purposes and Duty of the National Park in this regard with Option 2 representing marginally lower risks.

Option 3 (Concentrated Medium), through focussing a higher level of housing growth on the five largest settlements in the National Park, also has the potential to have significant effects on landscape and biodiversity, albeit limited to significant effects in the vicinity of Lewes, Petersfield, Midhurst, Petworth and Liss. Option 4 and 5, through promoting a dispersed medium growth approach to housing provision, will help limit concentrated effects on sensitive environmental receptors, and increase opportunities for avoidance and mitigation measures.

In terms of the socio-economic sustainability themes, whilst Option 3 (Concentrated Medium) will support the provision of services and facilities in the five main settlements in the SDNP, and promote these settlements' vitality, this would be to the detriment of the other smaller settlements in the National Park. In this respect the option has the potential to result in significant negative effects in relation to rural vitality, rural service provision, meeting localised housing needs and the rural economy.

In relation to housing provision, Option 1, and to a lesser extent, Option 2, through delivering a higher quantum of development across a wider range of settlements in the National Park, and facilitating housing growth which more closely reflects population trends, will do most to meet objectively assessed housing needs. However, this will likely be detrimental to the special qualities of the National Park. Whilst Option 3 will not deliver housing in smaller settlements in the National Park, it may have the potential to generate more affordable housing through the standard model of affordable housing being provided alongside market housing.

Option 5 has merit in supporting accessibility to services, facilities and amenities in larger settlements, promoting the use of sustainable transport modes, and helping to limit greenhouse gas emissions from transport. However, it incorporates levels of housing in the core settlements that are assessed as having potentially significant impact upon the landscape / townscape and upon cultural heritage impacting upon conservation areas and their context.

Overall, Options 4 and 5, through promoting a more dispersed approach to housing delivery whilst also proposing a medium growth scenario, will do the most of the options to provide a balance between 1) promoting the vitality of a wider range of settlements in the SDNP and supporting the rural economy, whilst also 2) protecting and enhancing the special qualities of the National Park. Option 4, however, is assessed as contributing more to maintaining existing rural services in smaller settlements.

Why has the preferred development strategy been chosen?

Following the appraisal of reasonable alternatives, it was established by the SDNPA that the preferred option for the Local Plan is the Dispersed Medium option. It was considered that this approach will assist in delivering the evidence-based housing requirement for the National Park for the most part, whilst resulting in minimal impact upon the landscape character of the South Downs.

Of the other options, the Dispersed Medium- Sustainable Transport option was viewed to have a number of merits. However, it was considered that the full day to day needs of residents would not be met due to the lack of services and facilities often present in the settlements considered. It was also acknowledged that significant further work on the availability of sites and potential landscape impact of this option will be required if this options were to be taken forward.

Appraisal of the current version of the Local Plan

Utilising the SA Framework of objectives and appraisal questions developed during the earlier scoping stage of the SA, the SA process has appraised the policies put forward through the current Preferred Options for the Local Plan. The appraisal has been presented under the twelve sustainability themes highlighted above.

Summary of appraisal findings

The tables below present a summary of the key potential positive and negative significant effects identified through the appraisal of the Preferred Options. **Table NTS1** presents the significant effects that have the potential to arise as a result of the strategic site and site allocation policies. **Table NTS2** presents the appraisal of the core, strategic and development management policies presented in the Preferred Options. Where appropriate, these have been accompanied by recommendations to help limit the significance of the potential effects.

Table NTS1 Potential significant effects resulting from the strategic site and site allocation policies

Potential significant effects: Policies for strategic sites and site allocations	Recommendations
The policy for Strategic Site Policy SD32: Shoreham Cement Works has the potential to lead to significant positive effects on landscape quality, the setting of the historic environment, the rural economy (including the tourism and visitor economy) and cultural activity. With appropriate planning for green infrastructure networks, there is also the potential for significant biodiversity enhancements to take place. No significant negative effects are anticipated.	There is further potential for the policy to facilitate the implementation of a comprehensive green infrastructure strategy for the Strategic Site. This will enable a cohesive framework for proposed environmental improvements to be developed for this location, helping to realise the full range of multifunctional GI benefits. It is recommended that the policy states that the requirement for a site specific flood risk assessment and a surface water drainage strategy (including implementation plan). This includes relating to potential downstream effects on the River Adur.
The policy for Strategic Site Policy SD33: Syngenta, Fernhurst has the potential to lead to significant positive effects for elements linked to the rural economy.	None proposed.
Through helping to address flood risk in the area, Strategic Site Policy SD34: North Street Quarter and adjacent Eastgate area, Lewes will support significant positive effects for climate change adaptation in this part of Lewes. The policy will also support significant positive effects on townscape quality, the vitality of the area, accessibility and the historic environment.	The policy should more explicitly seek to minimise potential effects on nature conservation designations present locally, including the Offham Marshes SSSI.

Potential significant effects: Policies for strategic sites and site allocations
Recommendations

In regard to **Policy SD-SS03: Land at Old Malling Farm, Lewes**, whilst the policy for the site will help limit potential effects, the development of a 10 ha greenfield site at this location will lead to inevitable residual significant effects on landscape character and visual amenity. Significant negative effects are also likely to arise from the loss of Grade 2 and Grade 3a agricultural land, which is land classified as the Best and Most Versatile Agricultural Land.

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

The delivering of 200 houses (of which 50% are affordable) will have significant positive effects from contributing to meeting local housing needs.

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

In relation to **Policy SD-DS01: Land between Church Lane and the A273, Pyecombe**, the A23 trunk road runs close to the proposed site and the A273 runs adjacent to the site. As a result, there will be a need to mitigate noise and air pollution if significant negative effects on the health and wellbeing of future residents are to be avoided.

There is further potential for the policy to recommend the implementation of appropriate green infrastructure measures (e.g. the use of vegetative barriers to screen traffic and filter pollutants) to help limit effects on human health from potential noise and air quality issues.

Table NTS2 Potential significant effects resulting from the proposed Local Plan policies

Potential significant effect: Local Plan policies		Recommendations
Landscape		
Enhanced landscape character		SD5 Landscape Character should address more specifically the issue of adaptive landscapes over longer than the plan timescales. Resilience as a concept should be discussed further in the plan.
Climate Change Adaptation		
None identified		N/A
Biodiversity		
Improved ecological connectivity		None proposed
Improved ecological resilience		None proposed
'Wider' ecological benefits		None proposed
Increased habitat and greenspace through GI and enhancing waterways		Include a more explicit reference to biodiversity in SD14 Green Infrastructure.
Potential impact on biodiversity from tourism		What is the threshold of harm in SD20 Sustainable Tourism and the Visitor Economy / SD21 Recreation? Is there value in setting this out?
Cultural Heritage		
Enhancement of landscape character		None proposed,
Protection and enhancement of heritage assets, including repair and reuse where appropriate		None proposed,
Increased accessibility of heritage assets through safeguarding disused rail lines for future use		None proposed.
Cultural Activity		
Enhancement of landscape character and other key attributes of the National Park will support tourism growth		None proposed.
Increase in tourism through a well-planned approach, including provision of supporting infrastructure		Need to balance the desire for tourism with the reduction of the negative effects on e.g. air quality, tranquillity, dark night skies and so on. Plan currently balances this but it will need to be monitored. What is the 'tipping point' for tourism to become unsustainable (SD20 and SD21)?
Increased accessibility of heritage assets through safeguarding canals and rail lines		None proposed.
Health and Wellbeing		
Improvements in mental and physical health through enhancement of landscape character, quality and rights of way.		None proposed.
Improvements to mental and physical health through prioritising transport modes other than cars.		None proposed.

Potential significant effect: Local Plan policies	Recommendations
--	------------------------

Delivery of affordable housing may have effect on income / employment and other wider health determinants.	None proposed.
--	----------------

Enhancements to strategic and local green infrastructure networks, helping to address existing deficiencies in the National Park.	None proposed.
---	----------------

Vitality of Communities	
--------------------------------	--

Maintain and enhance the vitality of communities by locating housing where it sustains balanced communities.	None proposed.
--	----------------

Enhance the vitality and vibrancy of town and village centres.	None proposed.
--	----------------

Maintain and enhance the vitality of communities by securing the delivery of community infrastructure.	None proposed.
--	----------------

Maintain and enhance the vitality of communities by securing supporting infrastructure as part of new development.	None proposed.
--	----------------

Accessibility	
----------------------	--

Improved access to services and facilities including through locating development close to existing centres, better public transport and walking and cycling routes.	None proposed.
--	----------------

Increased provision of community infrastructure.	None proposed.
--	----------------

Provision of improved accessibility to multi-functional open spaces.	None proposed.
--	----------------

Further recommendations for the next stages of development for the Local Plan

In addition to those highlighted above, the appraisal has identified that a number of further recommendations can be made to enhance elements of the Preferred Options for the Local Plan. These include as follows:

- Policy SD-DS03, Land at Hoe Court, Lancing: The development should be restricted to a discreet area to the rear of existing development that will limit the impacts on views and landscape.
- Policy SD-WW05, Land at Lamberts Lane, Midhurst: The proposed allocation will lead to the loss of community facilities. Whilst the policy seeks to ensure that it is “*demonstrated that there is no loss in community facilities*” there is further scope for it to set out how this will be achieved, such as through ensuring that the loss of community facilities on site is matched by new community facilities on site or elsewhere in Midhurst.
- Policy SD-WW09: Land at Clements Close, Binsted: There is scope for the policy to further acknowledge the presence of the Upper Greensand Hangers SSSI, part of which has been designated as the East Hampshire Hangers SAC.
- Include a requirement in the design policy (SD6) that development proposals incorporate ‘Secured By Design’ principles.
- Expand policy SD23 Housing to specifically address provision of housing designed to meet the objectively assessed needs of older people.
- Make explicit reference to meeting the need for health services as part of policies SD53 New and Existing Community Infrastructure and SD54 Supporting Infrastructure for New Development.

Next steps

Consultation on the Preferred Options for the Local Plan and accompanying SA Report will conclude on 28 October 2015. Following the conclusion of the consultation, responses will be considered. The Local Plan will then be revised, drawing on consultation responses, the ongoing SA process and the findings of further evidence base studies undertaken for the National Park.

The Local Plan will then be further developed prior to Publication of the Local Plan in 2016. This will be supported by the ongoing SA process, and the findings of further evidence base studies undertaken for the purposes of the Local Plan.

Questions for consultees

When considering this SA Report, consultees are asked to structure responses around the following questions:

- 1- With regard to ‘reasonable alternatives’; are there further reasonable alternatives, given the geographic scope, objectives, South Downs National Park Authority powers and the time period over which the programme extends (please provide evidence)?
- 2- Are there any significant effects (positive and negative) that haven't been identified (please provide evidence)?
- 3- Is there any further evidence that should be considered through the next stages of the SA process (please provide evidence)?

Introduction

1 Introduction

1.1 Background

- 1.1.1 The South Downs was established as a National Park in 2010 being designated in recognition of its landscapes of exceptional beauty and importance. It contains over 1,600km² of England's most iconic lowland landscapes stretching from Winchester in the west to Eastbourne in the east. Therefore, it is entirely appropriate to take a landscape-led approach to the formulation of its Local Plan that seeks to ensure that any proposed development will not detract from the landscape for which it was designated.
- 1.1.2 The landscapes of the South Downs provide many services – ecosystems services. Both the South Downs Local Plan (SDLP) and the Partnership Management plan that provides its context, are based on an ecosystem services approach that acknowledges the direct and indirect contribution of the environment. It is a powerful tool for planning the sustainable development of the National Park that is located in the heavily populated South East of England and is thus under extreme pressures from many types of development.
- 1.1.3 AECOM has been commissioned to undertake a sustainability appraisal (SA) in support of the emerging SDLP. SA considers and communicates the likely significant effects of a draft plan, and reasonable alternatives, with a view to avoiding and mitigating negative effects and maximising the positives. Undertaking a SA of Local Plans is a legal requirement.¹ The ecosystems services approach used in the SDLP has also been used in the SA to help guide decision making.
- 1.1.4 The South Downs National Park Authority (SDNPA) was established on 1 April 2011 and is the statutory Local Planning Authority (LPA) for the National Park area. National Park Authorities are independent authorities operating within the local government framework. They have two statutory purposes:
- Purpose 1: To conserve and enhance the natural beauty, wildlife and cultural heritage of the area; and
 - Purpose 2: To promote opportunities for the understanding and enjoyment of the special qualities of National Parks by the public.
- 1.1.5 If there is a conflict between the two, conservation takes precedence.²
- 1.1.6 In addition, SDNPA has a duty under Section 62 of the Environment Act 1995 to work in partnership with other organisations to foster the socio-economic well-being of local communities within the National Park, in support of the above purposes. Section 62 also requires all relevant authorities, including statutory undertakers and other public bodies, to have regard to these Purposes. Where there is an irreconcilable conflict between the statutory Purposes, the Sandford³ Principle is statutorily required to be applied and the first Purpose of the National Park will be given priority.
- 1.1.7 The SDLP is currently being prepared by the SDNPA. The SDLP, which covers the area shown in **Figure 1.1**, is being developed in the context of the planning documents of the surrounding local authorities in accordance with the statutory Duty to Cooperate (DtC).

¹ Since provision was made through the Planning and Compulsory Purchase Act 2004 it has been understood that local planning authorities must carry out a process of Sustainability Appraisal in parallel with the production of Local Plans. The centrality of SA to Local Plan-making is emphasised in the National Planning Policy Framework (2012). The Town and Country Planning (Local Planning) (England) Regulations 2012 require that an SA Report is published for consultation alongside the 'Proposed Submission' plan document.

² Defra (2010) English National Parks and the Broads UK Government Vision and Circular 2010

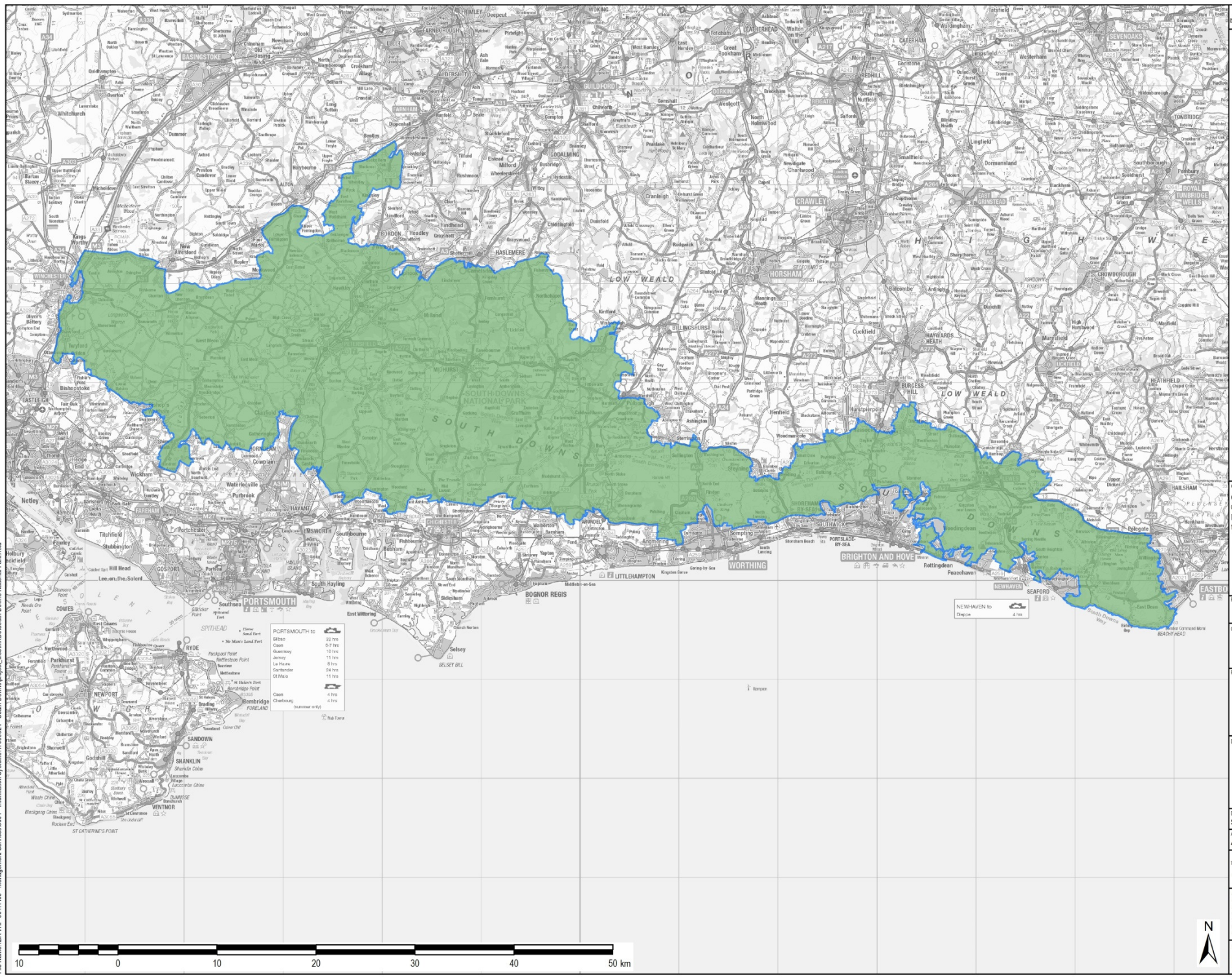
³ The Sandford Principle – a statement first made by Lord Sandford in his committee's report on possible changes to the management and legislation governing National Parks and now in the Environment Act 1995 which states that: 'if it appears that there is a conflict between those two Purposes, any relevant Authority shall attach greater weight to the first [Purpose]'.

- 1.1.8 Key information relating to the SDLP is presented in **Table 1.1**. More detailed information on the plan, and the context within which it is being prepared, is provided in Chapter 3.

Table 1.1 Key facts relating to the South Downs Local Plan

<i>Name of Responsible Authority</i>	South Downs National Park Authority
<i>Title of Plan</i>	South Downs Local Plan
<i>Subject</i>	Spatial plan
<i>Purpose</i>	The South Downs Local Plan will set out how the SDNPA believes the National Park should evolve and manage development over the next 15 years. The Local Plan contains planning policies designed to help deliver the statutory National Park purposes and duty. It is being developed in the context of the Partnership Management Plan ⁴ for the National Park and the planning documents of the surrounding local authorities in accordance with the statutory Duty to Cooperate.
<i>Timescale</i>	To 2032
<i>Area covered by the plan</i>	South Downs National Park (see Figure 1.1). The local government context relating to the National Park is represented in Figure 1.2 .
<i>Summary of content</i>	The South Downs Local Plan will establish the key planning policies for the National Park. These include core, strategic, strategic site allocation and development management policies. It will also provide the framework for the preparation of Neighbourhood Development Plans for areas within the National Park.

⁴ SDNPA (2013) Partnership Management Plan 2014-2019
Preferred Options SA Report- August 2015



THIS DRAWING IS TO BE USED ONLY FOR THE PURPOSE OF ISSUE THAT IT WAS ISSUED FOR AND IS SUBJECT TO AMENDMENT

LEGEND

South Downs
National Park

Copyright
Contains Ordnance Survey Data
© Crown Copyright and database right 2015
Natural England material is reproduced with
the permission of Natural England 2015.

Purpose of Issue
DRAFT

Client
**SOUTH DOWNS NATIONAL
PARK AUTHORITY**

Project Title
**SUSTAINABILITY APPRAISAL OF
THE SOUTH DOWNS LOCAL PLAN**

Drawing Title
SOUTH DOWNS NATIONAL PARK

Drawn SJ	Checked BB	Approved NC	Date 29/07/2015
AECOM Internal Project No. 47069624		Scale @ A3 1:350,000	

THIS DOCUMENT HAS BEEN PREPARED PURSUANT TO AND IS SUBJECT TO THE
TERMS OF AECOM APPOINTMENT BY ITS CLIENT. AECOM ACCEPTS NO LIABILITY
FOR ANY USE OF THIS DOCUMENT OTHER THAN BY ITS ORIGINAL CLIENT OR
FOLLOWING AECOM'S EXPRESS AGREEMENT TO SUCH USE, AND ONLY FOR THE
PURPOSES FOR WHICH IT WAS PREPARED AND PROVIDED.

AECOM
South House
Ampers Lane, Basingstoke
Hampshire, RG21 1PP
Telephone 01256 310200
Fax 01256 310201
www.aecom.com

Drawing Number
FIGURE 1.1

AECOM

1.2 Sustainability Appraisal (SA) explained

- 1.2.1 SA considers and communicates the likely significant effects of an emerging plan, and the reasonable alternatives considered during the plan making process, in terms of key sustainability issues. The aim of SA is to inform and influence the plan-making process with a view to avoiding or mitigating negative effects and maximising positive effects. Through this approach, the SA for the SDLP seeks to maximise the emerging Local Plan's contribution to sustainable development.
- 1.2.2 An SA is undertaken in line with the procedures prescribed by the Environmental Assessment of Plans and Programmes Regulations 2004 (the SEA Regulations) which transpose into national law the EU Strategic Environmental Assessment (SEA) Directive⁵. SA also widens the scope of the assessment from focusing on environmental issues to also include social and economic issues.
- 1.2.3 The SEA Regulations require that a report is published for consultation alongside the draft plan that 'identifies, describes and evaluates' the likely significant effects of implementing 'the plan, and reasonable alternatives'. The report must then be taken into account, alongside consultation responses, when finalising the plan.
- 1.2.4 The "likely significant effects on the environment", are those defined in Annex I of the SA Directive as "including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. Reasonable alternatives to the plan need to take into consideration the objectives for the plan and its geographic scope. The choice of 'reasonable alternatives' is determined by means of a case-by-case assessment and a decision⁶.
- 1.2.5 In line with the SEA Regulations this report, which for the purposes of SA is known as the 'SA Report', must essentially answer four questions:
1. What is the scope of the SA?
 2. What has plan-making / SA involved up to this point?
 - a. Preparation of the draft plan must have been informed by at least one earlier round of plan-making;
 - b. SA and 'reasonable alternatives' must have been appraised).
 3. What are the appraisal findings at this current stage (i.e. in relation to the draft plan)?
 4. What happens next?
- 1.2.6 These questions are derived from Schedule II of the SEA Regulations, which present 'the information to be provided within the report'. **Table 1.2** presents the linkages between the regulatory requirements and the four SA questions above.

⁵ Directive 2001/42/EC

⁶ Commission of the European Communities (2009) Report from the Commission to the Council, The European Parliament, The European Economic and Social Committee and the Committee of the Regions on the application and effectiveness of the Directive on Strategic Environmental Assessment (Directive 2001/42/EC). (COMM 2009 469 final).

1.3 Structure of this SA Report

- 1.3.1 This document is the SA Report for the South Downs Local Plan Preferred Options and hence needs to answer all four of the questions listed above to provide the information required by the Regulations. Each of the four questions is answered in turn within this report.

Table 1.2: Questions that must be answered by the SA Report in order to meet regulatory⁷ requirements

<i>SA Report question</i>		<i>In line with Schedule II the report must include...⁸</i>
Part 1: What is the scope of the SA?	What is the plan seeking to achieve?	An outline of the contents, the main objectives of the plan and the relationship with other relevant plans and programmes.
	What is the sustainability 'context'?	- The relevant environmental protection objectives, established at international or national level; - The relation between the plan and other relevant plans and programmes.
	What is the sustainability 'baseline'?	- The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan; - The environmental characteristics of areas likely to be significantly affected; - Any existing environmental problems which are relevant to the plan including those relating to any areas of a particular environmental importance.
	What are the key issues and objectives that should be a focus?	Key problems / issues and objectives that should be a focus of (i.e. provide a 'framework' for) appraisal.
Part 2: What has plan-making / SA involved up to this point?		- Outline reasons for selecting the alternatives dealt with (and thus an explanation of the 'reasonableness' of the approach); - The likely significant effects associated with alternatives; - Outline reasons for selecting the preferred approach in-light of alternatives appraisal / a description of how environmental objectives and considerations are reflected in the draft plan.
Part 3: What are the appraisal findings at this current stage?		- The likely significant effects associated with the draft plan; - The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of implementing the draft plan.
Part 4: What happens next?		The next steps in the plan making / SA process.

⁷ Environmental Assessment of Plans and Programmes Regulations 2004

⁸ The right-hand column of Table 1.1 does not quote directly from Schedule II of the Regulations. Rather, it reflects a degree of interpretation.

- 1.3.2 In the context of the above questions, the SA Report presents information for the following elements of the SA process undertaken to date.

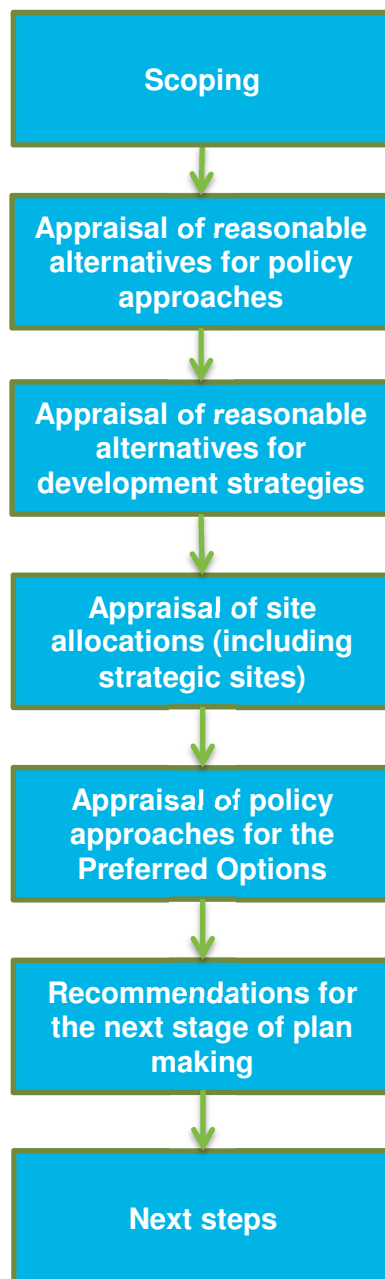
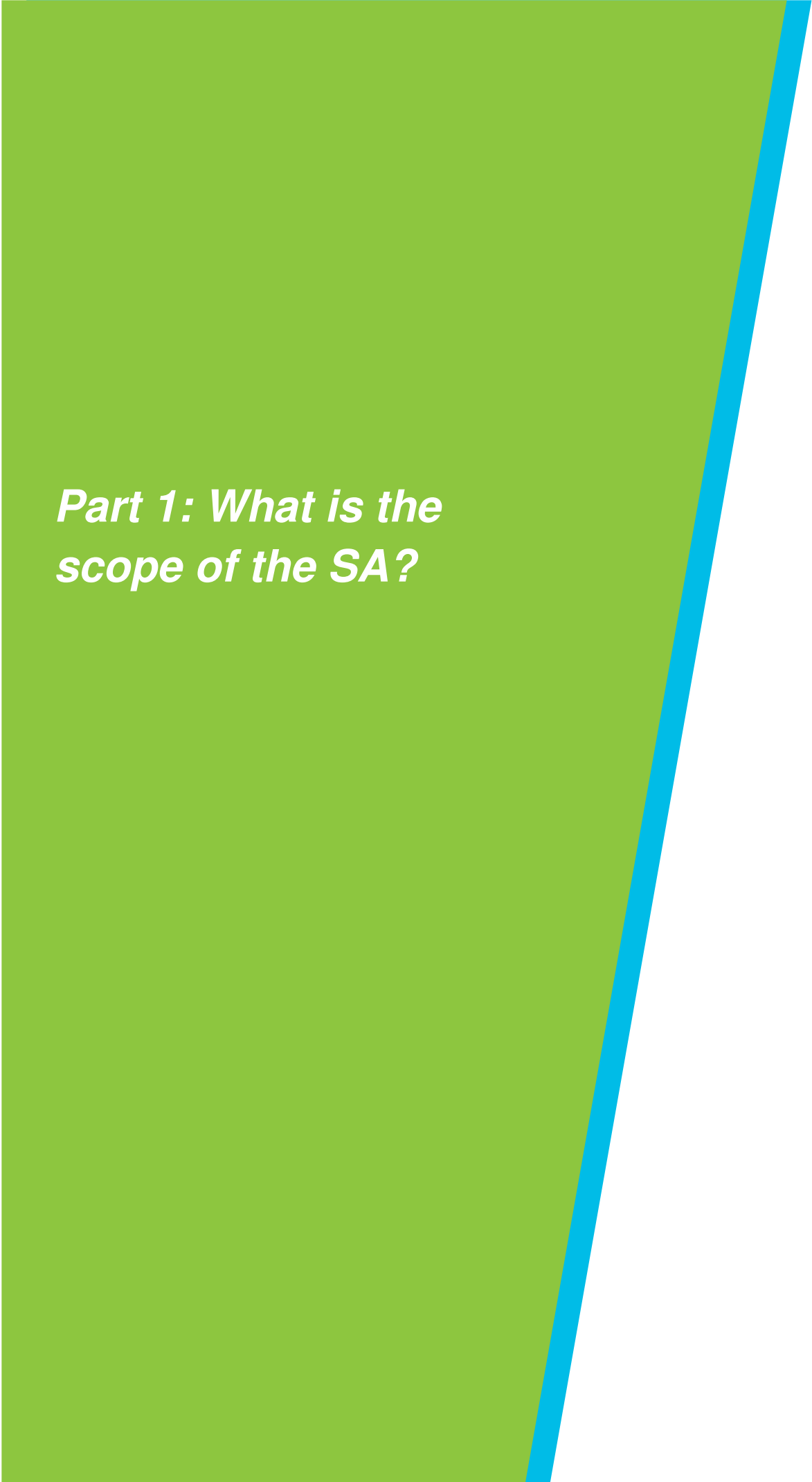
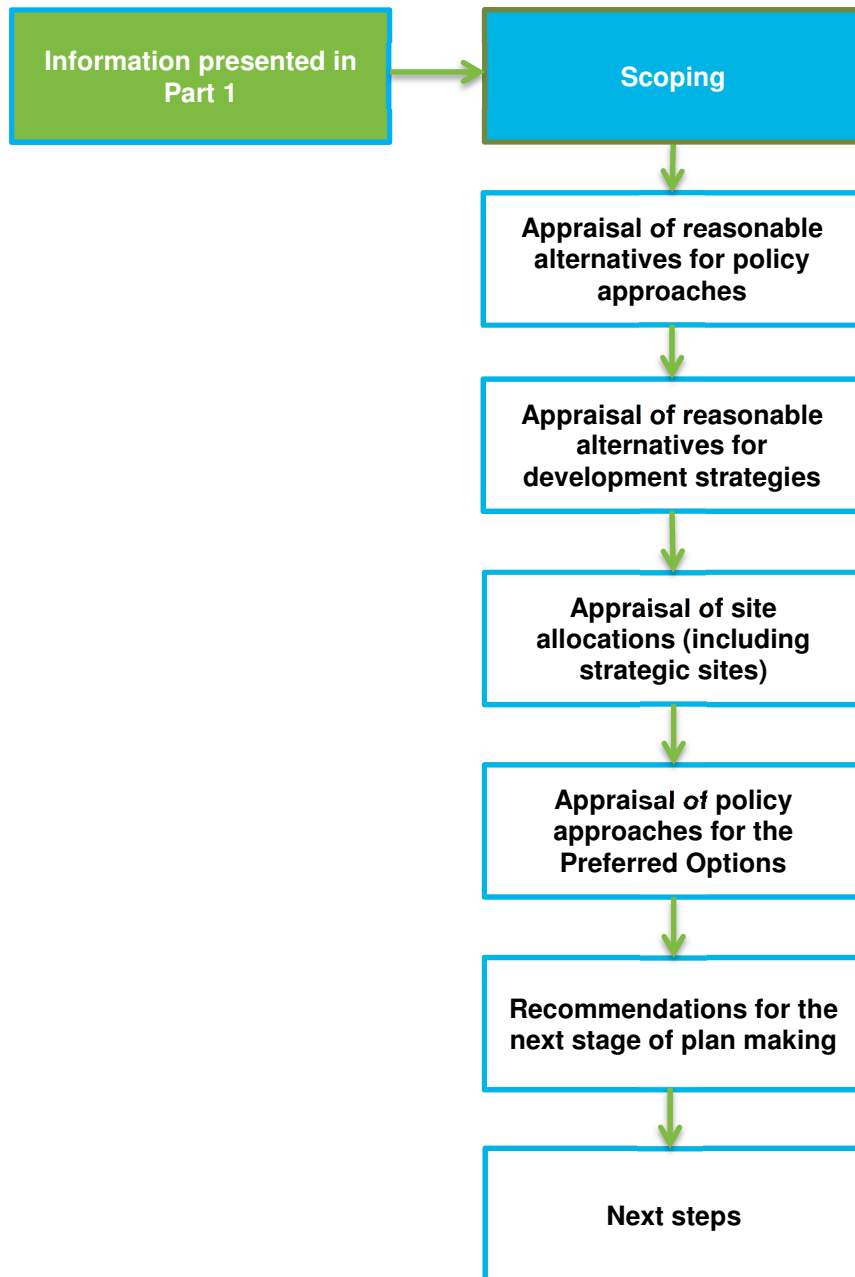


Figure 1.3 Information presented in this SA Report



Part 1: What is the scope of the SA?



2 What is the scope of the SA?

2.1 Introduction to Part 1

2.1.1 This is Part 1 of the SA Report, the aim of which is to introduce the reader to the scope of the SA. In particular, and as required by the SEA Regulations⁹, this part of the SA Report answers the series of questions below.

- What is the plan seeking to achieve?
- What is the sustainability 'context'?
- What is the sustainability 'baseline'?
- What are the key issues and objectives that should be a focus of the SA?

2.1.2 Chapter 3 addresses the first question by outlining the context within which the SDLP is being prepared, and its vision and objectives. The other three scoping questions are answered in Chapters 4 and 5.

2.2 Consultation on the scope

2.2.1 The SEA Regulations require that: *"When deciding on the scope and level of detail of the information that must be included in the report, the responsible authority shall consult the consultation bodies"*. In England, the consultation bodies are Natural England, the Environment Agency and Historic England.¹⁰ These authorities, as well as the South Downs Partnership¹¹, were consulted on the scope of the SDLP SA in autumn 2013. The Scoping Report, which was subsequently amended in light of consultation responses, provides an appropriate basis for the SA.¹² Information presented in this SA Report has reflected the comments received on the Scoping Report as well as an update of some of the data it contained.

3 What is the plan seeking to achieve?

The SA Report must include...

- An outline of the key aims and objectives of the plan.

3.1.1 The South Downs Local Plan (SDLP) sets out the core policies, strategic policies, strategic site allocations and allocations for land outside neighbourhood planning areas and development management policies for the National Park. It also provides the framework for the preparation of Neighbourhood Development Plans for areas within the National Park.

3.1.2 The SDLP will provide a single reference point for planning policies within the National Park and set out how the two statutory purposes and the duty, the vision of the National Park and the South Downs National Park Partnership Management Plan's objectives and policies will be delivered 'on the ground' through planning decisions. It will do so through being in general conformity with the National Planning Policy Framework (NPPF) and the policy guidance set out in the Defra English National Parks and the Broads UK Government Vision and Circular 2010 as referred to in paragraph 14 and footnote 9 of the NPPF.

⁹ Environmental Assessment of Plans and Programmes Regulations 2004

¹⁰ In line with Article 6(3) of the SEA Directive, these consultation bodies were selected because 'by reason of their specific environmental responsibilities, [they] are likely to be concerned by the environmental effects of implementing plans and programme.'

¹¹ The South Downs Partnership is a team of experts with local knowledge representing different organisations / sectors that all have an important stake in the future of the South Downs National Park.

¹² South Downs National Park Authority (2013) South Downs Local Plan SA Scoping Report [online] available at: <http://southdowns.gov.uk/wp-content/uploads/2015/02/SA-Scoping-Report.pdf>

- 3.1.3 Foremost in the development of the Local Plan to date has been the SDNPA's statutory purposes and its duty, as specified in the Environment Act 1995:

Purpose 1: To conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park.

Purpose 2: To promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public.

Duty: To seek to foster the social and economic wellbeing of the local communities within the National Park in pursuit of the National Park Authority's purposes.

- 3.1.4 Section 62 of the Environment Act 1995 requires all relevant authorities¹³, including statutory undertakers and other public bodies, to have regard to these purposes. Where there is an irreconcilable conflict between the statutory purposes, the Sandford Principle¹⁴ is statutorily required to be applied and the first Purpose of the National Park is given priority.
- 3.1.5 The Defra National Parks Vision and Circular and the NPPF provides the policy context for sustainable development in National Parks. The former states that National Parks are not suitable locations for unrestricted housing development but that National Park Authorities (NPAs) have an important role to play as planning authorities in the delivery of affordable housing. The expectation is that new housing will be focused on meeting affordable housing requirements and that NPAs should work with local housing authorities and others to ensure that the needs of local communities are met and affordable housing remains so in the longer term. The NPPF states that great weight should be given to conserving landscape and scenic beauty in National Parks which have the highest status of protection in relation to landscape and natural beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas and should be given great weight in National Parks.
- 3.1.6 The SDLP is therefore being prepared within a distinctive legislative, administrative and planning policy context.

3.2 Vision and objectives for the plan

- 3.2.1 The 2050 Vision for the South Downs is set out in the National Park Partnership Management Plan (2013). It also provides the Vision for the Local Plan.

¹³ Relevant authorities are listed in the *Environment Act 1995*, <http://www.legislation.gov.uk/ukpga/1995/25/contents>

¹⁴ The Sandford Principle – a statement first made by Lord Sandford in his committees report on possible changes to the management and legislation governing National Parks and now in the *Environment Act 1995* which states that: 'if it appears that there is a conflict between those two Purposes, any relevant Authority shall attach greater weight to the first [Purpose]'.

Box 2.1: Vision for the South Downs National Park**By 2050 in the South Downs National Park:**

The iconic English lowland landscapes and heritage will have been conserved and greatly enhanced. These inspirational and distinctive places, where people live, work, farm and relax, are adapting well to the impacts of climate change and other pressures.

People will understand, value, and look after the vital natural services that the National Park provides. Large areas of high-quality and well-managed habitat will form a network supporting wildlife throughout the landscape.

Opportunities will exist for everyone to discover, enjoy, understand and value the National Park and its special qualities. The relationship between people and landscape will enhance their lives and inspire them to become actively involved in caring for it and using its resources more responsibly.

Its special qualities will underpin the economic and social wellbeing of the communities in and around it, which will be more self-sustaining and empowered to shape their own future. Its villages and market towns will be thriving centres for residents, visitors and businesses and supporting the wider rural community.

Successful farming, forestry, tourism and other business activities within the National Park will actively contribute to, and derive economic benefit from, its unique identity and special qualities.

- 3.2.2 A number of strategic objectives outline the direction that the Local Plan will take in order to help deliver the vision for 2050. These objectives seek to deliver the vision within the remit of the Local Plan and through the consideration of individual planning applications.

Box 2.2: Local Plan Objectives**Objectives to meet the National Park Vision**

1. To achieve a sustainable use of ecosystem products and services thus enhancing natural capital across the landscape of the National Park and contributing to human health, wealth and wellbeing.
2. To conserve and enhance large areas of high quality and well managed habitat to form a network supporting wildlife throughout the landscape.
3. To provide and protect opportunities for everyone to discover, enjoy, understand and value the National Park and its special qualities.
4. To adapt well to and mitigate for the impacts of climate change and other pressures.
5. To maintain and enhance the villages and market towns of the National Park as thriving centres for residents, visitors and businesses.
6. To maintain and enhance farming, forestry, tourism and other business activities that are compatible with and relate to the landscape and special qualities of the National Park.

- 3.2.3 It is intended that the core, strategic, allocation and development management policies of the SDLP will deliver these objectives. The draft policies have been appraised in Part 3 of this SA Report.

3.3 Nature of the SA process

- 3.3.1 The SA process differs from a project level Environmental Impact Assessment (EIA) process, the latter considers site-specific design elements in detail. This approach reflects the National Planning Practice Guidance (NPPG), which states that:

'The sustainability appraisal should only focus on what is needed to assess the likely significant effects of the Local Plan. It should focus on the environmental, economic and social impacts that are likely to be significant. It does not need to be done in any more detail, or using more resources, than is considered to be appropriate for the content and level of detail in the Local Plan'.¹⁵ [our emphasis]

¹⁵ National Planning Practice Guidance, Sustainability Appraisal for Local Plans, paragraph 9
<http://planningguidance.planningportal.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/sustainability-appraisal-requirements-for-local-plans/>

4 What is the sustainability context?

The SA Report must include...

- the relevant environmental protection objectives, established at international or national level;
- the relationship between the plan and other relevant plans and programmes.

4.1 Introduction

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

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

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

Landscape

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

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

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

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

Biodiversity

4.1.6 At the European level, the EU Biodiversity Strategy¹⁶ was adopted in May 2011 in order to deliver an established new Europe-wide target to 'halt the loss of biodiversity and the degradation of ecosystem services in the EU by 2020'.

4.1.7 Key messages from the NPPF include:

¹⁶ European Commission (2011) Our life insurance, our natural capital: an EU biodiversity strategy to 2020 [online] available at: http://ec.europa.eu/environment/nature/biodiversity/comm2006/pdf/2020/1_EN_ACT_part1_v7%5b1%5d.pdf

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

4.1.8 The Natural Environment White Paper (NEWP)¹⁷ sets out the importance of a healthy, functioning natural environment to sustained economic growth, prospering communities and personal well-being. Its preparation was, in part, a response to the UK's failure to halt and reverse the decline in biodiversity by 2010 and it signalled a move away from the traditional approach of protecting biodiversity in nature reserves to adopting a landscape scale approach to conservation.

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

Archaeological and cultural heritage

4.1.10 Key messages from the NPPF include:

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

4.1.11 The Government's Statement on the Historic Environment for England¹⁸ sets out its vision for the historic environment. It calls for those who have the power to shape the historic environment to recognise its value and to manage it in an intelligent manner in light of the contribution that it can make to social, economic and cultural life.

Climate change adaptation

4.1.12 Key messages from the NPPF include:

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

¹⁷ Defra (2012) The Natural Choice: securing the value of nature (Natural Environment White Paper) [online] available at: <http://www.official-documents.gov.uk/document/cm80/8082/8082.pdf>

¹⁸ HM Government (2010) The Government's Statement on the Historic Environment for England [online] available at: http://webarchive.nationalarchives.gov.uk/+/http://www.culture.gov.uk/reference_library/publications/6763.aspx

4.1.13 The Flood and Water Management Act 2010¹⁹ highlights that alternatives to traditional engineering approaches to flood risk management include:

- Incorporating greater resilience measures into the design of new buildings, and retro-fitting properties at risk (including historic buildings).
- Utilising the environment in order to reduce flooding, for example through the management of land to reduce runoff and through harnessing the ability of wetlands to store water.
- Identifying areas suitable for inundation and water storage to reduce the risk of flooding elsewhere.
- Planning to roll back development in coastal areas to avoid damage from flooding or coastal erosion.
- Creating sustainable drainage systems (SuDS).²⁰

4.1.14 Further guidance is provided in the document Planning for SuDS.²¹ This report calls for greater recognition of the multiple benefits that water management can present. It suggests that successful SuDS are capable of 'contributing to local quality of life and green infrastructure'.

Climate change mitigation and energy

4.1.15 In its 2007 strategy on climate change, the European Commission assessed the costs and benefits of combating climate change and recommended a package of measures to limit global warming to 2°C.²² In relation to energy, the Commission recommended that the EU's energy efficiency improves by 20% and the share of renewable energy grows to 20% by 2020.

4.1.16 Key messages from the NPPF include:

- Support the transition to a low carbon future in a changing climate as a 'core planning principle'.
- There is a key role for planning in securing radical reductions in greenhouse gases (GHG), including in terms of meeting the targets set out in the Climate Change Act 2008²³. Specifically, planning policy should support the move to a low carbon future through:
 - planning for new development in locations and ways which reduce GHG emissions;
 - actively supporting energy efficiency improvements to existing buildings;
 - setting local requirements for building's sustainability in a way that is consistent with the Government's zero carbon buildings policy;
 - positively promoting renewable energy technologies and considering identifying suitable areas for their construction; and
 - encouraging those transport solutions that support reductions in greenhouse gas emissions and reduce congestion.

Community and well-being (including health)

4.1.17 Key messages from the NPPF include:

- The social role of the planning system involves 'supporting vibrant and healthy communities'.
- A core planning principle is to 'take account of and support local strategies to improve health, social and cultural wellbeing for all'.

¹⁹ Flood and Water Management Act 2010 [online] available at: <http://www.legislation.gov.uk/ukpga/2010/29/contents>

²⁰ N.B. The provisions of Schedule 3 to the Flood and Water Management Act 2010 came into force on the 1st of October 2012 and makes it mandatory for any development in England or Wales to incorporate SuDS.

²¹ CIRIA (2010) Planning for SuDS – making it happen [online] available at: <http://www.ciria.org/service/knowledgebase/AM/ContentManagerNet/ContentDisplay.aspx?Section=knowledgebase&NoTemplate=1&ContentID=18465>

²² Commission of the European Communities (2007) Limiting Global Climate Change to two degrees Celsius: The way ahead for 2020 and beyond [online] available at: <http://eur-lex.europa.eu/LexUriServ/LexUriServ.do?uri=COM:2007:0002:FIN:EN:PDF>

²³ The Climate Change Act 2008 sets targets for greenhouse gas (GHG) emission reductions through action in the UK of at least 80% by 2050, and reductions in CO₂ emissions of at least 26% by 2020, against a 1990 baseline.

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

4.1.18 In relation to other key national messages in relation to health, Fair Society, Healthy Lives²⁴ (‘The Marmot Review’) investigated health inequalities in England and the actions needed in order to tackle them. Subsequently, a supplementary report was prepared providing additional evidence relating to spatial planning and health on the basis that there is: *“overwhelming evidence that health and environmental inequalities are inexorably linked and that poor environments contribute significantly to poor health and health inequalities”*.

4.1.19 The increasing role that local level authorities are expected to play in producing health outcomes is demonstrated by recent Government legislation. The Health and Social Care Act 2012 transfers responsibility for public health from the NHS to local government,²⁵ giving local authorities a duty to improve the health of the people who live in their areas. This will require a more holistic approach to health across all local government functions.

Economy and employment

4.1.20 Europe 2020 is the EU’s growth strategy²⁶. The Europe 2020 strategy seeks to deliver economic growth that is: smart, through more effective investments in education, research and innovation; sustainable, thanks to a decisive move towards a low-carbon economy; and inclusive, with a strong emphasis on job creation and poverty reduction. The strategy is focused on five goals in the areas of employment, innovation, education, poverty reduction and climate / energy.

4.1.21 The EU’s Soil Thematic Strategy²⁷ presents a strategy for protecting soils resources in Europe. The main aim of the strategy is to minimise soil degradation and limit associated detrimental effects linked to water quality and quantity, human health, climate change, biodiversity, and food safety.

4.1.22 Key messages from the NPPF include:

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

²⁴ The Marmot Review (2011) The Marmot Review: Implications for Spatial Planning [online] available at:

<http://www.nice.org.uk/nicemedia/live/12111/53895/53895.pdf>

²⁵ Upper tier and unitary local authorities

²⁶ European Commission (2010) Europe 2020 http://ec.europa.eu/europe2020/europe-2020-in-a-nutshell/priorities/index_en.htm

²⁷ European Commission (2006) Soil Thematic Policy [online] available at: http://ec.europa.eu/environment/soil/index_en.htm

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

4.1.23 Other key documents at the national level include Safeguarding our Soils: A strategy for England²⁸, which sets out a vision for soil use in England, and the Water White Paper²⁹, which sets out the Government's vision for a more resilient water sector. It states the measures that will be taken to tackle issues such as poorly performing ecosystems, and the combined impacts of climate change and population growth on stressed water resources.

Housing

4.1.24 Key messages from the NPPF include:

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

4.1.25 The Government recognises that National Parks are not suitable locations for unrestricted housing and does not therefore provide general housing targets for them (Defra 2010). Consistent with government policy, the expectation is that new housing in the SDNP will be focused on meeting affordable housing requirements, supporting local employment opportunities and key services (Defra 2010). The general exclusion for major development and, in particular major housing development

²⁸ Defra (2009) Safeguarding our Soils: A strategy for England [online] available at: <http://archive.defra.gov.uk/environment/quality/land/soil/documents/soil-strategy.pdf>

²⁹ Defra (2011) Water for life (The Water White Paper) [online] available at <http://www.official-documents.gov.uk/document/cm82/8230/8230.pdf>

within National Parks is likely to have implications for surrounding authorities for which pressure to provide new housing may be greater, since designation of the SDNP.

Transport

- 4.1.26 European and UK transport policies and plans place emphasis on the modernisation and sustainability of the transport network. Specific objectives include reducing pollution and road congestion through improvements to public transport, walking and cycling networks and reducing the need to travel. National policy also focuses on the need for the transport network to support sustainable economic growth. The SDNP sits across three counties; Hampshire, West Sussex and East Sussex and Brighton and Hove Unitary Authority. The three county councils and Brighton and Hove have all produced Local Transport Plans³⁰ for their respective areas which present a long term strategy for the area and an associated implementation plan.

Water

- 4.1.27 The EU's 'Blueprint to Safeguard Europe's Water Resources' highlights the need for Member States to reduce pressure on water resources, for instance by using green infrastructure such as wetlands, floodplains and buffer strips along water courses. This would also reduce the EU's vulnerability to floods and droughts. It also emphasises the role water efficiency can play in reducing scarcity and water stress.
- 4.1.28 The NPPF states that local authorities should produce strategic policies to deliver the provision of a variety of infrastructure, including that necessary for water supply and should encourage and incentivise water efficiency measures on the demand side.³¹

5 What is the sustainability baseline?

The SA Report must include...

- the relevant aspects of the current state of the sustainability baseline and the likely evolution thereof without implementation of the plan';
- the characteristics of areas / populations etc. likely to be significantly affected; and
- any existing sustainability problems / issues which are relevant to the plan including, in particular, those relating to any areas / populations etc. of particular importance.

5.1 Introduction

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

5.2 Current baseline

Landscape

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

³⁰ The Hampshire Local Transport Plan 2011-31, the West Sussex Local Transport Plan 2011-2029 and the East Sussex Local Transport Plan 2011-2029.

³¹ Defra (2011) Water for life (The Water White Paper) [online] available at: <http://www.official-documents.gov.uk/document/cm82/8230/8230.pdf>

- 5.2.2 The South Downs has a strong 'island' quality and sense of separateness/difference from the surrounding landscape. However, the South Downs is a relatively narrow protected landscape, and expanding urban areas on the boundaries of the National Park are increasingly eroding its isolated quality.
- 5.2.3 The South Downs is accessible to a large surrounding population, with 10 million people within an hour's drive. There is consequent demand for infrastructure and facilities, increasing recreational car traffic within the National Park. This results in changes to existing recreation sites, and cumulative effects on the special qualities of remoteness and 'wilderness' that people come to enjoy.
- 5.2.4 Incremental, small-scale change with gradual erosion of local rural character is a key concern. Conversion of former farm buildings remains an issue, and a recent increase in small holdings and alternative farm enterprises has led to subdivision and clutter. There has also been a notable decrease in grazing, and, in some areas, lack of management and 'set aside' is creating an agricultural landscape that is at odds with the managed character.
- 5.2.5 The South Downs is still perceived as set apart; an 'island' separate from the rest of the South East. In reality, the rural economy is increasingly connected with adjacent urban areas, and the South Downs is interrelated both physically and perceptually to its surroundings. The large expansion of residential development planned for the South East is likely to result in further changes to the landscape adjoining the South Downs, and climate change has the potential to bring changes to characteristic habitats, land uses, water resources and the coastline. Local, regional, national and wider forces beyond the National Park are driving changes within the South Downs.

Biodiversity

- 5.2.6 Key wildlife habitats within the SDNP include chalk grassland (4%), lowland heath (1%), woodland (20%, approximately half of which is ancient woodland), farmland habitats (85%), floodplain grazing marsh (1.5%), rivers and streams (321 km of main river), and coastal and marine habitats (including 20 km of coastline). Many of these key habitats have declined significantly in recent decades, both in terms of extent and quality. Human-related pressures such as development, land use change and pollution have resulted in the loss, fragmentation and degradation of many of the priority wildlife habitats within the SDNP (e.g. over 95% of lowland heathlands have been lost globally).
- 5.2.7 Changing agricultural practice, in combination with other factors, has contributed to a decline in many farmland species. For example, populations of grey partridge and tree sparrow have plummeted by 94% over the past 40 years, and 97% of flower-rich meadows have disappeared since the 1930s. A total of 93,561 ha of land, or 57%, of the SDNP are managed through agri-environment schemes seeking to address declines such as these. There are nine national nature reserves (NNRs) within the SDNP, all of which are also designated as sites of special scientific interest (SSSIs). In total, there are 86 SSSIs in the SDNP covering 6% of the National Park's area. While over half (55%) of the heathland within the SDNP is designated as SSSI, over 80% of these heathland SSSI units are currently in unfavourable condition. Whilst woodland habitats cover one fifth of the SDNP, a significant proportion of this is under-managed (Natural England and Forestry Commission, 2012).

Archaeological and cultural heritage

- 5.2.8 The SDNP has a rich cultural heritage and historic environment. In terms of designated sites, this includes 152 Grade I, 221 Grade II* and 4,798 Grade II listed building entries, 616 scheduled monuments, 154 conservation areas, 30 registered parks and gardens, and two registered battlefields.
- 5.2.9 Historic England undertakes an annual audit of the historic environment and produces a 'Heritage at Risk' Register. In 2011, this identified 50 (8% total) scheduled monuments, nine Grade I and II* listed

buildings, two parks and gardens and nine conservation areas within the SDNP that were “at risk” as a result of neglect, decay or inappropriate development (English Heritage, 2011)³².

- 5.2.10 The register does not currently extend to Grade II listed buildings and a survey to rectify this is in progress. There is also limited knowledge of buildings and archaeological sites which are important locally but not protected under the national system (e.g. the challenge of providing reliable information on the stock of historic farm buildings cannot be underestimated) (University of Sheffield et al. 2009)³³. These buildings and their use of local materials make an important contribution to local distinctiveness. There is information on farmsteads in the Hampshire and SE England Farmstead Character Study. The Historic Landscape Characterisations of Hampshire and Sussex provide evidence of the historic dimension of the South Downs landscapes.
- 5.2.11 In the Hampshire part of the SDNP, of 62 non-scheduled round barrows visited in 2002, 53% had either been ploughed and would disappear if damage continued or had been destroyed or irreparably degraded. A survey of the Sussex Archaeological Field Unit in 1975 identified that, of the known sites surveyed, 60% of the Bronze Age settlements, 64% of Iron Age settlements and 94% of Neolithic open settlements had been damaged. Over 60% of major field systems, Roman sites and villas and Saxon settlements had also been damaged. The South East has suffered the greatest loss of parkland of any English region since 1919 (South Downs Joint Committee, 2007)³⁴.
- 5.2.12 Climate change poses a threat to the historic environment in two ways. The first is the impact of changes in temperature and rainfall on decay processes in both buildings and sub-surface archaeology (English Heritage, 2008)³⁵. The second arises from a poor understanding of the morphology and performance of traditional solid-wall construction. In the absence of that understanding there is a threat to the historic environment from the well-intentioned but ultimately destructive application of modern technologies designed to enhance thermal and energy performance. Energy efficiency assessment of the existing building stock is complicated by the fact that standard calculating methods underestimate the thermal performance of traditionally built buildings (Rye, C., 2011)³⁶.

Climatic factors

- 5.2.13 UK air temperatures continue to rise having increased by 2°C over the past 350 years with 10 of the hottest years over this period recorded since 1999. The strongest average monthly temperature increases have been in the South East along with the Midlands and East Anglia.
- 5.2.14 **Table 5.1** shows projected winter and summer temperature and precipitation changes based upon UK Climate Projections for a medium emissions scenario. This suggests that the South East will experience hotter, drier summers and warmer wetter winters with more extreme weather events.
- 5.2.15 Sea level rise predictions for the south east had previously been estimated at 4.0 mm per year through to 2025 and thereafter 8.5 mm per year through to 2055. Actual sea level rise as a result of thermal expansion is slightly less than forecast to isostatic readjustment.³⁷ However, with very high levels of ice sheet melt the sea level could rise by up to 1.9 m by 2095 (EA 2010)³⁸.
- 5.2.16 Climate change will result in a range of direct and indirect effects on both the natural and human environment including flooding, increased soil erosion related to both sea level rise and current and projected wetter winters. This may impact on soil condition with increased erosion and nutrient loss. Drier summers will exacerbate the predicted supply/demand deficit for water supply.

³² National Heritage Protection Plan (English Heritage 2011-2015).

³³ University of Sheffield, English Heritage & The Countryside Agency, 2009. Historic farm buildings: Extending the evidence base.

³⁴ South Downs Joint Committee, 2007. The South Downs Management Plan.

³⁵ English Heritage, 2008. Climate Change and the Historic Environment.

³⁶ Rye, C., 2011. The SPAB U-value Report – Revised October, 2011.

³⁷ The post-glacial rising of the landmass in the northern UK, causing a sinking in the south-east of the island.

³⁸ Environment Agency (2010) Climate change impacts on Southern Region

Table 5.1 UK Climate Change Projections for the South East 2009

<i>Key potential changes</i>	<i>Amount of change from 1962-1990³⁹</i>	
	<i>In the 2020s</i>	<i>In the 2050s</i>
Hotter summers	+1.6°C (0.6 to 2.8) °C	+2.3°C (1.3 to 4.7) °C
Drier summers	-8% (-28% to +15%) change in rainfall	-20% (-42% to +7%) change in rainfall
Warmer winters	+1.4°C (0.6 to 2.2) °C	+2.2°C (1.2 to 3.5) °C
Wetter winters	+7% (-5% to +21%) change in rainfall	+18% (+2% to +39%) change in rainfall
Overall change in rainfall	+1% (-6% to +5%) change in rainfall	-2% (-8% to +4%) change in rainfall

Climate change mitigation and energy

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

5.2.18 Evidence collation for energy consumption has been identified as a current weakness in the State of the Park Report and a study was commissioned during 2012⁴⁰ in order to better understand existing and projected energy supply and consumption patterns, the opportunities for energy efficiencies and the scope for optimising low carbon energy generation within the constraints of the SDNP purposes. Key findings from the study were as follows:

- Annual energy demand within buildings in the National Park is around 2,287,271MWh. Given the current mix of fuel sources used, this contributes around 675,438 tCO₂/yr.
- Energy use is generally higher per residential dwelling than it is in other parts of the country, reflecting the largely detached and semi-detached nature of the housing stock. The majority of this demand comes from residential energy use.
- Taking into account savings already made nationally, to achieve an 80% reduction in CO₂ emissions based on 1990 levels by, the SDNP would need to reduce building related emissions to 164,751 tCO₂/yr.
- Wind resources could theoretically deliver 4,351,092MWh of electricity (twice the total electricity demand in the South Downs) and biomass could theoretically deliver 210,087MWh of heating. However this potential is limited by the environmental constraints within which the National Park sits.

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

Community and well-being

5.2.20 The population of the South Downs is predominantly rural with an average population density of 70 persons per km² compared to a South East average of 440 persons per km². However, population

³⁹ These are the central estimates for the medium emissions scenarios for the South East River Basin District with the 10% and 90% probability values in brackets. Source: Environment Agency, 2010 after UK Climate Impact Programme (2010).

⁴⁰ AECOM (2013) South Downs National Park Renewable and Low Carbon Energy Study

density in Petersfield, Midhurst and Lewes is as high as 5,000 persons per km² in places. The dispersed nature of settlement and facilities coupled with limited public transport infrastructure results in a high dependence on private car use. An estimated 85% of residents own at least one car and an estimated 63% of the working population travel to work by car.

- 5.2.21 Elderly persons within the population (i.e. those aged 65 and over) account for around 22% of the SDNP's population, compared to 17% in the wider South East. The population is also ageing faster with the largest increase between 2001 and 2009 being recorded for those aged 60-64 (26%), with increases also recorded in the over 85 age group (17%) and those aged 80-85 years (11%). The largest decreases were recorded in those aged 30-34 years (-39%) and 35-39 years (-19%).
- 5.2.22 Mapping the indices of multiple deprivation (IMD) for health indicates that there are pockets of health deprivation in urban areas adjacent to the SDNP, including parts of the Brighton and Hove and Worthing local authority areas, and some areas around Winchester. In terms of general deprivation, overall, this is low across the SDNP, but there are areas of higher deprivation around Brighton and Hove and Worthing, as well as pockets at Petworth and, notably, a large rural area of Lewes District.
- 5.2.23 Inequalities exist in both physical and educational access to the countryside and cultural facilities between different social groups. A recent study commissioned by Natural England on behalf of the SDNPA, examined the existing access network using the Accessible Natural Greenspace standards (ANGst) as a guide. There are some locations, particularly in urban areas, where the population has limited access to natural greenspace. This data, when overlaid with information on the density of the public rights of way network highlights areas immediately adjacent to the SDNP where communities lack access to both rights of way and Accessible Natural Greenspace (South Downs National Park Authority Access Network and Accessible Natural Greenspace Study, 2014).
- 5.2.24 Nationally, approximately 10% of the population is from a black minority or ethnic (BME) background but only 1% of visits to National Park are from a BME community (Campaign for National Parks, 2012). In 2009, Natural England, Defra and the Forestry Commission commissioned a new survey called Monitor of Engagement with the Natural Environment (MENE) to provide baseline and trend data on how people use the natural environment in England. The SDNPA has commissioned bespoke analysis of this survey data for the SDNP which will facilitate a better understanding of how people engage with the natural environment in the South Downs. This will support their work to remove barriers and open up opportunities for all sectors of society to understand and enjoy the South Downs.
- 5.2.25 A pan-Sussex Review of Environmental Centres by the Sussex Wildlife Trust identified five key areas of weakness in physical and educational access, as shown in **Table 5.2**.⁴¹

Table 5.2 Weaknesses in physical and educational access / facilities at environmental centres

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

- 5.2.26 A household is considered to be 'fuel poor' if it needs to spend more than 10% of household income on fuel to maintain a satisfactory level of heating (21°C for the main living area and 18°C for other occupied rooms. The percentage of homes in fuel poverty is higher in the South Downs National

⁴¹ Source: Review of Environment Centres in the Pan-Sussex Area, WWT Consulting, June 2007

Park (14.5% compared with 12.5% in the South East). One contributory factor is the number of households that fall outside the gas grid in the rural areas of the National Park.

Economy and employment

- 5.2.27 The GVA per capita across the National Park is £19,450, broadly similar to the South East and well above many parts of the UK. The unemployment rate recorded at the 2011 Census was 2.6%, below the national average of 4.4% and the South East average of 3.4%. It is likely that this reflects the relatively high house prices within the National Park. The average rural house price is £400,300, whilst in the towns it stands at £265,400. There are also high levels of both in and out commuting for work.
- 5.2.28 Businesses tend to be concentrated in industries such as agriculture, forestry and fishing and professional, scientific and technical services. Retail, health sector and construction are slightly less represented in the SDNP compared to the surrounding area. Evidence seems to suggest that many businesses are small or micro businesses (0-9 employees) and that many of these will be home-based. Many areas of the SDNP suffer from poor broadband access and this is a constraint to competitiveness in the online marketplace and a key issue to be addressed.
- 5.2.29 There are a few areas in or around the main market towns with lower incomes and greater unemployment (Hampshire County Council, 2011)⁴². Housing is unaffordable for many people in rural West Sussex.⁴³

Housing

- 5.2.30 In 2011 there were 50,049 dwellings in the SDNP. The SDNP has a high proportion of detached homes (40% of all homes) with semi-detached homes accounting for a further 27% of homes. Given the high proportion of larger houses and the associated high prices of housing in the National Park, access to affordable housing is a key issue facing many local communities within the National Park.
- 5.2.31 The affordability ratio indicates how many multiples of the average annual salary are needed to purchase an average priced house in a given area. In 2013 the average national ratio was 6.7, whilst the South East ratio was 7.3. Eastbourne (ratio of 7.0) is the only area in the SDNP where houses are more affordable, compared to the regional average. The other 11 districts have a much lower housing affordability with an average resident of East Hampshire spending 11.3 times their annual salary in order to purchase an average priced house. In Chichester it is 10.6, and in Winchester 10.5⁴⁴.
- 5.2.32 There were approximately 3,043 households on housing waiting lists in the SDNP in 2014 which represents 6.4% of the 47,273 households in the SDNP recorded in the 2011 Census.⁴⁵ This represents an increase of 20% on the number of households on local authority housing waiting lists in 2008 (DTZ, 2011)⁴⁶.
- 5.2.33 The government recognises that National Parks are not suitable locations for unrestricted housing (Defra 2010)⁴⁷. Consistent with government policy, the expectation is that new housing in the SDNP will be focused on meeting affordable housing requirements, supporting local employment opportunities and key services (Defra 2010). The general exclusion for major development and, in

⁴² Hampshire County Council, 2011. South Downs National Park Local Economy: Current economic indicators for the local economy of the South Downs National Park, September 2011.

⁴³ West Sussex County Council, 2012. Supporting Economic Growth in West Sussex An Economic Strategy for West Sussex | 2012-2020

⁴⁴ Winchester District Local Plan Part 1 – Joint Core Strategy Submission June 2012 Background Paper – 2 Affordable Housing Policies.

⁴⁵ This data is not available at National Park level. This has been calculated by aggregating local authority data for the twelve districts within the SDNP.

⁴⁶ DTZ, 2011. South Downs National Park Housing Requirements Study: Final Report.

⁴⁷ Defra, 2010. English National Parks and the Broads UK Government Vision and Circular 2010.

particular, major housing development, within National Parks is likely to have implications for surrounding authorities for which pressure to provide new housing may be somewhat greater since designation of the SDNP although the vast majority of land comprising the SDNP (~90%) was designated as an Area of Outstanding Natural Beauty that enjoys equivalent protection in terms of landscape character.

Transport

- 5.2.34 It is helpful to differentiate between the transport considerations for business and residential communities as being distinct from visitors to the SDNP that will be likely to show greater seasonality.
- 5.2.35 The high dependence on car use by residents of the SDNP has already been highlighted. The increasing dependence upon car travel is in part a reflection of poor public transport infrastructure made worse by recent cuts in bus subsidies across all four local transport authority areas that have resulted in reduced services in some areas and a complete cessation of bus services in others.
- 5.2.36 Car ownership levels are high with 85% of residents owning at least one car and an estimated 63% of the working population travelling to work by car representing 7.76 million two way journeys annually. Based on 2012, data there were an estimated 46 million visitor days spent in the South Downs. High visitor dependence upon cars means car parking is an issue particularly for popular destinations and also for mass participation events such as long distance runs / cycle rides.
- 5.2.37 Approximately 22,500 residents commute out to other destinations in the South East, including London. Peak capacity on rail commuter routes between London and south coast termini railway stations such as Brighton, Portsmouth and Southampton is an acknowledged problem (e.g. by 2020 the Brighton Main Line service to London will be operating at 100% capacity notwithstanding current planned measures to provide additional capacity (Network Rail, 2010)⁴⁸). Similar capacity issues are affecting coastal services primarily driven by housing development and associated population increases. While few stations are location in the National Park itself, many stations are within easy reach of the boundary and better links between settlements and rail stations could contribute to a change in levels of car use and commuting patterns.
- 5.2.38 The SDNP is crossed by a number of strategic highway routes including the M3, A3, A24, A23 and A26 with north-south routes concentrated within the principal chalk valleys. The A272 is a significant east-west route through the SDNP, and parts of the A27 runs along the southern boundary. Pressures for road improvements, often with major cuttings and/or tunnels in the Downs, have been an issue in the eastern Downs. This has led to reduced perceptions of tranquillity in open downland landscapes, especially adjacent to settlements. Furthermore, strategic highways can act as a barrier to people accessing the National Park by sustainable modes – e.g. the barrier of the A27, combined with poor bus connectivity leads to the car being the preferred travel choice for visitors from just outside the National Park.

Water

- 5.2.39 Both the chalk of the South Downs and the Lower Greensand represent significant aquifers. These groundwater aquifers supply the large majority of the people living within and around the South Downs with their drinking water, constituting approximately 75% of supply. The chalk aquifer also feeds water into chalk springs, and provides the source for the important chalk rivers of the Meon and on the western edge of the SDNP, the Itchen.
- 5.2.40 Pressure from new development and rising household demand is increasing the need for water across the South East. This is having an impact on the water resources from the SDNP. Not all areas are affected; the Water Resource Management Plan (WRMP) for Portsmouth Water's supply

⁴⁸ Network Rail 2010. Sussex Route Utilisation Strategy.

zone over the next 25 years forecasts a surplus in the supply / demand balance. The level of abstraction, from both the Chalk and Lower Greensand aquifers across the SDNP, already exceed the available natural resource (Environment Agency, 2012)⁴⁹. This also has an effect on river flows and their ecological condition.

- 5.2.41 Water companies produce WRMPs every five years which set out how they will manage such increasing demands and maintain supplies over a 25 year horizon. However, with regards to Purpose 1 of National Parks, resource development options (e.g. new reservoirs, groundwater sources) have to be environmentally sustainable and not lead to the further deterioration of river flows and aquifer storage. The SDNPA has a role to play in influencing environmentally sustainable options, working with the Environment Agency in the review of water resource management plans.
- 5.2.42 An additional issue in water resource planning exists in the South East due to the number of water companies operating in the region. With each company looking to meet future demands with additional headroom factored in (i.e. added security to meet extra demand), over-capacity can result. To address this issue, the 'Water Resources in the South East Group' (WRSE) was set up which comprises all the water companies and the Environment Agency, to determine the most sustainable solution to addressing supply-demand imbalances and the risk of 'over capacity'. The WRSE has been effective in influencing the 2009 and 2014 Price Review/associated plans.
- 5.2.43 In 2008/09, the average actual per capita water consumption in the SDNP was 170 litres per person per day. This needs to reduce to 135 litres per day by 2016 to meet the government's aspiration of 130 litres per person per day by 2030 or 120 litres per person, per day with technological development (Environment Agency, 2009)⁵⁰. Increasingly, water metering is being introduced by water companies as part of a package of demand management measures. Each water company associated with the SDNP is forecasting reductions in per capita consumption in their latest WRMPs.

5.3 Future baseline and key sustainability issues

- 5.3.1 As noted, the SEA Regulations require that consideration be given to the likely evolution of the baseline environment without implementation of the plan. This is known as the 'future baseline'.
- 5.3.2 **Table 5.3** sets out the key sustainability issues and the likely evolution of the baseline without the implementation of the plan.

⁴⁹ Environment Agency, 2012. South East Environmental Data Report for the South Downs National Park Region

⁵⁰ Environment Agency, 2009. Water Resources Strategy – Regional Action Plan for Southern Region

Table 5.3 Likely future baseline conditions and key sustainability issues without implementation of the SDLP.

<i>Key sustainability issues</i>	<i>Evidence and trends</i>	<i>Consequences for future baseline if no action taken</i>
<i>Landscape</i>		
Degradation of landscape character.	The SDNP's landscape character is under pressure from a range of aspects including increasing specialisation of agriculture, changing lifestyles and changing forms of land ownership, road improvement schemes and telecommunications infrastructure (masts etc.). To date, most of the key aspects of the landscape have been well maintained. Baseline and future changes are provided in South Downs National Park Integrated Landscape Character Assessment. Typical frequency for updates to Landscape Assessments is ten years.	Changes in landscape character across the National Park. Cumulative, synergistic and indirect effects on character. Increasing pressure on the existing landscape character, most likely to be incremental and cumulative change over time from small individual changes in the landscape. Pressure for landscape change is likely to be most acute around existing settlements.
Increased urbanisation and loss of local distinctiveness, character and integrity of the historic built environment and its setting.	Local distinctiveness being eroded by incremental change, small-scale developments, extensions and conversions unsympathetic to settlement form and local vernacular styles. Baseline provided in South Downs National Park Integrated Landscape Character Assessment. SDNPA commissioned a Buildings at Risk Survey in 2012/13. This found that levels of risk and vulnerability within the National Park are extremely low.	Pressures for provision of housing within the SDNP have the potential to adversely affect the landscape character and the overspill of existing villages and market towns into surrounding rural areas. Further unsympathetic developments will lead to the greater erosion or loss of the character and local distinctiveness of the SDNP settlements and landscape. Pressure from increased development with the potential to lead to loss of local character is mostly likely to be experienced around existing settlements.
Noise and light pollution.	As highlighted by Dark Night Skies Mapping (ongoing), EcoServe GIS models (Climate Regulation and Carbon Sequestration), effects on tranquillity are taking place, including through poorly sited noisy developments, excessive and poorly designed lighting, and air pollution from vehicles. The lowest tranquillity scores are associated with the areas that are close to the conurbations of Brighton, Hove and Worthing both inside and outside the National Park. SDNPA has no control on the impact from development outside the SDNP although it can seek to influence this through the Duty to Co-operate. The SDNPA is actively campaigning to create an International Dark Skies Reserve registered with the International Dark Skies Association. This initiative is being actively pursued through the Duty to Co-operate.	Further development may lead to continued loss of tranquillity and dark night skies in the SDNP. Remaining areas of tranquillity are under threat, particularly where the conurbations of the south coast impact upon the adjacent downland.

<i>Key sustainability issues</i>	<i>Evidence and trends</i>	<i>Consequences for future baseline if no action taken</i>
Landscapes lack sufficient permeability for species to be able to move or respond to climate change (national trend).	Some habitats and species are more sensitive to climate change than others. Species composition can change, for example favouring grasses and more drought tolerant species. Sites under five hectares are more vulnerable as they have less resilience. Small isolated fragments of habitat are more likely to be lost. ⁵¹	Increased habitat fragmentation will mean that landscapes will lack the adaptive capacity to deal with major threats, such as a shift in climatic conditions.
<i>Biodiversity</i>		
Many wildlife habitats are small and fragmented. Lack of long-term, sustainable land management for biodiversity, ecosystem services.	Over 95 per cent of lowland heathlands have been lost globally. While over half (55 per cent) of the heathland within the National Park is designated as SSSI, over 80 per cent of these heathland SSSI units are currently in unfavourable condition Chalk grassland has suffered badly from loss and fragmentation within the SDNP. A number of ancient woodlands are deemed to be 'under threat': Woodland habitats of particular value for biodiversity within the SDNP include 'hanger' woodlands (which cling to steep greensand and chalk slopes); yew forests (e.g. Kingley Vale); ancient wood pasture (e.g. Ebernoe Common near Petworth); wooded heaths (for example, Blackdown near Haslemere); 'rews and shaws' (linear strips of ancient woodland along field edges and streams); and 'veteran' trees. While habitat loss / fragmentation is recognised as an issue, the situation has been improving under strategic work undertaken by the SDNPA and partners, such as the Nature Improvement Area (NIA) project South Downs Way Ahead that has reduced habitat fragmentation of calcareous grassland. Similarly efforts are to be targeted at heathland habitat through the Heathlands Reunited project.	The failure to address habitat fragmentation and management issues will result in further deterioration in site conditions and loss of biodiversity through insufficient capacity to support vulnerable species.

⁵¹ Habitat Connectivity Mapping (Thompson Ecology, 2015), Climate Change Vulnerability Mapping (Natural England, 2014)

<i>Key sustainability issues</i>	<i>Evidence and trends</i>	<i>Consequences for future baseline if no action taken</i>
Potential conflicts between differing priorities e.g. access and biodiversity.	In recent years targeted conservation efforts, sensitive land management and landscape-scale coordination have led to the recovery of some of the special wildlife and habitats of the South Downs. However, nationally, changes in the economy, agricultural policy and the application of new technologies resulted in more intensive agriculture in recent decades which has had a devastating impact on many farmland species. Nationally, over the past decade or so, agri-environment schemes have helped to address declines in some farmland species. Increased uptake of agri-environmental schemes should help to continue this trend.	Pressures for increased provision of access and recreational opportunities and increased development within the SDNP (albeit on a small scale) has the potential to adversely affect the richness and diversity of the National Park's wildlife and habitats.
Climate change impacts on biodiversity within the National Park.	A 2013 assessment ⁵² highlighted that habitats in the South Downs National Park are likely to be vulnerable to climate change, for example changes in habitat extents and species composition.	Woodland is likely to experience changes in species, possible increased pests and disease and will be vulnerable to drought. Beech trees and woodlands on well-drained, south facing slopes are likely to be most affected. Lowland heath is particularly vulnerable to drought and increased summer temperatures, which may lead to changes in the composition of plant communities. Drier summers will also increase the risk of fires. These impacts are particularly relevant to the heaths of the Wealden greensand in West Sussex and extending in to Hampshire. Wetlands such as floodplain grazing marsh are vulnerable to cycles of drought and flood leading to waterlogging and increased siltation, but also drying out, causing loss of habitat for wetland birds and soil erosion. Increased demand for water and changes in management, such as grazing practices, will exacerbate the vulnerability of this habitat. These impacts are particularly relevant to the Arun Valley SPA and associated SSSIs and Local Wildlife Sites.

⁵² TALOR, S., MATTHEWS, R., MACGREGOR, N., VAN DIJK, N., DARCH, G. & NEALE, A. 2013. Assessing the potential consequences of climate change for England's landscapes: the South Downs National Park. Natural England Research Reports, Number 051.

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

⁵³ LIDAR is a remote sensing technology that measures distance by illuminating a target with a laser and analyzing the reflected light. Using LIDAR, man-made features are highlighted in the return signal and can be mapped to reveal hitherto undetected landscape features.

<i>Key sustainability issues</i>	<i>Evidence and trends</i>	<i>Consequences for future baseline if no action taken</i>
<i>Climatic factors</i>		
Flood risk, increased soil erosion and adaptation related to both sea level rise and current and projected wetter winters. Increased cycles of drought and flooding are projected.	Sea level rise is currently of the order of 4 mm p.a. Predicted overall increase in rainfall for the south east is +18% (+2% to +39%). Coastal habitats such as inter-tidal chalk and maritime cliff and slope are potentially vulnerable to erosion, rubble landslides and permanent inundation from sea level rise. This is particularly relevant to the Seaford to Beachy Head SSSI.	Increased incidence of fluvial, coastal, groundwater and surface water flooding. Increased incidence of drought. Increased incidence of soil erosion. Chalk Rivers and streams will be vulnerable to drought leading to drying out of stream heads and changes in flow. This can lead to destabilisation of banks, an increase in sedimentation, concentration of pollution, reductions in habitat area, and a reduction in the effectiveness of flood storage services.
Maintenance of clean water supply in face of increasing demand for water (given drier summers).	National data predicts and 8% reduction in rainfall (-28% to +15%) in the 2020s from rainfall data over the period 1962-1990).	Any effects should be largely offset by water companies that are required to maintain their 'level of service' through their WRMPs and drought plans. Each WRMP should be future-proofed against climate change impacts as they are subject to a climate change impact assessment. However, there could be an increased incidence in 'other drought mitigation measures' through the EA drought plans – e.g. spray irrigation bans relating to abstraction other than for public water supply that may result in the future as a consequence of failing to implement the Local Plan.
Increased impact on soil condition resulting from erosion and nutrient loss.	The cost of soil degradation in England is currently estimated at between £250 and £350 million per annum. Increased cycles of drought and flooding are projected. Locally, soil erosion is an acknowledged issue in the Rother Valley catchment. This is the focus of the Sediment Pressures and Mitigation options for the River Rother (SMART). The South Downs National Park Authority is pursuing the project in partnership with the University of Northampton, the Environment Agency (EA) and the Arun and Rother Rivers Trust (ARRT) as part of a long term objective to restore the River Rother into ecologically favourable condition.	This may impact on soil condition with increased erosion and nutrient loss/run-off on some steeper slopes. Higher rainfall is likely to result in increased soil erosion. Key access and recreation assets such as footpaths may be vulnerable to erosion due to drought in summer, flooding in winter and increased visitor use. Country Parks and other sites will be vulnerable to both drought and flooding, which could damage sites, alter the landscape, and potentially reduce access

<i>Key sustainability issues</i>	<i>Evidence and trends</i>	<i>Consequences for future baseline if no action taken</i>
Increase in extreme rainfall events and flooding.	The cost of damage to UK properties through flooding has reached around £1.3 billion per annum. This does not include the cost of damage to agricultural land or of crop loss (which are not insurable). More extreme rainfall events, such as in 2007, 2009 and 2012 have caused significant disruption and damage. The overall cost of flooding in the SDNP is not known. However, examples of flooding include: - Lewes experienced severe flooding in 2000 (prior to the establishment of the National Park) when 613 residential and 207 business properties were flooded, along with 16 public buildings. 1000 people were displaced. 503 vehicles were damaged or destroyed and the total cost of the flooding was given as £88M⁵⁴. - Hambleton flooded during winter 2014 for a prolonged period owing to ground water saturation. The cost to the community according to the Chair of the Flood Action Group was estimated to be £5M⁵⁵.	If this trend continues, increased risk of flooding of properties and agricultural land. Wetter winters will increase frequency of both fluvial and groundwater flooding at high risk sites and increase the number/distribution of sites at risk.
Increase in the incidence of windstorms.	Average UK insured losses through windstorms are now £620 million per annum. Extreme storm events such as those in 1987, 1990, 2001 and 2007 may be more frequent.	This may result in loss of trees as a landscape feature, disruption to public services and damage to property.
<i>Climatic Change Mitigation and Energy</i>		
Performance of the energy efficiency of the existing housing and future build housing stock and of industrial premises.	A Renewable and Low Carbon Energy Study (AECOM 2013) was commissioned by the SDNPA during 2012. This identified opportunities for improving the energy performance of the existing building stock.	Increasing energy costs; failure to meet government targets; higher incidence of fuel poverty and business failures resulting from high fuel costs.

⁵⁴ Note published by Lewes Flood Recovery Coordinating Group to document lessons identified.

⁵⁵ Statement by Tony Higham, chairman of Hambleton Flood Action Group in Portsmouth News article 5 Feb 14.

<i>Key sustainability issues</i>	<i>Evidence and trends</i>	<i>Consequences for future baseline if no action taken</i>
Opportunities to develop low carbon and renewable energy within the National Park consistent with SDNPA purposes.	Generation of electricity from renewable sources is increasing in the South East. In 2013, the region generated 5,550 GWh of electricity from renewable sources; equivalent to 14.3% of total energy consumption in the region, and the second highest of any region in England. Of this, 3,336 GWh were from wind, 965 GWh were from landfill gas, and 814 GWh were from other sources of bioenergy. These amounts more than exceed the 1,750 MW by 2026 ⁵⁶ . The proposed Rampion Offshore Wind Farm Project – infrastructure for which will be located within the NP – will have an installed generating capacity of 665 MW and will make a significant contribution towards meeting the above targets. Total energy use within the SDNP has been estimated at 2,287,271MWh. Of this an estimated 5.6MWh p.a. is generated from renewable sources ⁵⁷ .	Failure to take active measures to increase the contribution from renewable energy sources within the SDNP will mean that the SDNPA has failed in its role in supporting the transformation to a low carbon society and therefore its contribution to meeting the UK government target of sourcing 30% of all electricity from renewable sources by 2020.
There exists an opportunity to provide more effective valuation of the role of woodlands throughout the National Park to contribute to carbon abatement.	The management of the National Parks can play a key role in the addressing climate change and in leading others by demonstrating best practice. Woodland provides a significant contribution to carbon abatement.	Failure to effectively value this ecosystem service would run counter to carbon abatement efforts which are potentially significant given the importance of woodland to the SDNP.
<i>Community and well-being</i>		
Population structure of the SDNP increasingly dominated those aged 65 and over.	Older people, defined as those aged 65 and over, account for around 21 per cent of the population compared to 17 per cent in the South East region.	Facilities for young people become increasingly difficult to sustain because of out-migration of families that cannot afford to live in SDNP and the lack of employment opportunities in rural areas. This process is self-perpetuating without active intervention. Fewer working residents living in the National Park results in increased traffic movements and difficulty for employers to find local workforce to run services and facilities for the ageing population.

⁵⁶ South East Regional Spatial Strategy Saved Policies.

⁵⁷ Aecom 2012. South Downs National Park Renewable and Low Carbon Energy Study.

<i>Key sustainability issues</i>	<i>Evidence and trends</i>	<i>Consequences for future baseline if no action taken</i>
Rural areas affected by closure of village services, facilities and amenities.	Baseline data is not yet known, including percentage of the population within 2km of Post Office or 2km of Public House. Nationally, rural pubs close at a rate of 6 per week, whilst urban pubs are closing at a rate of 2 per week (CAMRA).	The continued loss of services and facilities is likely to have adverse effects on the vitality and viability of rural communities. Increased number of residents accessing services and facilities outside the community / National Park, increasing pressure on rural roads etc.
Cuts in local authority budgets affect grants to major organisations, village halls and public libraries and service delivery in cultural activity.	The current government plan has resulted in a cut of central funding to local authorities by 33% over four years 2011-2015 ⁵⁸ .	The continued loss of services and facilities is likely to have adverse effects on the vitality and viability of rural communities.
Urban areas adjacent to the National Park include pockets of poverty and poor health (see paragraph 5.2.22).	Mapping the indices of multiple deprivation (IMD) demonstrates that in terms of general deprivation, overall, this is low across the SDNP, but there are areas of higher deprivation around Brighton and Hove and Worthing, as well as pockets at Petworth and, notably, a large rural area of Lewes District.	Benefits of the National Park will not be realised without a suitable partnership strategy pursued through the Duty to Cooperate.
Inequalities exist between different social groups in terms of both physical and educational access to the countryside and cultural facilities.	Although 10% of the population nationally is from a BME background, only 1% of visits to National Park are from a BME community (Campaign for National Parks). A pan-Sussex Review of Environment Centres by Sussex WT in 2007 suggests 24% facilities have grounds or interpretation suited for disabled access and 21% facilities for which transport to site is difficult or costly.	Some social groups visit National Parks less than others. Without effective Local Plan and Partnership Management Plan policies to address this, SDNPA would be failing in its responsibility to promote understanding and enjoyment to all sectors of society.
Incidences of rural crime in the South Downs National Park encompassing: Wildlife crime – poaching, hare coursing Anti-social behaviour – green laning, fly tipping, littering, illegal use of private land Farm crime – metal theft, fuel theft, equipment theft and disturbance to livestock	Anecdotal evidence from visitors' survey for land managers which identified rural crime as a key issue affecting landowners. Rural crime highlighted as a common issue in community led plans across the National Park. High numbers of people focused on some areas of the SDNP has led to recurring problems for some landowners and communities. These include injuries to sheep and disturbance to ground nesting birds by uncontrolled dogs, inconsiderate car parking, fly tipping and gates being left open.	Increased costs for landowners in replacing equipment and increased insurance premiums, with associated effects on the viability of farming. Cost of removing fly-tipping, negative impact on the special qualities of the National Park, impact on visitors / tourism.

⁵⁸ Comprehensive Spending Review 2011-2015

<i>Key sustainability issues</i>	<i>Evidence and trends</i>	<i>Consequences for future baseline if no action taken</i>
<i>Economy</i>		
Economy – disconnected from the landscape/local area (out-commuting to jobs in surrounding towns/cities)	Approximately 22,400 residents in the National Park commute out to other destinations in the south east, including London ⁵⁹ . The population is dominated by the 'Countryside category' i.e. well off individuals living in rural or semi-rural location, mostly living in detached housing, working in agriculture or a professional capacity and often working from home.	Pattern of out-commuting does not foster strong locally-based rural economy, further undermining communities and local services. Increased trend of home working may however support daytime activities in some villages.
Many areas of the SDNP suffer from poor broadband access and this is a constraint to competitiveness in the online marketplace.	The 2012 State of the Park report recorded that there were very few places within the National Park with broadband speeds higher than 8Mb per second. The national BDUK programme is starting to address this with the roll out of superfast broadband (24Mbps). Final data on the outcome of Phase 1 of the BDUK programme across SDNP (aimed at achieving 90% with superfast connection) will be available in 2016 when Phase 1 completes; Hampshire and West Sussex also have Phase 2 extension programmes aimed at achieving 95% coverage. Modelling work commissioned by SDNPA, and other information, shows that areas of SDNP will definitely be in the last 5% not covered by the national programme. Pilots are being run/developed seeking solutions for these 'hard to reach' areas but there is no overall plan to achieve superfast coverage for the last 5%.	Any shortfall in achieving comprehensive (100%) superfast broadband coverage will constrain business growth in the National Park and the competitiveness of existing businesses.

⁵⁹ South Downs National Park Authority, 2012. State of the National Park 2012

<i>Key sustainability issues</i>	<i>Evidence and trends</i>	<i>Consequences for future baseline if no action taken</i>
Global market-driven forces influence agriculture within the National Park. This has resulted in increased intensity of agricultural activities.	Spending on agri-environment schemes nearly doubled between 2005/06 and 2009/10 – £4.567 to £8.305 million. Currently 57% of the National Park (93,561ha) is covered by agri-environment schemes, although this represents 66% agricultural land in the National Park.	Changing agriculture has affected the landscape and features of the South Downs in the past and will continue to do so in the future; recognition of this underpins the need for an ecosystem services approach that should include a realistic valuation of food production (strategic and social importance, not just farm-gate prices).
Deprivation within some limited areas of the National Park.	The South Downs is amongst the least deprived areas in England, with no areas falling within the 20% most deprived in England. Where deprivation does exist it is generally concentrated in urban areas with large social housing estates outside of, or on the edge of the Park boundary. ⁶⁰	The market towns will come under increased pressure for meeting future housing requirements and service provision.
<i>Housing</i>		
Need for affordable housing stock.	There were approximately 3,043 households on housing waiting lists in the SDNP in 2014 which represents 6.4% of the 47,273 households in the SDNP recorded in the 2011 Census. This represents an increase of 20% on the number of households on local authority housing waiting lists in 2008 (DTZ, 2011).	Population will continue to age, loss of facilities will continue with a lack of younger population to fill local jobs. Increased development pressure on areas outside the National Park.
Need for accommodation for rural workers.	Generally house prices are higher in the National Park than surrounding urban areas, which tends to prevent those on low incomes from accessing housing. A high proportion of larger dwellings exacerbates this situation and can lead to unbalanced communities with young people and families unable to live in the National Park.	Increased inward commuting to fill rural jobs, fewer opportunities for people to find work locally, loss of rural skills.

⁶⁰ Hampshire County Council and SDNPA, September 2011, Current Economic Indicators for the Local Economy of the South Downs National Park

<i>Key sustainability issues</i>	<i>Evidence and trends</i>	<i>Consequences for future baseline if no action taken</i>
Under provision of transit and permanent traveller sites.	Accommodation needs assessments have established a continuing need for new gypsy and traveller pitches within the National Park. They also established a need for additional transit pitches within the sub-region. Since these studies were carried out several sites have been granted permission across the National Park, providing additional pitches. This has met the identified need for new permanent pitches within Coastal West Sussex. A transit site of 9 pitches has been established within Chichester District which serves the whole of the West Sussex county area. Site identification work is being carried out with adjoining authorities to identify suitable sites to meet the unmet need within Hampshire and similar work to identify sites within East Sussex and Brighton and Hove will also need to be carried out.	Increase in illegal encampments due to insufficient suitable accommodation; potentially an increase in planning appeals.
Second home ownership/Holiday homes - decrease in resident population and support for local facilities	There is no firm data currently held on second home ownership. It was a matter raised in responses to the Options Consultation on the LP in 2014. However, it has not been a prominent issue in consultation on the LP, to date.	Increased house prices in rural areas impact on residents' ability to afford homes in their community Reduction in availability of houses locally to meet local need. De-population of small rural communities with subsequent impact of the viability of local services.
Low capacity for settlements to accommodate new housing. Resistance from community. Locations for new housing often unsustainable.	The SHLAA undertaken by SDNPA in 2015 has demonstrated a shortage of sites that satisfy the criteria of being available, suitable and deliverable. Through the Neighbourhood Planning process some parishes have been reluctant to accept levels of housing consistent with the emerging LP although instances of this are generally isolated.	
High value area causes houses to be enlarged, improved, replaced, reducing proportion of smaller, cheaper houses.	Average house price £330k (SDNPA, 2012) ⁶¹ . Percentage of 3BR properties within SDNP. 40% homes are detached. 27% homes are semi-detached.	Without intervention there is a likelihood of increased loss of the stock of smaller houses and affordable homes. Potential to lead to higher waiting lists for affordable homes within SDNP.
Rural nature of community means that a higher than average percentage of the population are off the gas main. This can make domestic heating more costly with increased variability in prices.	19,535 homes of a total of 60,500 homes in the South Downs National Park are not connected to the gas main ⁵⁷ .	Long-term increasing fuel prices, particularly affecting oil and electricity potentially will result in an increasing number of households not able to heat homes appropriately.

⁶¹ South Downs National Park Authority State of the Park Report, 2012.

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

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

6 What is the SA Framework?

The SA Report must include...

- Key problems / issues and objectives that should be a focus of / provide a framework for appraisal

6.1 SA framework

- 6.1.1 Drawing on the review of the sustainability context and baseline, the SA Scoping Report (June 2013) identified a range of sustainability problems / issues that should be a particular focus of SA, ensuring it remains focused. These issues were then translated into an SA 'framework' of objectives, sub-objectives, appraisal questions and indicators.
- 6.1.2 The SA Framework, which is presented in **Table 6.1**, provides a way in which the sustainability effects of the SDLP and alternatives can be defined and subsequently analysed based on a structured and consistent approach. The SEA Directive states: "Member States shall monitor the significant environmental effects of the implementation of plans and programmes in order, inter alia, to identify at an early stage unforeseen adverse effects, and to be able to undertake appropriate remedial action". Bespoke 'indicators' i.e. key evidence data can be used as a basis for monitoring the Local Plan. Potential Indicators are listed in the final column of **Table 6.1**. A number of these are shown as PMP-** referring to existing indicators that have been compiled for monitoring the implementation of the Partnership Management Plan. These have been retained as they provide a comprehensive record of the wider monitoring being undertaken in relation to the sustainability objectives for the SDNPA. Indicators that are suggested as appropriate for incorporation in the Annual Monitoring Report (AMR) for the Local Plan are shown in **bold text**. These are a consideration of PMP indicators and Local Plan indicators taken from the LP Preferred Options 'SDLP' indicators. The final set of indicators for the SA will be refined in the report accompanying the submission version of the Local Plan.
- 6.1.3 The SA Framework and the appraisal findings in this SA Report have been presented under twelve Sustainability Themes, reflecting the range of information being considered through the current SA process⁶². These are:
- Landscape;
 - Climate Change Adaptation;
 - Biodiversity;
 - Cultural Heritage;
 - Cultural Activity;
 - Health and Wellbeing;
 - Vitality of Communities;
 - Accessibility;
 - Sustainable Transport;
 - Housing;
 - Climate Change Mitigation; and
 - Rural Economy.

⁶² Whilst the Sustainability Themes presented in the SA Framework differ slightly from the topics through which the context and baseline has been presented in Chapters 4 and 5, the SA Framework focusses these issues for the purposes of the appraisal.

Table 6.1 SA framework

No	Sustainability theme	SDLP SA objective	SA sub-objectives	Questions used to assess proposed policy	Potential indicators
1	Landscape	To conserve and enhance landscape character.	1.1: Provide resilience to the landscape character in response to climate change.		Incidence of muddy floods.
			1.2 Extend the area of dark night skies and the assessed tranquillity of the National Park.	Are the policies in the local plan supporting this objective?	Dark Night Skies status: PMP-3 % area considered to have a dark night sky Tranquillity Mapping: PMP-2
			1.3 Seek to meet the 'Broad Management Objective and Landscape Guidelines' set out in the South Downs Integrated Landscape Character Assessment.	Are the Broad Management Objective and Landscape Guidelines set out in the SDILCA being achieved by the local plan?	Viewshed analysis (ongoing).
2	Climate Change Adaptation	To ensure the SDNP communities are prepared for the impacts of climate change.	2.1: Minimise the risk of flooding to new development through application of the sequential and exception tests.	Is the LP directing development away from areas at risk of flooding?	Percentage of applications approved contrary to Environment Agency advice on flooding SDLP17. Properties flooded against historic flood incidents: 2000, 2012.
			2.2: Promote the uptake of sustainable drainage systems.		Capital investment in SuDS within SDNP.
			2.3: The achievement of integrated coastal zone management	Is the planning of coastal land within the SDNP being considered by all interest parties in terms of an ecosystems services approach?	Water Framework Directive: Status of coastal and transitional waters. Partnership Management Plan indicator: Percentage of water bodies achieving 'good' or 'high' status or potential PMP-11.
			2.4: Address both water resource and demand issues in the context of National Park purposes in partnership with water companies.	Is consumption reducing and are leakage rates being reduced?	Average public water supply consumption for areas supplied by sources within the National Park PMP-24. Leakage rates reported by water supply companies.

No	Sustainability theme	SDLP SA objective	SA sub-objectives	Questions used to assess proposed policy	Potential indicators
3	Biodiversity	To conserve and enhance the region's biodiversity.	3.1: Maintain a functioning ecological network and improve the resilience of natural systems, flora, fauna, soils and semi-natural habitat. 3.2: Conserve, enhance, restore, expand and reconnect areas of priority habitat (<i>'Bigger, better, more and joined'</i>).	Are biodiversity indicators in response to Partnership Management Plan and SDLP policies improving?	Number of species/Plant diversity in the wider countryside (by key habitat types) PMP-8a-d and 9. % of SSSIs in Favourable or Unfavourable Recovering condition. % of Local Sites under positive conservation management . % of land area managed under national agri-environment schemes PMP-6b % of land under Woodland Grant Schemes: PMP-6a Achievement of BAP targets. Water Framework Directive ecological status of water bodies within the National Park PMP-11. Achievement of landscape scale project objectives (e.g. NIA project, Wooded Heaths Project) Partnership Management Plan indicator: Area, condition and connectivity of target priority habitats – connectivity of target priority habitats. (PMP-8a-e).
4	Cultural Heritage	Conserve and enhance the historic environment, heritage assets and their settings.	4.1: Achieve repair and / or enhancement of heritage assets currently identified as "at risk" to the extent that this status no longer applies. 4.2: Help the HE adapt to changing conditions arising from CC (warmer, wetter, infestations etc.)	Are local plan policies contributing to a reduction in the assessed heritage at risk?	Percentage of heritage assets 'at risk' Grade I and II* Listed Grade II (PMP-12). Conservation Areas at Risk

No	Sustainability theme	SDLP SA objective	SA sub-objectives	Questions used to assess proposed policy	Potential indicators
5	Cultural Activity	To encourage increased engagement in cultural activity across all sections of the community in the SDNP and promote sustainable tourism	5.1: A sustainable tourism strategy that supports recreation businesses.		Average length of visitor stay and spend per visitor per day PMP-31. Percentage of visitors who felt very satisfied with the visitor experience PMP-17. Number of day visits to museums and heritage sites PMP-18. Percentage of people who are aware of why the National Park is a special place PMP-19.
6	Health and Wellbeing	To improve the health and well-being of the population and reduce inequalities in health and well-being.	6.1: Optimise the benefits that the natural environment offers to contribute to the health and well-being of both residents of the National Park and visitors to the SDNP.	How are the PMP & LP policies contributing to improve the facilities for recreation and health and well-being to visitors to the SDNP?	Number of routes promoted as accessible PMP-15. Percentage of communities with access to natural greenspace PMP-27.
			6.2: Use environmental and building standards to ensure that places promote health and wellbeing.	Is the health and well-being of residents in the National Park improving?	% of People describing their health as not good. Average Life expectancy. Indices of Deprivation. No. of people accessing the environment for health benefits. % resident population engaged in active travel. No. of people in the Park in fuel poverty. Disabled Living Allowance claimants.
			6.3: To contribute to a reduction in all aspects of rural crime through effective enforcement in partnership with other enforcement agencies.		Heritage Crime Monitoring: Partnership Management Plan indicators. Incidences of fly-tipping. Rural crime figures.

No	Sustainability theme	SDLP SA objective	SA sub-objectives	Questions used to assess proposed policy	Potential indicators
7	Vitality of Communities	To create and sustain vibrant communities which recognise the needs and contributions of all individuals.	7.1: Supporting communities where children grow up and go to school.	Is the LP delivering communities with a balanced demographic?	Population age structure. School places per head of school population in the National Park in comparison with national average.
			7.2: Supporting and empowering local communities to shape their own community (recognising the value of community and neighbourhood planning).	Is the LP supporting the aspirations of communities to produce Neighbourhood Development Plans?	Number and proportion of community led plans that are adopted and/or endorsed by the National Park Authority PMP-26. Number of Neighbourhood Areas Designated SDLP4. Number of Neighbourhood Development Plans made SDLP5. Number of other community plans adopted or endorsed by the National Park Authority (Parish Plans, Village Design Statements, Local Landscape Character Assessments) SDLP6. Number of Community Right to Build Orders and Neighbourhood Development Orders SDLP7.
			7.3: Support schemes aimed at extending involvement of all members of society in the SDNP.	How well is the PMP progressing initiatives in support of this objective?	Report on Sompriti project PMP-49. Report on Grace Eyre PMP-51.

No	Sustainability theme	SDLP SA objective	SA sub-objectives	Questions used to assess proposed policy	Potential indicators
8	Accessibility	To improve accessibility to all services and facilities.	8.1: Encourage the development of appropriate services and facilities in development schemes, based upon local plan evidence, via community rights tools, CIL and direct developer contributions (S106).	Have the LP policies improved access to services and facilities?	Percentage of communities with access to key facilities PMP-28. Changes to Settlement Facilities Assessment score for selected settlements. Lower Super Output Areas (LSOAs) in the National Park ranking in the most deprived 20% and second most deprived 20% of LSOAs in England, by access to housing and services, and by overall rating
9	Sustainable Transport	To improve the efficiency of transport networks by enhancing the proportion of travel by sustainable modes and by promoting policies which reduce the need to travel.	9.1: Provide sustainable access to services		For Broadband see sub-objective 12.1. Proportion of visits by public transport PMP-16
			9.2: Work with other partners to develop a high quality, safe access network and better links between bus and trains and cycling opportunities.	Will the policy support the development or use of public transport, cycling or walking?	Length and number of cycle routes PMP-14. Number of community transport schemes.
			9.3: Minimising the impact of vehicle infrastructure on landscape and communities.	Is road traffic reducing?	Average annual daily traffic flows on National Park roads PMP-25. Gross increase in non-motorised multi-user routes SDLP3.
			9.4: A sustainable transport infrastructure for 2020 and beyond.	Is there behaviour change in terms of a modal shift from car-use to public transport?	Modal split of travel to / from SDNP for visitors. Traffic flow data and identification of congestion points. Modal split of travel to / from school throughout the National Park. Modal split of travel to / from work throughout the National Park. Modal split of travel to / from local facilities

<i>No</i>	<i>Sustainability theme</i>	<i>SDLP SA objective</i>	<i>SA sub-objectives</i>	<i>Questions used to assess proposed policy</i>	<i>Potential indicators</i>
10	Housing	To ensure that everyone has the opportunity to live in a good quality, affordable home, suitable to their need and which optimises the scope for environmental sustainability	10.1: Support rural communities by providing affordable housing for local people which meets the needs of communities now and in the future.	Does the policy provide a range of housing including at least 40% within the affordable range? Does the policy provide new housing for local need?	Number of affordable dwellings completed (net) SDLP14. Number and proportion of new homes built that are 'affordable housing' PMP-29. Number of dwellings with extant planning permission (net) SDLP11. Number of dwellings completed (net) SDLP12. Number of dwellings completed in areas with housing requirements set by Joint Core Strategies (net) SDLP13. Number and percentage of annual housing completions within / outside settlement boundaries (net) SDLP15. Ratio of average house price to average resident income compared with historic trend. Annual survey of housing need by parish Distance travelled to work by rural workers in SDNP. Number of people on social housing waiting lists. Number and tenure type of existing housing stock.

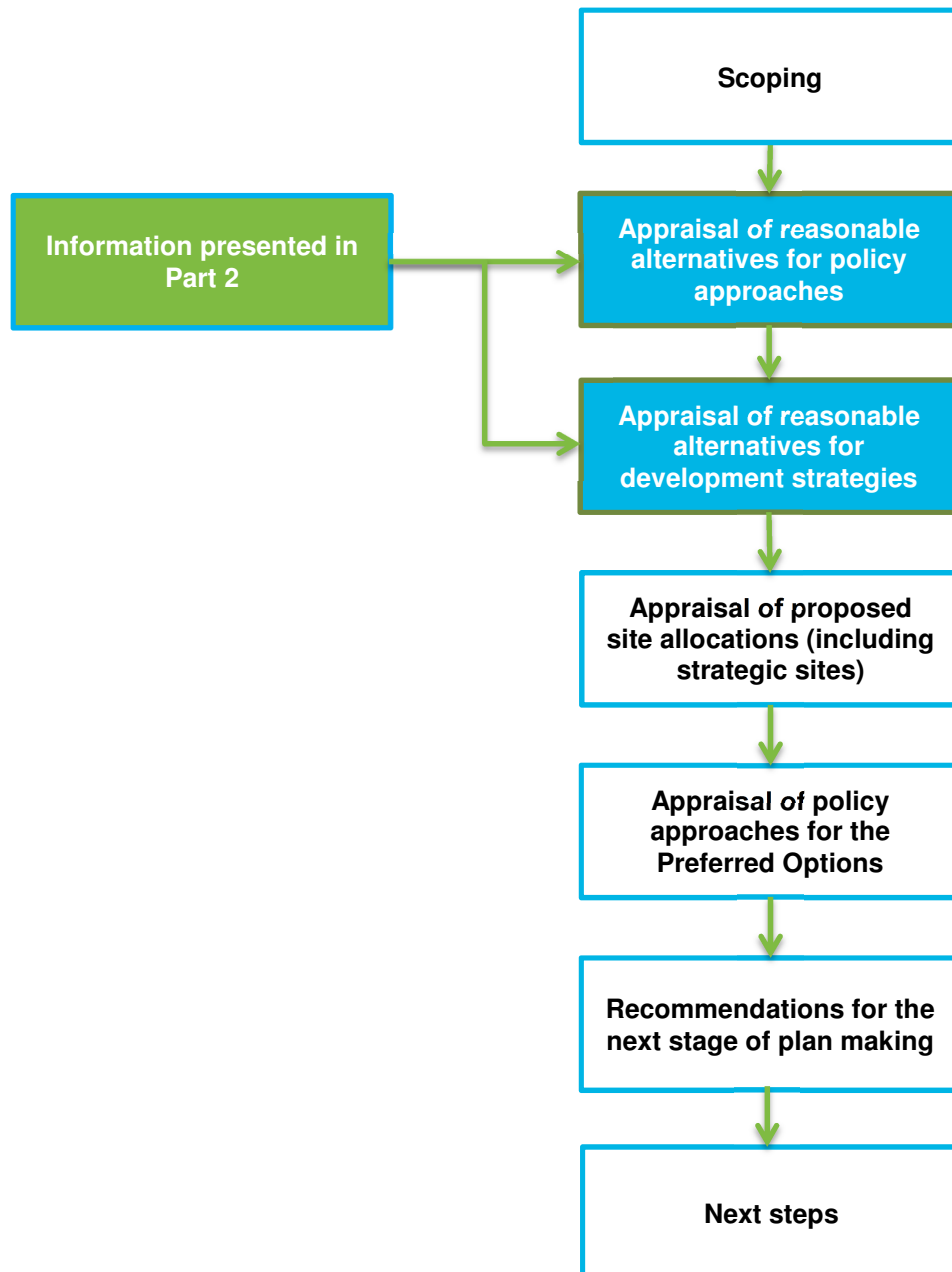
No	Sustainability theme	SDLP SA objective	SA sub-objectives	Questions used to assess proposed policy	Potential indicators
			10.2: Create communities characterised by integrated development which takes account of local housing needs and delivers the widest possible range of benefits consistent with National Park purposes & duty.	How have LP polices supported delivery of benefits to local communities?	Community Infrastructure Levy monies generated and collected SDLP8. Proportion of Community Infrastructure Levy Funds passed to Parish or Town Councils SDLP9. Community Infrastructure Levy funds spent SDLP10. . Number and percentage overall percentage of housing completions on previously developed land (net) SDLP16.
			10.3: To make suitable provision for transit and permanent traveller sites based upon projected need.	Is the LP providing for G&T Accommodation?	Net additional permanent Gypsy or Traveller pitches and Travelling Show People plots with extant permanent permissions against total need figure SDLP18. Net Additional Transit pitches with extant permanent permission against need figure SDLP19. Completion on Gypsy, Traveller pitches and Travelling Show People sites SDLP20.
			10.4: Make appropriate provision for the accommodation needs of older generations.	Is the LP meeting the needs of older generations?	No of homes for the needs of older age groups by Housing Market Assessment?
11	Climate Change Mitigation	To address the causes of climate change through reducing emissions of greenhouse gases and the consequences through	11.1: Promote appropriate retrofitting and upgrading of the existing housing stock and other buildings informed by the sense of place	Are energy efficiency measures in the domestic sector being actively pursued to reduce carbon emissions?	% housing In SDNP included in Green Deal / other retrofit measures. Partnership Management Plan indicator: CO ₂ and other greenhouse gas emissions by source.

No	Sustainability theme	SDLP SA objective	SA sub-objectives	Questions used to assess proposed policy	Potential indicators
		adaptation measures.	11.2: Implement policy of zero carbon new build homes by 2016 in accordance with government policy.		BREEAM Average Environmental Impacting rating and Dwelling CO ₂ Emissions rate of all dwellings. Greenhouse Gas Action Plan PMP7.
			11.3: Supporting communities with the right low carbon / renewable infrastructure in the right place.	Are community energy initiatives being encouraged by the LP?	Grants awarded under the DECC Rural Community Energy Fund.
			11.4: Extension of wood planting, where appropriate both for carbon storage opportunities and to provide woodfuel sources.		Acreage (and % increase) of new woodland planted PMP-8b
12	Rural Economy	To encourage development of the rural economy in a manner that balances agricultural and other business interests to maintain a living, valued landscape.	12.1: Encourage development of appropriate infrastructure throughout the area to encourage small business, communities & tourism in the Park.	Are infrastructure deficiencies being addressed to support rural businesses?	Broadband - Spatial mapping and % coverage. Mobile coverage - Spatial mapping and % coverage: Partnership Management Plan indicator. PMP-32a-c. Total net and gross new employment floorspace completed, by use class SDL21. Total net and gross retail floorspace completed, by use class SDL22. Total net and gross retail floorspace permitted, by use class SDL23.

No	Sustainability theme	SDLP SA objective	SA sub-objectives	Questions used to assess proposed policy	Potential indicators
			12.2: Encourage local industry and maintenance of a living cultural skills base that forms part of heritage now and into the future.	Is the rural economy growing in the SDNP?	Number and diversity of business types that exist in the National Park PMP-30. Number of jobs created and supported by local enterprises in the National Park PMP-33. Skills levels of employees in the National Park PMP-34. Young people not in education, employment or training PMP-35.
			12.3: Recognise and support core sectors of the South Downs economy such as food production, tourism and land management.		Agricultural land classification. The percentage area of land farmed for food production is maintained. Agriculture statistics – e.g. numbers of sheep and use of traditional livestock breeds.
			12.4: Promote agri-environmental businesses and diversification that focuses on ecosystem services and enhancement of the local supply chain.		Numbers employed in agriculture and land based sectors, including age, skills, seasonality.
			12.5: Market towns to provide services to the rural hinterland.		TBC

[This page is intentionally blank]

***Part 2: What has plan
making / SA involved to
this point?***



7 What has plan making / SA involved to this point?

The SA Report must include...

- An outline of the reasons for selecting the alternatives dealt with.
- The likely significant effects on the environment associated with alternatives / an outline of the reasons for selecting the preferred approach in-light of alternatives appraisal (and hence, by proxy, a description of how environmental objectives and considerations are reflected in the draft plan).

7.1 Introduction to Part 2

- 7.1.1 The narrative of plan-making / SA to date is told within this part of the SA Report. Specifically, this section explains how preparation of the current Preferred Options for the SDLP has been informed by an appraisal of alternative policy approaches.

NOTE: The appraisal of options presented in Section 7.5 was undertaken prior to the conclusion of the Independent Examination into the Petersfield Neighbourhood Plan. The housing figures appraised through these options were agreed by the National Park Authority on 16th July 2015. As such Options 4 and 5 do not reflect the housing figure currently to be taken forward through the Petersfield Neighbourhood Plan.

7.2 Overview of plan-making / SA work undertaken since 2013

- 7.2.1 Plan-making for the SDLP has been underway since 2013. In February 2014, a SDLP *Options Consultation Document*⁶³ was released for consultation for a period of eight weeks. Representing the outcome of the first stage in the SDLP's preparation process, the purpose of the consultation was to gain views on potential policy approaches that the Local Plan could take on key planning issues. The *Options Consultation Document* was accompanied by an Options SA Report⁶⁴ which was produced with the intention of informing this early stage of the plan's preparation.
- 7.2.2 Subsequently, the Preferred Options for the SDLP have been developed. The drafting of the Preferred Options took into account consultation responses received on the Options Consultation Document and the accompanying Options SA Report, the findings of further baseline studies undertaken in the National Park and the ongoing inputs from the SA process.
- 7.2.3 The following sections discuss in more detail the evolution of policies and sites for the SDLP in association with the SA process, specifically through the consideration of 'reasonable alternatives'.

7.3 Appraisal of reasonable alternatives for the SDLP

- 7.3.1 A key element of the SA process is the appraisal of 'reasonable alternatives' for the SDLP. The SEA Regulations⁶⁵ are not prescriptive, stating only that the SA Report should present an appraisal of the '*plan and reasonable alternatives taking into account the objectives and geographical scope of the plan or programme*'. European Commission Guidance offers additional guidance, specifically:

"In practice, different alternatives within a plan will usually be assessed (e.g. different means of waste disposal within a waste management plan, or different ways of developing an area within a land use plan). An alternative can thus be a different way of fulfilling the objectives of the plan or programme."

⁶³ South Downs National Park Authority (February 2014) South Downs National Park- Local Plan Options Consultation Document

⁶⁴ URS/AECOM (February 2014) Sustainability Appraisal for the South Downs Local Plan- Findings of the SA of Issues and Options

⁶⁵ Environmental Assessment of Plans and Programmes Regulations 2004

"For land use plans, or town and country planning plans, obvious alternatives are different uses of areas designated for specific activities or purposes, and alternative areas for such activities."

- 7.3.2 Recent legal judgments have shed further light on the development and assessment of reasonable alternatives:

"88 (iv). "Reasonable alternatives" does not include all possible alternatives: the use of the word "reasonable" clearly and necessarily imports an evaluative judgment as to which alternatives should be included. That evaluation is a matter primarily for the decision-making authority, subject to challenge only on conventional public law grounds." [our emphasis]

Friends of the Earth England, Wales and Northern Ireland Limited v The Welsh Ministers

"90. As to the substance of the work to be done by a local planning authority under article 5 [of the SEA Directive] in identifying reasonable alternatives for environmental assessment, the necessary choices to be made are deeply enmeshed with issues of planning judgment, use of limited resources and the maintenance of a balance between the objective of putting a plan in place with reasonable speed ...and the objective of gathering relevant evidence and giving careful and informed consideration to the issues to be determined. The effect of this is that the planning authority has a substantial area of discretion as to the extent of the inquiries which need to be carried out to identify the reasonable alternatives which should then be examined in greater detail." [our emphasis]

Ashdown Forest Economic Development LLP v Secretary of State for Communities and Local Government [2014] EWHC 406 (Admin)

- 7.3.3 In this context, a number of reasonable alternatives have been considered in relation to the following two broad areas:

- policy approaches for the Local Plan; and
- development strategies for the Local Plan.

7.4 Appraisal of reasonable alternatives for policy approaches

7.4.1 The *Options Consultation Document* presented a discussion of 55 ‘issues’ for focus at that stage in plan development. These were discussed under eight themes. The issues, and the themes under which they were grouped, were as follows:

Table 7.1 Issues considered in the *Options Consultation Document*

Theme	Issue
Landscape and Natural Resources	Issue 1 – How can the Local Plan best help conserve and enhance landscape character?
	Issue 2 – How can the Local Plan provide resilience for people, businesses and their environment?
	Issue 3 – How can the Local Plan best ensure designated habitats and protected species are conserved and enhanced?
	Issue 4 – How can the Local Plan best ensure that geodiversity is conserved and enhanced?
	Issue 5 – How can the Local Plan best address issues of water resources, water quality and flooding?
	Issue 6 – How can the Local Plan adequately protect, manage and enhance trees and woodland?
Historic Environment	Issue 7 – What approach should the Local Plan adopt to heritage at risk?
	Issue 8 – What approach should the Local Plan adopt in relation to adaptation and new uses of historic buildings and places which have lost their original purpose?
	Issue 9 – What approach should the Local Plan adopt to ensure the diversification of the agricultural economy conserves and enhances historic farm buildings and their setting?
	Issue 10 – How might climate change impact upon the historic environment? To what extent should individual heritage assets be expected to contribute to climate change solutions?
	Issue 11 – How might the Local Plan best protect non-designated heritage assets from total loss or incremental change?
	Issue 12 – Should the Local Plan include a policy on enabling development to address heritage at risk issues?
Design	Issue 13 – How might new infrastructure projects affect the cultural heritage?
	Issue 14 – How should the Local Plan ensure the design of new development supports built environment character and conserves and enhances the National Park’s natural beauty, wildlife and cultural heritage?
	Issue 15 – How should the Local Plan best ensure the use of appropriate local materials?
	Issue 16 – How can the Local Plan encourage the creation of buildings and developments that are adaptable and flexible over time?
	Issue 17 – Should the local plan include minimum space standards for new residential development?
	Issue 18 – How can the Local Plan best ensure that the design of streets and roads reduce vehicle dominance and speeds, enhance local distinctiveness and minimise signage clutter and light pollution?
	Issue 19 – How can the Local Plan best provide for sustainable new development which minimises greenhouse gas emissions and reinforces the resilience to climate change impacts?
	Issue 20 – How can the Local Plan address carbon reduction targets through energy efficiency schemes?
	Issue 21 – What development should the Local Plan permit outside settlements?
Settlement Strategy	Issue 22 – What approach should the Local Plan adopt to development in Tier 5 settlements?
	Issue 23 – What approach should the Local Plan adopt to development in Tier 4 settlements?

Theme	Issue
	Issue 24 – What approach should the Local Plan adopt to development in Tier 3 settlements?
	Issue 25 – What approach should the Local Plan adopt to development in Tier 2 settlements?
	Issue 26 – What approach should the Local Plan adopt to development in Tier 1 settlements?
	Issue 27 – How should the Local Plan best take account of the adjoining settlements outside of the National Park?
	Issue 28 – What approach should the Local Plan adopt for development proposals on sites adjoining settlements outside the National Park?
	Issue 29 – What approach should the Local Plan adopt to the redevelopment of major brownfield sites?
Housing	Issue 30 – How best should the Local Plan ensure a ‘sufficient’ supply of housing?
	Issue 31 – How best should the Local Plan address housing mix in the National Park?
	Issue 32 – What approach should the Local Plan adopt to best meet local need?
	Issue 33 – What approach should the Local Plan adopt for rural exception sites?
	Issue 34 – How best should the Local Plan meet the housing needs of agricultural and forestry workers?
	Issue 35 – How best can the Local Plan ensure the housing needs of older people are met?
	Issue 36 – How best should the Local Plan ensure that the housing needs of Gypsies, Travellers and Travelling Show-people are met?
	Issue 37 – How best should the Local Plan encourage Community Land Trusts?
Economy and Tourism	Issue 38 – Identifying strategic goals for the economy.
	Issue 39 – Should we safeguard existing employment sites?
	Issue 40 – What approach should we take to the allocation of additional employment land?
	Issue 41 – How can we support new businesses, small local enterprises and the rural economy?
	Issue 42 – What approach should the Local Plan take to the diversification of agricultural land and buildings?
	Issue 43 – What approach should the Local Plan take to equine development?
	Issue 44 – How should the Local Plan consider visitor accommodation?
	Issue 45 – How should the Local Plan consider types of tourism developments and recreational activities?
	Issue 46 – What approach should the Local Plan take to static holiday caravan sites?
	Issue 47 – How best can the Local Plan ensure communities have access to local services?
Community Facilities and Infrastructure	Issue 48 – How best can the Local Plan resist the loss of community infrastructure?
	Issue 49 – How best can the Local Plan ensure adequate infrastructure provision for new development?
	Issue 50 – How best might the Local Plan address statutory requirements to support carbon reduction targets through low carbon / renewable energy schemes?
	Issue 51 – Expenditure of Community Infrastructure Levy.
	Issue 52 – How best should the Local Plan deal with proposals for strategic infrastructure?
Transport and Accessibility	Issue 53 – How best should the Local Plan protect existing routes for use as sustainable transport routes?
	Issue 54 – What should be the Local Plan’s approach to car parking?
	Issue 55 – How best can the Local Plan ensure new developments are accessible?

7.4.2 For each of the above issues, the *Options Consultation Document* proposed various broad alternative approaches for consideration and discussion. The aim of the options consultation was to gain stakeholders’ views on different approaches that SDLP policies could take on various key planning issues.

- 7.4.3 The *Options Consultation Document* was accompanied by the Options SA Report. The Options SA Report presented an appraisal of the various high-level approaches presented within the *Options Consultation Document*. This was for the benefit of those who might wish to make representations through the options consultation and for the benefit of the plan-makers tasked with selecting preferred approaches to the SDLP. Through this approach the SA appraised reasonable alternatives for a range of potential policy approaches for the SDLP.
- 7.4.4 The *Options Consultation Document*, and accompanying Options SA Report presenting the appraisal of the reasonable alternatives for policy issues, can be accessed at:

<https://consult.southdowns.gov.uk/consult.ti/localplanoptions/consultationHome>

7.5 Appraisal of reasonable alternatives for development strategies

- 7.5.1 A key element of the Local Plan's development process to date has been to consider different approaches to delivering housing in the National Park. This has been considered in the context of enabling the National Park to address local need insofar as possible and appropriate, whilst conserving and enhancing the special qualities of the National Park and delivering the Purposes and Duty of the National Park Authority (Chapter 3 of this report).
- 7.5.2 A central element of the Options Consultation stage and the accompanying SA process was to inform the development of spatial options for the SDLP to allow coherent development strategies to emerge.
- 7.5.3 To help support this process, the SA has considered a number of development strategy options as reasonable alternatives. This reflects the Planning Inspectorate's recommendation that "*Meaningful options should be developed on such matters as the broad location and balance of development across the authority area, the management of the housing supply, the balance between employment and housing and the delivery of affordable housing.*"⁶⁶
- 7.5.4 These development strategy options were generated with the aim of testing different growth scenarios that emerged from the Strategic Housing Market Assessment (SHMA) and from current land supply availability as set out in the Strategic Housing Land Availability Assessment (SHLAA), both of which were specifically commissioned to inform the Local Plan. The growth scenarios considered are set out in **Table 7.2** and **Table 7.3** below. The homes per annum figures in the second column of **Table 7.3** incorporate figures for unimplemented planning permissions of 1,253 homes and a projected windfall allowance over the plan period of 765 homes.

Table 7.2 Growth Scenarios and relationship to allocations

	<i>Growth Scenario (number of homes allocated)</i>	<i>Unimplemented Planning Permissions</i>	<i>Windfall Allowance</i>	<i>Total</i>	<i>Per annum</i>
<i>Low</i>	1,720	1,253	765	3,738	208
<i>Medium</i>	2,578	1,253	765	4,596	255
Medium + 60%	3,429	1,253	765	5,447	303
<i>High</i>	6,087	1,253	765	8,105	450

Table 7.3 Growth scenarios considered for the Local Plan

⁶⁶ The Planning Inspectorate (2007). Local Development Frameworks: Lessons Learnt Examining Development Plan Documents

Low	208 homes per annum	The low growth scenario of 208 homes per annum is the minimum number of homes to be provided in the National Park in order to maintain the size of the current population as set out in the SHMA. This is based on seeking to maintain the current population and the blended approach to modelling household formation rates utilised in the SHMA. It should be noted that this allows some net in-migration without which the population of the National Park would fall notably and thus undermine the viability of local services.
Medium	255 homes per annum	The medium growth scenario of 255 homes per annum reflects the historic delivery rate of 259 homes built each year between 2004 and 2014 in the area now covered by the National Park before and after designation.
Medium + 60%	303 homes per annum	The medium + 60% growth scenario of 302 homes per annum takes forward the requirements set out for settlements in adopted and emerging joint core strategies (JCSs), namely Winchester, East Hampshire and Lewes, which were themselves subject to an SA process. For those settlements outside these plan areas it applied a 60% uplift. The resulting figure of 302 provides a useful stepping stone between the medium and high growth scenarios.
High	450 homes per annum	The high growth scenario of 450 homes per annum relates to projecting forward population growth based on five year trends as set out in the SHMA

- 7.5.5 In view of the high level of constraints and limited scope for development in the National Park, particularly outside of existing settlement boundaries, consideration of where development might be located has been based upon an assessment of the site availability evidence in conjunction with National Park-wide spatial approaches. The Options Consultation for the Local Plan undertaken in early 2014 considered spatial development options in the very generic terms of how development should be distributed across a rigid settlement hierarchy. Feedback received from the consultation indicated that a less rigid approach was preferred that did not exclude development in smaller settlements but rather sought to maintain the viability of these settlements by allowing small levels of growth. There was, however, a body of opinion that recognised the benefits of focusing housing development alongside existing services, existing employment and proposed employment sites.
- 7.5.6 Taking into consideration the growth scenarios and the spatial approaches, the SDNPA initially explored the following development strategies in **Table 7.4**. The allocation for each growth scenario excludes the unimplemented planning permissions and projected windfall allowance (see **Table 7.2**)

Table 7.4 Alternative development strategies considered for the Local Plan

<i>Growth Scenario (number of homes allocated over plan period)</i>	<i>Dispersed (Allocations to a wide range of settlements across the South Downs National Park)</i>	<i>Concentrated (Housing restricted to the following settlements: Petersfield, Lewes, Midhurst, Liss and Petworth)</i>
Low (1,720)	Dispersed Low	Concentrated Low
Medium (2,578)	Dispersed Medium	Concentrated Medium
	Dispersed Medium – Sustainable Transport	
Medium +60% (3,429)	Dispersed Medium +60%	Concentrated Medium +60%
High (6,087)	Dispersed High	Concentrated High

7.5.7 The four development strategies highlighted in the above table were discounted from further testing as they were not considered to be reasonable alternatives for the following reasons:

- The pursuit of a **Dispersed Low** strategy was viewed to be inconsistent with the National Park Purposes and Duty because three of the core settlements have received allocations through existing Joint Core Strategies, accounting for 81% of the overall housing delivery figure, specifically Petersfield, Liss and Lewes. Given this constraint, it would have left only 160 homes to distribute among the remaining 35 settlements which would not have provided sufficient housing for a large number of these settlements to sustain growth or meet affordable housing needs.
- For similar reasons to the above, a **Concentrated Low** strategy is not a reasonable alternative as it would offer no housing to 35 settlements to sustain growth or meet affordable housing needs.
- Under the **Concentrated Medium + 60% growth strategy**, it was apparent that seeking to accommodate significantly higher levels of development exclusively in Petersfield, Lewes, Midhurst, Liss and Petworth would conflict with recent evidence including the East Hampshire Core Strategy Sustainability Appraisal, which tested a range of scenarios including some which directed higher levels of growth to Petersfield and Liss, and the SDNPA SHLAA. These highlighted that such an approach would lead to significant negative landscape impacts on the nationally designated landscape of the South Downs.
- For the **Concentrated High** strategy, it follows that if the concentrated Medium + 60% strategy would clearly lead to significant negative effects on the landscape, to test an even greater concentration of housing would not be a reasonable alternative.

7.5.8 Further information on why the development strategy options were discounted is presented in **Appendix I**.

7.5.9 The remaining five development strategy options were therefore considered reasonable and subject to further testing:

Dispersed High
 Dispersed Medium +60%
 Concentrated Medium
 Dispersed Medium
 Dispersed Medium (Sustainable Transport)

7.5.10 While Options 1 to 4 are straightforward and explained at the head of Table 7.4, Option 5, Dispersed Medium – Sustainable Transport merits further explanation. The sustainable transport option would give priority to paragraph 1 of Draft Policy SD18 established for the Local Plan and would also help

underpin Policies 37 and 38 of the Partnership Management Plan by locating new development in areas with established sustainable transport infrastructure, specifically well-established bus routes, rail and cycle routes suitable for commuting:

- SD 18.1: *New development should be located and designed to reduce the need to travel. Development proposals that are likely to generate a significant number of vehicle movements will be required to be located near existing centres and supportive infrastructure, including main roads.*
- Policy 37: *Encourage cycling for both commuting and leisure purposes through the development and promotion of a seamless and safer network and by protecting the potential opportunities for future off road cycling infrastructure.*
- Policy 38: Work in partnership with key partners, business and organisations to reduce car travel across the National Park.

7.5.11 In this context, the Dispersed Medium Sustainable Transport option essentially explored whether the Dispersed Medium option could be pursued giving priority to allocations in settlements with good access to sustainable transport infrastructure.

7.5.12 The evidence to support this consideration comprised:

- 1) The known existence of a Monday-Friday bus service passing through the settlement;
- 2) Accessibility mapping modelled from the Department for Transport Public Transport “Stops and Services Database” and used to inform the sustainable transport policy; and
- 3) Rail network – locations within two miles of a station.

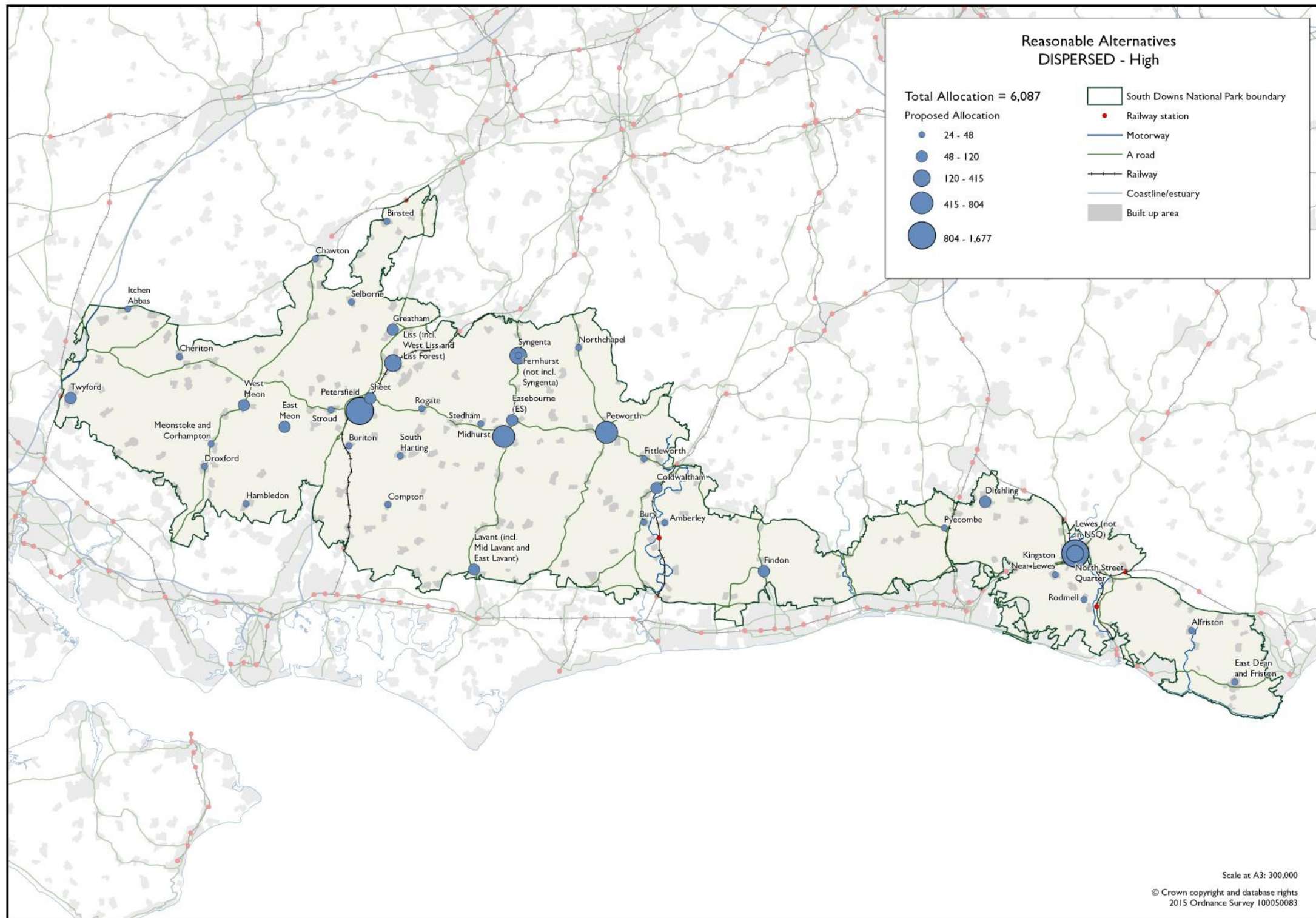
7.5.13 Initially settlements were allocated if any of the above applied. It was, however, recognised that 1) above does not necessarily imply suitability for commuting or school travel. As such, settlements were excluded on the basis of 2) above where the total journey time to a major settlement was more than 30 minutes, unless the settlement also fell within 3). Furthermore, it is recognised that the widespread subsidy of rural bus services, in a climate of reduced public-spending, introduces uncertainty over the future provision of these services.

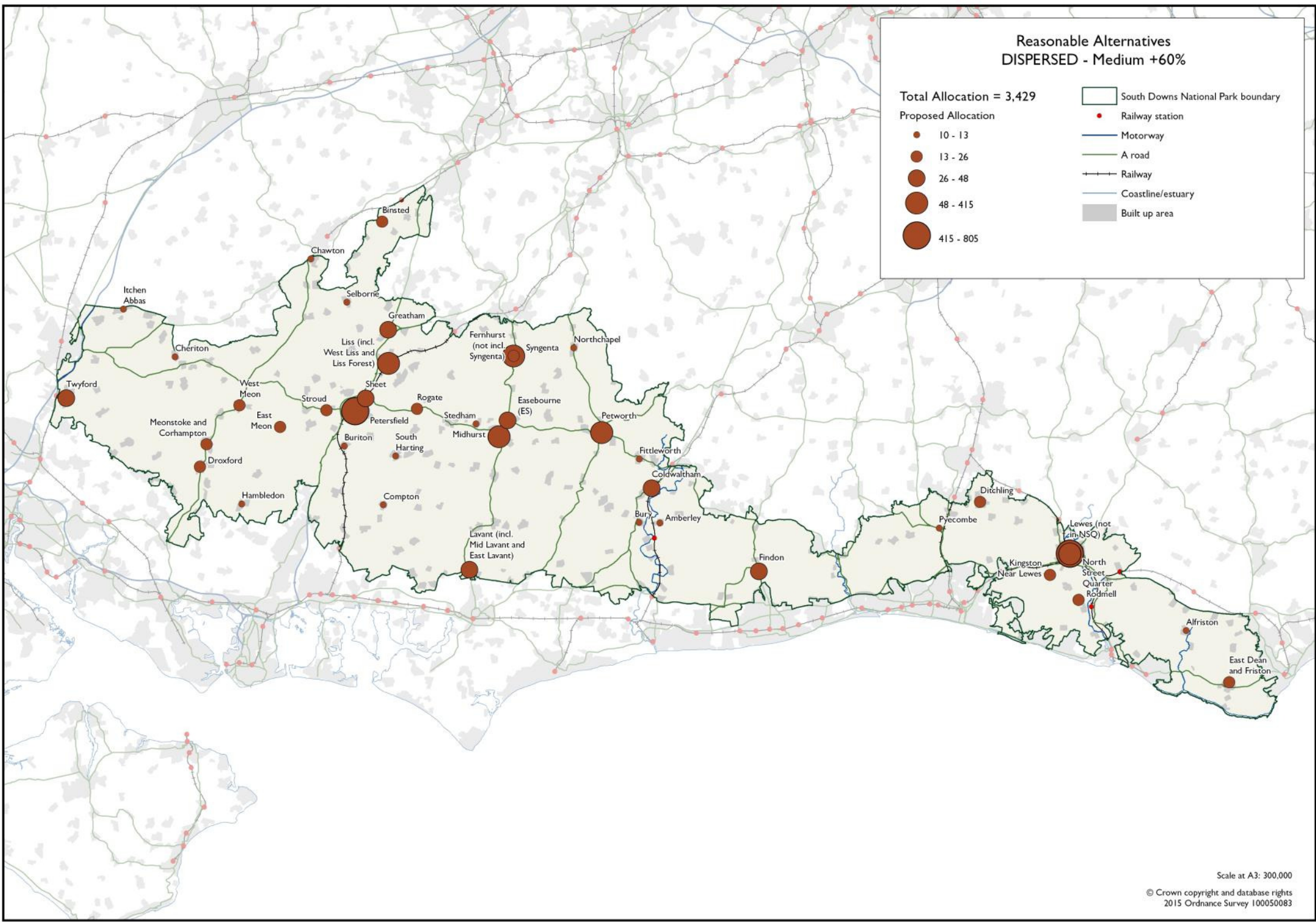
7.5.14 Hypothetical housing figures for the five options have been presented in **Table 7.5**, which is represented in the maps which follow the table. These are presented by settlement (and in some cases including strategic sites) which have been earmarked for allocating sites in order to allow this testing to take place. **It is stressed that this is solely for the purposes of testing reasonable alternatives for the Local Plan and is not indicative of any change to proposed allocations under the South Downs Preferred Options Local Plan.**

Table 7.5 Settlements and hypothetical quantum of development allocated to each settlement (total over plan period) under each development strategy option

<i>Settlement</i>	<i>Option 1: Dispersed High</i>	<i>Option 2: Dispersed Medium +60%</i>	<i>Option 3: Concentrated Medium</i>	<i>Option 4: Dispersed Medium</i>	<i>Option 5: Dispersed Medium - Sustainable Transport</i>
Alfriston	24	10	0	6	11
Amberley	24	10	0	6	20
Binsted	48	19	0	12	0
Buriton	28	11	0	7	11
Bury	24	10	0	6	11
Chawton	24	10	0	6	16
Cheriton	24	10	0	6	0
Coldwaltham	80	32	0	20	0
Compton	24	10	0	6	0
Ditchling	60	24	0	15	0
Droxford	44	18	0	11	0
Easebourne (ES)	80	32	0	20	20
East Dean and Friston	44	18	0	11	11
East Meon	60	24	0	15	15
Falmer	0	0	0	0	30
Fernhurst (not incl. Syngenta)	44	18	0	11	30
Syngenta (strategic site)	200	200	0	200	0
Finchdean	0	0	0	0	20
Findon	80	32	0	20	20
Fittleworth	24	10	0	6	0
Glynde	0	0	0	0	14
Greatham	120	48	0	30	30
Hambledon	24	10	0	6	0

<i>Settlement</i>	<i>Option 1: Dispersed High</i>	<i>Option 2: Dispersed Medium +60%</i>	<i>Option 3: Concentrated Medium</i>	<i>Option 4: Dispersed Medium</i>	<i>Option 5: Dispersed Medium - Sustainable Transport</i>
Itchen Abbas	32	13	0	8	8
Kingston Near Lewes	44	18	0	11	11
Lavant (incl. Mid Lavant, East Lavant)	80	32	0	20	45
Lewes (not in NSQ)	1677	672	626	420	485
North Street Quarter	415	415	415	415	415
Liss (incl. West Liss and Liss Forest)	220	220	220	150	220
Meonstoke and Corhampton	44	18	0	11	0
Midhurst	599	240	264	150	85
Northchapel	24	10	0	6	0
Petersfield	805	805	805	700	820
Petworth	599	240	248	150	85
Pyecombe	32	13	0	8	6
Rodmell	44	18	0	11	11
Rogate	44	18	0	11	11
Selborne	24	10	0	6	6
Sheet	80	32	0	20	11
South Harting	32	13	0	8	0
Southease	0	0	0	0	11
Stedham	24	10	0	6	6
Stroud	44	18	0	11	11
Steep	0	0	0	0	11
Twyford	80	32	0	20	50
Warningcamp	0	0	0	0	11
West Meon	64	26	0	16	0
Total	6,087	3,429	2,578	2,578	2,578

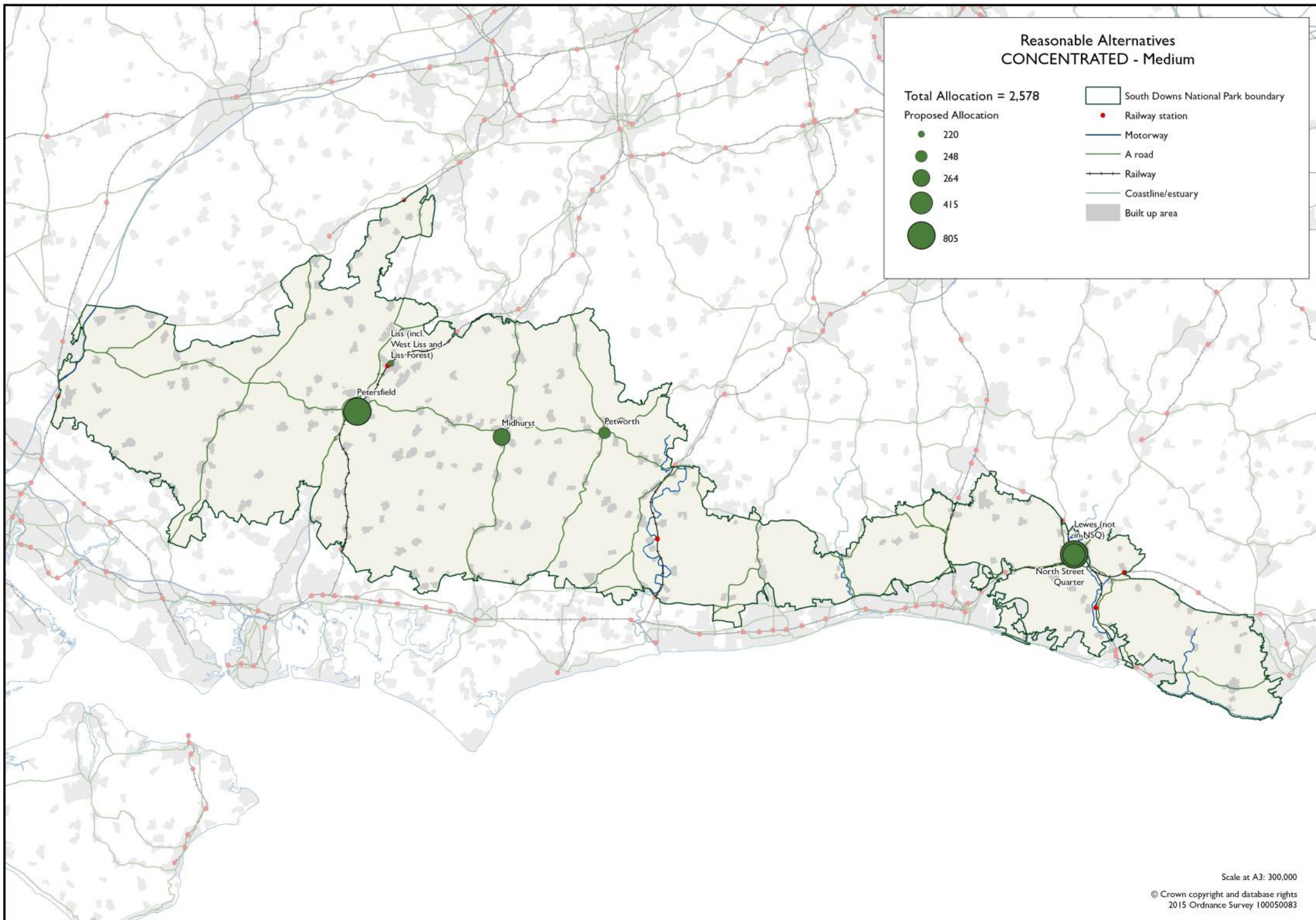


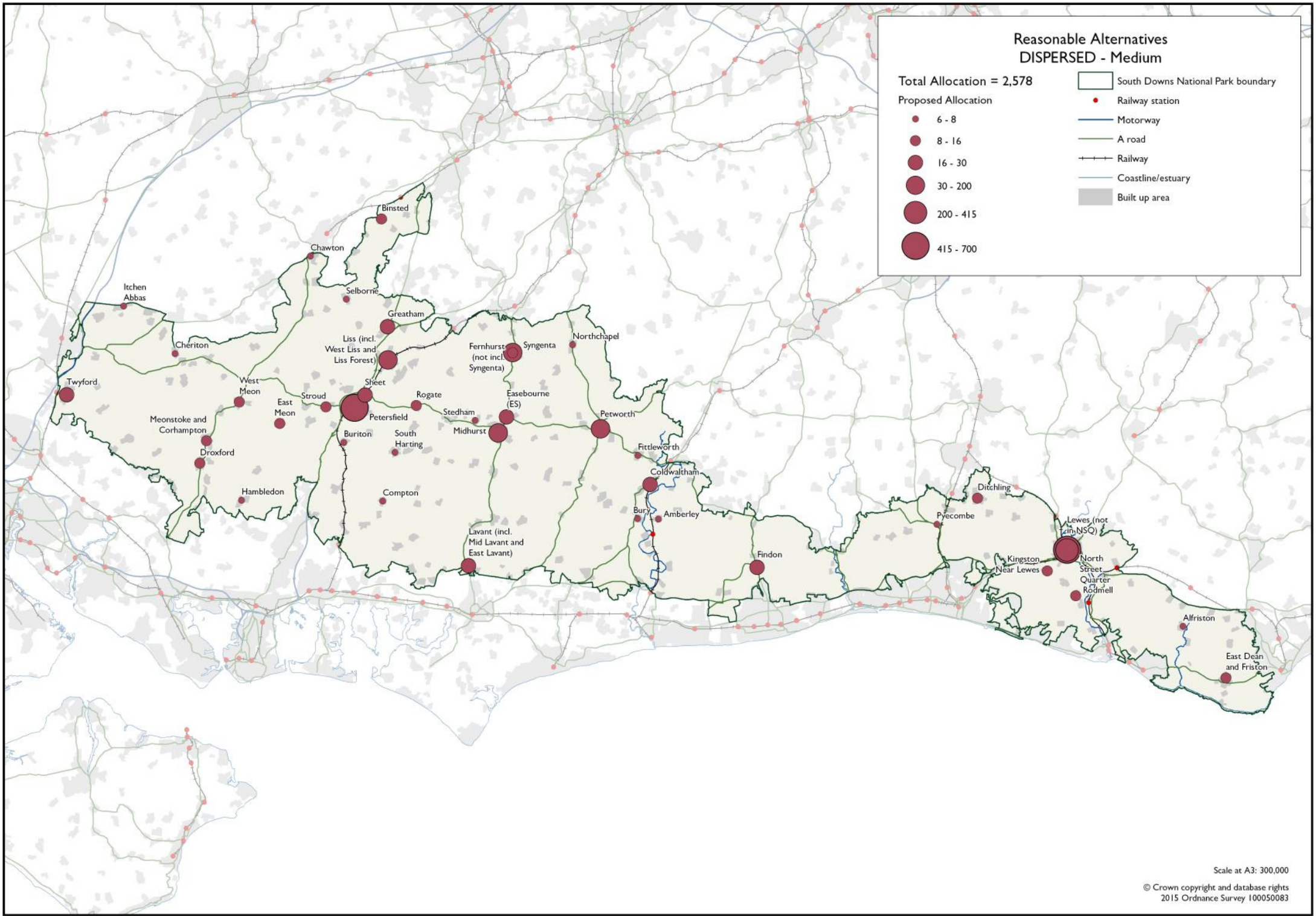


Reasonable Alternatives CONCENTRATED - Medium

Total Allocation = 2,578

Proposed Allocation

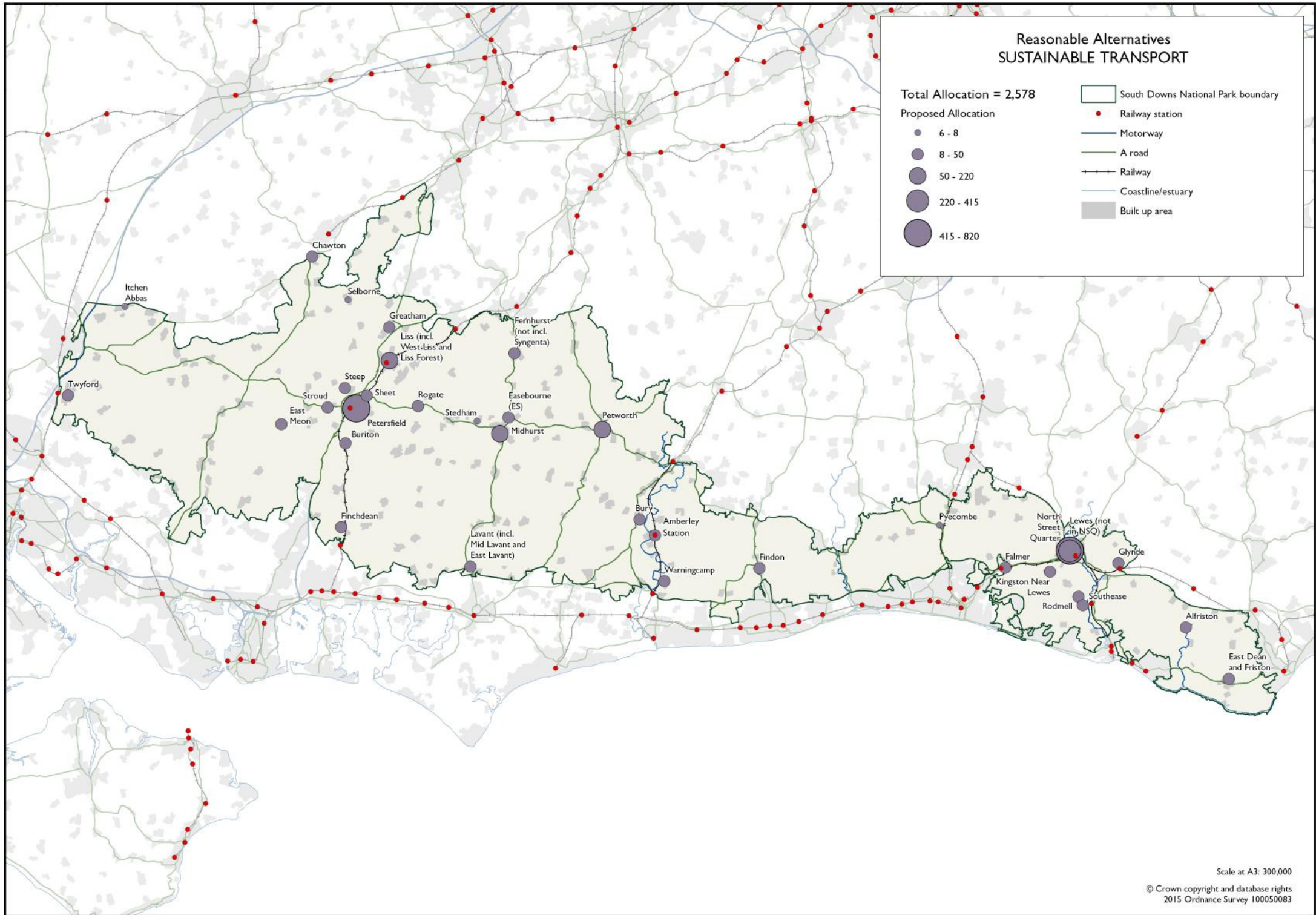
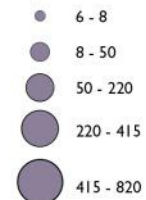




Reasonable Alternatives SUSTAINABLE TRANSPORT

Total Allocation = 2,578

Proposed Allocation



Scale at A3: 300,000

© Crown copyright and database rights
2015 Ordnance Survey 100050083

Appraisal of options

- 7.5.15 The following tables present appraisal findings in relation to the five options introduced above. These are organised by the twelve sustainability themes.
- 7.5.16 For each sustainability theme, a commentary on the likely effects (including significant effects) is presented. This is accompanied by an indication of whether likely 'significant effects' (using red / green shading) are likely to arise as a result of the option. Options are also ranked numerically reflecting their relative sustainability performance, with '1' the most favourable ranking and '5' the least favourable ranking.

Table 7.6: Appraisal findings, Landscape Sustainability Theme

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

The South Downs Integrated Landscape Character Assessment (SDILCA) undertaken for the South Downs National Park (updated 2011)⁶⁷ highlights there are a range of 'Forces for Change' affecting landscape character in the National Park. These have been identified as follows: development squeeze; traffic; changing agriculture; recreational pressures; development; climate change; and erosion of isolated island quality.

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

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

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

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

The effects of **climate change** on landscape in the National Park have the potential to be far reaching. This

⁶⁷ LUC (updated 2011) Integrated Landscape Character Assessment

Reasonable alternatives

Option 1: Dispersed High

Option 2: Dispersed Medium +60%

Option 3: Concentrated Medium

Option 4: Dispersed Medium

Option 5: Dispersed Medium- Sustainable Transport

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

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

Through facilitating an increased degree of development at the five main settlements in the National Park (Lewes, Liss, Midhurst, Petworth and Petersfield), Option 1, Option 2, Option 3 and Option 5 all have the potential to lead to **significant negative effects** on landscape character in the vicinities of these towns / villages. Whilst Option 3 focuses all development under a medium growth scenario to these settlements, Options 1 and 5 both promote a higher level of development in these locations. As such, Option 1 has increased potential for significant effects, whilst Option 3 will limit effects on landscape character elsewhere in the SDNP through not allocating new development within other settlements in the National Park. Under Option 4, overall effects on landscape character have the potential to be more limited. For Options 4 and 5, significant effects on landscape character depend on the location and layout of new development and the incorporation of measures such as high quality design and green infrastructure provision to minimise effects on landscape character and secure enhancements.

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

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

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

A band of the National Park extending eastwards from the south east of Petersfield to Storrington has been established as including some of the most tranquil areas in the South Downs⁶⁸. A further area of high tranquillity is located within the northern strip of the National Park which extends to the south west of

⁶⁸ Source: SNDPA (2012), State of the National Park 2012

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

Farnham. In this context the options which direct a larger degree of development to South Harting, Compton, East Dean, Bury, Amberley, and Binsted and Selborne (Option 1 and 2 and to a lesser extent, Option 4 and 5) have increased potential to have effects on tranquillity and light pollution at these locations.

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

Landscape Sustainability Theme: Summary of options' rank

Option 1	5	Option 2	4	Option 3	3	Option 4	1	Option 5	2
-----------------	----------	-----------------	----------	-----------------	----------	-----------------	----------	-----------------	----------

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

Table 7.7: Appraisal findings, Climate Change Adaptation Sustainability Theme

Reasonable alternatives									
Option 1: Dispersed High									
Option 2: Dispersed Medium +60%									
Option 3: Concentrated Medium									
Option 4: Dispersed Medium									
Option 5: Dispersed Medium- Sustainable Transport									
The ability of the development options to influence climate change adaptation, is assessed principally in relation to flood risk and water supply, owing to the limitations in data to assess other aspects of adaptation. In relation to flood risk, the Water Cycle Study (WCS) / Strategic Flood Risk Assessment (SFRA) undertaken for the SDNP⁶⁹ has identified that a number of the settlements proposed for development through the five options are subject to flood risk. The key locations with flood risk issues identified in the National Park by the SFRA are: Lewes (combined fluvial and tidal flood risk relating to the River Ouse including tidal locking, groundwater flooding, surface water flooding and sewerage flooding); Petersfield (fluvial flood risk from the upper River Rother and tributaries, surface water flooding, sewerage flooding and some groundwater flooding); and Liss (fluvial flood risk from upper River Rother and tributaries, and surface water flooding). In terms of Lewes, Option 1 (1,677 dwellings), Option 2 (672 dwellings) and Option 3 (626 dwellings) are likely to lead to increased pressures for development at locations with elevated flood risk. Similarly in Petersfield, Option 5 (820 dwellings) and Options 1 to 3 (805 dwellings) have the potential to increase the likelihood of development in unsuitable locations in comparison to Option 4 (700 dwellings). In terms of Liss, Options 1, 2, 3 and 5 all propose elevated levels of housing development (220 dwellings) in comparison to Option 4 (150 dwellings). Overall, the Dispersed High option (which proposes 6,087 dwellings in comparison to the 3,429-2,578 dwellings proposed by the other four options) may lead to additional pressures for development at locations with elevated issues relating to flood risk. Whilst a number of the options have the potential to lead to elevated levels of flood risk at locations where the SFRA has highlighted particular issues, it is considered that the provisions of the NPPF and national policy in relation to flooding will help guide development away from flood risk areas and ensure that appropriate mitigation measures are implemented. For example the NPPF does not permit development within flood risk areas or where the effect would be to increase flood risk elsewhere. Likewise, adherence to the recommendations and guidance presented in the WCS / SFRA, and the provisions of future documents to be prepared in the National Park, including the Level 2 SFRA for Lewes and the Surface Water Management Plans to be prepared for Petersfield and Liss, will help limit effects. In relation to water supply, the Environment Agency in 2013 classified supplies in the Southern Water and South East Water areas as under “Serious Stress” and supplies in the Portsmouth Water area as “Moderate”. However, the WCS has highlighted that, provided water companies implement their proposed Water Resource Management Plans effectively, there are no significant issues which would impact on the ability to meet the supply needs of the new development. In this respect it is not anticipated that the scale and location of development proposed through any of the options will be undeliverable. It should be noted however that the increased scale of development through the Dispersed High option (Option 1) will lead to increased water demand in the National Park in comparison with the other options. In terms of coastal zone management the proposed development strategies put forward through the five options limit development within the coastal areas of the National Park in East Sussex.									
Climate Change Adaptation Sustainability Theme: Summary of options' rank									
Option 1	5	Option 2	4	Option 3	2	Option 4	1	Option 5	2
Options with likely significant positive effects									
Options with likely significant negative effects									
Options with no likely significant effects									
Rankings: from 1 (most favourably performing) to 5 (least favourably performing)									1-5

⁶⁹ Amec (December 2014) Water Cycle Study and SFRA Level 1, Scoping and Outline Report

Table 7.8: Appraisal findings, Biodiversity Sustainability Theme**Reasonable alternatives****Option 1: Dispersed High****Option 2: Dispersed Medium +60%****Option 3: Concentrated Medium****Option 4: Dispersed Medium****Option 5: Dispersed Medium- Sustainable Transport**

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

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

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

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

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

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

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

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

In terms of the nature conservation designations located in the vicinity of the smaller settlements in the

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

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

It should also be noted that the potential for significant negative effects cannot be excluded for any of the options without increased clarity on the potential location and scale of development sites. In this context it is recognised that these elements cannot be determined in detail for the five options due to the broad strategic nature of the options and as such the significance of effects are *uncertain*. In terms of European designated sites (including SACs and SPAs) the Habitats Regulations Assessment currently being undertaken for the Local Plan will help limit any significant effects relating to these sites through the implementation of avoidance and mitigation measures where appropriate.

Biodiversity Sustainability Theme: Summary of options' rank

Option 1	5	Option 2	4	Option 3	3	Option 4	1	Option 5	2
-----------------	----------	-----------------	----------	-----------------	----------	-----------------	----------	-----------------	----------

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

Table 7.9: Appraisal findings, Cultural Heritage Sustainability Theme

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

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

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

In this context an increased scale of development proposed for the five primary towns and villages of the National Park through Options 1, 2, 3 and 5 (Lewes, Petersfield, Midhurst, Petworth and Liss) has the potential to have **significant negative effects** on the historic environment of these settlements without the implementation of careful design and layout and appropriate locational policies. However Option 3 will also, through exclusively focussing effects on the five larger settlements in the SDNP, help limit direct impacts from new development on the remaining settlements in the National Park. In terms of Options 1, 2, 4 and 5, these options will lead to varying degrees of development in the smaller settlements in the National Park. However Option 1 and Option 2 have the potential to lead to the largest magnitude of effects in the settlements due to the larger growth to be delivered in these villages.

Whilst a larger quantum of development in a settlement has the potential to increase the magnitude of effects on the fabric and setting of the historic environment, in the context of the National Park a key consideration in relation to the historic environment is the potential for new development to 1) support enhancements to the quality of the built environment 2) facilitate enhancements to the setting of the historic environment and 3) the potential for development areas to contribute to the rejuvenation of historic environment assets, including those deemed to be 'at risk'. This is a central element in relation to supporting and enhancing the special qualities of the National Park.

In this respect, the limiting of new development in the majority of villages in the South Downs through Option 3 reduces the scope for enhancements to be made to the setting of cultural heritage assets and the rejuvenation of existing features and areas of historic environment interest. This limits the potential for enhancements to be secured to cultural heritage assets (including conservation areas) through developer contributions and similar mechanisms, although this is less of an issue with CIL. Irrespective, opportunities for enhancements to be made to the setting and fabric of features and areas of historic environment value are considered to be somewhat limited under Option 3.

In terms of Options 4, effects on the historic environment will depend on the location, design and layout of new development. However the broader spread of development proposed and avoidance of levels of development likely to have significant impacts upon the townscape of the core settlements, will enable a wider range of cultural heritage assets to benefit from enhanced utilisation of such assets (including through a contribution to the vitality of settlements), high quality and sensitive design and contributions to enhancements to the fabric and setting of historic environment assets.

Cultural Heritage Sustainability Theme: Summary of options' rank

<i>Option 1</i>	4	<i>Option 2</i>	3	<i>Option 3</i>	5	<i>Option 4</i>	1	<i>Option 5</i>	2
-----------------	----------	-----------------	----------	-----------------	----------	-----------------	----------	-----------------	----------

Table 7.10: Appraisal findings, Cultural Activity Sustainability Theme

Reasonable alternatives									
Option 1: Dispersed High									
Option 2: Dispersed Medium +60%									
Option 3: Concentrated Medium									
Option 4: Dispersed Medium									
Option 5: Dispersed Medium- Sustainable Transport									
Cultural activity in the National Park is closely linked to the vitality of communities. In particular, the larger settlements enable a greater variety of cultural activities to be supported. In this context through delivering a larger degree of development to Lewes, Petersfield, Midhurst, Petworth and Liss, Options 1, 2, 3 and 5 will promote an additional range of cultural activities. This will also support visitor offer in these towns and villages. In relation to smaller settlements in the National Park, the delivery of housing locally has the potential to support villages' services and facilities through increases in the local population. This will help to improve the settlement's vitality and viability through promoting increased offer locally, with the potential to support cultural activity. In this respect, Options 1, 2, 4 and 5 will promote cultural activity in locations outside of the five larger settlements through facilitating various degrees of development. This is a central consideration for this theme, as the smaller settlements of the SDNP are fundamentally important to the vitality of the National Park. Cultural activity and the visitor economy in the National Park are also closely linked to its landscape, setting, cultural heritage and local distinctiveness. In this context, Option 1, which proposes 6,087 dwellings in comparison to the 3,429-2,578 dwellings proposed by the other four options, has the most potential to undermine the special qualities of the National Park through increased levels of housing development. It should also be noted though that many of the smaller settlements in the SDNP are important centres for the tourism economy. For example, 13% of visitor nights to the National Park in 2003/4 were in Alfriston. Therefore a key element relating to this Sustainability Theme will be to achieve an effective balance between supporting the vitality and viability of a settlement and protecting and enhancing the natural and built environment. In light of the above consideration, Option 5, which promotes a dispersed approach to development whilst also focussing on the settlements with good accessibility by sustainable transport modes, will support a robust and sustainable visitor and tourism economy and an increased range of (and accessibility to) cultural activities. This is likely to lead to a range of positive effects in relation to this theme.									
Cultural Activity Sustainability Theme: Summary of options' rank									
Option 1	4	Option 2	3	Option 3	5	Option 4	2	Option 5	1
Options with likely significant positive effects									
Options with likely significant negative effects									
Options with no likely significant effects									
Rankings: from 1 (most favourably performing) to 5 (least favourably performing)									1-5

Table 7.11: Appraisal findings, Health and Wellbeing Sustainability Theme

Reasonable alternatives									
Option 1: Dispersed High									
Option 2: Dispersed Medium +60%									
Option 3: Concentrated Medium									
Option 4: Dispersed Medium									
Option 5: Dispersed Medium- Sustainable Transport									
Health and wellbeing in the National Park is closely related to a number of factors, including accessibility to services and facilities, the use of healthier modes of travel, access to high quality green infrastructure provision, the quality of housing, levels of crime and security and optimising the benefits that the natural environment offers to the health-and wellbeing of residents and visitors. Accessibility to services and facilities is a key influence on health and wellbeing. In this respect the options which direct an increased level of housing provision to the five largest settlements in the National Park (Lewes, Petersfield, Midhurst, Petworth and Liss) will enhance accessibility through directing housing to the settlements with the broadest range of services and facilities. This will support accessibility to the wider range of health services and leisure and recreational facilities in these settlements, with benefits for the health and wellbeing of residents. Locating a higher proportion of housing in closer proximity to the amenities in the larger settlements will also encourage healthier modes of travel including walking and cycling. In relation to the smaller settlements in the National Park, the options which promote a more dispersed pattern of development (Options 1, 2, 4 and 5) will support the viability of local services in these settlements, promoting accessibility to these facilities. In this context, through limiting development to the five largest settlements in the SDNP, Option 3 is unlikely to support existing health services and leisure and recreational facilities in the smaller settlements in the National Park or facilitate the development of new amenities. Option 3 is also less likely to support enhancements to green infrastructure networks or walking and cycling routes in these settlements through limiting opportunities for developer contributions. This has the potential to have negative effects in relation to the health and wellbeing of residents in these settlements. In certain settlements, an increase in population may increase pressures on existing health services without an improvement in capacity of such services. Option 5, through locating new development in the settlements with good sustainable transport links will also support accessibility to health services and leisure and recreational facilities. Healthier lifestyles are also closely linked to optimising the benefits that the natural environment offers to the health-and wellbeing of residents and visitors. In this respect Option 1, which proposes 6,087 dwellings in comparison to the 3,429-2,578 dwellings put forward by the other four options, has the most potential to undermine the special qualities of the SDNP through increased levels of housing development, and impacts on the National Park's landscape, setting, cultural heritage and local distinctiveness. The other options, through providing a lower quantum of development, will provide greater scope for mitigating and avoiding effects from new development on the special qualities. Effects on health and wellbeing will also depend on factors such as the provision of new services and facilities to accompany new development, the quality and energy efficiency of new housing, and enhancements to open space provision and green infrastructure networks, including pedestrian and cycle links. These elements will in large part depend on the policy approaches taken forward through the SDLP.									
Health and Wellbeing Sustainability Theme: Summary of options' rank									
Option 1	3	Option 2	4	Option 3	5	Option 4	1	Option 5	1
Options with likely significant positive effects									
Options with likely significant negative effects									
Options with no likely significant effects									
Rankings: from 1 (most favourably performing) to 5 (least favourably performing)									1-5

Table 7.12: Appraisal findings, Vitality of Communities Sustainability Theme

Reasonable alternatives									
Option 1: Dispersed High									
Option 2: Dispersed Medium +60%									
Option 3: Concentrated Medium									
Option 4: Dispersed Medium									
Option 5: Dispersed Medium- Sustainable Transport									
New development in the National Park will support settlements' vitality through promoting the viability of local services and facilities, enhancing local economic offer and supporting cultural activities. Option 3, through focussing new development on Lewes, Petersfield, Midhurst, Petworth and Liss is least likely of the four options to support the vitality of smaller settlements in the National Park. In this context the viability of services and facilities in these settlements will be undermined through a limitation of the ability of the local population to support these amenities. However, it should also be noted that in certain settlements, an increase in population may increase pressures on existing services and facilities without an improvement in capacity of such amenities. The vitality of settlements is closely linked to the demographic make-up of residents. For example younger people are increasingly likely to be priced out of a number of villages in the South Downs through Option 3, which limits development in smaller settlements in the National Park. This will have effects on community vitality by limiting the diversity of age ranges present in a village and reducing the viability of facilities such as local schools. The vitality of settlements is also supported by housing development through increasing the local market for goods and services. Option 3 will therefore limit economic opportunities linked to population increases. For these reasons, Option 3 has the potential to lead to significant negative effects on the vitality of a number of communities in the National Park. In terms of the other options, Option 1 will lead to the largest increase in population in the National Park. This will support the vitality of a wider range of settlements. Likewise Options 2 and 4 will also support vitality through promoting a dispersed approach to growth. Option 5, through directing housing provision to the settlements which are best connected by sustainable transport modes will promote the vitality of these towns and villages. Positive effects on these settlements' vitality are likely to be further supported through synergistic effects linked to the accessibility of these locations by sustainable transport modes, which will encourage those who live outside of these settlements to access services and facilities in the town / village. Due to the above factors, all four of Options 1, 2, 4 and 5 have the potential to support significant positive effects in relation to community vitality.									
Vitality of Communities Sustainability Theme: Summary of options' rank									
Option 1	1	Option 2	2	Option 3	5	Option 4	3	Option 5	4
Options with likely significant positive effects									
Options with likely significant negative effects									
Options with no likely significant effects									
Rankings: from 1 (most favourably performing) to 5 (least favourably performing)									1-5

Table 7.13: Appraisal findings, Accessibility Sustainability Theme

Reasonable alternatives									
Option 1: Dispersed High									
Option 2: Dispersed Medium +60%									
Option 3: Concentrated Medium									
Option 4: Dispersed Medium									
Option 5: Dispersed Medium- Sustainable Transport									
Accessibility to services and facilities is a key influence on community cohesion, settlement vitality, health and wellbeing and the quality of life of residents. Options 1, 2, 3 and 5 which direct an increased level of housing provision to the five largest settlements in the National Park (Lewes, Petersfield, Midhurst, Petworth and Liss) will promote accessibility through directing housing to the settlements with the broadest range of services and facilities. This will support accessibility to the wider choice of amenities present in these locations. Locating a higher proportion of housing in closer proximity to these amenities will also encourage the use of sustainable modes of transport, including walking and cycling and public transport. This will in turn support the development of new and enhanced transport links and promote accessibility for those without access to a car. In relation to the smaller settlements in the National Park, the options which promote a more dispersed pattern of development (Options 1, 2, 4 and 5) will support the viability of local services in these settlements. This will promote local residents' accessibility to these facilities. In this context, through limiting development to the five largest settlements in the SDNP, Option 3 is unlikely to reinforce support for existing services and facilities in the smaller settlements in the National Park. The scope for new amenities is in any case likely to be small in scale given the quantity of housing proposed for villages in the National Park. For those living in the smaller settlements of the National Park, this could limit accessibility to local amenities in the longer-term. Through limiting opportunities for developer contributions, Option 3 is also less likely to support enhancements to green infrastructure networks or walking and cycling routes in these settlements. This has the potential to limit improvements which will improve access for those without access to a car. In relation to this Sustainability Theme, Option 5 is the best performing. Through both 1) supporting existing services in smaller settlements, and 2) locating new development in the core settlements with good sustainable transport links, thereby promoting access by non-car modes to services and facilities. This will lead to some positive effects in relation to this Sustainability Theme but this is tempered by the fact that the option will not, in all cases, promote accessibility through directing housing to the settlements with the broadest range of services and facilities.									
Accessibility Sustainability Theme: Summary of options' rank									
Option 1	2	Option 2	3	Option 3	5	Option 4	4	Option 5	1
Options with likely significant positive effects									
Options with likely significant negative effects									
Options with no likely significant effects									
Rankings: from 1 (most favourably performing) to 5 (least favourably performing)									1-5

Table 7.14: Appraisal findings, Sustainable Transport Sustainability Theme

Reasonable alternatives									
Option 1: Dispersed High									
Option 2: Dispersed Medium +60%									
Option 3: Concentrated Medium									
Option 4: Dispersed Medium									
Option 5: Dispersed Medium- Sustainable Transport									
Options 1, 2, 3 and 5 which direct an increased level of housing provision to the five largest settlements in the National Park (Lewes, Petersfield, Midhurst, Petworth and Liss) will promote accessibility through directing housing to the settlements with the broadest range of services and facilities. This will encourage the use of sustainable modes of transport, including walking and cycling and public transport. Supporting this further, an increased level of housing will support enhancements to public transport and pedestrian and cycle links in the larger settlements in the National Park through developer contributions. In relation to the smaller settlements in the National Park, the options which promote a more dispersed pattern of development (Options 1, 2, 4 and 5) will support the viability of local services in these settlements and reduce the need to travel for local residents. In this context, through limiting development to the five largest settlements in the SDNP, Option 3 is less likely to support existing services and facilities in the smaller settlements in the National Park and may increase the need to travel for those living in these villages. Option 3 is also less likely to support enhancements to green infrastructure networks, including walking and cycling routes or new and improved public transport links in smaller settlements through limiting opportunities for developer contributions. The options which support improved vitality in smaller settlements in the National Park (Options 1, 2, 4 and 5) have the potential to limit traffic flows by reducing the need for people to travel to services, facilities and employment in the National Park. This is due to the options providing a wider range of housing types and tenures and the options' support for the viability of existing amenities and employment opportunities. In this context, through enabling housing provision to take place in a wider range of locations, Options 1, 2, 4 and 5 (provided new housing helps meet local need) will enable residents to access services, amenities and employment locally. This will reduce the need to travel by private car. In terms of traffic flows, Option 1, which proposes 6,087 dwellings in comparison to the 3,429-2,578 dwellings put forward by the other three options, has the most potential to lead to increases in traffic and congestion in the National Park. However, this may in part be limited by a reduction in the need for residents to travel to employment and services and facilities (see above). Option 5, through facilitating development across a wider range of settlements, and locating new development in the settlements with good sustainable transport links, will promote access by non-car modes. This will support the use of sustainable modes of transport, including train and bus use and walking and cycling. This could lead to significant positive effects in relation to this Sustainability Theme.									
Sustainable Transport Sustainability Theme: Summary of options' rank									
Option 1	2	Option 2	3	Option 3	4	Option 4	4	Option 5	1
Options with likely significant positive effects									
Options with likely significant negative effects									
Options with no likely significant effects									
Rankings: from 1 (most favourably performing) to 5 (least favourably performing)									1-5

Table 7.15: Appraisal findings, Housing Sustainability Theme

Reasonable alternatives									
Option 1: Dispersed High									
Option 2: Dispersed Medium +60%									
Option 3: Concentrated Medium									
Option 4: Dispersed Medium									
Option 5: Dispersed Medium- Sustainable Transport									
Affordable housing is a key issue in the SDNP. There were estimated approximately 3,780 households on the waiting list in the National Park in 2010, representing around 5% of all households. Between 2008 and 2010 there was a 49% increase in the number of households on the list (DTZ, 2011). Through limiting development to the five main settlements in the National Park, Option 3 is unlikely to meet localised demands for affordable housing in smaller settlements. This has the potential to lead to significant negative effects in relation to rural housing provision. In contrast, Options 1, 2, 4 and 5 may help deliver affordable housing in a broader range of settlements, which will help to meet localised needs. However, a more dispersed approach to housing provision may undermine the viability of affordable housing delivery in some instances through reducing the size of housing developments to a level below which the development of affordable housing on site is not required. In this respect Option 3 might generate more affordable housing than the more dispersed options which are likely to rely on more atypical means to provide affordable housing (rather than the standard model of affordable housing being provided alongside market housing). In terms of the delivery of housing for those with particular requirements, such as older people, younger families or those with disabilities, Options 1, 2, 4 and 5 will do more to help deliver appropriate housing provision in smaller settlements. However, the extent to which housing is delivered of a type and tenure which meets local requirements depends largely on the implementation of appropriate policy approaches through the Local Plan (and where present, Neighbourhood Development Plans). Given that the growth scenario proposed through Options 1 and 2 would facilitate an increase in housing above that of historic housing delivery, these options would likely have positive effects in terms of helping the National Park to deliver housing which meets local requirements, both affordable and market. By virtue of delivering a larger supply of housing, higher growth scenarios have increased potential to meet housing needs in the SDNP. In this respect Option 1, and to a lesser extent, Option 2, through delivering a higher quantum of development across a wider range of settlements in the National Park, and facilitating housing growth which more closely reflects population trends, will do most to deliver a wider range of housing which meets a variety of needs. This will support significant positive effects in terms of helping the National Park to meet objectively assessed housing needs.									
Housing Sustainability Theme: Summary of options' rank									
Option 1	1	Option 2	2	Option 3	5	Option 4	3	Option 5	3
Options with likely significant positive effects									
Options with likely significant negative effects									
Options with no likely significant effects									
Rankings: from 1 (most favourably performing) to 5 (least favourably performing)									1-5

Table 7.16: Appraisal findings, Climate Change Mitigation Sustainability Theme

Reasonable alternatives									
Option 1: Dispersed High									
Option 2: Dispersed Medium +60%									
Option 3: Concentrated Medium									
Option 4: Dispersed Medium									
Option 5: Dispersed Medium- Sustainable Transport									
In terms of greenhouse gas emissions, road transport is an increasingly significant contributor to emissions in the National Park. This is due in part to high car dependence, both within the National Park and in surrounding areas, which is stimulated by the dispersed nature of settlements and facilities and limited public transport infrastructure. An estimated 85% of residents own at least one car and an estimated 63% of the working population travel to work by car. The extent to which the five options have the potential to support climate change mitigation through facilitating a reduced level of car dependency is therefore a key element. In this context, Option 1, 2, 3 and 5 which direct an increased level of housing provision to the five largest settlements in the National Park (Lewes, Petersfield, Midhurst, Petworth and Liss) will promote accessibility through directing housing to the settlements with the broadest range of services and facilities. This will encourage the use of lower carbon modes of transport, including walking and cycling and public transport. Supporting this further, an increased level of housing will support enhancements to public transport and pedestrian and cycle links in the larger settlements in the National Park through developer contributions. This will further help limit emissions from transport. The options which promote a dispersed pattern of development (Options 1, 2, 4 and 5) will in part stimulate increases in greenhouse gas emissions by increasing the need to travel to services and amenities. Whilst this will be limited to an extent by new development supporting the provision of local services in these settlements, it is acknowledged that a greater degree of travel will be required to access a wider range of services and facilities. However, Option 5, which directs a dispersed spatial approach to housing to the settlements with good sustainable transport links, will help limit greenhouse gas emissions from transport through encouraging modal shift from the private car. In terms of the other aspects relating to greenhouse gas emissions, the sustainability performance of the option relating to climate change mitigation depends on elements such as the integration of energy efficient design within new development and the provision of renewable energy. It should be noted though that the higher quantum of development proposed through Option 1 (6,087 dwellings in comparison to the 3,429-2,578 dwellings put forward by the other four options) will do more to increase the built footprint of the SDNP, with associated overall increases in the National Park's greenhouse gas emissions. In terms of carbon sequestration, this depends on elements such as the integration of green infrastructure enhancements within new development areas and the on and off-site provision of carbon sinks. Overall, due to the relatively limited contribution of new development proposed through the options in the context of wider regional, national and global greenhouse gas emissions, and the associated likelihood of the influence of the growth strategy promoted through the SDLP on emissions being minor, no significant effects are anticipated in relation to climate change mitigation.									
Climate Change Mitigation Sustainability Theme: Summary of options' rank									
Option 1	5	Option 2	4	Option 3	1	Option 4	3	Option 5	2
Options with likely significant positive effects									
Options with likely significant negative effects									
Options with no likely significant effects									
Rankings: from 1 (most favourably performing) to 5 (least favourably performing)									1-5

Table 7.17: Appraisal findings, Rural Economy Sustainability Theme

Reasonable alternatives									
Option 1: Dispersed High									
Option 2: Dispersed Medium +60%									
Option 3: Concentrated Medium									
Option 4: Dispersed Medium									
Option 5: Dispersed Medium- Sustainable Transport									
The rural economy of the National Park is closely linked to agriculture, tourism and forestry The provision of affordable housing is a key element for the rural economy. The availability of affordable rural housing in the National Park is a barrier to the rural economy through its impact on the labour market. It is a particular barrier for low pay sectors in the National Park including agriculture, forestry and tourism. In this context, Option 3, through limiting housing provision in the villages outside of the three main settlements of the National Park (Lewes, Petesfield, Midhurst, Petworth and Liss) will do less to support the provision of affordable housing which meets local needs in the National Park. This will have impacts on labour availability, with adverse effects for local businesses in these sectors. In terms of the other four options, Options 1 and 2, through promoting a higher quantum of housing, will do most to support labour availability in the National Park. There is significant demand from farmers to diversify their businesses, such as through providing visitor accommodation, accommodating small businesses or meeting the growing market for locally produced food and drink. In this context the options which support a broader spread of housing in the National Park (Options 1, 2, 4 and 5) will help support the diversification of businesses through supporting local labour availability and promoting new business opportunities. New housing provision in the SDNP will support the National Park's towns and villages' economic vitality through promoting the viability of local services and facilities, enhancing local economic offer, increasing the local market for goods and services and supporting cultural activities. In this context, Options 1, 2, 4 and 5 will support the economic viability and vitality of smaller settlements in the National Park, with benefits for the rural economy. This likely to lead to positive effects for the rural economy. For similar reasons, Option 3 will limit economic opportunities resulting from population increases in the smaller villages of the National Park, reducing the economic vitality of rural settlements. In the context of the vitality of the rural economy over the longer term, this has the potential to lead to significant negative effects, even with increased benefits through Option 3 to the economy of the three primary market towns in the National Park, Lewes, Petersfield and Midhurst. The vitality of the visitor economy in the SDNP is closely linked to the National Park's landscape, setting, cultural heritage and local distinctiveness. Option 1, which proposes 6,087 dwellings in comparison to the 3,429-2,578 dwellings proposed by the other four options, has the most potential to undermine the special qualities of the National Park through increased levels of housing development. However, it should also be noted though that many of the smaller settlements in the SDNP are important centres for the tourism economy. For example, 13% of visitor nights to the National Park in 2003/4 were in Alfriston. Therefore a key element relating to the visitor economy will be to achieve an effective balance between supporting the vitality and viability of a settlement and protecting and enhancing the natural and built environment. In light of this consideration, Option 5, which promotes a dispersed approach to development whilst also focussing on the settlements with good accessibility by sustainable transport modes, will support a robust and sustainable visitor and tourism economy. This is likely to lead to positive effects in relation to this theme. However, the increased focus on allocating to settlements in close proximity to some measure of sustainable transport is not, in all cases, supporting the existing rural service centres. Settlements such as Finchdean and Warningcamp are not well-served in terms of services and this tempers the overall positive effect on the rural economy in the short-medium term. In terms of the availability of higher quality agricultural land, the extent to which land classified as the best and most versatile agricultural land is lost through new development areas depends on the specific location of new housing provision. In this context it is not possible to establish which of the options will lead to the loss of the largest area of higher quality land; however, due to larger scale of development proposed at these locations, it is likely that Options 1, 2 and 3 will increase pressures on the best and most versatile agricultural land (i.e. land classified as Grade 1-3a agricultural land) established to be present in the vicinities of Lewes, Petersfield. Midhurst and Liss.									
Rural Economy Sustainability Theme: Summary of options' rank									
Option 1	3	Option 2	4	Option 3	5	Option 4	1	Option 5	2

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

7.6 Summary of appraisal findings

7.6.1 The table below presents a summary of the appraisal findings for the five options considered. Within each row (i.e. for each Sustainability Theme) the columns to the right hand side seek to both categorise the performance of each option in terms of 'significant effects' (using red / green shading) and also rank the alternatives in order of preference. Options are ranked numerically in accordance with sustainability performance. A summary commentary is also presented.

Table 7.18: Development strategy options, summary of appraisal findings

	<i>Rank of preference / categorisation of effects</i>					
	Option 1: DisHigh	Option 2: DisMed+6 0%	Option 3: ConcMed	Option 4: DisMed	Option 5: DisMed SustTran	<i>Summary of potential significant effects</i>
Landscape	5	4	3	1	3	Significant negative effects have the potential to arise from the two options with the higher levels of housing proposed (Option 1, Dispersed High and Option 2: Dispersed Medium +60%). This is linked to the increased likelihood of these options contributing to the 'Forces for Change' on landscape character identified by the South Downs Integrated Landscape Character Assessment. The Concentrated Medium option and Dispersed Medium (Sustainable Transport) option (options 3 and 5) are also likely to lead to significant effects in the vicinities of the five largest towns in the National Park through focussing development at these locations. The Dispersed Medium option has a reduced likelihood of leading to significant negative effects on landscape character and visual amenity. In terms of tranquillity, Option 1, through increasing the scale and dispersal of new development, has the most potential of the options to lead to significant negative effects on light pollution and tranquillity.
Climate change adaption	5	4	3	1	3	No significant effects are anticipated as a result of the five options. Whilst a number of the options have the potential to lead to elevated levels of flood risk at locations where the SFRA has highlighted particular issues, it is considered that the provisions of the NPPF and national policy in relation to flooding will help guide development away from flood risk areas and ensure that appropriate mitigation measures are implemented. Likewise, in relation to water supply, it is not anticipated that the scale and location proposed through any of the options will lead to significant effects if Water Resource Management Plans are implemented effectively. In terms of coastal zone management the proposed development strategies put forward through the five options limit development within the coastal areas of the National Park in East Sussex.

<i>Rank of preference / categorisation of effects</i>					
	Option 1: DisHigh	Option 2: DisMed+6 0%	Option 3: ConcMed	Option 4: DisMed	Option 5: DisMed SustTran
	<i>Summary of potential significant effects</i>				
Biodiversity	5	4	3	1	2
	In terms of the larger settlements in the National Park, the options which promote a higher degree of development at these locations (Dispersed High, Dispersed Medium +60% and Concentrated Medium option and Dispersed Medium Sustainable Transport) have increased potential for effects on the designated sites present in the vicinity of these towns and villages. In terms of the nature conservation designations located in the vicinity of the smaller settlements in the National Park, the likelihood for significant effects may be limited by the scale of allocations at most of the locations proposed through the options. However, this does not preclude the possibility of significant negative effects on biodiversity in the vicinity of these settlements. Overall the potential for significant negative effects cannot be excluded for any of the options without increased clarity on the potential location and scale of development sites. In this context it is recognised that these elements cannot be determined in detail for the five options due to the broad strategic nature of the options. In relation to effects on European designated sites the Habitats Regulations Assessment currently being undertaken for the Local Plan will help limit any significant effects relating to these sites through the implementation of avoidance and mitigation measures where appropriate.				

<i>Rank of preference / categorisation of effects</i>					
	Option 1: DisHigh	Option 2: DisMed+6 0%	Option 3: ConcMed	Option 4: DisMed	Option 5: DisMed SustTran
	<i>Summary of potential significant effects</i>				
Cultural heritage	4	3	5	1	2
	An increased scale of development proposed for the five primary towns and villages of the National Park through Options 1, 2, 3 and 5 (Lewes, Petersfield, Midhurst, Petworth and Liss) has the potential to have significant negative effects on the historic environment of these settlements without the implementation of careful design and layout and appropriate locational policies. Option 3, through exclusively focussing effects on the five larger settlements in the SDNP, will help limit direct impacts from new development on the remaining settlements in the National Park. However, through limiting new development in the majority of villages in the South Downs, Option 3 also reduces the scope for enhancements to be made to the setting of cultural heritage assets and the rejuvenation of existing features and areas of historic environment interest. In terms of Options 4 and 5, effects on the historic environment will depend on the location, design and layout of new development. However the broader spread of development proposed through these options will enable a wider range of cultural heritage assets to benefit from enhanced utilisation of such assets (including through a contribution to the vitality of settlements), high quality and sensitive design and contributions to enhancements to the fabric and setting of historic environment assets.				
Cultural activity	4	3	5	2	1
	Larger settlements enable a greater variety of cultural activities to be supported. In this context, through delivering an increased degree of development to Lewes, Petersfield, Midhurst, Petworth and Liss, Options 1, 2, 3 and 5 will promote an additional range of cultural activities at these locations. This will also support visitor offer in these towns and villages. However Option 3, through limiting enhancements to the vitality of smaller settlements, will have do less to encourage the development of new cultural activities in these settlements. Cultural activity and the visitor economy in the National Park are also closely linked to its landscape, setting, cultural heritage and local distinctiveness. In this context, Option 1 has the most potential to undermine the special qualities of the National Park through increased levels of housing development. Option 5, which promotes a dispersed approach to development, whilst also focussing on the settlements with good accessibility by sustainable transport modes, will support a robust and sustainable visitor and tourism economy and an increased range of (and accessibility to) cultural activities.				

<i>Rank of preference / categorisation of effects</i>						<i>Summary of potential significant effects</i>
	Option 1: DisHigh	Option 2: DisMed+6 0%	Option 3: ConcMed	Option 4: DisMed	Option 5: DisMed SustTran	
Health and wellbeing	3	4	5	1	1	Health and wellbeing in the National Park is closely related to a number of factors, including accessibility to services and facilities, the use of healthier modes of travel, access to high quality green infrastructure provision, the quality of housing, levels of crime and security and optimising the benefits that the natural environment offers to the health-and wellbeing of residents and visitors. In this context the options by themselves are unlikely to lead to significant effects in relation to health and wellbeing as effects will depend on factors such as the provision of new services and facilities to accompany new development, the quality and energy efficiency of new housing, and enhancements to open space provision and green infrastructure networks, including pedestrian and cycle links. These elements will in large part depend on the policy approaches taken forward through the SDLP.
Vitality of communities	1	2	5	3	4	New development in the National Park will support settlements' vitality through promoting the viability of local services and facilities, enhancing local economic offer and supporting cultural activities. In this respect Option 3 has the potential to lead to significant negative effects on the vitality of smaller communities in the National Park through limiting new development at these locations and associated impacts on the demographic diversity present in these settlements, the viability of services, facilities and amenities and local economic opportunities. In terms of the other options, Option 1 will lead to the largest increase in population in the National Park. This will support the vitality of a wider range of settlements. Likewise Options 2 and 4 will also support vitality through promoting a dispersed approach to growth. Option 5, through directing housing provision to the settlements which are best connected by sustainable transport modes will promote the vitality of these towns and villages. Positive effects on these settlements' vitality are likely to be further supported through the accessibility of these locations by sustainable transport modes, which will encourage those who live outside of these settlements to access services and facilities in the town / village. Due to these factors, all of Options 1, 2, 4 and 5 have the potential to support significant positive effects in relation to community vitality. However, vitality is likely to be furthered by promoting development within existing service centres; Option 4 is assessed as more likely to achieve this for the range of smaller settlement in the National Park than Option 5 in the short-medium term.

<i>Rank of preference / categorisation of effects</i>						<i>Summary of potential significant effects</i>
	Option 1: DisHigh	Option 2: DisMed+6 0%	Option 3: ConcMed	Option 4: DisMed	Option 5: DisMed SustTran	
Accessibility	2	3	5	4	1	Options 1, 2, 3 and 5 which direct an increased level of housing provision to the five largest settlements in the National Park (Lewes, Petersfield, Midhurst, Petworth and Liss) will promote accessibility through directing housing to the settlements with the broadest range of services and facilities. In relation to the smaller settlements in the National Park, the options which promote a more dispersed pattern of development (Options 1, 2, 4 and 5) will support the viability of local services in these settlements. This will promote local residents' accessibility to these facilities. Option 3, through limiting development to the five largest settlements, is unlikely to reinforce support for existing services and facilities in the smaller settlements in the National Park. For those living in the smaller settlements of the National Park, this will lead to negative effects in relation to this Sustainability Theme through limiting accessibility to local amenities in the longer-term. Overall, Option 5 is the best performing in relation to accessibility. Through both 1) supporting existing services in smaller settlements, and 2) locating new development in the core settlements with good sustainable transport links, thereby promoting access by non-car modes to services and facilities. This will lead to some positive effects in relation to this Sustainability Theme but this is tempered by the fact that the option will not, in all cases, promote accessibility through directing housing to the settlements with the broadest range of services and facilities.

<i>Rank of preference / categorisation of effects</i>					
	Option 1: DisHigh	Option 2: DisMed+6 0%	Option 3: ConcMed	Option 4: DisMed	Option 5: DisMed SustTran
	<i>Summary of potential significant effects</i>				
Sustainable transport	2	3	4	4	1
	Options 1, 2, 3 and 5 which direct an increased level of housing provision to the five largest settlements in the National Park (Lewes, Petersfield, Midhurst, Petworth and Liss) will promote accessibility through directing housing to the settlements with the broadest range of services and facilities and best connections by sustainable transport modes. This will promote the use of sustainable modes of transport. In relation to the smaller settlements in the National Park, the options which promote a more dispersed pattern of development (Options 1, 2, 4 and 5) will support the viability of local services in these settlements. This will help reduce the need to travel to some services and facilities. Through limiting development to the five largest settlements in the SDNP, Option 3 is unlikely to support existing services and facilities in the smaller settlements in the National Park and may increase the need to travel for those living in these villages. The Dispersed Medium Sustainable Transport Option is the best performing in relation to encouraging sustainable transport use. Through both 1) supporting existing services across a wider range of settlements, and 2) locating new development in the settlements with good sustainable transport links, the option will promote access by non-car modes to services and facilities both within the settlement and to those which cannot be accessed locally. This will support significant positive effects for this sustainability theme.				
Housing	1	2	5	3	3
	By virtue of delivering a larger supply of housing, the higher growth scenarios have increased potential to meet housing needs in the SDNP. In this respect Option 1, and to a lesser extent, Option 2, through delivering a higher quantum of development across a wider range of settlements in the National Park, and facilitating housing growth which more closely reflects population trends, will do most to deliver a wider range of housing which meets a variety of needs. This will support significant positive effects in terms of helping the National Park to meet objectively assessed housing needs. Whilst Option 3 will not deliver housing in smaller settlements in the National Park (and as such has been ranked lowest), it may have the potential to generate more affordable housing through S106. However the option, through precluding development in the majority of settlements in the National Park, will have significant negative effects in relation to the delivery of rural housing provision.				

<i>Rank of preference / categorisation of effects</i>						<i>Summary of potential significant effects</i>
	Option 1: DisHigh	Option 2: DisMed+6 0%	Option 3: ConcMed	Option 4: DisMed	Option 5: DisMed SustTran	
Climate change mitigation	5	4	1	3	2	Overall, due to the relatively limited contribution of new development proposed through the options in the context of wider regional, national and global greenhouse gas emissions, and the associated likelihood of the influence of the growth strategy promoted through the SDLP on emissions being minor, no significant effects are anticipated in relation to climate change mitigation.
Rural economy	3	4	5	1	2	New housing provision in the SDNP will support the National Park's towns and villages' economic vitality through promoting the viability of local services and facilities, enhancing local economic offer, increasing the local market for goods and services and supporting cultural activities. In this context, Options 1, 2, 4 and 5 will support the economic viability and vitality of smaller settlements in the National Park, with potential positive effects for the rural economy. For similar reasons, Option 3 will limit economic opportunities resulting from population increases in the smaller villages of the National Park, reducing the economic vitality of rural settlements. In the context of the vitality of the rural economy over the longer term, this has the potential to lead to significant negative effects, even with increased benefits through Option 3 to the economy of the three primary market towns in the National Park, Lewes, Petersfield and Midhurst. The vitality of the visitor economy in the SDNP is closely linked to the National Park's landscape, setting, cultural heritage and local distinctiveness. A key element relating to the visitor economy will be to achieve an effective balance between supporting the vitality and viability of a settlement and protecting and enhancing the natural and built environment. In light of this consideration, Option 5, which promotes a dispersed approach to development whilst also focussing on the settlements with good accessibility by sustainable transport modes, will support a robust and sustainable visitor and tourism economy. This is likely to lead to positive effects in relation to this theme. However, the increased focus on allocating to settlements in close proximity to some measure of sustainable transport is not, in all cases, supporting the existing rural service centres. Settlements such as Finchdean and Warringcamp are not well-served in terms of services and this tempers the overall positive effect on the rural economy in the short-medium term.

Key:

DispHigh:	Dispersed High
DispMed +60%:	Dispersed Medium +60%
ConcMed:	Concentrated Medium
DispMed:	Dispersed Medium
DispMedSustTran:	Dispersed Medium- Sustainable Transport

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

Conclusions

Overall, Option 1 (Dispersed High), and to a lesser extent, Option 2, (Dispersed Medium +60%) performs least favourably in relation to the landscape, climate change adaptation, cultural heritage and climate change mitigation sustainability themes. This reflects the higher growth levels to be delivered through the options, which have the most potential to lead to significant negative environmental effects in the National Park from increased levels of development. In particular significant negative effects have the potential to arise through this Option 1 in relation to landscape and biodiversity - as such, it represents the greatest risk that the plan would conflict with the Purposes and Duty of the National Park in this regard with Option 2 representing marginally lower risks.

Option 3 (Concentrated Medium), through focussing a higher level of housing growth on the five largest settlements in the National Park, also has the potential to have significant effects on landscape and biodiversity, albeit limited to significant effects in the vicinity of Lewes, Petersfield, Midhurst, Petworth and Liss. Option 4 and 5, through promoting a dispersed medium growth approach to housing provision, will help limit concentrated effects on sensitive environmental receptors, and increase opportunities for avoidance and mitigation measures.

In terms of the socio-economic sustainability themes, whilst Option 3 (Concentrated Medium) will support the provision of services and facilities in the five main settlements in the SDNP, and promote these settlements' vitality, this would be to the detriment of the other smaller settlements in the National Park. In this respect the option has the potential to result in significant negative effects in relation to rural vitality, rural service provision, meeting localised housing needs and the rural economy.

In relation to housing provision, Option 1, and to a lesser extent, Option 2, through delivering a higher quantum of development across a wider range of settlements in the National Park, and facilitating housing growth which more closely reflects population trends, will do most to meet objectively assessed housing needs.

However, this will likely be detrimental to the special qualities of the National Park. Whilst Option 3 will not deliver housing in smaller settlements in the National Park, it may have the potential to generate more affordable housing through the standard model of affordable housing being provided alongside market housing.

Option 5 has merit in supporting accessibility to services, facilities and amenities in larger settlements, promoting the use of sustainable transport modes, and helping to limit greenhouse gas emissions from transport. However, it incorporates levels of housing in the core settlements that are assessed as having potentially significant negative impact upon the landscape / townscape and upon cultural heritage impacting upon conservation areas and their context.

Overall, Options 4 and 5, through promoting a more dispersed approach to housing delivery whilst also proposing a medium growth scenario, will do the most of the options to provide a balance between 1) promoting the vitality of a wider range of settlements in the SDNP and supporting the rural economy, whilst also 2) protecting and enhancing the special qualities of the National Park. Option 4, however, is assessed as contributing more to maintaining existing rural services in smaller settlements.

7.7 Testing higher and lower levels of housing delivery

- 7.7.1 The South Downs SHMA considered the potential level of housing required to support the estimated growth in employment as set out in the Employment Land Review⁷⁰. This analysis suggests a growth in jobs from 2013 to 2033 of 11.6% (0.6% per annum). In considering the housing market implications, data has been modelled on the basis of this percentage increase in jobs and assumed an equivalent increase in the resident working population.
- 7.7.2 Applying the expected percentage growth in jobs, along with the application of assumptions on changing employment rates and the resultant change in workforce, results in growth in the region of between 8,600 and 10,500 households between 2013 and 2033. This results in a range of employment-led housing figures of between 458-566 dwellings per annum (dpa). In the same way as the “Blended Headship rate”⁷¹ is considered robust for the demographic growth figures, the blended headship figure has also been used for estimating the employment led housing requirement. This gives a figure of 525dpa.
- 7.7.3 As highlighted above, the SA has not tested the 525 dpa figure, and instead tests a range of figures up to 450 dwellings p.a. It was considered that, taking into account the constraints on development with respect to a nationally designated landscape, that this level of housing growth was unachievable without undermining the purposes of the National Park. This was reflected by the appraisal findings linked to Option 1 (Dispersed High) presented above.
- 7.7.4 Therefore, it was considered that to test figures which go beyond this would clearly result in unacceptable impacts on the landscape and would constitute unreasonable alternatives.
- 7.7.5 At the other end of the scale, the SHMA assessed a number of demographic projections for the National Park. This included zero net migration which would actually have resulted in a 6.1% drop in the National Park’s population due to the older age structure. This is clearly not a reasonable alternative and would undermine the duty of the SDNPA to foster the socio-economic well-being of local communities within the National Park.

7.8 Employment options

- 7.8.1 Policies SD27: Sustaining the Rural Economy and SD28: Employment Land of the Local Plan: Preferred Options address sustainable economic development in the National Park. The main evidence base supporting these policies is the draft Employment Land Review (ELR) that is being prepared by GL Hearn. SD28 sets out the following requirements for new employment land:
- Offices: 2-3 ha;
 - Industrial/warehousing: 5ha.
- 7.8.2 Calculating these figures was problematic due to the paucity of statistical returns available for the National Park area. This is fully explained in the ELR. The requirements meet the objectively assessed need for employment as calculated in the ELR notwithstanding the problems encountered in calculating this. In this context it was necessary to carry forward employment figures from adopted and emerging Joint Core Strategies i.e. those for Lewes and East Hampshire.
- 7.8.3 The South Downs Local Plan does not allocate any employment sites. This is because the requirements above can be met entirely through extant permissions and allocations in Neighbourhood Development Plans. It did not therefore seem reasonable to put forward alternative options when the requirements have already been met. In coming to this conclusion it was important

⁷⁰ GL Hearn (2015) South Downs Employment Land Review

⁷¹ The ‘blended headship’ rate scenario has been accepted as reasonable at a number of local plan examinations, including Derbyshire Dales. It takes into account changes in housing market activity and household formation in a changing economic climate. The higher end of the range models a more positive scenario for household formation, with household formation rates returning towards longer-term trends over the period to 2033.

to understand more about the nature of employment in the National Park. The National Park's business base is focused on small businesses many of which are home based and simply do not have the requirements for large scale allocations of employment land for offices, warehouses etc.

7.9 Why has the preferred development strategy been chosen?

- 7.9.1 The SDNPA has considered that, based upon landscape sensitivity assessment from the most recent SHLAA published in January 2015, it has become apparent that the Dispersed High option cannot be delivered without significant impact upon the landscape character on the majority of the settlements in the National Park, including the five larger settlements of Lewes, Liss, Midhurst, Petersfield and Petworth. For the larger settlements, limited availability of sites in relation to the very high delivery figure means that housing would have to be built on sites assessed as unsuitable for development without detriment to the townscape character of the settlements and at sites beyond the settlement boundary. The latter category includes sites that serve as green fingers which connect with the existing countryside affording impressive views out from urban areas and, where ground is elevated, representing commanding viewpoints of the settlements. Insufficient flexibility exists for delivery of housing at sites assessed as developable within the SHLAA at higher densities to satisfy the Dispersed High allocations because of the implications that it would have for landscape character and the existing built form.
- 7.9.2 Around smaller villages / hamlets in the National Park, settlement boundaries have previously been used to delimit future growth to levels appropriate to the existing function and character of the development. The rural settlements of the National Park form an integral part of the landscape character and the housing proposed under the Dispersed High option could not be absorbed in many historic villages without significant detrimental landscape impact. This might constitute extension to settlements inconsistent with their historic form or development of greenfield sites, remote from the main settlement, blurring the distinction between settlements and open countryside and impacting on the special qualities of the National Park. This would run counter to the core policies and strategic Landscape Character policy SD5 in the Local Plan.
- 7.9.3 In terms of the Concentrated Medium option, it was viewed that this would have unacceptable impacts in particular on Lewes and Midhurst as well as failing to deliver the sustainable development required by smaller settlements across the National Park. Both Lewes and Midhurst currently lack suitable sites to deliver the allocation under this scenario. As a consequence, if pursued, it would result in significant adverse impact on landscape character, cultural heritage and sense of place for these settlements and the loss of existing amenity sites such as recreation and common land. Additionally, some existing services are already assessed as insufficient to meet current needs, examples being children's play facilities that do not currently meet local standards in the key settlements assessed⁷² and sports and recreation facilities similarly assessed below standard in the key settlements with the exception of Petersfield, that is well served.
- 7.9.4 The Concentrated Medium option would also fail to satisfy sustainability objective 6, "*To create and sustain vibrant communities*" which recognises the needs and contributions of all individuals. Concentration of development in five larger settlements with no allocation being made for smaller settlements across the National Park will fail to address the needs of affordable housing in the majority of parishes. Lack of housing provision will further inflate property prices in rural areas that is likely to price out younger people and result in an ageing demographic. This, in turn, will have effects on community vitality by limiting the diversity of age ranges present in a village and reducing the viability of facilities such as local schools. The option is likely to threaten growth in the rural economy that is linked to population growth and inward investment.

⁷² SDNPA Open Space, Sports and Recreation Study (in draft). This report has collated data on existing provision against locally set standards based upon the most recent assessments; further work is required to assess Midhurst for which recent data is not available.

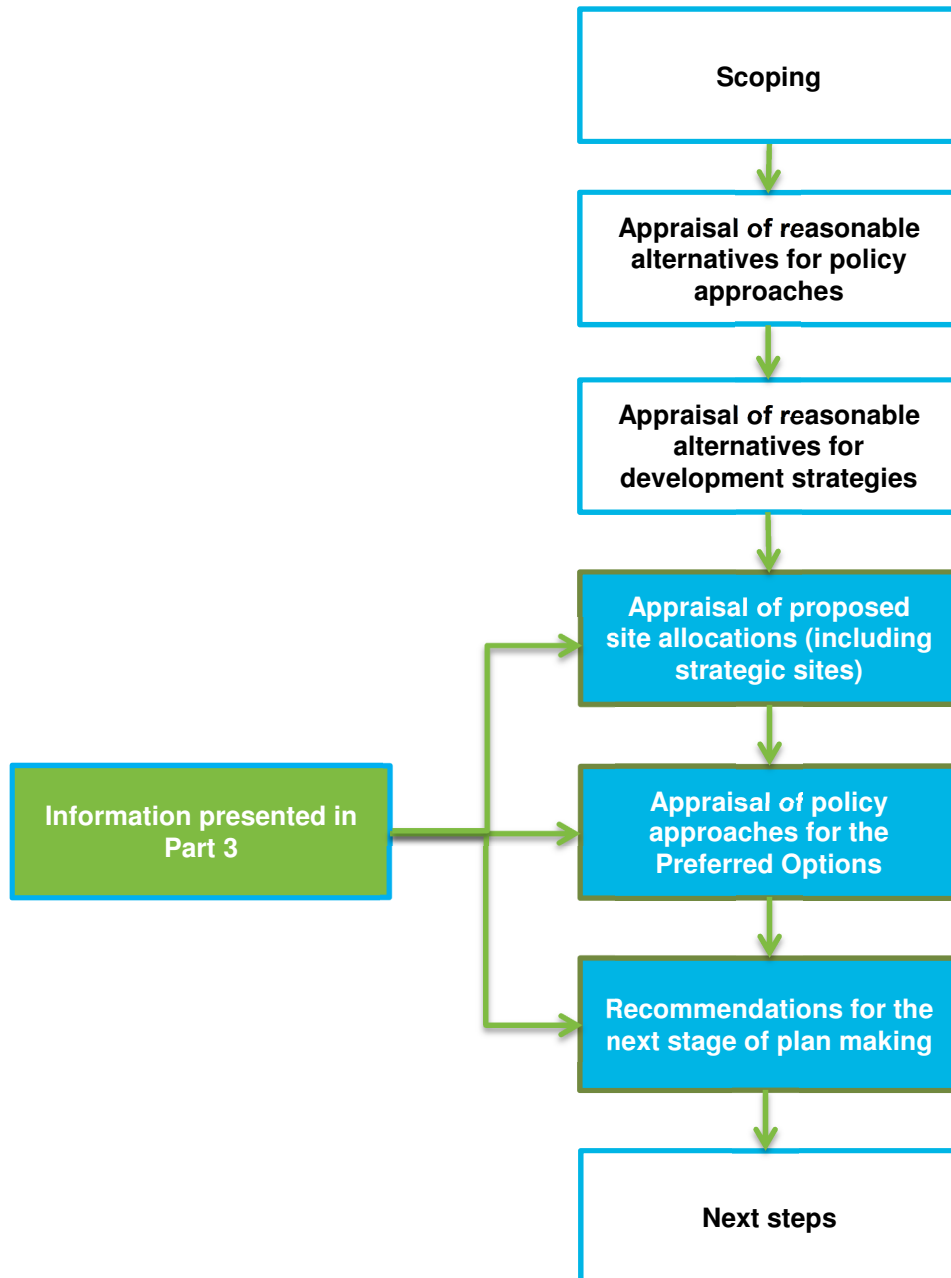
- 7.9.5 The Dispersed Medium Sustainable Transport option has merit; however, further work on the availability of sites and potential landscape impact of this option would be required. The criteria for selection that has included a Monday to Friday bus service, total journey time of less than 30 minutes and/or less than 2 miles from a rail station, means that, while supplementing their existing transport options, the full day to day needs of most people would not be met. It is unlikely, for example, to have much impact on use of vehicles for primary school runs. Furthermore, the reliance of rural bus services upon heavy subsidies raises questions over the future of some services in the long-term.
- 7.9.6 The preferred option is the Dispersed Medium option. The proposed allocations included in the Local Plan will assist in delivering the evidence-based housing requirement for the SDNP for the most part, whilst safeguarding the landscape character of the National Park based upon the landscape sensitivity assessment undertaken as part of the SHLAA. Policy SD23 specifies a number of settlements that will accommodate approximate levels of housing. The distribution of this development is in accordance with Policy SD22 that directs development to the most sustainable locations, taking into account the availability of suitable land (based on detailed landscape assessment), the services that land and the surrounding area currently provides including ecosystem services, the need to sustain balanced communities, and taking into account the function of, and relationship between, settlements. It also does not include site allocations for settlements either because the allocations will be included in the relevant Neighbourhood Development Plan, or because sufficient capacity has yet to be identified and further evidence is required. A key element of this evidence will be the settlement context study that is currently underway. Specifically the study will focus on the SDNP purposes and how these are spatially represented in the setting of settlements where housing is likely to be allocated.
- 7.9.7 At this stage in the Local Plan's development, the SDNPA recognises that further potential development sites exist. A further call for potential housing sites, green infrastructure sites and local greenspaces will be issued in autumn of 2015, the results of which will feed into the relevant strategic policies.
- 7.9.8 The proposed site allocations, draft housing policy and associated draft Development Strategy policy (SD4) will also continue to be informed by the completion of further evidence base studies and the findings of the SA process. It is therefore recognised that the finalised provisions set out in SDLP policies may change following iterations that emerge through evidence base studies and the findings of the SA process.

7.10 Development of Preferred Options

- 7.10.1 As described in this chapter, the current Preferred Options for the SDLP have been informed and influenced by the SA process undertaken to date. In particular the Preferred Options have been informed by the consideration of reasonable alternatives for:
- 1) policy approaches; and
 - 2) development strategy options.
- 7.10.2 Part 3 of this SA Report presents an appraisal of the policies presented in the Preferred Options version of the SDLP, including those linked to the Strategic Sites and allocations currently proposed.

[This page is intentionally blank]

Part 3: What are the appraisal findings at this current stage?



8 *What are the appraisal findings at this current stage?*

The report must include...

- The likely significant effects associated with the draft plan approach;
- The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of implementing the draft plan approach.

8.1 Introduction to Part 3

The aim of Part 3 is to present appraisal findings and recommendations in relation to the current Preferred Options for the SDLP. Part 3 is structured as follows:

- Section 8.2, Appendix IV and V present an appraisal of the policy approaches for the three strategic site allocations and 17 smaller allocations put forward by the Preferred Options;
- Chapter 9 presents an appraisal of the policy approaches put forward through the Preferred Options under the twelve Sustainability Themes; and
- Chapter 10 discusses overall conclusions at this current stage and recommendations.

8.2 Appraisal of policies for Strategic Sites and site allocations

- 8.2.1 As discussed in Part 2, a key element of the development process for the SDLP has been to identify a development strategy to shape growth and new development in the National Park to 2032. Following on from this process, the Preferred Options proposes three strategic sites and 17 non-strategic allocations. In addition, a further site has been put forward for significant levels of housing in Lewes.

8.3 Strategic sites and site allocations

Strategic sites

- 8.3.1 The SDLP Preferred Options sets out strategic policies for three large brownfield (or partly brownfield) sites, all previously in employment use, but now vacant or underused. Two sites are in countryside locations and one within an urban area. The National Park Authority views that these sites represent one-off opportunities for developments of exceptional quality and which have the potential to make a substantial contribution towards sustainable growth, whilst also accommodating innovative development which supports National Park purposes and maximises ecosystem service provisions. This may include the provision of land uses, such as recreation and leisure, visitors' accommodation and community uses.
- 8.3.2 The three strategic sites are as follows:
- Shoreham Cement Works, Upper Beeding;
 - The former Syngenta site, Fernhurst; and
 - North Street Quarter and adjacent Eastgate area, Lewes (a strategic allocation in the Draft Lewes Joint Core Strategy).
- 8.3.3 The Local Plan Options Consultation (March 2015) asked what approach should the Local Plan adopt for the redevelopment of major brownfield sites. Responses raised the following issues/options:

- Strong support for development on brownfield sites, but the development must enhance the National Park through good landscaping and high quality materials and design (High Quality Development).
- Each site should be individually assessed incorporating local community engagement in any proposals, especially where Neighbourhood Development Plans are being produced.
- Developments need to provide a mix of uses which responds to local needs; also large scale development like this should be carried out over an appropriate period of time to allow the existing settlements to adjust to the new development.
- This type of redevelopment is supported as long as associated infrastructure is in place or will be provided.
- Where these uses were predominantly employment some employment should remain, so mixed use is appropriate.
- The impact on neighbouring settlements and neighbouring authorities must be taken into account.

8.3.4 Following consideration of the consultation responses and relevant evidence, the Preferred Options Local Plan Policies have been drafted. The following sets out the individual considerations relating to each strategic site.

Strategic site Policy SD24: North Street Quarter and adjacent Eastgate Area, Lewes

8.3.5 The North Street Quarter site historically housed an ironworks, timber yard, tannery and paper mill. Currently the site predominantly consists of commercial/industrial buildings of a mixture of ages and states of repair, with an admixture of various other uses. The last fifteen years have seen a number of planning permissions for change of use of commercial or industrial premises to two art centres, a restaurant, a dance school, and a skate park (temporary), and a temporary building for a dental surgery, but the area remains mainly in employment use.

8.3.6 Medium and large scale redevelopment proposals have come forward on various parts of the proposed Strategic Site in recent years but none have been successful in the planning process owing to a failure to address key environmental concerns:

- In 2003, an application for outline permission (ref. LW/03/0702) was refused on a site covering the whole central portion of the riverside within the proposed Strategic Site, for a mixed use redevelopment including 204 residential units and 5075m² of commercial space. The reasons for refusal included the loss of business and industrial space, inadequate affordable housing provision and insufficient information on flood defences and the impacts on heritage assets and local infrastructure.
- In 2007 an application (ref. LW/07/0987) came forward for the redevelopment with 66 flats and three business units of the old timber yard next to the river at the southern end of the proposed Strategic Site. The application was refused, and lost at appeal, on multiple grounds including impacts on heritage assets, townscape, highways, and flood risk. A subsequent stand-alone application for the demolition of the existing structures on this site was submitted shortly after, and rejected due to the lack of an acceptable redevelopment scheme.

8.3.7 Through all stages of the preparation of the Lewes District Joint Core Strategy, the North Street area of Lewes was considered a potential strategic development site. Thus, four potential options for development at North Street were appraised against the sustainability framework in the Sustainability Appraisal that accompanied the Emerging Joint Core Strategy:

Option A – To retain the North Street area for employment use, upgrading and redeveloping the existing buildings for employment use as opportunities arise. No upgraded hard flood defences would be provided.

Option B – Comprehensive redevelopment to create a new neighbourhood for the town, with a mix of housing, employment and other uses, which is able to generate sufficient value to provide all necessary supporting infrastructure, including upgraded hard flood defences.

Option C – Clearance of the existing buildings from the area and utilising it for flood storage and/or low key uses such as open space or surface car parking. In effect, this restores the flood plain in this location. No upgraded hard flood defences would be provided.

Option D – Restore some of the flood plain, but allow an element of flood resistant and flood resilient development in selected, lower risk, locations within the site and integrate this with a wider package of flood risk management areas both on-site (e.g. open landscaped areas) and off-site (e.g. managing surface water drainage). No upgraded hard flood defences would be provided.

- 8.3.8 All of the options were appraised positively. Option B was seen as the most positive option as it enabled the delivery of housing in an area of need, ensured that the site still performed an important economic role, would represent a good use of brownfield land and would also deliver flood improvements in a vulnerable area. Options D and C were appraised similarly to one another, having largely positive environmental benefits but having negative impacts on the social and economic objectives. Option A impacted on few objectives and thus was assessed to be the least favourable option although it scored well with respect to the land efficiency and economy objectives.
- 8.3.9 The outcome of this appraisal, alongside the input of stakeholders, the outputs from the evidence base and the need to achieve the plan objectives led to option B being included within the Submission document. As this assessment work took place as part of the work on a Joint Core Strategy in 2014, it is considered to be up to date and, therefore, at this stage no further reasonable alternatives identified. For further information please see the Lewes District Local Plan Joint Core Strategy – Submission Document Sustainability Appraisal (incorporating a Strategic Environmental Assessment), September 2014.
- 8.3.10 Application (ref. 15/01146/FUL) is currently pending consideration for the redevelopment of the whole of the proposed Strategic Site. This includes a full planning application for redevelopment including, among other works, 243 residential units, 4,185m² of business space, and a 'Health Hub'; and an outline application including a further 173 residential units. The application is consistent with Option B of the Emerging Joint Core Strategy, addresses key environmental concerns that have resulted in the refusal of earlier planning applications and has been compiled through detailed liaison with SDNPA officers to reflect the emerging development brief for the site.

Strategic site Policy SD33: Syngenta, Fernhurst

- 8.3.11 The saved policies of the extant Chichester Local Plan (1999) is the current development plan for this site. The Fernhurst Neighbourhood Plan will form part of the development plan alongside the Chichester Local Plan upon adoption. The South Downs National Park Local Plan will supersede the Chichester Local Plan upon adoption in 2017 and form part of the development plan alongside the Neighbourhood Plan.
- 8.3.12 A Lawful Development Certificate application was approved in December 2013, confirming that B1(a) use is extant on the site (SDNP/13/03520/LDE).
- 8.3.13 The Government has introduced a temporary relaxation of permitted development rights to the effect that planning permission is not required to change the use of a building in office use to residential. In response to a prior notification request under these provisions, the SDNPA issued a decision notice on 11 April 2014 in relation to a proposal to change the use of the Highfield building from Class B1

(offices) to Class C3 (residential). 215 flats are proposed. This stated that further approval is not required and that this proposal can now proceed subject to conditions relating to completion of the change of use by 30 May 2016, to investigation and remediation of potential contaminated land, and to the approval and implementation of a Travel Plan. (SDNP/14/01014/DCOUPN)

- 8.3.14 SDNPA is processing a current a pre-application proposal for 265 dwellings on the site (SDNP/15/01551/PRE)
- 8.3.15 A planning application (07/05805/FUL) was withdrawn ahead of its committee date in 2008 which proposed 440 dwellings on the site including 288 flats through the conversion of Highfield.
- 8.3.16 There is an extant permission for a 6200sqm office building adjacent to the Highfield building. There is also an extant permission for 857m² technical workshop building at Bridgelands (about 1 km to the east of the main site).
- 8.3.17 In exploring the range of options available for the development of the Syngenta site Dixon Searle LLP prepared a 'High Level viability review: Former Syngenta Site' in June 2014. The appraisal assessed four development scenarios for financial deliverability:
- 1 – Minimal residential-led scheme;
 - 2 – Mixed-use scheme including residential (sensitivity tested through blended uses);
 - 3 – Recreational / hotel uses; and
 - 4 – Institutional / education uses.
- 8.3.18 The appraisal found that scenario 1 was marginally viable. Scenario 2 ranged from weak to strong viability based on the blend of uses. Results show a scheme of upwards of 150 (by varying the level of other uses) can be viable with strong viability seen by 250 units. Scenarios 3 and 4 were shown to have negative viability largely due to a lack of market demand and higher risks involved in developing in this location. Potential high-end remote hotel use was seen as high cost and high risk.
- 8.3.19 A further 'Alternative Use Paper' prepared by Savills for the owner, c.2012 set out market research into a range of alternative uses.
- Educational use has been investigated with local educational bodies but not progressed.
 - Hotel use was seen to be in low demand outside of town centres and this location would be contrary to government policy.
 - Office / employment is effectively the current use: given its mostly vacant position after several years it is considered that it is not viable as a wholly employment site.
 - Care home / assisted living as a sole use would not be deliverable on a site of this size and remote from transport and other services. A type of sheltered accommodation could form part of a wider mixed-use scheme.
 - Supermarket use would be contrary to government policies for out of town retail and would compete with Fernhurst and Midhurst.
 - Mixed used including residential was considered to be the most appropriate use.
 - National Park [tourist] facilities was considered to be possible as part of a wider mixed-use scheme.
- 8.3.20 The ultimate 'fall-back' option is always status quo. Leaving the site in its present form is not considered sustainable given the level of development in place at present.

- 8.3.21 In light of the above, it is currently considered that a mixed-use residential-led scheme with the highest level of sustainability incorporated in the design and transport links is the only reasonable option for this site. This will be tested through the consultation on the Preferred Options Local Plan.

Strategic site Policy SD32: Shoreham Cement Works

- 8.3.22 The site was assessed as a potential allocation in the Sustainability Appraisal work supporting Horsham District Council's Site Specific Allocations of Land DPD in 2007... Two options were assessed, the first being 'Develop a policy to bring about the restoration of the site' and the second 'Do not have a policy and leave site as it is'. This assessment found the first option to be preferable on balance, although finding that it would lead to increased traffic and possible impacts on biodiversity. The SA found that further assessment of the effects of development on the site was required but that this could be through an EIA at the planning application stage.
- 8.3.23 In an appeal judgement in 2003 on a major development scheme (ref SU/124/02 and UB/43/0) for the site with a substantial housing element (86 dwellings), an inspector for the Secretary of State found the principle of some form of redevelopment to achieve the removal of the buildings on site and the restoration of the landscape to be consistent with national policy for what was then an AONB. However, in the same decision the Secretary of State found the site to be unsustainable for housing in terms of its accessibility to transport and services, and that the provision of a bus service would not in itself make the site a sustainable location. The Secretary of State considered that a green travel plan is more likely to reduce car use for travel to work than other general trips to and from homes, and therefore that employment use is preferable to residential from this perspective. He also noted that public sector funding had not been pursued and such funding for an employment-led scheme may come forward if a revised private sector scheme is proved to be unviable.
- 8.3.24 Existing use rights exist for B2 industry within existing buildings and for associated uses (such as temporary storage) taking place in the open air. 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. Policy SD32 provides for a sustainable mixed use development compatible with National Park purposes with the scope to incorporate leisure and tourism uses including visitor accommodation and affordable housing, environmentally focussed business use, renewable energy and sustainable transport.

Site allocations

- 8.3.25 The Preferred Options presents policies for 17 proposed site allocations. The selection of these sites has been undertaken in line with the preferred growth strategy for the Local Plan and informed by a range of evidence based studies, including the Strategic Housing Land Availability Assessment (SHLAA).
- 8.3.26 A number of local communities in the National Park are preparing Neighbourhood Development Plans. The SDLP does not allocate sites in designated neighbourhood planning areas that intend to allocate sites in their own Neighbourhood Development Plans. It is, however, necessary to ensure that there are no policy gaps in the National Park. Therefore it is proposed to allocate sites in neighbourhood planning areas as part of the submission version of the SDLP (section 11.2) where the Neighbourhood Development Plan has not reached the Publication consultation stage of plan preparation. Neighbourhood planning groups are encouraged to actively liaise with the National Park Authority on this matter. Where a Neighbourhood Development Plan group is actively pursuing allocations in a Neighbourhood Development Plan this Preferred Options version of the Local Plan does not allocate sites for development. **Appendix II** highlights the progress of Neighbourhood Development Plans in the South Downs National Park.
- 8.3.27 In addition to the three Strategic Sites outlined above, one further strategic-scale site in Lewes is being progressed as part of the Lewes Joint Core Strategy (LCJS), which is currently undergoing

Examination in Public (EiP). Put forward through the Examination as a strategic allocation in the Lewes Joint Core Strategy (LJCS), this comprises a greenfield housing site at Old Malling Farm. The reason for defining it as a strategic allocation in the LJCS is that it makes a significant contribution towards meeting the 5 year land supply target, which is different from the type of site regarded as strategic in this Local Plan. In this context the site differs from the above Strategic Sites in that it is not previously developed land and is not proposed for mixed development. As such it has been considered as a site allocation for the SDLP.

8.3.28 The policies for the 17 site allocations proposed in the Preferred Options are as follows:

Policy SD-SS03:	Land at Old Malling Farm, Lewes
Policy SD-WW03:	Land at New Road, Midhurst
Policy SD-WW04:	Land at Petersfield Road, Midhurst
Policy SD-WW05:	Land at Lamberts Lane, Midhurst
Policy SD-WW09:	Land at Clements Close, Binsted
Policy SD-SS02:	Land at Kiln Lane, Buriton
Policy SD-WW11:	Land at Brookland Way, Coldwaltham
Policy SD-WW01:	Land east of Cowdray Road, Easebourne
Policy SD-WD01:	Land at Itchen Abbas House, Itchen Abbas
Policy SD-DS01:	Land between Church Lane and the A273, Pyecombe
Policy SD-WW02:	Land at Farnham Road, Sheet
Policy SD-SS01:	Land south of Loppers Ash, South Harting
Policy SD-SS07:	Land at Meadow House, West Meon
Policy SD-SS06:	Land at Long Priors, West Meon
Policy SD – DS03:	Land at Hoe Court, Lancing
Policy SD – DS02:	Land at Normansal Park Avenue, Seaford
Policy SD-WW10:	Land at Petersfield Road, Greatham

Approach to the appraisal of the strategic sites and site allocations

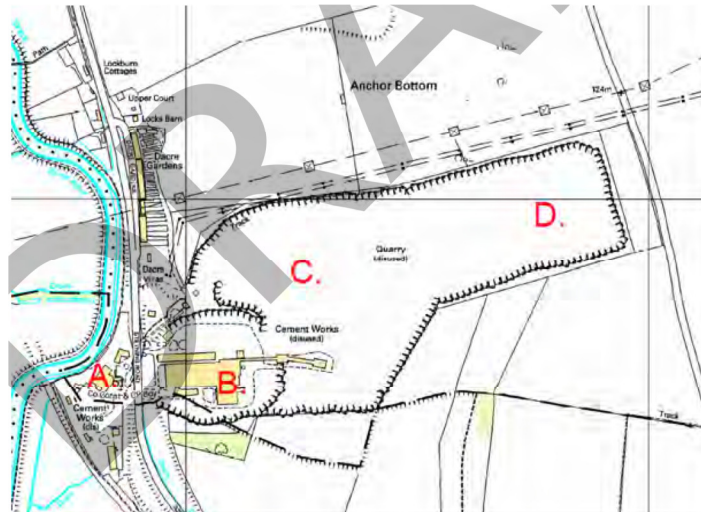
8.3.29 To support the current consultation, the SA process has undertaken an appraisal of the key constraints present at each of these sites, the proposed policy approaches for the sites and potential effects that may arise. In this context the sites have been considered in relation to the SA Framework of objectives and decision making questions developed during SA scoping and the baseline information (section 6.1).

8.3.30 The sites considered through the SA process are from the longer list of SHLAA sites considered for inclusion for the Local Plan. The methodology for considering which sites should be taken forward for the purposes of the Local Plan, and the list of sites excluded and rejected, are presented in **Appendix III**.

8.4 Appraisal of the proposed policies for the Strategic Sites

8.4.1 Presented below are summaries of the appraisal of the policies for the three Strategic Sites. Full appraisal sheets are provided in **Appendix IV**.

Strategic Site Policy SD32: Shoreham Cement Works



Approximate size of site: 48 ha

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

Summary of appraisal

Summary

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

The policy will support the visitor and tourism economy, the local food and drink industry and the green economy. The policy also recognises the existing constraints of the site in relation to accessibility by sustainable transport modes.

Potential significant effects?

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

Recommendations

There is further potential for the policy to facilitate the implementation of a comprehensive green infrastructure strategy for the Strategic Site. This will enable a cohesive framework for proposed environmental improvements to be developed for this location, helping to realise the full range of multifunctional GI benefits.

There is potential for the policy to state that a site specific flood risk assessment is undertaken and an appropriate surface water drainage strategy (including implementation) is agreed. This includes relating to potential downstream effects on the River Adur.

Strategic Site Policy SD33: Syngenta, Fernhurst



Approximate size of site: 11.3 ha

Mixed use brownfield development

Summary of appraisal

Summary

The policy will lead to positive effects relating to a broad range of the sustainability themes due to the proposed implementation of a comprehensive package of environmental enhancements and the facilitating of a range of uses which will support economic vitality.

Effects on landscape quality and the setting of cultural heritage assets will be limited by the location of heritage assets present locally and well screened nature of the site.

The site is located at relative distance to the services and facilities located in Fernhurst, with implications for residents' accessibility to amenities. This is recognised by the policy which seeks to implement a comprehensive package of sustainable transport improvements.

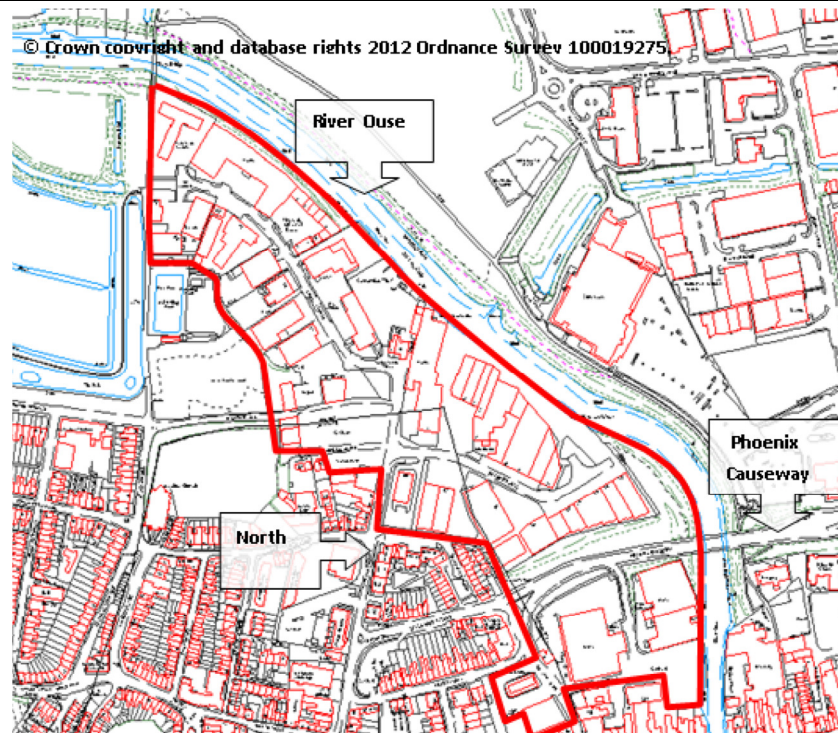
Potential significant effects?

This strategic scale allocation has the potential to lead to significant positive effects for elements linked to the rural economy.

Recommendations

None proposed.

Strategic Site Policy SD34: North Street Quarter and adjacent Eastgate area, Lewes



Approximate size of site: 9 ha
Mixed use brownfield development

Summary of appraisal

Summary

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

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

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

Potential significant effects?

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

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

Recommendations

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

8.5 Appraisal of the proposed policies for the site allocations

- 8.5.1 **Appendix V** presents the full appraisal sheets for the 17 site allocations proposed through the Preferred Options. A summary of the appraisal is presented in **Table 8.2** and key findings of the appraisal are presented below.
- 8.5.2 As a landscape led plan, the influence on landscape character of proposed development features prominently in the SDLP and was a prominent consideration in the assessment of suitable development sites through the SHLAA process. **Table 8.1** shows the criteria applied in terms of landscape sensitivity assessment of SHLAA sites. All the sites allocated for housing in the Local Plan were assessed through the SHLAA and were therefore assessed in terms of landscape sensitivity.

Table 8.1 Landscape sensitivity assessment criteria for SHLAA sites

<i>Sensitivity assessment</i>	<i>Definition</i>
Low	Key characteristics of the landscape are robust and would not be adversely affected by development. The landscape is likely to be able to accommodate development without a significant change in landscape character.
Low/Medium	Some of the key characteristics of the landscape are robust and would not be adversely affected by development. Some limited changes in character may result from development.
Medium	Some of the key characteristics of the landscape are vulnerable to change. Although the landscape may have some ability to absorb some development, it is likely to cause some change in character. Care would be needed in locating development.
Medium/High	Key characteristics of the landscape are vulnerable to change. There may be limited opportunity to accommodate development without changing landscape character. Great care would be needed in locating development
High	Key Characteristics of the landscape are highly vulnerable to development. Development would result in a significant change in Landscape character and should be avoided.
Low/Medium	Key characteristics of the landscape are robust and would not be adversely affected by development. The landscape is likely to be able to accommodate development without a significant change in landscape character.

- 8.5.3 It will be noted from **Table 8.1** that there are no absolutes in the criteria; rather there is a scale of increasing sensitivity of sites classified Low to High where Low generally indicates suitability for development and High represents the unsuitability of sites without significant risk to landscape character. Furthermore, the SHLAA assessed most sites as a whole although for some larger sites, where appropriate, differentiation between more sensitive and less sensitive areas of the same site was noted. Some allocations have been made on sites where the full extent of the SHLAA site has a Medium/High sensitivity but this has been mitigated by only allocating a portion of the site and modifying the development requirements for the site. These sites are Policy SD-WW11: Land at Brookland Way, Coldwaltham; Policy Policy SD – DS03: Land at Hoe Court, Lancing; and Policy SD – DS02: Land at Normansal Park Avenue, Seaford. Where this has been the approach the sites are annotated with an asterisk reflecting an uncertain effect in relation to Landscape. A smaller site area is allocated for all these sites and a landscape and visual assessment is required. The policies for these sites in the SDLP have been amended to reflect the mitigation identified through the site allocation and SA process.

Key findings: Site allocation appraisal findings

- 8.5.4 Due to the small scale of most of the proposed sites, most positive and negative effects highlighted by the appraisal are unlikely to be significant. Potential significant negative effects have however been identified for four sites.
- 8.5.5 In regard to Policy SD-SS03: Land at Old Mallin Farm, Lewes, whilst the policy for the site will help limit potential effects, the development of a 10 ha greenfield site at this location will lead to inevitable residual significant effects on landscape character and visual amenity. Significant negative effects are also likely to arise from the loss of Grade 2 and Grade 3a agricultural land, which is land classified as the Best and Most Versatile Agricultural Land. Significant negative effects on the Mallin Deanery Conservation Area can be avoided if the proposed policy approaches are implemented effectively and green infrastructure and design improvements are realised.
- 8.5.6 The delivery of 200 houses (of which 50% are affordable) will have significant positive effects in terms of meeting local housing needs.
- 8.5.7 In relation to Policy SD-WW11: Land at Brookland Way, Coldwaltham, the allocation represents a use of a less sensitive 1ha portion of the overall SHLAA site totalling 8.6ha. Development should be restricted to a discreet area alongside existing housing that will limit impact on the settlement separation function and other landscape impacts. These measures, in conjunction with the policy requirements for a landscape and visual impact assessment (LVIA) to inform design and layout of the site together with careful consideration of boundary treatment, will avoid significant landscape impact.
- 8.5.8 Due to the presence of nationally and internationally designated nature conservation sites locally (including the Arun Valley SAC, Duncton to Bignor Escarpment SAC, The Mens SAC and Waltham Brooks SSSI), effects have the potential to be significant if the proposed policy approach to the protection and enhancement of biodiversity value is not made more robust. However, it should be noted that the Habitats Regulations Assessment carried out for the SDLP has highlighted that effects on the internationally designated sites present locally are likely to be mitigated by Draft Policy SD13: International Sites.
- 8.5.9 In relation to Policy SD-DS01: Land between Church Lane and the A273, Pyecombe, the A23 trunk road runs close to the proposed site and the A273 runs adjacent to the site. As a result, there will be a need to mitigate noise and air pollution if significant negative effects on the health and wellbeing of future residents are to be avoided. As such the appraisal has highlighted that there is further potential for the policy to recommend the implementation of appropriate green infrastructure measures (e.g. the use of vegetative barriers to screen traffic and filter pollutants) to help limit effects on human health from potential noise and air quality issues.
- 8.5.10 Policy SD – DS03: Land at Hoe Court, Lancing is an allocation for 15 dwellings on a 1ha less sensitive sub-area an overall 12.7ha site of Medium/High Landscape sensitivity. The development should be restricted to a discreet area to the rear of existing development that will limit the impacts on views and landscape. The site comprises Grade 2 agricultural land.
- 8.5.11 Policy SD – DS02: Land at Normansal Park Avenue, Seaford is an allocation for 20 dwellings on a sub-area of an overall 2.7ha of Medium/High landscape sensitivity. Restricting development to the lower part of the site would limit impacts on views and should be structured to ensure that views to the coast are retained from the public open space to the north. The site comprises well used and maintained public open space. When initially reviewed through the preparation of the SA, loss of public open space was identified as a potential significant impact if it is not replaced on a like for like basis with equivalent space and character. In order to mitigate this, the development requirements of Policy SD – DS02 has been amended.

- 8.5.12 Whilst no significant effects have been identified for the following policies, recommendations have also been made:
- 8.5.13 Policy SD-WW05: Land at Lamberts Lane, Midhurst: The proposed allocation will lead to the loss of community facilities. Whilst the policy seeks to ensure that it is 'demonstrated that there is no loss in community facilities' there is further scope for it to set out how this will be achieved, such as through ensuring that the loss of community facilities on site is matched by new community facilities on site or elsewhere in Midhurst.
- 8.5.14 Policy SD-WW09: Land at Clements Close, Binsted: There is scope for the policy to further acknowledge the presence of the Upper Greensand Hangers SSSI, part of which has been designated as the East Hampshire Hangers SAC.
- 8.5.15 **Table 8.2** presents a summary of the appraisal of the policies for the site allocations. Full appraisal findings are presented in **Appendix IV and V**.

Table 8.2 Summary of the appraisal of Preferred Option site allocation draft policy wording

<i>Sustainability Theme</i>	Strategic Site Policy SD32: Shoreham Cement Works	Strategic Site Policy SD33: Syngenta, Fernhurst	Strategic Site Policy SD34: North Street Quarter	Policy SD-SS03: Land at Old Mall Farm, Lewes	Policy SD-WW03: Land at New Road, Midhurst	Policy SD-WW04: Land at Petersfield Road, Midhurst	Policy SD-WW05: Land at Lamberts Lane, Midhurst	Policy SD-WW09: Land at Clements Close, Binsted	Policy SD-SS02: Land at Kiln Lane, Buriton	Policy SD-WW11: Land at Brookland Way, Coldwaltham	Policy SD-WW01: Land east of Cowdray Road, Easebourne	Policy SD-WD01: Land at Itchen Abbas House	Policy SD-DS01: Land bet Church Lane and A273, Pvecombe	Policy SD-WW02: Land at Farnham Road, Sheet	Policy SD-SS01: Land south of Loppers Ash, South Harting	Policy SD-SS07: Land at Meadow House, West Meon	Policy SD-SS06: Land at Long Priors West Meon	Policy SD – DS03: Land at Hoe Court, Lancing	Policy SD – DS02: Land at Normansal Park Avenue, Seaford	Policy SD-WW10: Land at Petersfield Road, Greatham
<i>Landscape</i>	+	+	+	-			?		?	?*	?	?	?	?	?	?	?	?*	?*	?
<i>Climate Change Adaptation</i>	+	+	+	?																
<i>Biodiversity</i>	+	+	?	?			?		?			?	?	?		?		?	?	?
<i>Cultural Heritage</i>	+		+	-			?		?		?				?	?				?
<i>Cultural Activity</i>	+	+	+		+	+														
<i>Health and Wellbeing</i>	+	+	+	+	+	+	?		?			?	?	?				?	?	
<i>Vitality of Communities</i>			+	+		+	+	+	+	+	+	+	+	+	+	+	+	?	+	+
<i>Accessibility</i>	?	?	+	?	+	+	?	?	+	+	+	+	+	+	+	?	?	?	+	+

<i>Sustainability Theme</i>	Strategic Site Policy SD32: Shoreham Cement Works	Strategic Site Policy SD33: Syngenta, Fernhurst	Strategic Site Policy SD34: North Street Quarter	Policy SD-SS03: Land at Old Malling Farm, Lewes	Policy SD-WW03: Land at New Road, Midhurst	Policy SD-WW04: Land at Petersfield Road, Midhurst	Policy SD-WW05: Land at Lamberts Lane, Midhurst	Policy SD-WW09: Land at Clements Close, Binsted	Policy SD-SS02: Land at Kiln Lane, Buriton	Policy SD-WW11: Land at Brookland Way, Coldwaltham	Policy SD-WW01: Land east of Cowdray Road, Easebourne	Policy SD-WD01: Land at Itchen Abbas House	Policy SD-DS01: Land bet Church Lane and A273, Pvecombe	Policy SD-WW02: Land at Farnham Road, Sheet	Policy SD-SS01: Land south of Loppers Ash, South Harting	Policy SD-SS07: Land at Meadow House, West Meon	Policy SD-SS06: Land at Long Priors West Meon	Policy SD – DS03: Land at Hoe Court, Lancing	Policy SD – DS02: Land at Normansal Park Avenue, Seaford	Policy SD-WW10: Land at Petersfield Road, Greatham
<i>Sustainable Transport</i>	+	+	+	?	+	+	+	?	+	?	+	+	+	+	?	?	?	?	+	?
<i>Housing</i>		+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
<i>Climate Change Mitigation</i>	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?
<i>Rural Economy</i>	+	+		-				+	?	+		+	+		+	+	+	+		+
<i>Are there any potential significant effects? (Yes/No)</i>	Y	Y	Y	Y	N	N	N	N	N	Y	N	N	Y	N	N	N	N	N	N	N
<i>Recommendations?</i>	Y	N	Y	N	N	N	Y	Y	N	Y	N	Y	Y	N	N	N	N	N	N	N

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

* Site Allocation where Medium/High Landscape impact has been mitigated by use of less sensitive area of the site and the requirement for a development brief to address residual impacts

9 Appraisal of the policy approaches presented in the Preferred Options

9.1 Introduction

- 9.1.1 This section presents the overall findings of the appraisal of the policy approaches proposed by the Local Plan Preferred Options.
- 9.1.2 The appraisal of the policies in the Preferred Options have been presented through the twelve Sustainability Themes. In undertaking the appraisal, the proposed policies were reviewed to determine which are likely to have a positive or negative environmental effect under each Sustainability Theme. For example, Policy SD6: Design, is unlikely to have any effect on air quality in the National Park and therefore has not been considered under this theme.
- 9.1.3 Where a causal link between policies and sustainability themes is established, significant effects are identified through the judgement of the appraisers and use of the evidence base (Part 1 of this report and the Scoping Report (2013)). The appraisal uses the criteria in Schedule 1 of the SEA Regulations, that is:
- the probability, duration, frequency and reversibility of the effects;
 - the cumulative nature of the effects;
 - the transboundary nature of the effects;
 - the risks to human health or the environment (for example, due to accidents);
 - the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected);
 - the value and vulnerability of the area likely to be affected due to-
 - special natural characteristics or cultural heritage;
 - exceeded environmental quality standards or limit values; or
 - intensive land-use; and
 - the effects on areas or landscapes which have a recognised national, community or international protection status.
- 9.1.4 Where likely significant effects have been identified, these are described in summary tables for each Sustainability Theme.
- 9.1.5 Every effort is made to predict effects accurately; however, this is inherently challenging given the strategic nature of the plan. The ability to predict effects accurately is also limited by the understanding of the baseline as a result of incomplete data. Because of the uncertainties involved, there is a need to exercise caution when identifying and evaluating significant effects and ensure assumptions are explained in full.⁷³ In many instances it is not possible to predict significant effects, but it is possible to comment on merits (or otherwise) in more general terms.

9.2 Landscape

- 9.2.1 The effects on landscape in the National Park are clearly going to be of paramount importance given the designation, its Purposes and Duty and its special qualities. This is echoed throughout the policies in the draft plan. SD5 Landscape Character, SD8 Relative Tranquillity, SD9 Dark Night Skies and SD10 The Open Coast, should, through the emphasis not only on conservation but also

⁷³ As stated by Government Guidance (The Plan Making Manual, see <http://www.pas.gov.uk/pas/core/page.do?pagelid=156210>):
"Ultimately, the significance of an effect is a matter of judgment and should require no more than a clear and reasonable justification."

enhancement of landscape character result in **significant positive effects** on not only the landscape character but also the tranquillity and dark night skies which make the National Park a special place. These effects are supported by other positive effects from other policies that may indirectly have positive effects on landscape. For example, SD12 Biodiversity and Geodiversity, through the enhancement provisions of non-designated sites should indirectly affect landscape character through the link between biodiversity and the character of the countryside and landscape. Similarly, SD17 Rivers and Watercourses should have indirect positive effects on this theme for the very same reasons. Whilst the policy approaches safeguarding railway and canal corridors (e.g. the Lewes-Uckfield railway and the Wey and Arun Canal) will initially have a largely neutral impact on landscape character in the short term, in the longer term, they will support the protection of these key landscape features.

- 9.2.2 Resilience to, and the mitigation of climate change is addressed in SD2: 'Ecosystems services. Proposals will be required to *"...improve the National Park's resilience and the mitigation of climate change..."*. It is considered that the National Park should be considering and planning for development to adapt to the likely impacts of climate change and extreme weather events over the long term. This would include adaptive landscapes and the consideration of the relevant buffers and landscape level ecological approach that would allow the landscape to adapt over 50 year, 100 year or longer timescales.
- 9.2.3 Similarly, whilst 'resilience' is mentioned a number of times in the plan, it is not clear what this means or how it might be achieved. There could be value in developing a resilience policy that not only addresses a resilient geography but also addresses the community level resilience that will be needed to ensure that the National Park can adapt to climate change in the long term.
- 9.2.4 Tourism to the South Downs would be generated in part due to the attributes of tranquillity and dark skies. These areas are likely to be protected in terms of tourism development through the Local Plan, with Policy SD5 providing adequate protection and enhancement measures.
- 9.2.5 In conclusion, the positive effects on these objectives are driven by SD5, SD8, SD9 and SD10 in the main but with support from other related policies. The overall effect of these policies is likely to be significantly positive but this does not preclude a number of improvements which can be made, particularly in regard to climate change adaptation.

Table 9.1 Likely significant effects and recommendations: Landscape

<i>Likely significant effect</i>	<i>Effect dimensions</i>	<i>Recommendations / mitigation</i>
Enhanced landscape character	Direct, long-term, permanent and positive	SD5 Landscape Character should address more specifically the issue of adaptive landscapes over longer than the plan timescales. Resilience as a concept should be discussed further in the plan.

9.3 Climate change adaptation

- 9.3.1 The National Park's geography, its coastline and its environmental sensitivities highlights the requirement for it to adapt to a changing climate over the next 50-100 years, including extreme weather events. SD31 Climate Change and Sustainable Construction is the 'headline' climate change policy in that it addresses the nature of development and the standards that the built environment will need to meet in the National Park.
- 9.3.2 Table 7.4 of the background text sets out some important measures to both adapt and mitigate for climate change. These measures are replicated below.

<i>Reducing and mitigating for climate Change</i>	<i>Adapting to climate change</i>
- Retrofitting buildings for energy efficiency. - Reducing carbon emissions from transport. - Increasing the appropriate use of renewable energy. - Use responsibly and, where possible, locally sourced materials and re-use materials wherever possible.	- Bigger, better connected and managed habitats to conserve and enhance biodiversity. - Reducing water and energy demands. - Flood resilient development and locating development outside of functioning floodplains. - Sustainable drainage systems - Locating development where it is not threatened by coastal erosion. Appropriate new landscaping in new development.

- 9.3.3 Core Policy SD2 (Ecosystems Services) sets out a range of provisions which will support the resilience of the National Park to the effects of climate change, including related to the resilience of ecological networks, water resources and soils resources, and addressing flood risk. As a key overarching policy for the Local Plan, this will promote adaptation to climate change in the National Park.
- 9.3.4 SD31 sets out more detail with regard to adaptation but it is considered that more detail should be provided in terms of the National Adaptation Programme actions that are particularly applicable to the National Park. SD6 Design alludes to buildings being adaptable over time but it is unclear whether this is to a changing demographic or climate change or both. It is recommended that the policy is changed to reflect the fact that design should allow adaption to both a changing demographic and environmental baseline.
- 9.3.5 Policy SD42 Sustainable Drainage promotes the update of SuDS in all new development, which is likely to have positive effects in regard to this Sustainability Theme. Policy SD17 Flood Risk Management sets out the National Park's approach to managing flood risk, however it is considered that this approach is broadly in line with the National Planning Policy Framework (NPPF) and as such is not likely to have significant effects beyond the baseline (i.e. in addition to the NPPF).
- 9.3.6 Water supply is addressed in a number of discrete policies (e.g. SD26 Gypsies and Travellers and Travelling Showpeople, SD34 North Street Quarter and adjacent Eastgate area, Lewes and SD57 Telecommunications, Services and Utilities). More widely in relation to this topic it is anticipated that the Water Resources Management Plans prepared by water supply companies will address long-term water supply issues associated with growth.

Table 9.2 Likely significant effects and recommendations: Climate change adaptation

<i>Likely significant effect</i>	<i>Effect dimensions</i>	<i>Recommendations / mitigation</i>
None identified	N/A	N/A

9.4 Biodiversity

- 9.4.1 As with climate change, there are a number of policies that provide a supporting cast to the plan but SD12 Biodiversity and Geodiversity and SD13 International Sites provide the main focus of the plan's approach. SD12 sets out a hierarchy of sites of biodiversity value and a policy approach for each. This is broadly in line with the NPPF and other planning / conservation legislation. However, the policy does widen the scope to consider non-designated sites (parts iii and iv). The requirement to protect, manage and enhance biodiversity and to create ecological linkages on non-designated sites should result in significant positive effects provided that this enhancement is delivered in a

sensible and joined up fashion. SD13 provides a robust approach to the protection of internationally designated sites in the National Park, which has been reflected by the findings of the Habitats Regulations Assessment (HRA) undertaken to date for the SDLP.

- 9.4.2 In terms of ecological connectivity, Policy SD2 seeks to “...provide more and better joined up natural habitats”. Preserving and enhancing the landscape character of the South Downs (SD5) is also likely to indirectly maintain the connectivity of ecological systems within the National Park.

Table 9.3 Likely significant effects and recommendations: Biodiversity

<i>Likely significant effect</i>	<i>Effect dimensions</i>	<i>Recommendations / mitigation</i>
Improved ecological connectivity	Direct, long-term, permanent and positive.	None proposed
Improved ecological resilience	Direct, long-term, permanent and positive.	None proposed
‘Wider’ ecological benefits	Direct, long-term, permanent and positive.	None proposed
Increased habitat and greenspace through GI and enhancing waterways	indirect, long-term, permanent and positive.	Include a more explicit reference to biodiversity in SD14 Green Infrastructure.
Potential impact on biodiversity from tourism	Direct, long-term, temporary and negative.	What is the threshold of harm in SD20 Sustainable Tourism and the Visitor Economy / SD21 Recreation? Is there value in setting this out?

9.5 Cultural heritage

- 9.5.1 The SDNP has a rich cultural heritage and historic environment that should be conserved, enhanced and enjoyed. Policy SD5 (Landscape Character; along with other policies such as policy SD16 Rivers and Watercourses) will have a positive effect on this theme by seeking to secure the conservation and enhancement of the landscape character of the South Downs National Park, including natural and historic features which contribute to the distinctive character and pattern of the landscape, and designated landscapes such as historic parkscapes. Policy SD19 Walking, Cycling and Pedestrian Routes is also relevant in this context as it safeguards disused railway line routes for future use as non-motorised transport corridors, potentially allowing increased access to and enjoyment of such assets.
- 9.5.2 Policy SD6 (Design) requires development proposals to make a positive contribution to the character, functions and local distinctiveness of the built environment and landscape through their design, layout, scale and use of locally appropriate materials; they should also take account of the context and setting of settlements. This is reinforced by SD11 (see below), SD38, which supports the protection of heritage assets when upgrading the energy performance of these buildings, and SD49, which seeks to protect the heritage value of agricultural buildings during their conversion.
- 9.5.3 Policy SD11 (historic environment) is also important in having a direct positive effect on this sustainability theme by conserving heritage assets and at the same time allowing appropriate development that re-uses redundant or under-used heritage assets with an optimal viable use which secures long-term conservation and enhancement.
- 9.5.4 Many other policies also contribute positively to this theme to a degree, including policy SD7 Safeguarding Views which seeks to conserve and enhance views including ‘landmark views’ and views which include cultural heritage features; and policy SD10 Open Coast which seeks to conserve and enhance the character of the Heritage Coast.

- 9.5.5 The principle of development within the settlement policy boundaries (policy SD22 Development Strategy) could in itself lead to increased potentially negative impacts on heritage assets in settlements. However, this risk is mitigated by the other policies referred to above and by the policy's reiteration of the need for development to be of a scale and nature appropriate to the character and function of the settlement.

Table 9.4 Likely significant effects and recommendations: Cultural heritage

<i>Likely significant effect</i>	<i>Effect dimensions</i>	<i>Recommendations / mitigation</i>
Enhancement of landscape character	Indirect, long-term, permanent and positive.	None proposed.
Protection and enhancement of heritage assets, including repair and reuse where appropriate	Direct, long-term, permanent and positive.	None proposed.
Increased accessibility of heritage assets through safeguarding disused rail lines for future use	Direct, long-term, permanent and positive.	None proposed.

9.6 Cultural activity

- 9.6.1 The National Park is a major resource for recreation and tourism, which plays a significant role in the local economy. There are number of policies within the Preferred Options Local Plan which will encourage increased engagement in cultural activity by the community and promote sustainable tourism. For example, protection of landscape character (SD5), the historic environment (SD11), biodiversity and geodiversity (policy SD12), views (SD7) and tranquillity (SD8) will conserve and enhance key National Park assets (including special qualities) that draw tourists to the area, while improvements to public transport will indirectly facilitate engagement in cultural activity through increasing accessibility (policy SD18).
- 9.6.2 Other policies seek to provide for the necessary infrastructure to support sustainable tourism as well as discouraging negative impacts such as increased traffic congestion. Policy SD20 Sustainable Tourism and the Visitor Economy sets out criteria relating to the development of visitor accommodation and visitor attractions and policy SD21 Recreation does similar for recreation facilities. Both refer to the need to balance development and support for tourism and recreation activities with the need to protect the quiet enjoyment of the National Park and manage wider impacts. There will be a need to carefully manage such impacts, particularly the cumulative impacts of development in tourist 'hot-spots', as well as a need to consider if it is possible to define in advance a 'tipping point' when further tourism development in an area is considered unsustainable.
- 9.6.3 Policy SD19 Walking, Cycling and Equestrian Routes is also relevant as it safeguards disused railway line routes for future use as non-motorised transport corridors, potentially encouraging increased access to and enjoyment of such assets by local people and tourists.

Table 9.5 Likely significant effects and recommendations: Cultural activity

<i>Likely significant effect</i>	<i>Effect dimensions</i>	<i>Recommendations / mitigation</i>
Enhancement of landscape character and other key attributes of the National Park will support tourism growth	Indirect, long-term, permanent and positive.	None proposed.
Increase in tourism through a well-planned approach, including provision of supporting infrastructure	Direct, long-term, permanent, positive and negative.	Need to balance the desire for tourism with the reduction of the negative effects on e.g. air quality, tranquillity, dark night skies and so on. Plan currently balances this but it will need to be monitored. What is the 'tipping point' for tourism to become unsustainable (SD20 and SD21)?
Increased accessibility of heritage assets through safeguarding canals and rail lines	Direct, long-term, permanent and positive.	None proposed.

9.7 Health and wellbeing

- 9.7.1 The main impacts of the policies on health and wellbeing will be through protecting and enhancing the National Park's high quality environment. This provides space – including natural green space - for recreation and relaxation, as well as air and water quality benefits. There is now robust evidence that access to nature improves people's health and wellbeing through encouraging healthy outdoor recreation and relaxation. Policy SD5 protects landscape character and policy SD19 supports the development of a network of high quality, multiuser non-motorised routes throughout the National Park. Policy SD35 Provision and Protection of Open Space requires development proposals for new residential development to improve the multi-functional environmental and social benefits and accessibility of existing open spaces to underpin the health, enjoyment and wellbeing of the community.
- 9.7.2 Policies SD18 Transport and Accessibility and SD19 Walking Cycling and Equestrian Routes should indirectly support health and wellbeing improvements by supporting more sustainable modes of transport and thereby enhancing local air quality and encouraging more active travel (though given the dispersed nature of settlement and facilities existing dependence on private cars is likely to remain relatively high).
- 9.7.3 Policies SD23 Housing and SD24 Affordable Housing Provision cover the provision of affordable housing and SD25 Rural Exception Sites refers to provision of housing to meet local needs, including extra care housing for older people. Access to decent housing is an important wider determinant of health so these policies could indirectly support improved health outcomes and reduced health inequalities.
- 9.7.4 Policies that address the need to create modern sustainable buildings that achieve high environmental standards and enhance the wellbeing of occupants is dealt with separately under the Climate Change Mitigation section.
- 9.7.5 The sub-objectives in relation to the Health and Wellbeing Sustainability Theme include an objective to contribute to a reduction in all aspects of rural crime. Crime and the fear of crime can undermine health and wellbeing by causing stress and anxiety. There are very few explicit references to crime

in the Preferred Options document but there is clear evidence of the ability to 'design out' crime through good design. It is therefore recommended that the inclusion of a requirement in the design policy (SD6) for development proposals to incorporate 'Secured By Design' principles be considered.

- 9.7.6 Provision of health services is not explicitly covered in the Preferred Options document, yet this is critical to the health and wellbeing of local people. It is recommended that explicit reference is made to meeting the need for health services as part of policies SD53 New and Existing Community Infrastructure and SD54 Supporting Infrastructure for New Development on community infrastructure and infrastructure supporting new development. It is however recognised that due to the needs of the National Park this would not envisage the development of large scale health facilities. It may also be useful to refer to the health benefits of access to wider local services and community facilities such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.

Table 9.6 Likely significant effects and recommendations: Health and wellbeing

<i>Likely significant effect</i>	<i>Effect dimensions</i>	<i>Recommendations / mitigation</i>
Improvements in mental and physical health through enhancement of landscape character, quality and rights of way.	Indirect, long-term, permanent(?) and positive.	None proposed
Improvements to mental and physical health through prioritising transport modes other than cars.	Indirect, long-term, permanent(?) and positive.	None proposed
Delivery of affordable housing may have effect on income / employment and other wider health determinants.	Indirect, long-term, permanent(?) and positive.	None proposed
Enhancements to strategic and local green infrastructure networks, helping to address existing deficiencies in the National Park.	Indirect, long-term, permanent(?) and positive.	None proposed.
Additional recommendation.		Include a requirement in the design policy (SD6) that development proposals incorporate 'Secured By Design' principles.
Additional recommendation.		Make explicit reference to meeting the need for small scale health services as part of policies SD53 and SD54.

9.8 Vitality of communities

- 9.8.1 Vital and vibrant communities can be maintained and enhanced through a variety of means, including by managing the development of town and village centres, ensuring sufficient provision of services and facilities (including schools) and locating housing in the right locations.
- 9.8.2 Core Policy SD2 (Ecosystems Services), Policy SD4 (Development Strategy) and the housing policy (SD23) provide a framework for delivering development across the South Downs National Park; the Preferred Options Local Plan states that this has been informed by a range of factors including the need for development to sustain balanced communities across the whole of the National Park and taking into account the function of, and relationship between, settlements.
- 9.8.3 Policy SD4 should have a positive impact on the vitality of communities by seeking to protect the vitality and viability of specific town and village centres, supported by policy SD29 Town and Village Centres which establishes criteria for development proposals for town and village centre development. Policies SD52 (Shopfronts) and SD53 (new and Existing Community Infrastructure) should also help to support the vitality of communities by securing the delivery of community infrastructure to meet local needs, encouraging local community engagement and the development of community led plans, and securing the infrastructure investment required to support new development (including sufficient school capacity).

Table 9.7 Likely significant effects and recommendations: Vitality of communities

<i>Likely significant effect</i>	<i>Effect dimensions</i>	<i>Recommendations / mitigation</i>
Maintain and enhance the vitality of communities by locating housing where it sustains balanced communities.	Direct, long-term, permanent and positive.	None proposed.
Enhance the vitality and vibrancy of town and village centres.	Direct, long-term, permanent and positive.	None proposed.
Maintain and enhance the vitality of communities by securing the delivery of community infrastructure.	Direct, long-term, permanent and positive.	None proposed.
Maintain and enhance the vitality of communities by securing supporting infrastructure as part of new development.	Direct, long-term, permanent and positive.	None proposed.

9.9 Accessibility

- 9.9.1 Good accessibility to services and facilities is important to sustaining vital communities (see above) and to health and wellbeing (see section 9.7) as well as for reducing air pollution, carbon emissions and traffic congestion related to heavy dependence on car travel. However accessibility to services and facilities is limited in many parts of the National Park due to the dispersed nature of settlements and limited public transport provision.
- 9.9.2 Policy SD18 (Transport and Accessibility) is anticipated to have a direct positive effect on overall accessibility to services and facilities by ensuring that new development is in locations such as existing centres where the need to travel, particularly by car, is reduced. It also sets out what improvements to public transport infrastructure will be permitted (which may be part-funded through CIL payments). Protection of and support for improvements to walking and cycling routes (policy SD19) may also have a positive impact on access to services and facilities over time, assuming that some improvements result in better links between residential area and town centres.
- 9.9.3 Applying the principle of focusing development within existing settlement boundaries (policy SD22) should also have some positive effects on accessibility as it will ensure that much new development is located close to existing town and village centres where services and facilities are concentrated. Benefits are most likely to take place in the case in the five larger settlements where a broader range of amenities are available. However, additional development may help to support the retention (and in some cases expansion) of existing services and facilities located in smaller settlements by providing a larger consumer base.
- 9.9.4 By clarifying the policy on developing community infrastructure, Policy SD53 New and Existing Community Infrastructure should also have a positive effect on access to public services and facilities used by residents, such as health and wellbeing services, sports and leisure uses, cultural and religious institutions, pubs and local shops, education and youth facilities and open space.
- 9.9.5 Permitting new residential development of 100% affordable housing on rural exception sites outside of settlement boundaries could lead to the development of some homes that have poor access to services and facilities and are car dependent. However, Policy SD25 (b) highlights that sites will be selected through a site-specific sustainability appraisal. As such it is envisaged that this will support accessibility to amenities, provided the site-specific sustainability appraisals are undertaken rigorously.
- 9.9.6 Policy SD35 (Provision and Protection of Open Space) should also improve accessibility to open spaces and the variety of facilities they can provide by protecting existing provision; seeking enhancements and improvements to accessibility; and seeking the creation of new open spaces located within or close to housing developments that are safe and accessible for all members of the community.

Table 9.8 Likely significant effects and recommendations: Accessibility

<i>Likely significant effect</i>	<i>Effect dimensions</i>	<i>Recommendations / mitigation</i>
Improved access to services and facilities including through locating development close to existing centres, better public transport and walking and cycling routes.	Direct, long-term, permanent and positive.	None proposed.
Increased provision of community infrastructure.	Direct, long-term, permanent and positive.	None proposed.
Provision of improved accessibility to multi-functional open spaces.	Direct, long-term, permanent and positive.	None proposed.

9.10 Sustainable transport

- 9.10.1 The high dependence on car ownership amongst National Park residents (85% of households owning at least one car) is a reflection both of the affluence of the National Park's population and of poor public transport infrastructure made more pronounced by recent cuts in bus subsidies across all four Local Transport Authority areas. Peak capacity on rail commuter routes is also an issue.
- 9.10.2 The policies relating to sustainable transport aim to address such challenges by enhancing sustainable transport provision where practicable. Applying the principle of focusing development within existing settlement boundaries (policy SD22) should have a positive effect on accessibility as it will ensure that much of the new development is located close to existing town and village services, albeit the level of services and facilities varies significantly across communities.
- 9.10.3 Policy SD18 (Transport and Accessibility) is anticipated to have a direct positive impact on the proportion of travel by sustainable modes by ensuring that new development is in locations such as existing centres where the need to travel, particularly by car, is reduced (albeit it should be recognised that many communities contain few services and facilities which may only meet the needs or potential needs of some sections of the community). It also sets out what improvements to public transport infrastructure will be permitted (which may be part-funded through CIL payments). Protection of and support for improvements to walking and cycling routes (policy SD19) will further encourage modal shift to more sustainable transport modes.
- 9.10.4 Policy S20 Sustainable Tourism and the Visitor Economy and SD21 Recreation will also have a positive impact on sustainable transport by, amongst other things, requiring that countryside based tourism and recreation-related proposals can be satisfactorily accessed by sustainable means, including public transport, walking, cycling or horse riding.
- 9.10.5 The requirement for proposals for new car parking (Policy SD44 Car and Cycle Parking Provision) to demonstrate that *'It is a component of a strategic traffic management scheme which gives precedence to sustainable transport'* is supported as this should help to ensure that car use is not encouraged at the expense of more sustainable modes.
- 9.10.6 Permitting new residential development of 100% affordable housing on rural exception sites outside of settlement boundaries (policy SD25) could lead to the development of some homes that are heavily car dependent. However, Policy SD25 (b) highlights that sites will be selected through a site-specific sustainability appraisal. As such it is envisaged that this will support sustainable transport use, provided the site-specific sustainability appraisals are undertaken rigorously.

Table 9.9 Likely significant effects and recommendations: Sustainable transport

<i>Likely significant effect</i>	<i>Effect dimensions</i>	<i>Recommendations / mitigation</i>
Reduce dependency on the private car.	Direct, long-term, permanent and positive.	None proposed.
Increase use of sustainable transport modes, including public transport and walking and cycling.	Direct, long-term, permanent and positive.	None proposed.

9.11 Housing

- 9.11.1 Key housing challenges in the SDNP include housing affordability and the provision of traveller sites. The distribution of housing across the National Park will need to be in accordance with the Development Strategy (Core Policy SD4). Policy SD22 sets out the principle of development within the settlement policy boundaries. Policy SD23 sets out targets for affordable housing and overall housing including the expected levels of housing growth by settlement. It also states that “the size and type of homes for each proposal will be based on up-to-date evidence of local needs”, thus ensuring that the policy does not become outdated should housing needs change. Implementation of this policy should therefore ensure that housing development takes full account of local housing needs.
- 9.11.2 Policy SD24 focuses on on-site provision of affordable housing and includes a target of “at least 40% of all net dwellings (C3 use class) on schemes of six or more units will be provided as affordable homes in perpetuity to meet local needs”. In addition policy SD25 provides for development of 100% affordable housing on rural exception sites. Whilst these policies should have a positive effect on affordable housing provision in the National Park, it should be noted that the size of many sites will preclude on site provision of affordable housing without policy interventions.
- 9.11.3 Policy SD26 relates to provision of sites to meet the accommodation needs of Gypsies and Travellers and Travelling Showpeople. It provides protection to sites that are required to meet need and states that development of new permanent or transit accommodation, or temporary stopping places, will be supported where this meets proven need and a series of defined criteria. This policy should have a positive effect in relation to the SA Objective ‘*To make suitable provision for transit and permanent traveller sites based upon projected need*’.
- 9.11.4 There is no core policy wording specifically relating to the provision of housing for older people (though this issue is referenced in some site allocation policies) yet this is likely to be an increasingly important issue given the ageing population. It is therefore recommended that an addition to policy SD23 Housing is considered that specifically addresses provision of housing designed to meet the objectively assessed needs of older people. The supporting text could usefully set out the different types of housing that may be needed by older people including sheltered housing, Extra Care housing and housing designed to the Lifetime Homes standard.

Table 9.10 Likely significant effects and recommendations: Housing

<i>Likely significant effect</i>	<i>Effect dimensions</i>	<i>Recommendations / mitigation</i>
Housing developments take full account of housing need.	Direct, long-term, permanent and positive overall.	Expand policy SD23 to specifically address provision of housing designed to meet the objectively assessed needs of older people.
Increased delivery of affordable housing.	Direct, long-term, permanent and positive.	None proposed.
Provide for gypsy and traveller sites to meet projected need.	Direct, long-term, permanent (?) and positive.	None proposed.

9.12 Climate change mitigation

- 9.12.1 A key SA objective is to address the causes of climate change through reducing emissions of greenhouse gases. The principal policies for achieving this are policy SD31 relating to sustainable design and construction of buildings, policies relating to sustainable transport (e.g. policies SD18, 19, 20 and 21 which should help to reduce the growth in emissions relating to car use) and policy SD55 (renewable energy). The sustainable transport policies have been considered separately under Sustainable Transport above so this section focuses on policies SD31 and SD55.
- 9.12.2 Policy SD31 sets clear targets for major non-residential development to achieve at least BREEAM 'Excellent' and for smaller non-residential development to meet at least at least BREEAM 'Very Good' standard. Since reducing energy use and carbon emissions is a key focus of these assessments, this policy will have a strong positive effect on the level of greenhouse gas (GHG) emissions emitted over the lifetime of these developments.
- 9.12.3 With regard to residential developments, the scope to set standards for residential building performance has been recently and radically curtailed by the Government's Housing Standards Review. The Ministerial Statement published on 25th March 2016 outlines the Government's new national planning policy on the setting of technical standards for new dwellings and Local Plan making. The Code for Sustainable Homes is being formally withdrawn so targets against this should no longer be set in policy. Energy performance standards that exceed the energy requirements of Building Regulations can still be set in Local Plans until commencement of amendments to the Planning and Energy Act 2008 in the Deregulation Bill 2015. However, given that the energy performance requirements in Building Regulations will be set at a level equivalent to the (outgoing) Code for Sustainable Homes Level 4 the Ministerial Statement advises that "*we would expect local planning authorities to take this statement of the government's intention into account in applying existing policies and not set conditions with requirements above a Code level 4 equivalent.*"
- 9.12.4 The implication of this is that whilst policy SD31 does not contain a Code for Sustainable Homes target, it could include an energy or carbon reduction performance target for residential developments, as long as this does not exceed the requirements of Code level 4 (25% reduction on Building Regulations 2010). In order to secure GHG emission reductions from new residential development it is recommended that such a target is set within the policy (having regard to the overall impact on viability). It would also be useful to more fully reference the gradual tightening of energy/carbon requirements through Building Regulations in the supporting text, including the Zero Carbon target for new homes (to be introduced through Building regulations) in 2016.
- 9.12.5 It is also recommended that the policy gives more explicit consideration to energy efficient retrofitting of existing buildings, for example through including a BREEAM Non-Domestic Refurbishment performance target as part of the policy; and/or requiring domestic refurbishments to demonstrate the measures they are proposing to reduce carbon emissions.

- 9.12.6 The policy does not refer to the benefits of extending wood planting for carbon storage and woodfuel provision. Given the scope for local sourcing of biomass from local woodland, as well as significant carbon storage, it is recommended that this issue should be given greater policy prominence, perhaps as part of policy SD37 Trees, Woodlands and Hedgerows. This reflects the findings of the South Downs National Park Renewable and Low Carbon Energy Study which highlights that, given the significant biomass resource present locally and the carbon saving potential, there is a need to support the development of the biomass / woodfuel market in the National Park, both from the supply side and the demand side of the market.⁷⁴
- 9.12.7 The clarity of the wording of part 1 of Policy SD31 could be improved i.e. what will developers need to provide to demonstrate that they have reduced, mitigated and/or adapted to the impacts of climate change?
- 9.12.8 Policy SD56 states that renewable energy developments will be permitted subject to complying with a set of defined criteria, for example relating to potential adverse impact upon landscape character, including cultural heritage, and wildlife. This policy gives some clarity to developers about what types of renewable energy development would be permitted, however the policy could be further enhanced by supporting community-led initiatives for renewable and low carbon energy (in accordance with the provisions of NPPF and the UK Government National Park Vision and Circular relating to renewable energy).

⁷⁴ AECOM (May 2013) South Downs National Park Renewable and Low Carbon Energy Study- Main Report

Table 9.11 Likely significant effects and recommendations: Climate change mitigation

<i>Likely significant effect</i>	<i>Effect dimensions</i>	<i>Recommendations / mitigation</i>
Reduction in GHG emissions from new non-residential developments.	Direct, long-term, permanent and positive.	None proposed.
Reduction in GHG emissions from new residential developments.	Uncertain.	Include a carbon reduction target for residential developments in policy SD31 and provide further explanation of the fit with Buildings Regulations in the supporting text.
Reduction in GHG emissions from refurbishments.	Uncertain.	Within policy SD31 include more explicit wording regarding energy efficient retrofitting of existing buildings, for example through including a BREEAM Non-Domestic Refurbishment performance target as part of the policy; and/or requiring domestic refurbishments to demonstrate the measures they are proposing to reduce carbon emissions.
Carbon sequestration and provision of woodfuel through extension of wood planting.	Direct, long-term, permanent and positive.	Level of significance uncertain at this stage. Woodland creation and the links to biomass/biofuel use should be given greater policy prominence, perhaps as part of policy SD37, Trees, Woodland and Hedgerows.
Reduction in GHG emissions through reducing need to travel and better design.	Direct, long-term, permanent and positive.	None proposed.
Reduction in GHG emissions from development of renewable energy installations.	Direct, long-term, permanent and positive.	Enhance policy SD56 through identifying support for community-led initiatives for renewable and low carbon energy (in accordance with provisions of the UK Government National Park Vision and Circular, and Purposes and Duty of the National Park).

9.13 Rural economy

- 9.13.1 Policy SD3 (Ecosystem Services) seeks to ensure that activities within the South Downs National Park do not have a significant adverse impact on the natural environment and its ability to contribute goods and services. Ecosystem services such as fertile soils and pollination by insects (e.g. bees) underpin the rural economy. As such, protection of these services from the adverse effects of development will have a positive effect on the rural economy.
- 9.13.2 Policy SD8 aims to preserve tranquillity in the National Park and only allow development proposals which conserve and enhance relative tranquillity. The proposed policy references the South Downs Tranquillity Study and states that development proposals which would have a potential adverse impact on relative tranquillity will be refused.
- 9.13.3 Whilst the policy would restrict some development in the National Park, it is not viewed that this will have significant adverse effects on the rural economy. This is due to the potential for new development to enhance tranquillity through improving visual amenity and supporting improvements to the setting and context of the area. This will also directly support a number of key sectors of the

National Park's rural economy, including the visitor and tourism economy. As such a careful and criteria specific approach to tranquillity enhancement will ensure that adverse effects on the rural economy are minimised whilst achieving consistency with over-riding national policy for the SDNP.

- 9.13.4 Policy SD18 addresses transport and accessibility in the SDNP and generally promotes development that reduces the need to travel. Given the reliance on private vehicles for transport around much of the National Park and the lack of public transport services the general intent of the policy has the potential to cause tension. The policy does recognise that larger scale development is more likely to be located close to larger centres. Specific requirements in the form of a design and access statement and/or a transport assessment are required for development outside the main centres of Lewes and Petersfield. While this does impose a further development cost on some rural development, the additional cost is considered negligible and appropriate, given the overall Purposes and Duty of the National Park and the potential for the special qualities to be adversely affected by additional traffic. The policy also promotes the restoration of the former Lewes-Uckfield railway line and the Wey and Arun canal. Restoration of these routes would be expected to make a positive contribution to the values of the South Downs National Park and enhance its role and function as a visitor destination which would be to the benefit of the rural economy in the area.
- 9.13.5 Policies SD20 and SD21 aim to ensure that the National Park contains appropriate infrastructure to support tourism (while ensuring that supporting infrastructure does not adversely affect the National Park's special qualities). This would be expected to have a positive effect on the rural economy.
- 9.13.6 Policies SD23, SD24 and SD25 address the provision of affordable housing within the SDNP and would be expected to have a positive effect on the rural economy in terms of providing accommodation for rural workers.

Table 9.12 Likely significant effects and recommendations: Rural economy

<i>Likely significant effect</i>	<i>Effect dimensions</i>	<i>Recommendations / mitigation</i>
Benefits to local economy should Green Infrastructure and other development requirements be fulfilled by local labour / communities.	Direct, long-term, permanent and positive.	None proposed
Employment in rural areas.	Direct, long-term, temporary and positive.	Housing should be more closely linked to job creation in rural areas.

10 Summary of appraisal and recommendations

10.1 Introduction

- 10.1.1 This chapter presents a summary of the overall findings of 1) the appraisal of the reasonable spatial alternatives considered for the SDLP Preferred Options and 2) the appraisal of the policy approaches proposed by the current version of the Preferred Options.

10.2 Summary of the findings of the appraisal of development strategy options

- 10.2.1 A key element of the development of the Preferred Options was to appraise alternative approaches to the delivery of housing in the National Park in the period to 2032. In this context section 6.4 presents an appraisal of five reasonable development strategy options designed to achieve the different growth scenarios that emerged from growth projections in the Strategic Housing Market Assessment (SHMA) and from current land supply availability as set out in the Strategic Housing Land Availability Assessment (SHLAA).

- 10.2.2 The development strategy options which were appraised are as follows:

- A Dispersed High option
- A Dispersed Medium +60% option
- A Concentrated Medium option
- A Dispersed Medium option
- A sustainable transport variation on the Dispersed Medium option

- 10.2.3 The findings of the appraisal are summarised in **Table 10.1** below. This highlights for which Sustainability Themes significant positive and negative effects have the potential to arise as a result of taking forward each of the development strategy options. This is accompanied by an indicative ranking of the options' sustainability performance in relation to each Sustainability Theme and an overall commentary on the appraisal findings.

Table 10.1 Potential significant effects resulting from the development strategy options

Rank of preference / categorisation of effects					
Sustainability themes	Option				
	1	2	3	4	5
Landscape	5	4	3	1	2
Climate change adaption	5	4	2	1	2
Biodiversity	5	4	3	1	2
Cultural heritage	4	3	5	1	2
Cultural activity	4	3	5	1	2
Health and well-being	3	4	5	1	1
Vitality of communities	1	2	5	3	4
Accessibility	2	3	5	4	1
Sustainable transport	2	3	4	4	1
Housing	1	2	5	3	3
Climate change mitigation	5	4	1	3	2
Rural economy	3	4	5	1	2

Key:

DH: Dispersed High

DM +60%: Dispersed Medium +60%

CM: Concentrated Medium

DM: Dispersed Medium

DMST: Dispersed Medium- Sustainable Transport

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

Summary appraisal: conclusions

- 10.2.4 Overall, Option 1 (Dispersed High), and to a lesser extent, Option 2 (Dispersed Medium +60%) performs least favourably in relation to the landscape, climate change adaptation, cultural heritage and climate change mitigation Sustainability Themes. This reflects the higher growth scenarios to be delivered through the option, which has the most potential to lead to significant negative environmental effects in the National Park from increased levels of development. In particular significant negative effects have the potential to arise through this option in relation to landscape and biodiversity. Option 3 (Concentrated Medium), through focussing a higher level of housing growth on the five largest settlements in the National Park, also has the potential to have significant effects on landscape and biodiversity, albeit limited to significant effects in the vicinity of Lewes, Petersfield, Midhurst, Petworth and Liss. Option 4 and 5, through promoting a dispersed medium growth approach to housing provision, will help limit concentrated effects on sensitive environmental receptors, and increase opportunities for avoidance and mitigation measures.
- 10.2.5 In terms of the socio-economic Sustainability Themes, whilst Option 3 (Concentrated Medium) will support the provision of services and facilities in the five main settlements in the SDNP, and promote these settlements' vitality, this would be to the detriment of the other smaller settlements in the National Park. In this respect the option has the potential to result in significant negative effects in relation to rural vitality, rural service provision, meeting localised housing needs and the rural economy.
- 10.2.6 In relation to housing provision, Option 1, and to a lesser extent, Option 2, through delivering a higher quantum of development across a wider range of settlements in the National Park, and facilitating housing growth which more closely reflects population trends, will do most to meet objectively assessed housing needs. However this is likely to be to the detriment of the special qualities of the National Park. Whilst Option 3 will not deliver housing in smaller settlements in the National Park, it may have the potential to generate more affordable housing through the standard model of affordable housing being provided alongside market housing.
- 10.2.7 Option 5 has merit in supporting accessibility to services, facilities and amenities, promoting the use of sustainable transport modes, and helping to limit greenhouse gas emissions from transport.
- 10.2.8 Overall, Options 4 and 5, through promoting a more dispersed approach to housing delivery whilst also proposing a medium growth scenario, will do the most of the options to provide a balance between 1) promoting the vitality of a wider range of settlements in the SDNP and supporting the rural economy, whilst also 2) protecting and enhancing the special qualities of the National Park. Option 4, however, is assessed as contributing more to maintaining existing rural services in smaller settlements.

10.3 Summary of potential significant effects of the Preferred Options and recommendations

- 10.3.1 The tables below presents a summary of the key potential positive and negative significant effects identified through the appraisal of the Preferred Options.

- 10.3.2 **Table 10.2** presents the significant effects that have the potential to arise as a result of the Strategic Site and site allocation policies.
- 10.3.3 **Table 10.3** presents the appraisal of the generic policies presented in the Preferred Options. Where appropriate, these have been accompanied by recommendations to help limit the significance of the potential negative effects and to further improve the proposed policy approaches.

Table 10.2 Potential significant effects resulting from the strategic site and site allocation policies and recommendations

<i>Potential significant effects: Policies for strategic sites and site allocations</i>	<i>Recommendations</i>
The policy for Strategic Site Policy SD32: Shoreham Cement Works has the potential to lead to significant positive effects on landscape quality, the setting of the historic environment, the rural economy (including the tourism and visitor economy) and cultural activity. With appropriate planning for green infrastructure networks, there is also the potential for significant biodiversity enhancements to take place. No significant negative effects are anticipated.	There is further potential for the policy to facilitate the implementation of a comprehensive green infrastructure strategy for the Strategic Site. This will enable a cohesive framework for proposed environmental improvements to be developed for this location, helping to realise the full range of multifunctional GI benefits. There is potential for the policy to state that a site specific flood risk assessment is undertaken and an appropriate surface water drainage strategy (including implementation) is agreed. This includes relating to potential downstream effects on the River Adur.
The policy for Strategic Site Policy SD33: Syngenta, Fernhurst has the potential to lead to significant positive effects for elements linked to the rural economy.	None proposed.
Through helping to address flood risk in the area, the policy for Strategic Site Policy SD34: North Street Quarter and adjacent Eastgate area, Lewes will support significant positive effects for climate change adaptation in this part of Lewes. The policy will also support significant positive effects on townscape quality, the vitality of the area, accessibility and the historic environment.	The policy should more explicitly seek to minimise potential effects on nature conservation designations present locally, including the Offham Marshes SSSI.
In regard to Policy SD-SS03: Land at Old Malling Farm, Lewes, whilst the policy for the site will help limit potential effects, the development of a 10 ha greenfield site at this location will lead to inevitable residual significant effects on landscape quality and visual amenity. Significant negative effects are also likely to arise from the loss of Grade 2 and Grade 3a agricultural land, which is land classified as the Best and Most Versatile Agricultural Land. Significant negative effects on the Malling Deanery Conservation Area can be avoided if the proposed policy approaches are implemented effectively and green infrastructure and design improvements are realised. The delivering of 200 houses (of which 50% are affordable) will have a significant positive effects from a contribution to meeting local housing needs.	Whilst development at this site has the potential to lead to a number of negative effects, some of which have the potential to be significant, many of these effects are inevitable given the location and scale of the development. In this context the current policy promotes as appropriate a range of measures as possible, to limit these effects.
In relation to Policy SD-DS01: Land between Church Lane and the A273, Pyecombe, the A23 trunk road runs close to the proposed site and the A273 runs adjacent to the site. As a result, there will be a need to mitigate noise and air pollution if significant negative effects on the health and wellbeing of future residents are to be avoided.	There is further potential for the policy to recommend the implementation of appropriate green infrastructure measures (e.g. the use of vegetative barriers to screen traffic and filter pollutants) to help limit effects on human health from potential noise and air quality issues.

Table 10.3 Potential significant effects resulting from the proposed Local Plan policies and recommendations

<i>Potential significant effect: Local Plan policies</i>		<i>Recommendations</i>
Landscape		
Enhanced landscape character		SD5 Landscape Character should address more specifically the issue of adaptive landscapes over longer than the plan timescales. Resilience as a concept should be discussed further in the plan.
Climate Change Adaptation		
None identified		N/A
Biodiversity		
Improved ecological connectivity		None proposed
Improved ecological resilience		None proposed
'Wider' ecological benefits		None proposed
Increased habitat and greenspace through GI and enhancing waterways		Include a more explicit reference to biodiversity in SD14 Green Infrastructure.
Potential impact on biodiversity from tourism		What is the threshold of harm in SD20 Sustainable Tourism and the Visitor Economy / SD21 Recreation? Is there value in setting this out?
Cultural Heritage		
Enhancement of landscape character		None proposed,
Protection and enhancement of heritage assets, including repair and reuse where appropriate		None proposed,
Increased accessibility of heritage assets through safeguarding disused rail lines for future use		None proposed.
Cultural Activity		
Enhancement of landscape character and other key attributes of the National Park will support tourism growth		None proposed.
Increase in tourism through a well-planned approach, including provision of supporting infrastructure		Need to balance the desire for tourism with the reduction of the negative effects on e.g. air quality, tranquillity, dark night skies and so on. Plan currently balances this but it will need to be monitored. What is the 'tipping point' for tourism to become unsustainable (SD20 and SD21)?
Increased accessibility of heritage assets through safeguarding canals and rail lines		None proposed.
Health and Wellbeing		
Improvements in mental and physical health through enhancement of landscape character, quality and rights of way.		None proposed.
Improvements to mental and physical health through prioritising transport modes other than cars.		None proposed.
Delivery of affordable housing may have effect on income / employment and other wider health determinants.		None proposed.

Potential significant effect: Local Plan policies	Recommendations
Enhancements to strategic and local green infrastructure networks, helping to address existing deficiencies in the National Park.	None proposed.
Vitality of Communities	
Maintain and enhance the vitality of communities by locating housing where it sustains balanced communities.	None proposed.
Enhance the vitality and vibrancy of town and village centres.	None proposed.
Maintain and enhance the vitality of communities by securing the delivery of community infrastructure.	None proposed.
Maintain and enhance the vitality of communities by securing supporting infrastructure as part of new development.	None proposed.
Accessibility	
Improved access to services and facilities including through locating development close to existing centres, better public transport and walking and cycling routes.	None proposed.
Increased provision of community infrastructure.	None proposed.
Provision of improved accessibility to multi-functional open spaces.	None proposed.
Sustainable Transport	
Reduce dependency on the private car.	None proposed.
Increase use of sustainable transport modes, including public transport and walking and cycling.	None proposed.
Housing	
Housing developments take full account of housing need.	Expand policy SD23 to specifically address provision of housing designed to meet the objectively assessed needs of older people.
Increased delivery of affordable housing.	None proposed.
Provide for gypsy and traveller sites to meet projected need.	None proposed.
Climate Change Mitigation	
Reduction in GHG emissions from new non-residential developments.	None proposed.
Reduction in GHG emissions from new residential developments.	Include a carbon reduction target for residential developments in policy SD31 and provide further explanation of the fit with Buildings Regulations in the supporting text.

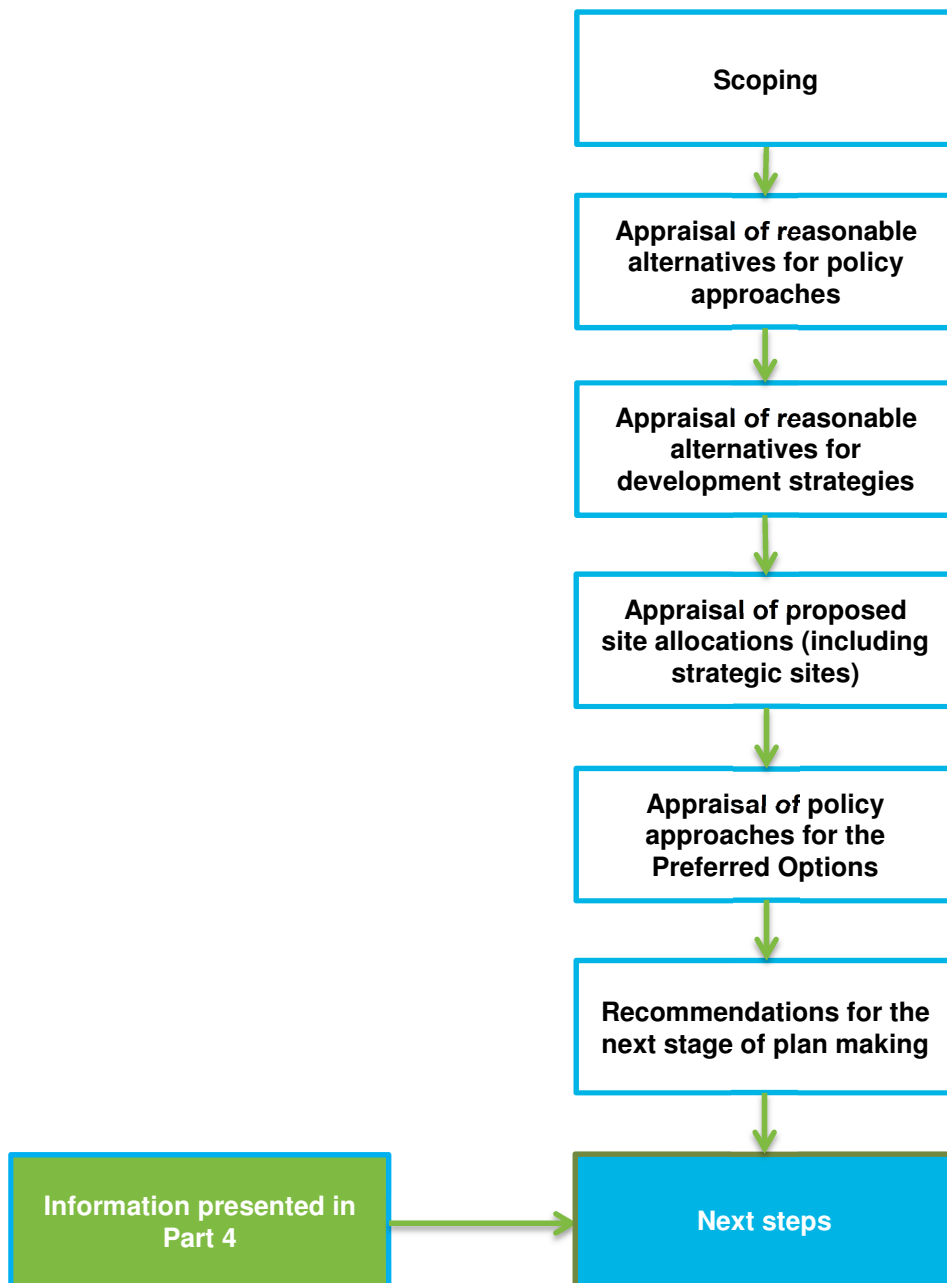
Potential significant effect: Local Plan policies Recommendations	
Reduction in GHG emissions from refurbishments.	Within policy SD31 include more explicit wording regarding energy efficient retrofitting of existing buildings, for example through including a BREEAM Non-Domestic Refurbishment performance target as part of the policy; and/or requiring domestic refurbishments to demonstrate the measures they are proposing to reduce carbon emissions.
Carbon sequestration and provision of woodfuel through extension of wood planting.	Level of significance uncertain at this stage. Woodland creation and the links to biomass/biofuel use should be given greater policy prominence, perhaps as part of policy SD37, Trees, Woodland and Hedgerows.
Reduction in GHG emissions through reducing need to travel and better design.	None proposed.
Reduction in GHG emissions from development of renewable energy installations.	Enhance policy SD56 through identifying support for community-led initiatives for renewable and low carbon energy (in accordance with provisions of the UK Government National Park Vision and Circular, and Purposes and Duty of the National Park).
Rural Economy	
Benefits to local economy should Green Infrastructure and other development requirements be fulfilled by local labour / communities.	None proposed
Employment in rural areas.	Housing should be more closely linked to job creation in rural areas.

10.4 Further recommendations

10.4.1 The appraisal has highlighted that a number of further recommendations can be made to enhance elements of the Preferred Options for the SDLP. These include as follows:

- Policy SD-DS03: Land at Hoe Court, Lancing: The development should be restricted to a discreet area to the rear of existing development that will limit the impacts on views and landscape.
- Policy SD-WW05, Land at Lamberts Lane, Midhurst: The proposed allocation will lead to the loss of community facilities. Whilst the policy seeks to ensure that it is “*demonstrated that there is no loss in community facilitates*” there is further scope for it to set out how this will be achieved, such as through ensuring that the loss of community facilities on site is matched by new community facilities on site or elsewhere in Midhurst.
- Policy SD-WW09: Land at Clements Close, Binsted: There is scope for the policy to further acknowledge the presence of the Upper Greensand Hangers SSSI, part of which has been designated as the East Hampshire Hangers SAC.
- Include a requirement in the design policy (SD6) that development proposals incorporate ‘Secured By Design’ principles.
- Expand policy SD23 to specifically address provision of housing designed to meet the objectively assessed needs of older people.
- Make explicit reference to meeting the need for small scale health services as part of policies SD53 and SD54.

Part 4: What are the next steps?



11 Next Steps

11.1.1 This Part of the SA Report explains the next steps that will be taken as part of the plan-making / SA process.

11.2 Development of and consultation on the Publication SDLP

11.2.1 Consultation on the Preferred Options for the SDLP and accompanying SA Report will conclude on 28 October 2015. Consultation responses will be considered through the ongoing development of the SDLP and accompanying SA process.

11.2.2 Following the consultation, it is the SDNPA's intention to prepare the proposed Publication version of the plan for in line with Regulation 19 of the Local Planning Regulations 2012. This will be updated to reflect:

- Comments received during the Preferred Options consultation;
- Outstanding recommendations from both the HRA and SA process; and
- Further work undertaken for the purposes of the SDLP, including the consideration of further development sites that become available following the call for sites undertaken in autumn 2015.

11.2.3 The Preferred Options version of the Local Plan does not allocate sites in designated neighbourhood planning areas. However, the Publication version of the Local Plan may need to allocate sites in those neighbourhood planning areas that have not made timely progress. This will be done in full consultation with the neighbourhood planning groups. All sites allocated in the Local Plan will be appraised through the SA process..

11.2.4 Following on from this further round of consultation, the Local Plan will be submitted by the NPA to the Secretary of State for independent examination in autumn 2016.

Questions for consultees

When considering this SA Report, consultees are asked to structure responses around the following questions:

- 1- With regard to 'reasonable alternatives'; are there further reasonable alternatives, given the geographic scope, objectives, South Downs National Park Authority powers and the time period over which the programme extends (please provide evidence)?
- 2- Are there any significant effects (positive and negative) that haven't been identified (please provide evidence)?
- 3- Is there any further evidence that should be considered through the next stages of the SA process (please provide evidence)?

[This page is intentionally blank]

Glossary

Affordable housing

Housing provided to eligible households whose needs are not met by the market. Eligibility is determined based on local incomes and local house prices. *See also social rented, affordable rented and intermediate housing.*

Ancient woodland

An area that has been wooded continuously for at least 400 years.

Aquifer

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

Archaeology

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

Biodiversity

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

Community Infrastructure Levy

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

Conservation areas

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

Designated heritage assets

Listed buildings, conservation areas, historic parks and gardens, historic battlefields or scheduled monuments that have been formally designated (given protection).

Development

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

Development Strategy

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

Ecosystem services

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

ELR (Employment Land Review)

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

Fluvial flooding

Flooding that results from rivers overflowing their banks.

Geodiversity

Geodiversity is the variety of rocks, minerals, fossils, soils, landforms and natural processes.

Green infrastructure (GI)

A network of high-quality green and blue spaces and other environmental features. It needs to be planned and delivered at all spatial scales from national to neighbourhood levels. The greatest benefits will be gained when it is designed and managed as a multi-functional resource capable of delivering a wide range of environmental and quality of life benefits (ecosystem services) for local communities. Green infrastructure includes parks, open spaces, playing fields, woodlands, wetlands, grasslands, river and canal corridors allotments and private gardens.

Habitat Regulations Assessment

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

Heritage asset

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

Historic environment

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

Historic Environment Records (HERs)

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

Historic parks and gardens

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

Housing need

Those households that have registered, either through the local housing waiting list or through a housing-need questionnaire, that they are in need of 'affordable' (non-market) housing. There can be additional 'hidden' housing need. This comprises those households who are in need of a home but have not registered either formally on the housing waiting list or through a housing-need survey.

Joint Core Strategy

A Local Plan document prepared jointly by more than one local planning authority, that sets out the scale, type and broad location of key development and overarching planning policies on important issues for a given area. The SDNPA has prepared separate Joint Core Strategies with East Hampshire, Lewes, Wealden districts, Winchester City and Worthing borough, for the whole area of each of those local authority areas.

Landscape

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

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

Landscape character

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

Listed buildings

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

Local Plan documents

Documents containing the plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.

Neighbourhood Development Plan

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

Market housing

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

National Nature Reserves (NNRs)

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

Objectively-assessed housing need

The scale and mix of housing and range of tenures that is likely to be needed in the housing market area over the Plan period. The National Planning Policy Guidance indicates that there is no one method or dataset which will provide a definitive assessment. The draft Guidance indicates that the starting point should be the latest household Government projections, and wherever possible assessment should take account of the latest demographic evidence including ONS population estimates. The draft Guidance sets a number of specific tests which should be considered in establishing an objective assessment of need.

Public Rights of Way

Footpaths, bridleways, byways open to all traffic, and restricted byways.

Ramsar sites

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

Rural exception sites

A site for affordable housing to meet an identified local need that would not secure planning permission for open-market housing, for example agricultural land next to but not within a local settlement area.

Scheduled monument

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

Setting of a heritage asset

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

Secured by Design

The UK Police flagship initiative supporting the principles of “designing out crime”
www.securedbydesign.com.

Strategic Housing Land Availability Assessment (SHLAA)

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

Strategic Housing Market Assessment (SHMA)

A study which identifies the scale and mix of housing and the range of tenures that the local population is likely to need over the plan period

Sites of Special Scientific Interest (SSSIs)

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

Special Areas of Conservation (SACs)

An area which has been given special protection under the European Union's Habitats Directive. SACs provide increased protection to a variety of wild animals, plants and habitats and are a vital part of global efforts to conserve the world's biodiversity.

Special Protection Areas (SPAs)

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

Strategic Environmental Assessment directive

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

Sustainable Drainage Systems (SUDS)

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

Sustainability Appraisal

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

Sustainable Development

Development which meets the needs of the present without compromising the ability of future generations to meet their own needs. The Government's view of what sustainable development in England means in practice for the planning system is expressed in paragraph 18-219 of the NPPF, including strong protections for the landscape, scenic beauty, wildlife and cultural heritage of National Park (footnote 9 to paragraph 14 and paragraph 115).

Tranquillity

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

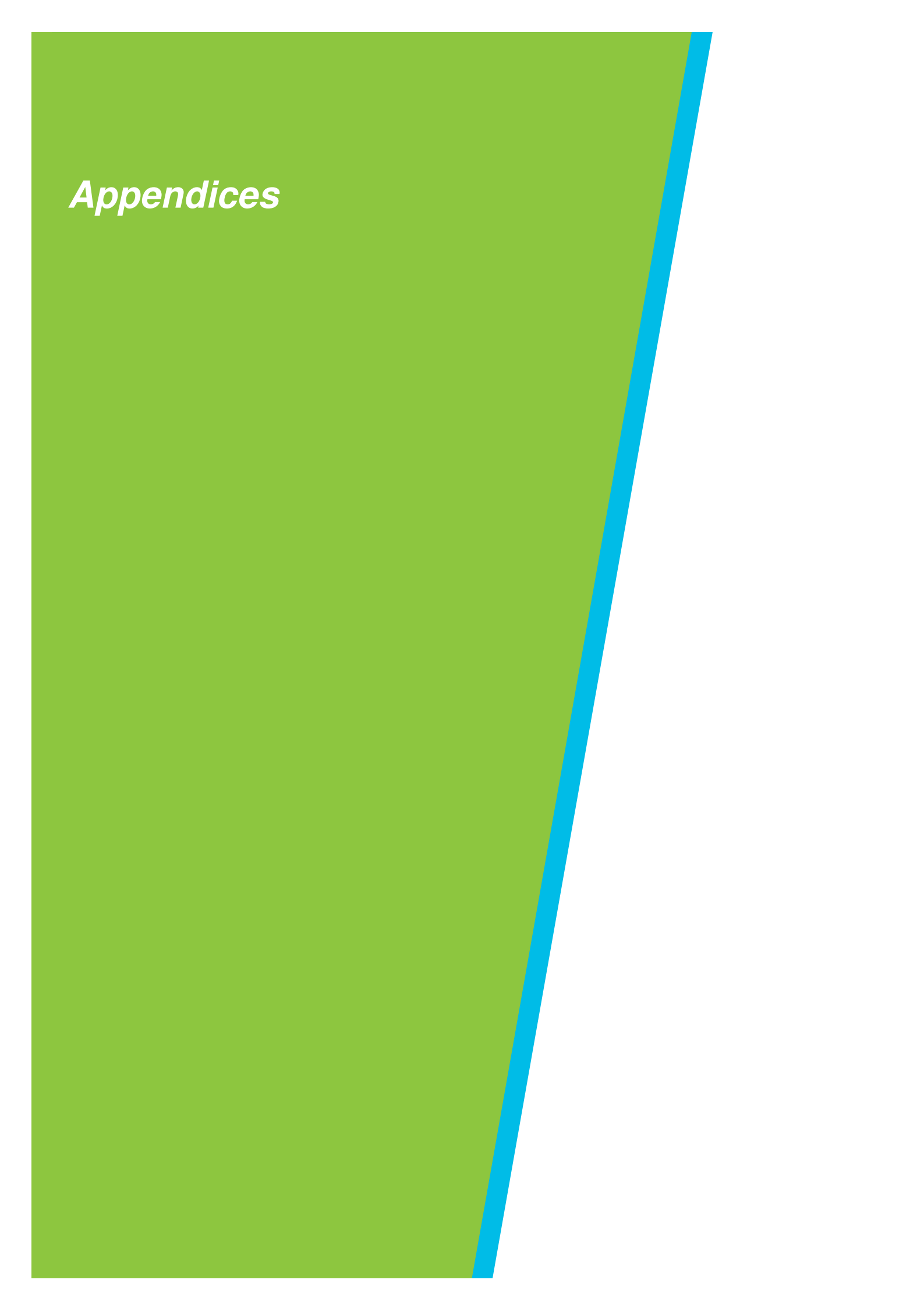
Undesignated heritage assets

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

Water neutrality

No net additional water resource required over the course of the Local Plan to meet the needs of new development.

[This page is intentionally blank]

The image features a solid green background. A bright blue diagonal stripe runs from the bottom left towards the top right, starting near the bottom edge and ending near the top edge, creating a dynamic, angular design.

Appendices

[This page is intentionally blank]

Appendix I: Explanation for the rejected Development Strategy options

Explanation for Rejection of the Dispersed Low, Concentrated Low, Concentrated Medium +60% and Concentrated High Development Strategy options

Dispersed & Concentrated Low

At the time the Sustainability Appraisal (SA) was conducted, existing requirements totalling 1,500 had been used as a basis for further planning within the SDLP, as follows:

- Petersfield 700 (Min. allocation under EHDC/SDNPA JCS);
- Liss 150 (EHDC/SDNPA JCS); and
- Lewes 650 (Lewes/SDNPA JCS (not yet adopted)).

The pursuit of the **Dispersed Low** strategy would have resulted in distributing the remaining 220 houses (of the total of 1,720 over the plan period) across the remaining 35 settlements. This was assessed as an insufficient basis upon which to sustain growth or meet affordable housing needs across the National Park. The **Concentrated Low** strategy would have resulted in no housing allocation outside of the 5 core settlements; this was similarly an insufficient basis upon which to sustain growth or meet affordable housing needs across the National Park and was, therefore, rejected.

Concentrated Medium +60% & Concentrated High

Option 5 of the SA for the EHDC/SDNPA Joint Core Strategy (JCS) considered hypothetical allocations for Petersfield of 865 homes and for Liss of 271 homes; however this option was assessed as unacceptable because of significant negative landscape effects on the National Park. Under this option, growth in the South Downs National Park overall was of a medium level and growth in the villages (including Liss) was high.

For the current SA of the SDLP, there was a need to take into account the earlier evidence of the JCS and test notional figures for Petersfield and Liss that fell within the untested middle ground above the SDLP Dispersed Medium growth figures yet below the JCS Option 5 figures that had been considered unacceptable. For Liss, a notional upper limit of 220 was deemed appropriate approaching half way between the Dispersed Medium figure of 150 and JCS Option 5 figure of 271; for Petersfield a figure of 805 was selected, representing a more modest increase on the Dispersed Medium allocation of 700. For Petersfield, the SDNPA had significant evidence, including the work on the Petersfield Neighbourhood Plan, to demonstrate that delivery above this figure would result in significant adverse effects on landscape character.

When these new notional limits were placed upon the capacity of Petersfield and Liss in the **Concentrated Medium + 60%** strategy testing, this entailed distributing the unmet balance of 315 homes from Petersfield and 249 homes from Liss (beyond capacity in these communities) between the remaining settlements resulting in a total of 2,404 being distributed between Lewes, Midhurst and Petworth. Through a review of the potential SHLAA sites that would be allocated under this scenario it was established that delivery of this level and distribution of growth under the Concentrated Medium + 60% strategy could not be achieved without significant adverse effects upon National Park purposes. It follows that, if the Concentrated Medium + 60% strategy would clearly lead to significant negative effects on the landscape, to test an even greater concentration of housing under the **Concentrated High** option would not be a reasonable alternative.

Appendix II: Neighbourhood Development Plan progress in the South Downs National Park

Neighbourhood Planning Area	Plan stage	SEA/SA being undertaken	Proposed allocation of housing (Policy SD23)
Amberley	Area designated, initial engagement underway	Yet to screen	6
Bury	Area designated, initial engagement underway	Yet to screen	6
Clapham	Pre-submission consultation May-July 2015	Yes	0 – Clapham are planning to allocate a site(s) for housing and as a result have undertaken an SEA.
Ditchling, Westmeston and Streat	Call for sites underway	No	15
East Meon	Call for sites completed	Yet to screen	15
Fernhurst	Examination		211 (including Syngenta)
Findon	Call for sites underway	Yet to screen	20
Fittleworth	Area designated, initial engagement underway	Yet to screen	6
Lavant	Call for sites completed	Yes	20
Lewes	Area designated, initial engagement underway	North Street Quarter / Old Malling Farm has been subject to SA through the preparation of the Joint Core Strategy. Yet to screen remainder of requirement being considered through NDP.	835 (including North Street Quarter)
Liss	Call for sites underway	Yes	150
Milland	Pre-submission consultation April-June 2015	No	0
Patching	Pre-draft stage	Yet to screen	0
Petersfield	Examination	Yes	Over 700
Petworth	Area designated, initial engagement underway	Yet to screen	150
Rogate	Pre-draft stage	No	11
Singleton	Pre-draft stage	Yet to screen	0

Twyford	Call for sites completed	Yet to screen	20
Areas not preparing NDPs that have proposed allocations in the Preferred Options: Local Plan			
Alfriston			6
Binstead			12
Buriton			7
Chawton			6
Coldwaltham			20
Compton			6
Droxford			11
Easebourne			20
East Dean & Friston (East Sussex)			11
Greatham (Hampshire)			30
Hambleton			6
Itchen Abbas			8
Kingston Near Lewes			11
Meonstoke and Corehampton			11
Midhurst			150
Northchapel			6
Pycombe			8
Rodmell			11
Selbourne			6
Sheet			20
South Harting			8
Stedham			6
West Meon			16

Only Midhurst is identified as a settlement taking some growth for which a settlement specific SA may be required as more information emerges. All other large communities are being considered through the Neighbourhood Development Plan process and will be accompanied by an SA as and when required.

For information: In addition to the above the following settlements are preparing NDPs. These parishes are partially within the SDNP but the main settlement is outside the SDNP.

- Albourne
- Aldingbourne
- Angmering - Made
- Arundel - Made
- Boxgrove
- Ferring - Made
- Hamsey
- Hassocks
- Hurstpierpoint and Sayers Common - Made
- Kirdford - Made
- Lynchmere
- Newhaven
- Peacehaven and Telscombe
- Plaistow and Ifold
- Plumpton
- Pulborough
- Ringmer – Examination complete
- Rottingdean
- Sompting
- Steyning, Ashurst, Bramber and Wiston
- Storrington, Sullington and Washington
- Upper Beeding
- Walberton
- Westbourne
- West Chiltington
- Wisborough Green – submitted to the LPA for publication & examination
- Woodmancote

Appendix III: SHLAA methodology

Table A1: SHLAA Assessment Criteria (January 2015)

Assessment Stage	Criteria
Exclusion from Assessment (Stage 1)	Sites located wholly or largely within any one of the following designations ⁷⁵ : ➤ Ancient Woodland ➤ Sites of Nature Conservation Interest (SNCI) ➤ Sites of Importance for Nature Conservation (SINCs). ➤ Sites of Special Scientific Interest (SSSI) ➤ National Nature Reserves (NNR) ➤ Local Nature Reserves (LNR) ➤ Local Geological Sites (also known as Regionally Important Geological/Geomorphological Sites (RIGS)) ➤ Ramsar sites ➤ Scheduled Ancient Monuments ➤ Sites on the English Heritage Register of Historic Parks and Gardens ➤ Special Protection Area ➤ Special Area of Conservation
	Any site, which is not considered to be previously developed land ⁷⁶ , will be excluded from the assessment if it is outside a settlement ⁷⁷ and is detached and unrelated to that settlement.
	The site size threshold for the study is based on an estimated yield of 5 or more net additional dwellings. It may not be possible to determine the estimated yield of sites until later in the assessment process.
Landscape Assessment (Stage 2)	Historic Landscape Analysis Historic Landscape character (HLC) maps time depth in the existing landscape in terms of land use patterns. Of particular relevance to the National Park designation, HLC is important for identifying old landscapes which have remained unchanged or 'intact'. Typically, older areas of landscape exhibit high sensitivity in landscape, biodiversity and cultural heritage terms and have a landscape quality which is highly valued. Reference will be made to the HLC for the South Downs National Park and the Pan-Sussex HLC where relevant. Historic mapping may also be used.
	Landscape Character The landscape in which the site is located will be considered in terms of landscape character with reference to the South Downs Integrated Landscape Assessment 2011 and local landscape character assessments (where available and relevant).

⁷⁵ If a larger site has any of these areas within its boundaries, then consideration to whether any portion of the site is developable.

⁷⁶ As defined in Annex 2 of the National Planning Policy Framework (March 2012).

⁷⁷ A settlement which is listed in the South Downs National Park Settlement Hierarchy or a settlement which is physically adjacent to the National Park boundary.

Assessment Stage	Criteria
	Visual Sensitivity This will be assessed in the following 3 ways: 1. The probability of change in the landscape being highly visible, based particularly on the nature of the landform and the extent of tree cover, both of which have a major bearing on visibility; 2. The numbers of people likely to perceive any changes and their reason for being in the landscape, for example as residents, staying visitors, as travellers, or as visitors engaged in recreation or work; 3. The likelihood that change could be mitigated without the mitigation measures in themselves having an adverse effect on landscape character or visual quality.
Landscape Assessment (Stage 2)	Relationship to Settlement Pattern and Settlement Edge Qualities Does the site relate to the settlement pattern in terms of location and scale? What features comprise the settlement edge? E.g. open space, topography, proximity to historic core. How does the site relate to these features? What are the qualities of these features? Are they weak or strong? Are there opportunities to improve the settlement edge through new development?
	Landscape Framework and Scale What are the component features of the landscape? What is the scale of the Landscape? How does the site relate to these components?
	Impact on Key Characteristics and Special Qualities of the National Park This will be considered for each site in relation to the Special Qualities of The National Park and the South Downs Integrated Landscape Character Assessment 2011. Any statutory designations will also be referenced in this section. Reference to the National Park designation criteria and the designation process for the South Downs National Park may also be made.
Suitability (Stage 2)	Noise Is the site affected by significant rail or road noise?
	Neighbouring Land Uses Is the site affected, or has the potential to be affected, by neighbouring development and current uses?
	Previous Use What is the previous use of the land?
	Affordable Housing If the site is adjacent to a settlement and on Greenfield land, does the site have potential to deliver 100% affordable housing?
	Density and Character of Surrounding Area
	Landscape As assessed under the Landscape Assessment above.

Assessment Stage	Criteria
Suitability (Stage 2)	Biodiversity Is there a reasonable likelihood that protected species could be present? Could development have a potential impact on habitats or species of principal importance? Is there scope to adequately mitigate any potential impacts on protected areas, species or habitats? This will include consideration of the potential impact of new housing on Special Protection Areas and the consideration of opportunities to mitigate potential impacts (e.g. through provision of Suitable Alternative Natural Green Space (SANG))
	Flood Risk Is the site located within Flood Zone 2 or 3? Is there a history of flooding?
	Ground Conditions/Topography Is the site affected by any ground conditions? (e.g. unstable ground, steep slopes etc.)
	Land Contamination Is the site affected by any potential land contamination? Will land contamination severely affect deliverability of the site or is there potential for mitigation?
Suitability (Stage 2)	Minerals and Waste Is the site within a Minerals Safeguarding Area or Mineral Consultation Area? Is the site located within 250 metres of a historic landfill site?
	Tree Preservation Orders Are there any Tree Preservations Orders on the site or on the boundary of the site?
	Agricultural Land If the site is currently in agricultural use, what grade is the land?
	Archaeology Does the site have any archaeological potential which may require investigation prior to development or during construction?
	Listed Buildings/Heritage Assets Are there listed buildings or heritage assets within the site? Could development potentially adversely affect listed buildings or heritage assets?
Suitability (Stage 2)	Conservation Areas Is the site within a Conservation Area? Could development potentially affect a Conservation Area?
	Public Rights of Way Are there any public rights of way running through the site or around the boundary of the site? Are there any potential views of the site from any public rights of way?
Availability (Stage 2)	Ownership Is the site in a single or multiple ownership? Will multiple ownerships prevent land assembly and subsequent deliverability of the site as a whole or is there evidence of opportunities for a coordinated approach?

Assessment Stage	Criteria
	Planning Status Is the site currently allocated for development? Is there other planning history which is relevant to the assessment? (e.g. pre-application enquiries, lapsed permissions)
Availability (Stage 2)	Intention to develop Has the owner/controller of the site expressed a clear intention to make the site available? What timescale has the owner/controller suggested development could come forward?
	Legal Constraints Are there any legal matters which may prevent the site from being available?
Achievability (Stage 2)	Marketability Could the current use of adjoining sites impact on the marketability of the site? Is the location of the site likely to have an effect on the marketability of the site?
	Highways Could development on the site impact on the Strategic Road Network? Are there any potential highways issues associated with the site?
Achievability (Stage 2)	Impact on reserved routes Could development on the site impact on reserved routes for redevelopment of the rail network or sites such as former railway lines under consideration for Sustrans routes?
	Access Is there an existing safe access point to the site? Are there opportunities for alternative access points to the site? If no access currently exists, are there opportunities to create a safe access to the site?
	Exceptional Costs Are there any exceptional works necessary to enable development?
	Site Preparation Costs Are site preparation costs expected to affect the site being successfully developed?
	Third Party Land Is third party land required to deliver sites? (e.g. access land)
	Economic Viability⁷⁸ Does the economic viability of the current use of the site make residential development less or more attractive?
	Ability to overcome constraints As acknowledged under a number of the criteria listed above, there may be the option to overcome certain constraints to development through mitigation. This will be considered alongside the survey and assessment of the site.

⁷⁸ This will be informed, in part, by viability evidence produced to support the Local Plan and the Community Infrastructure Levy.

Figure A1: Stages of SHLAA Assessment and Summary of Process

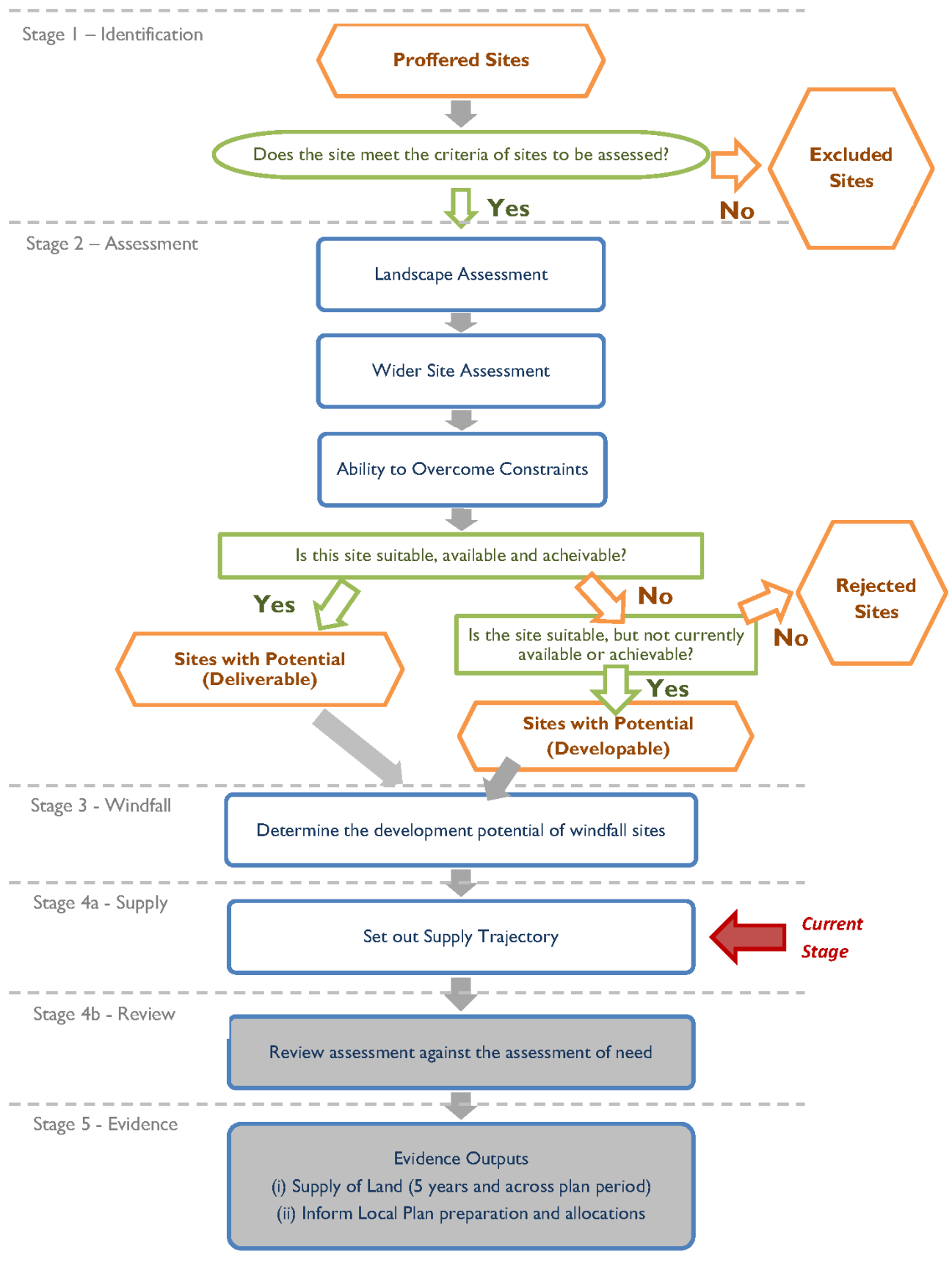


Table A2: List of Sites Excluded in the SHLAA

SHLAA Site Reference	Site Address	Settlement	SHLAA (2015) Recommendation	Summary of why the site was excluded or rejected from the SHLAA (2015)
AR002	Land west of Riding School, A284	Arundel	Excluded	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.
AR003	Land at the Causeway	Arundel	Excluded	The site is located wholly or largely within a Local Wildlife Site.
CH001	Land Between Fair Oak Cottages and Pinecroft	Bepton	Excluded	The site is not considered suitable to yield 5 or more homes.
WE007	Berwick Court Farm, Alfriston Road	Berwick	Excluded	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.
EA003	Land East of Blacknest Road, Binstead	Binsted	Excluded	The site is not considered to be previously developed land is outside the settlement and is detached and unrelated to that settlement.
EA086	Land to the rear of Church Colleges,	Blackmoor	Excluded	The site is not considered suitable to yield 5 or more net additional homes.
HO002	Plot 1 Annington Farm, Bramber	Bramber	Excluded	The site is not considered suitable to yield 5 or more net additional homes.
LE018	Land to south of Folders Lane,	Burgess Hill	Excluded	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.
LE025	Land lying off Fragbarrow Lane	Burgess Hill	Excluded	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.
EA007	Land at Greenways Lane	Buriton	Excluded	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.
CH004	Land at Jolyons	Bury	Excluded	The site is not considered suitable to yield 5 or more homes.
CH008	Land at 19-20	Charlton	Excluded	The site is not considered suitable to yield 5 or more homes.
CH005	Chilgrove Farm	Chilgrove	Excluded	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.
AR032	Gravel Pit Field/Loves Corner, A280/A27 Junction (or Land South of Clapham Common)	Clapham	Excluded	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.
WI007	Stoke Down, New Road	Corhampton	Excluded	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.
WI022	Land adjacent to Long Paddock House	Corhampton	Excluded	The site is not considered suitable to yield 5 or more homes.
LE091	Ditchling Nurseries, Beacon Road	Ditchling	Excluded	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.
EA121	Plainfield, Batts Corner	Dockenfield	Excluded	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.
WI032	The Park,	Droxford	Excluded	The site is not considered suitable to yield 5 or more homes.

SHLAA Site Reference	Site Address	Settlement	SHLAA (2015) Recommendation	Summary of why the site was excluded or rejected from the SHLAA (2015)
WI013	Townsend, North Lane,	Droxford	Excluded	As of 1st April 2014, there is an extant planning permission for residential development on the site which is listed in Appendix D of the SHLAA (2015) and the dwellings are counted under the different element of supply.
CH059	Land to rear of Snow Hill Cottages, Snow Hill	Easebourne	Excluded	The site is not considered suitable to yield 5 or more homes.
CH071	Cowdray Park Farm Shop	Easebourne	Excluded	The site is not considered suitable to yield 5 or more homes.
CH013	Southwood	East Ashling	Excluded	The site is not considered to be previously developed land (other than the footprint of the existing dwelling), is outside a settlement and is detached and unrelated to that settlement.
LE077	Land between East Plumpton and South Chailey (part)	East Chiltington	Excluded	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.
CH019	Land north of Droke Lane,	East Dean	Excluded	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.
CH020	Land west of Main Road	East Dean	Excluded	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.
CH021	Land north of Charlton Road	East Dean	Excluded	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.
CH016	Land south of Chapel Row,	East Dean	Excluded	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.
CH039	North of Pook Lane	East Lavant	Excluded	The site is not considered suitable to yield 5 or more homes.
CH040	North of Shop Lane	East Lavant	Excluded	The site is not considered suitable to yield 5 or more homes.
CH041	South of Shop Lane	East Lavant	Excluded	The site is not considered suitable to yield 5 or more homes.
CH042	Lower Road Car Park	East Lavant	Excluded	The site is not considered suitable to yield 5 or more homes.
CH043	Land north of Lower road	East Lavant	Excluded	The site is not considered suitable to yield 5 or more homes.
CH044	Land south east of Lower Road	East Lavant	Excluded	The site is not considered suitable to yield 5 or more homes.
EA125	Land west of Garston Cottages, Coombe Road	East Meon	Excluded	The site is not considered suitable to yield 5 or more additional homes.
EA126	Land to the rear of 2 Garston Cottages	East Meon	Excluded	The site is not considered suitable to yield 5 or more additional homes.
EA127	Land to the rear of 4 Kews Meadow, Coombe Road	East Meon	Excluded	The site is not considered suitable to yield 5 or more additional homes.
EA131	Garages off Hill View	East Meon	Excluded	The site is not considered suitable to yield 5 or more additional homes.
EA132	Land off Anvil Close	East Meon	Excluded	The site is not considered suitable to yield 5 or more additional homes.
EA133	Land south of Mill Cottage, Frogmore	East Meon	Excluded	The site is not considered suitable to yield 5 or more additional homes.

SHLAA Site Reference	Site Address	Settlement	SHLAA (2015) Recommendation	Summary of why the site was excluded or rejected from the SHLAA (2015)
EA134	Land north west of Garston Cottages, Coombe Road	East Meon	Excluded	The site is not considered suitable to yield 5 or more additional homes.
LE006	Land adjacent to University of Sussex	Falmer	Excluded	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.
LE009	Land at Ridge Road	Falmer	Excluded	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.
CH028	Woodlands, Vann Common	Fernhurst	Excluded	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.
AR017	Land off Nepcote Lane and Somerfields	Findon	Excluded	The area not covered by trees protected by a Tree Preservation Order could not accommodate five or more dwellings.
AR019	Steep Side, Cross Lane	Findon	Excluded	The site is not considered suitable to yield 5 or more additional homes
AR034	Ramsdean, North End	Findon	Excluded	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.
LE001	Bostal Road, Firle	Firle	Excluded	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.
CH031	Greatpin Croft	Fittleworth	Excluded	The site is not considered suitable to yield 5 or more homes.
EA117	Land adjacent to Kings Holt, Petersfield Road	Greatham	Excluded	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.
EA021	Land to the South of Benhams Lane, Greatham	Greatham	Excluded	The site is located within 400m of a Special Protection Area (SPA).
WI033	Stewarts Green	Hambledon	Excluded	The site is not considered suitable to yield 5 or more homes.
WI044	Land adjacent to Woodlands, Green Lane,	Hambledon	Excluded	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.
WI053	Land west of 1 Lashly Meadow	Hambledon	Excluded	The site is not considered suitable to yield 5 or more homes.
WI008	Green Lane	Hambledon	Excluded	Site is largely within a Local Wildlife Site (SINC) and the part of the site not within this designation would not be suitable to yield 5 or more dwellings.
AR007	North of High Down Hill Farm	Hangleton	Excluded	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.
EA028	Land at Lovedean Lane (adjacent to Kingswood)	Horndean	Excluded	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.
WE004	Land adjoining The Eight Bells Public House	Jevington	Excluded	The site is not considered suitable to yield 5 or more additional homes.
LE002	Land at Brookside	Kingston	Excluded	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.

SHLAA Site Reference	Site Address	Settlement	SHLAA (2015) Recommendation	Summary of why the site was excluded or rejected from the SHLAA (2015)
LE073	Land at Saxondown Farm, Church Lane	Kingston	Excluded	As of 1st April 2014, there is an extant planning permission for residential development on the site which is listed in Appendix B and the dwellings are counted under a different element of supply. The remainder of the site is not considered suitable to yield 5 or more additional homes.
LE007	Holdings Farm, The Street	Kingston	Excluded	The site is not considered suitable to yield 5 or more additional homes.
LE014	Land to the South of Wellgreen Lane	Kingston	Excluded	The site is not considered suitable to yield 5 or more additional homes.
LE017	Land Adjoining Wellgreen lane	Kingston	Excluded	The site is not considered suitable to yield 5 or more additional homes.
LE019	Star Field	Kingston	Excluded	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.
LE022	Rear of Hay Barn, Holdings Farm, The Street	Kingston	Excluded	The site is not considered suitable to yield 5 or more additional homes.
LE004	Former Roche site, Bell Lane	Lewes	Excluded	As of 1st April 2014, there is an extant planning permission for residential development on the site which is listed in Appendix B and the dwellings are counted under a different element of supply.
LE010	Southerham Pit,	Lewes	Excluded	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement. The site is located wholly with a Site Special Scientific Interest.
LE062	Heath Cottage stables, Spital Road	Lewes	Excluded	As of 1st April 2014, there is an extant planning permission for residential development on the site. The site is not considered suitable to yield 5 or more additional homes.
LE068	Land at New Pit, Mill Lane	Lewes	Excluded	The site is not considered suitable to yield 5 or more homes.
LE027	Houndean Farm	Lewes	Excluded	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.
LE030	Riverside - Cliffe	Lewes	Excluded	As of 1st April 2014, there is an extant planning permission for residential development on the site which is listed in Appendix B of the SHLAA and the dwellings are counted under a different element of supply.
LE038	Land at South Street	Lewes	Excluded	The site is not considered suitable to yield 5 or more additional homes.
LE050	53 Cliffe High, Street Lewes	Lewes	Excluded	As of 1st April 2014, there is an extant planning permission for residential development on the site which is listed in Appendix B of the SHLAA; homes are now which is under construction.
LE053	Mill Road/The Lynchets	Lewes	Excluded	The site is not considered suitable to yield 5 or more homes.
EA029	Land West of Bohunt Manor Barn, Portsmouth Road	Liphook	Excluded	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement. The site is located within 400m of a Special Protection Area (SPA).
EA041	Land at Hilliers Nurseries, west of Longhill Cottage, Hill Brow road	Liss	Excluded	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.

SHLAA Site Reference	Site Address	Settlement	SHLAA (2015) Recommendation	Summary of why the site was excluded or rejected from the SHLAA (2015)
EA109	Land at Andlers Ash Farm	Liss	Excluded	The is not considered suitable to yield 5 or more additional homes.
EA119	Land at Hawkley Road	Liss	Excluded	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.
CH052	Land south of Primary School	Mid Lavant	Excluded	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.
CH053	Land north west of Lavant Road	Mid Lavant	Excluded	The site is not considered suitable to yield 5 or more homes.
CH060	Garage Site at Taylors Field	Midhurst	Excluded	The site is not considered suitable to yield 5 or more homes.
CH069	Holmbush Caravan Park	Midhurst	Excluded	As of 1st April 2014, there is an extant planning permission for residential development on the site which is listed in Appendix B and the dwellings are counted under a different element of supply.
LE028	North of Palmerston Avenue	Newhaven	Excluded	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.
LE080	Peacehaven Golf Club, Brighton Road	Newhaven	Excluded	The site is located wholly or largely within Local Wildlife Site and the part of the site not within this designation is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.
CH079	Land north of Hillgrove Lane	Northchapel	Excluded	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.
CH080	Land adjoining the dairy, Diddlesfold Manor	Northchapel	Excluded	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.
CH081	Oaklands, Petworth Road	Northchapel	Excluded	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.
CH083	Luffs Meadow (plot 1)	Northchapel	Excluded	The site is not considered suitable to yield 5 or more additional homes.
CH084	Luffs Meadow (plot 2)	Northchapel	Excluded	The site is not considered suitable to yield 5 or more additional homes.
LE078	Old Wheelwrights Shop, rear of The Old School House, off the A275	Offham	Excluded	The site is not considered suitable to yield 5 or more additional homes.
AR006	138-139 The Street,	Patching	Excluded	The site is not considered suitable to yield 5 or more additional homes.
LE058	Site West End of Lookout, Peacehaven	Peacehaven	Excluded	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.
LE070	Links Avenue	Peacehaven	Excluded	The site is located wholly or largely within Local Wildlife Site and the part of the site not within this designation is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.
EA046	Land South of Larcombe Road, and West of the Causeway	Petersfield	Excluded	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.
EA049	Petersfield Pay and Play Golf Course,	Petersfield	Excluded	The site is not considered to be previously developed land, is outside a settlement and is

SHLAA Site Reference	Site Address	Settlement	SHLAA (2015) Recommendation	Summary of why the site was excluded or rejected from the SHLAA (2015)
	Sussex Road			detached and unrelated to that settlement.
EA058	Land South East of the Causeway, Petersfield	Petersfield	Excluded	As of 1st April 2014, there is an extant planning permission for residential development on the site which is listed in Appendix B of the SHLAA and the dwellings are counted under another element of supply.
EA059	Sites to the South and North of Durford Road, Petersfield	Petersfield	Excluded	Duplicate of EA079.
CH086	Garage site at Pound Close	Petworth	Excluded	The site is not considered suitable to yield 5 or more additional homes.
CH087	Garage site at Wyndham Road	Petworth	Excluded	The site is not considered suitable to yield 5 or more additional homes.
CH091	Garage site at South Grove	Petworth	Excluded	The site is not considered suitable to yield 5 or more additional homes.
CH141	Land south of Grove Lane	Petworth	Excluded	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.
CH142	Land east of Grove Lane	Petworth	Excluded	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.
CH143	Land west of Grove Lane	Petworth	Excluded	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.
CH144	Land east of Station Road	Petworth	Excluded	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.
CH112	Land at Court Barn, London Road	Rake	Excluded	The site is not considered suitable to yield 5 or more homes.
LE052	Ham Lane	Ringmer	Excluded	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.
CH108	76 Parsonage Estate	Rogate	Excluded	The site is not considered suitable to yield 5 or more homes.
EA089	Land South of Everly Corner, Firgrove Road	Selborne	Excluded	Within 400m SPA - biodiversity impact.
AR033	Cooper's Field, adj. Fox Inn	Selden	Excluded	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.
EA056	Land adjacent to Wymering, Midhurst Road	Sheet	Excluded	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.
EA060	Land South of Sanlea, Midhurst Road	Sheet	Excluded	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.
EA064	Land off Waterworks Road	Sheet	Excluded	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.
EA066	Land East of Mill Lane	Sheet	Excluded	Flood risk
EA095	Twenty Acres, Westmark	Sheet	Excluded	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.

SHLAA Site Reference	Site Address	Settlement	SHLAA (2015) Recommendation	Summary of why the site was excluded or rejected from the SHLAA (2015)
AD003	Grazing Land South West of Flyover, Steyning Road	Shoreham	Excluded	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.
AR031	Glebe land adjoining Slindon CE School	Slindon	Excluded	The part of site adjacent to the settlement is Ancient Woodland. The remainder of the site is outside the settlement and is detached and unrelated to that settlement.
AR036	Cedar Cottages, Shell Bridge Road	Slindon	Excluded	The site is not considered suitable to yield 5 or more additional homes.
EA098	Land at Myrtle Farm,	Stroud	Excluded	The site is not considered suitable to yield 5 or more homes.
EA099	Land adjacent no 1 Springvale ridge.	Stroud	Excluded	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.
EA105	5 Ramsdean Road	Stroud	Excluded	The site is not considered suitable to yield or more additional homes.
WI030	Macs Wood, Hampton Hill, Upper Swanmore	Swanmore	Excluded	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.
WI006	Northfields Farm	Twyford	Excluded	Development under construction.
EA122	Field adjoining Maplecombe, The Street	Upper Farringdon	Excluded	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.
WI026	Land to the North of 4 Coronation Cottages, Off Lippen Lane	Warnford	Excluded	The site is not considered suitable to yield 5 or more homes.
WI027	Land Adjacent 'The Farm House', off Lippen Lane	Warnford	Excluded	The site is not considered suitable to yield 5 or more homes.
CH126	Land opposite Edith Cottages	West Ashling	Excluded	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.
CH129	Land south of Woodside, Oaklands Lane	West Lavington	Excluded	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.
WI016	Plasco, Chilcomb Lane	Winchester	Excluded	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.

Table A3: List of Sites Rejected in the SHLAA

SHLAA Site Reference	Site Address	Settlement	SHLAA Recommendation	Summary of why the site was excluded or rejected from the SHLAA
WI045	Land at Abbots Worthy House	Abbots Worthy	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets. Details of full assessment in Appendix D of the SHLAA (2015).
WI048	Mill Lane Farm, Mill Lane	Abbots Worthy	Rejected	Development on the site would have a potential adverse impact on the character

SHLAA Site Reference	Site Address	Settlement	SHLAA Recommendation	Summary of why the site was excluded or rejected from the SHLAA
				and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets. Details of full assessment in Appendix D of the SHLAA (2015).
WI049	Mill Lane Farm, Mill Lane	Abbots Worthy	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets. Details of full assessment in Appendix D of the SHLAA (2015).
WE005	Land at West Street	Alfriston	Rejected	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of full assessment in Appendix D of the SHLAA (2015).
AR001	Riding Stables, Park Place	Arundel	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of full assessment in Appendix D of the SHLAA (2015).
AR004	Sawmill, Arundel Park	Arundel	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets. There is no evidence that the site is being actively promoted. Details of full assessment in Appendix D of the SHLAA (2015).
AR024	Land at Anne Howard Garden, off London Road	Arundel	Rejected	There is no evidence that the site is being actively promoted or is currently available. Details of full assessment in Appendix D of the SHLAA (2015).
EA124	Land at Place Farm, The Street,	Binsted	Rejected	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of full assessment in Appendix D of the SHLAA (2015).
WI037	Land at Hoe Road/Suetts Lane	Bishops Waltham	Rejected	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of full assessment in Appendix D of the SHLAA (2015).
WI038	Land off Rareridge Lane	Bishops Waltham	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of full assessment in Appendix D of the SHLAA (2015).
WI040	Hoe Road Sports Ground	Bishops Waltham	Rejected	Development on the site is not currently considered to be achievable. Details of full assessment in Appendix D of the SHLAA (2015).
LE034	76 Rookery Way	Bishopstone/ Rookery Hill	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of full assessment in Appendix D of the SHLAA (2015).

SHLAA Site Reference	Site Address	Settlement	SHLAA Recommendation	Summary of why the site was excluded or rejected from the SHLAA
EA084	Land west of Church Cottages	Blackmoor	Rejected	The site is not considered suitable to yield 5 or more net additional homes. Details of full assessment in Appendix D of the SHLAA (2015).
EA090	Land West of Bracken lane,	Blackmoor	Rejected	The loss of woodland is not considered acceptable and the site is located within 400m of a Special Protection Area. Details of full assessment in Appendix D of the SHLAA (2015).
EA123	Land adjacent to Blendworth Church, Blendworth Lane	Blendworth	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of full assessment in Appendix D of the SHLAA (2015).
HO001	Annington Farm / St Mary's House, Bramber	Bramber	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets. Details of full assessment in Appendix D of the SHLAA (2015).
EA006	Land at Buriton House	Buriton	Rejected	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of full assessment in Appendix D of the SHLAA (2015).
CH002	Bury Glebe, Church Lane	Bury	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets. Details of full assessment in Appendix D of the SHLAA (2015).
CH003	Land east of Coombe Crescent	Bury	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets. Flood risk. Details of full assessment in Appendix D of the SHLAA (2015).
CH157	Land at Hallgate Farm	Byworth	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of full assessment in Appendix D of the SHLAA (2015).
CH009	Charlton Sawmill, Knights Hill	Charlton	Rejected	Loss of employment land. Details of full assessment in Appendix D of the SHLAA (2015).
CH010	Land south of Charlton Road	Charlton	Rejected	The site is not considered suitable to yield 5 or more additional homes. Details of full assessment in Appendix D of the SHLAA (2015).
CH011	Charlton Farm, Carlton Road	Charlton	Rejected	There is no evidence that the site is available or being actively promoted. Details of full assessment in Appendix D of the SHLAA (2015).
EA008	Land adjoining Winchester Road	Chawton	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets. Details of full assessment in Appendix D of the SHLAA (2015).

SHLAA Site Reference	Site Address	Settlement	SHLAA Recommendation	Summary of why the site was excluded or rejected from the SHLAA
WI043	The Hinton Arms, Petersfield Road	Cheriton	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. The site is not considered suitable to yield 5 or more homes. Details of full assessment in Appendix D of the SHLAA (2015).
CH006	Chilgrove Farm	Chilgrove	Rejected	There is no evidence that the site is available or being actively promoted. Details of full assessment in Appendix D of the SHLAA (2015).
EA009	Land west of North Lane	Clanfield	Rejected	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of full assessment in Appendix D of the SHLAA (2015).
EA010	Land East of Little Hyden Lane	Clanfield	Rejected	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of full assessment in Appendix D of the SHLAA (2015).
EA011	Land North of Hambledon Road	Clanfield	Rejected	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of full assessment in Appendix D of the SHLAA (2015).
EA012	Land east of East Meon Road	Clanfield	Rejected	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of full assessment in Appendix D of the SHLAA (2015).
EA013	Land west of East Meon Road	Clanfield	Rejected	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of full assessment in Appendix D of the SHLAA (2015).
AR026	Land north of Clapham Street	Clapham	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of full assessment in Appendix D of the SHLAA (2015).
AR027	Land at Gosling Croft Business Centre	Clapham	Rejected	Loss of employment land. There is no evidence that the site is being actively promoted or is currently available. Details of full assessment in Appendix D of the SHLAA (2015).
AR035	Clapham Depot	Clapham	Rejected	Loss of employment land. Details of full assessment in Appendix D of the SHLAA (2015).
HO008	Land at Bridge Nurseries	Coldwaltham	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. There is no evidence that the site is available or being actively promoted. Details of full assessment in Appendix D of the SHLAA (2015).

SHLAA Site Reference	Site Address	Settlement	SHLAA Recommendation	Summary of why the site was excluded or rejected from the SHLAA
HO010	Coldwaltham Glebe, Church Lane	Coldwaltham	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets. Loss of woodland. Details of full assessment in Appendix D of the SHLAA (2015).
LE081	Land adjoining Park Barn Farm, Beacon Road	Ditchling	Rejected	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of full assessment in Appendix D of the SHLAA (2015).
WI047	Land at Garrison Hill	Droxford	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of full assessment in Appendix D of the SHLAA (2015).
WI023	Land at Union Lane	Droxford	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of full assessment in Appendix D of the SHLAA (2015).
WI024	Land adjoining the Primary School	Droxford	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of full assessment in Appendix D of the SHLAA (2015).
CH155	Farm Buildings (behind The George Inn),	Eartham	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of full assessment in Appendix D of the SHLAA (2015).
CH064	The Cowdray Estate, Works Yard	Easebourne	Rejected	There is no evidence that the site is available or being actively promoted. Details of full assessment in Appendix D of the SHLAA (2015).
CH065	Rothersfield	Easebourne	Rejected	There is no evidence that the site is available or being actively promoted. Development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of full assessment in Appendix D of the SHLAA (2015).
CH072	Sports Field rear of Easebourne School	Easebourne	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets. Details of full assessment in Appendix D of the SHLAA (2015).
CH147	1 & 2 Rotherfield Mews, Dodsley Lane	Easebourne	Rejected	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of full assessment in Appendix D of the SHLAA (2015).
CH012	Bulbecks field	East Ashling	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of full assessment in Appendix D of the SHLAA (2015).
LE082	North of existing Hollycroft	East Chiltington	Rejected	The site is not considered to be previously developed land, is outside a

SHLAA Site Reference	Site Address	Settlement	SHLAA Recommendation	Summary of why the site was excluded or rejected from the SHLAA
				settlement and is detached and unrelated to that settlement. Details of full assessment in Appendix D of the SHLAA (2015).
LE083	Hollycroft, Chapel Lane	East Chiltington	Rejected	There is no evidence that the site is available or being actively promoted. Details of full assessment in Appendix D of the SHLAA (2015).
CH014	Manor Farm, Charlton Road	East Dean	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Loss of employment land. Details of full assessment in Appendix D of the SHLAA (2015).
CH018	Droke Farm,	East Dean	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets. Details of full assessment in Appendix D of the SHLAA (2015).
EB001	East Dean Extension	East Dean	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. There is no evidence that the site is available or being actively promoted. Details of full assessment in Appendix D of the SHLAA (2015).
WE001	Land adjoining The Vicarage, East of Gilberts Drive	East Dean	Rejected	The site is not considered suitable to yield 5 or more additional homes. Details of full assessment in Appendix D of the SHLAA (2015).
WE003	Land adjacent to the Village Hall, Gilberts Drive	East Dean	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets. Details of full assessment in Appendix D of the SHLAA (2015).
CH015	Land east of Manor Farm, Main Road	East Dean	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets. Details of full assessment in Appendix D of the SHLAA (2015).
CH046	Parkers Stables	East Lavant	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets. Details of full assessment in Appendix D of the SHLAA (2015).
CH048	Land at Fordwater Road	East Lavant	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets. Details of full assessment in Appendix D of the SHLAA (2015).
CH148	Church Farm, Fordwater Road	East Lavant	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets. Details of full assessment in Appendix D of the SHLAA (2015).
EA014	Land at the rear of Duncombe Road	East Meon	Rejected	Development on the site is not currently considered to be achievable.

SHLAA Site Reference	Site Address	Settlement	SHLAA Recommendation	Summary of why the site was excluded or rejected from the SHLAA
				Details of full assessment in Appendix D of the SHLAA (2015).
EA015	Land South of Coombe Road	East Meon	Rejected	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of full assessment in Appendix D of the SHLAA (2015).
EA016	Land east of Chapel Street	East Meon	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of full assessment in Appendix D of the SHLAA (2015).
EA100	Land at Blanket Street	East Worldham	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. There is no evidence that the site is available or being actively promoted. Development on the site is not currently considered to be achievable. Details of full assessment in Appendix D of the SHLAA (2015).
EA102	Land west of Wyck Lane	East Worldham	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of full assessment in Appendix D of the SHLAA (2015).
EB002	Land at Paradise Drive	Eastbourne	Rejected	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape. There is no evidence that the site is available or being actively promoted. Details of full assessment in Appendix D of the SHLAA (2015).
EB003	Land bounded by Peppercombe Road and Longstone Road	Eastbourne	Rejected	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape. There is no evidence that the site is available or being actively promoted. Details of full assessment in Appendix D of the SHLAA (2015).
EB006	Field at Burown Down Close/Priory Heights	Eastbourne	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. There is no evidence that the site is available or being actively promoted. Development on the site is not currently considered to be achievable. Details of full assessment in Appendix D of the SHLAA (2015).
WI050	Land alongside Church Lane	Exton	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of full assessment in Appendix D of the SHLAA (2015).
WI051	Land North of Beacon Hill Lane and East of The White Way	Exton	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of full assessment in Appendix D of the SHLAA (2015).
LE013	South of Mill Street	Falmer	Rejected	Development on the site would have a potential adverse impact on the character

SHLAA Site Reference	Site Address	Settlement	SHLAA Recommendation	Summary of why the site was excluded or rejected from the SHLAA
				and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets Details of full assessment in Appendix D of the SHLAA (2015).
EA017	Land at Farringdon Mill, Gosport Road	Farringdon	Rejected	Development on the site is not currently considered to be achievable. Loss of employment land. Details of full assessment in Appendix D of the SHLAA (2015).
CH024	Land at Chase Manor Farm	Fernhurst	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Impact on ancient woodland. Development on the site is not currently considered to be achievable. Details of full assessment in Appendix D of the SHLAA (2015).
CH026	Land at Hawksfold	Fernhurst	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Impact on ancient woodland. Details of full assessment in Appendix D of the SHLAA (2015).
CH150	Land west of Haslemere Road (north of Fernhurst Primary School),	Fernhurst	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of full assessment in Appendix D of the SHLAA (2015).
AR005	Savi Maski Granza, Findon Road	Findon	Rejected	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of full assessment in Appendix D of the SHLAA (2015).
AR009	Former allotments north of The Quadrangle	Findon	Rejected	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of full assessment in Appendix D of the SHLAA (2015).
AR011	Land to the east of Elm Rise	Findon	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of full assessment in Appendix D of the SHLAA (2015).
AR013	Land to the Rear of Pony Farm Training Stables	Findon	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of full assessment in Appendix D of the SHLAA (2015).
AR015	Findon Manor Hotel, High Street	Findon	Rejected	Development on the site would have a potential adverse impact on heritage assets. Impact on protected trees. Details of full assessment in Appendix D of the SHLAA (2015).
AR016	Open space between the High Street and the A24	Findon	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of full assessment in Appendix D of the SHLAA (2015).
AR022	Field south of Findon (Wyatts Field), Nephcote Lane	Findon	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape.

SHLAA Site Reference	Site Address	Settlement	SHLAA Recommendation	Summary of why the site was excluded or rejected from the SHLAA
				Details of full assessment in Appendix D of the SHLAA (2015).
CH030	Land on Church Lane	Fittleworth	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. The site is Registered Common Land and is not available. Details of full assessment in Appendix D of the SHLAA (2015).
CH033	Land at Dunrovin	Fittleworth	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of full assessment in Appendix D of the SHLAA (2015).
CH034	Land north of A283 Upper Street	Fittleworth	Rejected	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of full assessment in Appendix D of the SHLAA (2015).
MI001	Land at Clappers Lane	Fulking	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. There is no evidence that the site is available or being actively promoted. Details of full assessment in Appendix D of the SHLAA (2015).
LE071	Disused buildings opposite Glynde Place	Glynde	Rejected	The site is not considered suitable to yield 5 or more additional homes. Details of full assessment in Appendix D of the SHLAA (2015).
CH035	Land at Popple Hill Cottage	Graffham	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Impact on Ancient Woodland. There is no evidence that the site is available or being actively promoted. Details of full assessment in Appendix D of the SHLAA (2015).
CH036	Land at Graffham (east)	Graffham	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets. Details of full assessment in Appendix D of the SHLAA (2015).
CH037	Land to the rear of Almshouses	Graffham	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets. Details of full assessment in Appendix D of the SHLAA (2015).
EA024	Land North of Longmoor Road	Greatham	Rejected	Loss of woodland. Details of full assessment in Appendix D of the SHLAA (2015).
EA025	Land South of Wolfmere Lane	Greatham	Rejected	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of full assessment in Appendix D of the SHLAA (2015).
CH152	Land west of Park Cottage	Halnaker	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape and heritage assets

SHLAA Site Reference	Site Address	Settlement	SHLAA Recommendation	Summary of why the site was excluded or rejected from the SHLAA
				Details of full assessment in Appendix D of the SHLAA (2015).
WI052	Land off Stewarts Green	Hambledon	Rejected	There is no evidence that the site is available or being actively promoted. Flood risk. Details of full assessment in Appendix D of the SHLAA (2015).
WI054	Land adjacent to Village Hall, West Street	Hambledon	Rejected	There is no evidence that the site is available or being actively promoted. Development on the site is not currently considered to be achievable. Flood risk. Details of full assessment in Appendix D of the SHLAA (2015).
MI006	Land west of Lodge Lane	Hassocks	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of full assessment in Appendix D of the SHLAA (2015).
MI003	Land at Southdowns Farm	Hassocks	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of full assessment in Appendix D of the SHLAA (2015).
EA019	Froxfield Flock Farm, Privett road	High Cross	Rejected	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of full assessment in Appendix D of the SHLAA (2015).
EA026	Land off Downhouse Road	Horndean	Rejected	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of full assessment in Appendix D of the SHLAA (2015).
EA027	Anchor Meadow, east of London Road	Horndean	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of full assessment in Appendix D of the SHLAA (2015).
HO011	Houghton Bridge Caravan Site,	Houghton Bridge	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of full assessment in Appendix D of the SHLAA (2015).
MI004	Land to the east of Ockley Lane	Keymer	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. There is no evidence that the site is available or being actively promoted. Details of full assessment in Appendix D of the SHLAA (2015).
LE029	Lewes garden centre	Kingston	Rejected	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of full assessment in Appendix D of the SHLAA (2015).
LE011	Land west of north Kingston Ridge	Kingston	Rejected	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.

SHLAA Site Reference	Site Address	Settlement	SHLAA Recommendation	Summary of why the site was excluded or rejected from the SHLAA
				Details of full assessment in Appendix D of the SHLAA (2015).
LE020	Land on Church Lane	Kingston	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets. Development on the site is not currently considered to be achievable. Details of assessment in Appendix D of the SHLAA (2015).
AD007	Hoe Ctfield, Hoe Court	Lancing	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of assessment in Appendix D of the SHLAA (2015).
LE021	Phoenix Car Park, Harveys Way	Lewes	Rejected	There is no evidence that the site is available or being actively promoted. Details of full assessment in Appendix D of the SHLAA (2015).
LE033	West of Winterbourne Hollow, west of the Gallops	Lewes	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of full assessment in Appendix D of the SHLAA (2015).
LE047	Land to the west of Malling Down (A26)	Lewes	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of full assessment in Appendix D of the SHLAA (2015).
LE003	Old Malling Farm	Lewes	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets. Details of full assessment in Appendix D of the SHLAA (2015).
LE035	Former Southern Water Works site, Ham Lane	Lewes	Rejected	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement. Details of full assessment in Appendix D of the SHLAA (2015).
LE044	West part of Southover Building, Sussex Downs College, Mountfield Road	Lewes	Rejected	There is no evidence that the site is available or being actively promoted. Details of full assessment in Appendix D of the SHLAA (2015).
LE054	Buckwell Court	Lewes	Rejected	Impact on protected trees. Details of full assessment in Appendix D of the SHLAA (2015).
EA030	Land west of Hollycombe Close	Liphook	Rejected	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape. There is no evidence that the site is available or being actively promoted. Details of full assessment in Appendix D of the SHLAA (2015).
EA031	Land South West of South Road	Liphook	Rejected	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape. There is no evidence that the site is available or being actively promoted. Details of full assessment in Appendix D of the SHLAA (2015).

SHLAA Site Reference	Site Address	Settlement	SHLAA Recommendation	Summary of why the site was excluded or rejected from the SHLAA
EA032	Land adjoining Longmoor Road	Liphook	Rejected	The site does not relate well to the existing settlement and development on the site would have an unacceptable impact on landscape character. Details of full assessment in Appendix D of the SHLAA (2015).
EA033	Land at Bohunt Manor	Liphook	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of full assessment in Appendix D of the SHLAA (2015).
EA035	Old Berry Grove Farm, Farnham Road	Liss	Rejected	The site is not considered suitable to yield 5 or more additional homes. Details of full assessment in Appendix D of the SHLAA (2015).
EA036	Land adjoining Eden Lodge, Farnham Road	Liss	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of full assessment in Appendix D of the SHLAA (2015).
EA039	Land at Hawksmead	Liss	Rejected	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape. Potential impact on protected trees. There is no evidence that the site is available or being actively promoted. Details of full assessment in Appendix D of the SHLAA (2015).
EA040	Land at Clarks Farm, Huntsbottom Road	Liss	Rejected	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of full assessment in Appendix D of the SHLAA (2015).
EA042	Land at Hilliers Nurseries, West of Hangery, Hill Brow Road	Liss	Rejected	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape. There is no evidence that the site is available or being actively promoted. Details of full assessment in Appendix D of the SHLAA (2015).
EA120	White Stones, Hill Brow Road	Liss	Rejected	The site is not considered suitable to yield 5 or more additional homes. Details of full assessment in Appendix D of the SHLAA (2015).
EA104	Holly Wood, Liss Forest	Liss Forest	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Potential impact on protected trees. Details of full assessment in Appendix D of the SHLAA (2015).
WI042	Land opposite the Post Office and shop	Lower Upham	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. There is no evidence that the site is available or being actively promoted. Details of full assessment in Appendix D of the SHLAA (2015).
CH156	Land north of Greengates	Lurgashall	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of full assessment in Appendix D of the SHLAA (2015).
WI041	Land to the southeast of Warnford Road	Meonstoke	Rejected	The site is not considered suitable to yield 5 or more homes.

SHLAA Site Reference	Site Address	Settlement	SHLAA Recommendation	Summary of why the site was excluded or rejected from the SHLAA
	and North of Stocks Lane			Details of full assessment in Appendix D of the SHLAA (2015).
WI018	Land East of Rectory Lane,	Meonstoke	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of full assessment in Appendix D of the SHLAA (2015).
CH047	West Lavant Field / Land west of centurion way and south of the primary school	Mid Lavant	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of full assessment in Appendix D of the SHLAA (2015).
CH049	Land east of Churchmead Close	Mid Lavant	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of full assessment in Appendix D of the SHLAA (2015).
CH050	Land at Pook Lane	Mid Lavant	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets. Details of full assessment in Appendix D of the SHLAA (2015).
CH054	Land north of Lavant Down Road	Mid Lavant	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of full assessment in Appendix D of the SHLAA (2015).
CH055	Land west of Midhurst Road	Mid Lavant	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets. Details of full assessment in Appendix D of the SHLAA (2015).
CH057	Land east of Mid Lavant	Mid Lavant	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Flood risk. Details of full assessment in Appendix D of the SHLAA (2015).
CH160	Eastmead Industrial Estate	Mid Lavant	Rejected	Loss of employment land. Details of full assessment in Appendix D of the SHLAA (2015).
CH130	North of the Royal Oak	Midhurst	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. The site is Registered Common Land and not available. Details of full assessment in Appendix D of the SHLAA (2015).
CH131	Woodland east of Southlands Park	Midhurst	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of full assessment in Appendix D of the SHLAA (2015).
CH137	Land to rear 1-8 St Richard's Flats,	Midhurst	Rejected	Loss of recreation space. Details of full assessment in Appendix D of the SHLAA (2015).
CH153	Highway Depot, Bepton Road	Midhurst	Rejected	Loss of employment land. There is no evidence that the site is available or being actively promoted. Development on the site is not currently considered to be achievable.

SHLAA Site Reference	Site Address	Settlement	SHLAA Recommendation	Summary of why the site was excluded or rejected from the SHLAA
				Details of full assessment in Appendix D of the SHLAA (2015).
CH067	Land South of Barlavington Valley	Midhurst	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of full assessment in Appendix D of the SHLAA (2015).
LE093	Land at Holmdale Road	Newhaven	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of full assessment in Appendix D of the SHLAA (2015).
CH145	Land east of Luffs Meadow,	Northchapel	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of full assessment in Appendix D of the SHLAA (2015).
CH154	Land adjoining Causennae/Mole End,	Northchapel	Rejected	The site is not considered suitable to yield 5 or more additional homes. Details of full assessment in Appendix D of the SHLAA (2015).
CH074	Land west of Valentines Lea	Northchapel	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Impact on Ancient Woodland. Details of full assessment in Appendix D of the SHLAA (2015).
CH076	Land South of Northchapel	Northchapel	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Impact on Ancient Woodland. Details of full assessment in Appendix D of the SHLAA (2015).
CH077	Land South of Northchapel Primary School	Northchapel	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of full assessment in Appendix D of the SHLAA (2015).
CH078	The Northchapel Estate	Northchapel	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of full assessment in Appendix D of the SHLAA (2015).
CH082	Land south of Northchapel	Northchapel	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Impact on Ancient Woodland. Details of full assessment in Appendix D of the SHLAA (2015).
LE061	Land at Kirby Farm	Peacehaven	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of full assessment in Appendix D of the SHLAA (2015).
EA069	Land at Causeway Farm (extended site boundary)	Petersfield	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. See EA062 Details of full assessment in Appendix D of the SHLAA (2015).
EA107	Land south of Sussex Road and Russell Way (Option B)	Petersfield	Rejected	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.

SHLAA Site Reference	Site Address	Settlement	SHLAA Recommendation	Summary of why the site was excluded or rejected from the SHLAA
				Details of full assessment in Appendix D of the SHLAA (2015).
EA118	Land adjacent to railway, off Borough Road,	Petersfield	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the townscape. Details of full assessment in Appendix D of the SHLAA (2015).
EA047	Land to the south of 115 Sussex Road	Petersfield	Rejected	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of full assessment in Appendix D of the SHLAA (2015).
EA048	Land at Buckmore Stables	Petersfield	Rejected	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of full assessment in Appendix D of the SHLAA (2015).
EA061	Land south west of The Causeway	Petersfield	Rejected	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of full assessment in Appendix D of the SHLAA (2015).
EA063	Land West of Tilmore Road	Petersfield	Rejected	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of full assessment in Appendix D of the SHLAA (2015).
EA065	Land west of Upper Tilmore Road	Petersfield	Rejected	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of full assessment in Appendix D of the SHLAA (2015).
EA067	Penns Place	Petersfield	Rejected	There is no evidence that the site is available or being actively promoted. Details of full assessment in Appendix D of the SHLAA (2015).
EA068	Land to the south of Sussex Road and Russell Way (Option A)	Petersfield	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of full assessment in Appendix D of the SHLAA (2015).
EA071	Land South of Paddock Way	Petersfield	Rejected	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of full assessment in Appendix D of the SHLAA (2015).
EA072	Land South of the Causeway	Petersfield	Rejected	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of full assessment in Appendix D of the SHLAA (2015).
EA073	Land to the rear of the Causeway	Petersfield	Rejected	The site does not relate well to the existing settlement pattern and development

SHLAA Site Reference	Site Address	Settlement	SHLAA Recommendation	Summary of why the site was excluded or rejected from the SHLAA
				on the site would have a potential adverse impact on the character and appearance of the landscape. Details of full assessment in Appendix D of the SHLAA (2015).
EA075	Tews Engineering	Petersfield	Rejected	Loss of employment land. Details of full assessment in Appendix D of the SHLAA (2015).
EA076	Buckmore Stables	Petersfield	Rejected	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of full assessment in Appendix D of the SHLAA (2015).
EA077	Land East of Tilmore Road	Petersfield	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of full assessment in Appendix D of the SHLAA (2015).
EA079	Unit 1 and 2 the Domes, Durford Road,	Petersfield	Rejected	Loss of employment land. Details of full assessment in Appendix D of the SHLAA (2015).
EA080	Land South of Sussex Road	Petersfield	Rejected	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of full assessment in Appendix D of the SHLAA (2015).
EA081	Land East of Russell Way	Petersfield	Rejected	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of full assessment in Appendix D of the SHLAA (2015).
EA082	Land South of Russell Way	Petersfield	Rejected	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of full assessment in Appendix D of the SHLAA (2015).
EA083	Paris House, Frenchmans Road	Petersfield	Rejected	Loss of employment land. Details of full assessment in Appendix D of the SHLAA (2015).
CH088	Land east of Hampers Common Industrial Estate	Petworth	Rejected	Loss of employment land. Details of full assessment in Appendix D of the SHLAA (2015).
CH089	Land south of Herbert Shiner School	Petworth	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of full assessment in Appendix D of the SHLAA (2015).
CH093	Land west of Station Road	Petworth	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of full assessment in Appendix D of the SHLAA (2015).
CH095	Land south of school	Petworth	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape.

SHLAA Site Reference	Site Address	Settlement	SHLAA Recommendation	Summary of why the site was excluded or rejected from the SHLAA
				Details of full assessment in Appendix D of the SHLAA (2015).
CH097	Land north of Hampers Common Industrial Estate	Petworth	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of full assessment in Appendix D of the SHLAA (2015).
CH099	Land south of playing field	Petworth	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets. Details of full assessment in Appendix D of the SHLAA (2015).
CH101	Land at junction of Tillington Road	Petworth	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets. Development on the site is not currently considered to be achievable. Details of full assessment in Appendix D of the SHLAA (2015).
CH102	Grove Road allotments	Petworth	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of full assessment in Appendix D of the SHLAA (2015).
CH103	Land at allotments and Scout Hut	Petworth	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of full assessment in Appendix D of the SHLAA (2015).
CH139	Land to east of North Street	Petworth	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets. Details of full assessment in Appendix D of the SHLAA (2015).
CH140	Quarry Farm, Grove Lane	Petworth	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of full assessment in Appendix D of the SHLAA (2015).
MI007	Land at Poynings Road	Poynings	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of full assessment in Appendix D of the SHLAA (2015).
CH111	Land south of London Road	Rake	Rejected	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of full assessment in Appendix D of the SHLAA (2015).
LE031	Land off Vicarage Way,	Ringmer	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of full assessment in Appendix D of the SHLAA (2015).
LE045	Land at Middleham.	Ringmer	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape.

SHLAA Site Reference	Site Address	Settlement	SHLAA Recommendation	Summary of why the site was excluded or rejected from the SHLAA
				Details of full assessment in Appendix D of the SHLAA (2015).
LE095	Land adjacent to Abergavenny Arms Public House,	Rodmell	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of full assessment in Appendix D of the SHLAA (2015).
CH105	West of Woodpeckers, A272	Rogate	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of full assessment in Appendix D of the SHLAA (2015).
CH106	Land south of Hugo Platt	Rogate	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site is not currently considered to be achievable. Details of full assessment in Appendix D of the SHLAA (2015).
CH107	Land south of Parsonage Estate	Rogate	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of full assessment in Appendix D of the SHLAA (2015).
CH109	Land east of Sans Songe	Rogate	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of full assessment in Appendix D of the SHLAA (2015).
BR001	Dean Court Road	Rottingdean	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of full assessment in Appendix D of the SHLAA (2015).
LE089	Chalvington Field at Normansal Park Avenue	Seaford	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of full assessment in Appendix D of the SHLAA (2015).
LE094	Alfriston Road,	Seaford	Rejected	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of full assessment in Appendix D of the SHLAA (2015).
EA087	Land at Burlands, Selborne Road	Selborne	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets. Details of full assessment in Appendix D of the SHLAA (2015).
EA088	Land under the Hill	Selborne	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets. Details of full assessment in Appendix D of the SHLAA (2015).
EA111	Land at Honey Lane,	Selborne	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets.

SHLAA Site Reference	Site Address	Settlement	SHLAA Recommendation	Summary of why the site was excluded or rejected from the SHLAA
				Details of full assessment in Appendix D of the SHLAA (2015).
CH151	Selham Sawmill	Selham	Rejected	Loss of employment land. Details of full assessment in Appendix D of the SHLAA (2015).
EA052	Land at Broadlands Meadow, Town Lane	Sheet	Rejected	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site is not currently considered to be achievable. Details of full assessment in Appendix D of the SHLAA (2015).
EA053	Land at Kingsfernsden Lane,	Sheet	Rejected	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site is not currently considered to be achievable. Details of full assessment in Appendix D of the SHLAA (2015).
CH113	Land south of the Old Rectory	Singleton	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets. Details of full assessment in Appendix D of the SHLAA (2015).
CH114	Land north of Charlton Road	Singleton	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets. Details of full assessment in Appendix D of the SHLAA (2015).
CH115	Manor Farm	Singleton	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets. Details of full assessment in Appendix D of the SHLAA (2015).
CH116	Land north of Singleton Primary School	Singleton	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site is not currently considered to be achievable. Details of full assessment in Appendix D of the SHLAA (2015).
AR028	Glebe land at Church Hill	Slindon	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Impact on Ancient Woodland. Details of full assessment in Appendix D of the SHLAA (2015).
AD002	Halewick Farm, Steepdown Road	Sompting	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets. Details of assessment in Appendix D of the SHLAA (2015).
CH117	The Glebe, Half House and Paddocks	South Harting	Rejected	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site is not currently

SHLAA Site Reference	Site Address	Settlement	SHLAA Recommendation	Summary of why the site was excluded or rejected from the SHLAA
				considered to be achievable. Details of full assessment in Appendix D of the SHLAA (2015).
CH121	Land north of Pays Farm Cottages.	South Harting	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of full assessment in Appendix D of the SHLAA (2015).
CH122	Land north of the Forge	South Harting	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of full assessment in Appendix D of the SHLAA (2015).
LE024	North of Wellington Road	South Highton	Rejected	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape. There is no evidence that the site is available or being actively promoted. Details of full assessment in Appendix D of the SHLAA (2015).
AD005	Land to north of Holmbush Close	Southwick	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of assessment in Appendix D of the SHLAA (2015).
AD006	Land to north and east of Hill Farm Way	Southwick	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of assessment in Appendix D of the SHLAA (2015).
CH123	Stedham Business Park / Stedham Sawmill	Stedham	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Loss of employment land. Details of full assessment in Appendix D of the SHLAA (2015).
EA094	Land east of Hays Cottages	Steep	Rejected	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of full assessment in Appendix D of the SHLAA (2015).
HO006	Land at Kingsmead Close	Steyning	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Loss of woodland and impact on protected trees. Details of full assessment in Appendix D of the SHLAA (2015).
HO007	Land at Horsham Road, Steyning	Steyning	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets. Details of full assessment in Appendix D of the SHLAA (2015).
EA096	Land at 44a Winchester Road	Stroud	Rejected	The site is not considered suitable to yield 5 or more additional homes. Details of full assessment in Appendix D of the SHLAA (2015).
EA103	Land adjacent to Holmwood Lane	Stroud	Rejected	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and

SHLAA Site Reference	Site Address	Settlement	SHLAA Recommendation	Summary of why the site was excluded or rejected from the SHLAA
				appearance of the landscape. Details of full assessment in Appendix D of the SHLAA (2015).
WI001	Land adj to Swanmore Primary School and Church Car Park	Swanmore	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of full assessment in Appendix D of the SHLAA (2015).
WI031	Land at Dodds Lane,	Swanmore	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of full assessment in Appendix D of the SHLAA (2015).
WI036	Little Vicarage Farm	Swanmore	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of full assessment in Appendix D of the SHLAA (2015).
WI003	Land adjoining and to rear of 6 Manor Farm Green	Twyford	Rejected	There is no evidence that the site is available or being actively promoted. Details of full assessment in Appendix D of the SHLAA (2015).
WI004	Northfields Farm	Twyford	Rejected	There is no evidence that the site is available or being actively promoted for residential development. Loss of employment land. Details of full assessment in Appendix D of the SHLAA (2015).
WI017	Land North of Hare Lane, Twyford,	Twyford	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of full assessment in Appendix D of the SHLAA (2015).
WI046	Down End, Bourne Lane	Twyford	Rejected	The site is not considered suitable to yield 5 or more homes. Details of full assessment in Appendix D of the SHLAA (2015).
HO022	Shoreham Cement Works	Upper Beeding	Rejected – futher assessment required	Due to the size and complexity of the site, it was considered beyond the scope of a high level assessment through the SHLAA to determine the suitability of this site for residential development. The Local Plan preferred options includes Shoreham Cement Works as a strategic site (Policy SD32).
WI002	Manor Farm Dairy, Old Winchester Hill Lane	Warnford	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets. Details of full assessment in Appendix D of the SHLAA (2015).
AR029	Land to rear of Nurses Cottage, Warningcamp Lane	Warningcamp	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of full assessment in Appendix D of the SHLAA (2015).
AR030	Land to rear of 223 Warningcamp Lane	Warningcamp	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of full assessment in Appendix D of the SHLAA (2015).
HO013	Land North of River Lane,	Watersfield	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape.

SHLAA Site Reference	Site Address	Settlement	SHLAA Recommendation	Summary of why the site was excluded or rejected from the SHLAA
				Details of full assessment in Appendix D of the SHLAA (2015).
AR025	Land north of Lample House	Wepham	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of full assessment in Appendix D of the SHLAA (2015).
CH125	Land south of Heather Close	West Ashling	Rejected	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of full assessment in Appendix D of the SHLAA (2015).
WI010	Meonwara Crescent Allotments	West Meon	Rejected	There is no evidence that the site is available or being actively promoted. Details of full assessment in Appendix D of the SHLAA (2015).
WI014	Long Priors	West Meon	Rejected	The site is not considered suitable to yield 5 or more homes. Details of full assessment in Appendix D of the SHLAA (2015).
WE008	Land to the east of Wilmington	Wilmington	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets. Details of full assessment in Appendix D of the SHLAA (2015).
WE009	Land to the west of Wilmington	Wilmington	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets. Details of full assessment in Appendix D of the SHLAA (2015).
WI034	Dykes Farm, Easton Lane	Winchester	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of full assessment in Appendix D of the SHLAA (2015).
WI029	Land adjacent to Five Bridges Road	Winchester	Rejected	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Details of full assessment in Appendix D of the SHLAA (2015).

Table A4: List of Sites Accepted in the SHLAA

SHLAA Site Reference	Site Address	Settlement	SHLAA Recommendation	Proposed Housing Allocation in SDLP: PO	SDLP: PO Allocation Policy Reference	Local Plan Allocation Site Name
WE011	Former Allotment Site	Alfriston	Has Potential (Deliverable)	No		
EA002	Land at Clements Close	Binsted	Has Potential (Deliverable)	Yes	SD-WW09	Land at Clements Close, Binsted
EA001	Holt Leigh House, Back Lane	Bucks Horn Oak	Has Potential (Deliverable)	No		
EA005	Land at Greenways and Kiln Lanes	Buriton	Has Potential (Deliverable)	Yes	SD-SS02	Land at Kiln Lane, Buriton
HO015	Land at Brookland Way,	Coldwaltham	Has Potential (Deliverable)	Yes	SD-WW11	Land at Brookland Way, Coldwaltham
HO009	Land at Silverdale	Coldwaltham	Has Potential (Deliverable)	No		
LE090	Land at Beechwood Lane	Cooksbridge	Has Potential (Deliverable)	No		
LE005	103a Lewes Road,	Ditchling	Has Potential (Deliverable)	No		
LE016	Land at North End,	Ditchling	Has Potential (Developable)	No		
WI025	Northend Lane	Droxford	Has Potential (Deliverable)	No		
CH063	Former Allotment Land, West of Easebourne	Easebourne	Has Potential (Deliverable)	Yes	SD-WW01	Land east of Cowdray Road, Easebourne
WE002	Land behind The Fridays, Gilberts Drive	East Dean	Has Potential (Deliverable)	No		
EA128	Land to the rear of Coombe Road Terrace,	East Meon	Has Potential (Deliverable)	No		
EA129	Land off Workhouse Lane	East Meon	Has Potential (Deliverable)	No		
EA101	Land at Park Farm, Blanket Street	East Worldham	Has Potential (Deliverable)	No		
CH022	Garage site at Old Glebe	Fernhurst	Has Potential (Deliverable)	No		
CH025	Fernhurst Glebe	Fernhurst	Has Potential (Deliverable)	No		
CH159	Syngenta	Fernhurst	Has Potential (Deliverable)	Yes	Strategic Site Policy SD33	Syngenta, Fernhurst
AR008	Rogers Farm Garden Centre and former Allotments	Findon	Has Potential (Deliverable)	No		
AR010	Soldiers Field Yard, Nepcote Lane	Findon	Has Potential (Deliverable)	No		
AR018	Soldiers Field House, Soldiers Field Lane	Findon	Has Potential (Deliverable)	No		
AR020	Findon Towers, Cross Lane	Findon	Has Potential (Deliverable)	No		

SHLAA Site Reference	Site Address	Settlement	SHLAA Recommendation	Proposed Housing Allocation in SDLP: PO	SDLP: PO Allocation Policy Reference	Local Plan Allocation Site Name
AR021	Well Cottage/Priory Cottage, Crossways, Cross Lane	Findon	Has Potential (Deliverable)	No		
CH032	Land at Fleet Cottage, The Fleet	Fittleworth	Has Potential (Deliverable)	No		
EA022	Liss Forest Nurseries, Petersfield Road	Greatham	Has Potential (Deliverable)	Yes	SD-WW10	Land at Petersfield Road, Greatham
WI035	Itchen Abbas House,	Itchen Abbas	Has Potential (Deliverable)	Yes	SD-WD01	Land at Itchen Abbas House, Itchen Abbas
LE055	Magistrates Court, Friars Walk	Lewes	Has Potential (Deliverable)	No		
LE012	Land at South Downs Road	Lewes	Has Potential (Deliverable)	No		
LE040	North Street	Lewes	Has Potential (Deliverable)	Yes	Strategic Site Policy SD34	North Street Quarter and adjacent Eastgate area
LE042	Lewes House site, land between Walwers Lane and Church Twitten and the rear of the Library,	Lewes	Has Potential (Deliverable)	No		
LE051	Landport Club and Garages, Landport Road	Lewes	Has Potential (Deliverable)	No		
LE056	Magistrates Court car park, Court Road	Lewes	Has Potential (Deliverable)	No		
LE057	Land and building West of North Street.	Lewes	Has Potential (Deliverable)	No		
LE039	East Sussex County Council, County Hall, St. Anne's Crescent	Lewes	Has Potential (Developable)	No		
LE046	Pinwell Road	Lewes	Has Potential (Developable)	No		
LE059	St Mary's Social Centre, Christie Road	Lewes	Has Potential (Developable)	No		
LE060	Juggs Road	Lewes	Has Potential (Developable)	No		
EA034	Land at Inwood Road	Liss	Has Potential (Deliverable)	No		
EA038	Land at Hilliers Nurseries, Andlers Ash Road	Liss	Has Potential (Deliverable)	No		
EA043	Land at Farnham Road/Station Road	Liss	Has Potential (Deliverable)	No		

SHLAA Site Reference	Site Address	Settlement	SHLAA Recommendation	Proposed Housing Allocation in SDLP: PO	SDLP: PO Allocation Policy Reference	Local Plan Allocation Site Name
CH135	Tripp Hill Farmhouse Paddocks, Lower Horncroft	Lower Horncroft	Has Potential (Deliverable)	No		
WI021	Land at Corhampton Lane	Meonstoke	Has Potential (Deliverable)	No		
CH128	12 Park Crescent	Midhurst	Has Potential (Deliverable)	No		
CH133	Brisbane House, The Fairway	Midhurst	Has Potential (Deliverable)	No		
CH134	Land adjoining Holmbush Way	Midhurst	Has Potential (Deliverable)	No		
CH061	Garage site at New Road	Midhurst	Has Potential (Deliverable)	Yes	SD-WW03	Land at New Road, Midhurst
CH062	84a Petersfield Road	Midhurst	Has Potential (Deliverable)	Yes	SD-WW04	Land at Petersfield Road, Midhurst
CH066	Midhurst Grammar School	Midhurst	Has Potential (Deliverable)	Yes	SD-WW05	Land at Lamberts Lane, Midhurst
LE048	Site 2, East Hill Road	Newhaven	Has Potential (Deliverable)	No		
LE092	Land on south east side of Hill Road	Newhaven	Has Potential (Deliverable)	No		
CH075	Land at Luffs Meadow	Northchapel	Has Potential (Deliverable)	No		
EA108	Lower Tilmore, Tilmore Road	Petersfield	Has Potential (Deliverable)	No		
EA112	HCC Depot off Paddock Way	Petersfield	Has Potential (Deliverable)	No		
EA115	Community Centre, Love Lane	Petersfield	Has Potential (Deliverable)	No		
EA116	Land to North of Reservoir Lane	Petersfield	Has Potential (Deliverable)	No		
EA050	Land at Penns Field	Petersfield	Has Potential (Deliverable)	No		
EA051	Land at Buckmore Farm	Petersfield	Has Potential (Deliverable)	No		
EA054	Land at Larcombe Road	Petersfield	Has Potential (Deliverable)	No		
EA055	Land South of Durford Road	Petersfield	Has Potential (Deliverable)	No		
EA057	Land in High Street, Dragon Street and St Peter's Road	Petersfield	Has Potential (Deliverable)	No		
EA062	Land at the Causeway	Petersfield	Has Potential (Deliverable)	No		
EA070	Land West of Bell Hill	Petersfield	Has Potential (Deliverable)	No		
EA074	Land to the west of the Causeway	Petersfield	Has Potential (Deliverable)	No		
CH085	Garage site at Martlet Road	Petworth	Has Potential (Deliverable)	No		
CH090	Laundry Cottage and land to north	Petworth	Has Potential (Deliverable)	No		
CH092	Land to the rear of Rothermead	Petworth	Has Potential (Deliverable)	No		

SHLAA Site Reference	Site Address	Settlement	SHLAA Recommendation	Proposed Housing Allocation in SDLP: PO	SDLP: PO Allocation Policy Reference	Local Plan Allocation Site Name
CH094	Square Field	Petworth	Has Potential (Deliverable)	No		
CH096	Land north of Northend Close	Petworth	Has Potential (Deliverable)	No		
CH098	Land at Woodlea, Northmead	Petworth	Has Potential (Deliverable)	No		
CH100	Land south of 13 Rothermead	Petworth	Has Potential (Deliverable)	No		
CH146	East of Littlecote (Rotherlea)	Petworth	Has Potential (Deliverable)	No		
MI005	Land between Church Lane and A23	Pyecombe	Has Potential (Deliverable)	Yes	SD-DS01	Land between Church Lane and the A273, Pyecombe
LE086	Land adjacent to Sunnyside and Ouseside Cottages, Newhaven Road	Rodmell	Has Potential (Deliverable)	No		
CH104	Land at Parsonage Estate	Rogate	Has Potential (Deliverable)	No		
CH110	Garage site at Parsonage	Rogate	Has Potential (Deliverable)	No		
EA085	Land to the rear of Ketchers Field,	Selborne	Has Potential (Deliverable)	No		
EA078	Land East of Pullens Lane	Sheet	Has Potential (Deliverable)	No		
EA091	Land at Farnham Road,	Sheet	Has Potential (Deliverable)	Yes	SD-WW02	Land at Farnham Road, Sheet
CH118	Land south of Lopper Ash	South Harting	Has Potential (Deliverable)	Yes	SD-SS01	Land south of Loppers Ash, South Harting
EA097	Land at Ramsdean Road,	Stroud	Has Potential (Deliverable)	No		
WI028	Land at 'The Old Grain Store' & 'The Long Barn' off Lippen Lane	Warnford	Has Potential (Deliverable)	No		
HO014	Land West of Besley Farmhouse	Watersfield	Has Potential (Deliverable)	No		
WI009	Meadow House,	West Meon	Has Potential (Deliverable)	Yes	SD-SS07	Land at Meadow House, West Meon
WI015	Long Priors	West Meon	Has Potential (Deliverable)	Yes	SD-SS06	Land at Long Priors, West Meon

Table A5: List of Sites Accepted in the SHLAA not proposed as housing allocation in the Local Plan: Preferred Options

SHLAA Site Reference	Site Address	Settlement	SHLAA Recommendation	Proposed Housing Allocation in SDLP: PO	Reason for not Allocating in SDLP: PO
WE011	Former Allotment Site	Alfriston	Has Potential (Deliverable)	No	Further investigation and detailed advice required regarding the impact of flooding and access into the site, general access/transport issues and impact on the conservation area.
EA001	Holt Leigh House, Back Lane	Bucks Horn Oak	Has Potential (Deliverable)	No	No requirement set for the settlement in the proposed housing policy in the Local Plan: Preferred Options.
HO009	Land at Silverdale	Coldwaltham	Has Potential (Deliverable)	No	Further investigation required subject to the existing planning application.
LE090	Land at Beechwood Lane	Cooksbridge	Has Potential (Deliverable)	No	No requirement set for the settlement in the proposed housing policy in the Local Plan: Preferred Options.
LE005	103a Lewes Road,	Ditchling	Has Potential (Deliverable)	No	Being considered by NDP.
LE016	Land at North End,	Ditchling	Has Potential (Developable)	No	Being considered by NDP.
WI025	Northend Lane	Droxford	Has Potential (Deliverable)	No	Further investigation required regarding the achievability of the site and access arrangements.
WE002	Land behind The Fridays, Gilberts Drive	East Dean	Has Potential (Deliverable)	No	Further investigation required subject to the existing planning application.
EA128	Land to the rear of Coombe Road Terrace,	East Meon	Has Potential (Deliverable)	No	Being considered by NDP.
EA129	Land off Workhouse Lane	East Meon	Has Potential (Deliverable)	No	Being considered by NDP.
EA101	Land at Park Farm, Blanket Street	East Worldham	Has Potential (Deliverable)	No	No requirement set for the settlement in the proposed housing policy in the Local Plan: Preferred Options.
CH022	Garage site at Old Glebe	Fernhurst	Has Potential (Deliverable)	No	Being considered by NDP.
CH025	Fernhurst Glebe	Fernhurst	Has Potential (Deliverable)	No	Being considered by NDP.
AR008	Rogers Farm Garden Centre and former Allotments	Findon	Has Potential (Deliverable)	No	Being considered by NDP.
AR010	Soldiers Field Yard, Nepcote Lane	Findon	Has Potential (Deliverable)	No	Being considered by NDP.
AR018	Soldiers Field House, Soldiers Field Lane	Findon	Has Potential (Deliverable)	No	Being considered by NDP.
AR020	Findon Towers, Cross Lane	Findon	Has Potential (Deliverable)	No	Being considered by NDP.
AR021	Well Cottage/Priory Cottage, Crossways, Cross Lane	Findon	Has Potential (Deliverable)	No	Being considered by NDP.

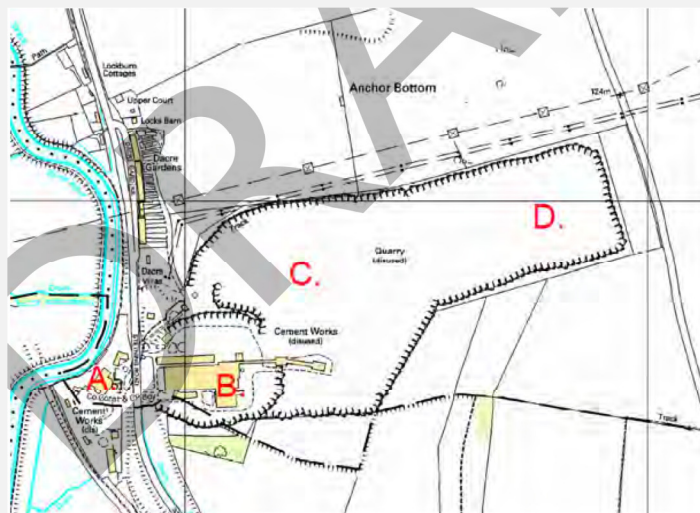
SHLAA Site Reference	Site Address	Settlement	SHLAA Recommendation	Proposed Housing Allocation in SDLP: PO	Reason for not Allocating in SDLP: PO
CH032	Land at Fleet Cottage, The Fleet	Fittleworth	Has Potential (Deliverable)	No	Being considered by NDP.
LE055	Magistrates Court, Friars Walk	Lewes	Has Potential (Deliverable)	No	Site is in NDP area and has received planning permission for a different use.
LE012	Land at South Downs Road	Lewes	Has Potential (Deliverable)	No	Being considered by NDP.
LE042	Lewes House site, land between Walwers Lane and Church Twitten and the rear of the Library,	Lewes	Has Potential (Deliverable)	No	Site is in NDP area and has received planning permission.
LE051	Landport Club and Garages, Landport Road	Lewes	Has Potential (Deliverable)	No	Being considered by NDP.
LE056	Magistrates Court car park, Court Road	Lewes	Has Potential (Deliverable)	No	Being considered by NDP.
LE057	Land and building West of North Street.	Lewes	Has Potential (Deliverable)	No	Being considered by NDP.
LE039	East Sussex County Council, County Hall, St. Anne's Crescent	Lewes	Has Potential (Developable)	No	Being considered by NDP.
LE046	Pinwell Road	Lewes	Has Potential (Developable)	No	Being considered by NDP.
LE059	St Mary's Social Centre, Christie Road	Lewes	Has Potential (Developable)	No	Being considered by NDP.
LE060	Juggs Road	Lewes	Has Potential (Developable)	No	Being considered by NDP.
EA034	Land at Inwood Road	Liss	Has Potential (Deliverable)	No	Being considered by NDP.
EA038	Land at Hilliers Nurseries, Andlers Ash Road	Liss	Has Potential (Deliverable)	No	Being considered by NDP.
EA043	Land at Farnham Road/Station Road	Liss	Has Potential (Deliverable)	No	Being considered by NDP.
CH135	Tripp Hill Farmhouse Paddocks, Lower Horncroft	Lower Horncroft	Has Potential (Deliverable)	No	No requirement set for the settlement in the proposed housing policy in the Local Plan: Preferred Options
WI021	Land at Corhampton Lane	Meonstoke	Has Potential (Deliverable)	No	Further investigation and advice required regarding impact on the conservation area and the adjacent church and relationship with the existing settlement pattern.
CH128	12 Park Crescent	Midhurst	Has Potential (Deliverable)	No	Further investigation required regarding the area of the site suitable for development given mature trees on site and topography. Further investigation required regarding access arrangements.

SHLAA Site Reference	Site Address	Settlement	SHLAA Recommendation	Proposed Housing Allocation in SDLP: PO	Reason for not Allocating in SDLP: PO
CH133	Brisbane House, The Fairway	Midhurst	Has Potential (Deliverable)	No	Further investigation required regarding existing use, availability and impact on the existing railway tunnel.
CH134	Land adjoining Holmbush Way	Midhurst	Has Potential (Deliverable)	No	Review of this site found it to be too small to accommodate the required number of dwellings at an acceptable density.
LE048	Site 2, East Hill Road	Newhaven	Has Potential (Deliverable)	No	No requirement set for the settlement in the proposed housing policy in the Local Plan: Preferred Options.
LE092	Land on south east side of Hill Road	Newhaven	Has Potential (Deliverable)	No	No requirement set for the settlement in the proposed housing policy in the Local Plan: Preferred Options.
CH075	Land at Luffs Meadow	Northchapel	Has Potential (Deliverable)	No	Uncertainty over suitability of access to the site, potential surface water flooding and loss of woodland.
EA108	Lower Tilmore, Tilmore Road	Petersfield	Has Potential (Deliverable)	No	Being considered by NDP.
EA112	HCC Depot off Paddock Way	Petersfield	Has Potential (Deliverable)	No	Being considered by NDP.
EA115	Community Centre, Love Lane	Petersfield	Has Potential (Deliverable)	No	Being considered by NDP.
EA116	Land to North of Reservoir Lane	Petersfield	Has Potential (Deliverable)	No	Being considered by NDP.
EA050	Land at Penns Field	Petersfield	Has Potential (Deliverable)	No	Being considered by NDP.
EA051	Land at Buckmore Farm	Petersfield	Has Potential (Deliverable)	No	Being considered by NDP.
EA054	Land at Larcombe Road	Petersfield	Has Potential (Deliverable)	No	Being considered by NDP.
EA055	Land South of Durford Road	Petersfield	Has Potential (Deliverable)	No	Being considered by NDP.
EA057	Land in High Street, Dragon Street and St Peter's Road	Petersfield	Has Potential (Deliverable)	No	Being considered by NDP.
EA062	Land at the Causeway	Petersfield	Has Potential (Deliverable)	No	Being considered by NDP.
EA070	Land West of Bell Hill	Petersfield	Has Potential (Deliverable)	No	Being considered by NDP.
EA074	Land to the west of the Causeway	Petersfield	Has Potential (Deliverable)	No	Being considered by NDP.
CH085	Garage site at Martlet Road	Petworth	Has Potential (Deliverable)	No	Being considered by NDP.
CH090	Laundry Cottage and land to north	Petworth	Has Potential (Deliverable)	No	Being considered by NDP.
CH092	Land to the rear of Rothermead	Petworth	Has Potential (Deliverable)	No	Being considered by NDP.
CH094	Square Field	Petworth	Has Potential (Deliverable)	No	Being considered by NDP.
CH096	Land north of Northend Close	Petworth	Has Potential (Deliverable)	No	Being considered by NDP.
CH098	Land at Woodlea, Northmead	Petworth	Has Potential (Deliverable)	No	Being considered by NDP.
CH100	Land south of 13 Rothermead	Petworth	Has Potential (Deliverable)	No	Being considered by NDP.

SHLAA Site Reference	Site Address	Settlement	SHLAA Recommendation	Proposed Housing Allocation in SDLP: PO	Reason for not Allocating in SDLP: PO
CH146	East of Littlecote (Rotherlea)	Petworth	Has Potential (Deliverable)	No	Being considered by NDP.
LE086	Land adjacent to Sunnyside and Ouseside Cottages, Newhaven Road	Rodmell	Has Potential (Deliverable)	No	Advice from Historic Buildings Officer due to harm development would have on the character and appearance of Rodmell Conservation Area.
CH104	Land at Parsonage Estate	Rogate	Has Potential (Deliverable)	No	Being considered by NDP.
CH110	Garage site at Parsonage	Rogate	Has Potential (Deliverable)	No	Being considered by NDP.
EA085	Land to the rear of Ketchers Field,	Selborne	Has Potential (Deliverable)	No	Further investigation required regarding existing use and availability.
EA078	Land East of Pullens Lane	Sheet	Has Potential (Deliverable)	No	Review of this site found the part suitable for development to be too small to accommodate the required number of dwellings at an acceptable density.
EA097	Land at Ramsdean Road,	Stroud	Has Potential (Deliverable)	No	Further investigation required.
WI028	Land at 'The Old Grain Store' & 'The Long Barn' off Lippen Lane	Warnford	Has Potential (Deliverable)	No	No requirement set for the settlement in the proposed housing policy in the Local Plan: Preferred Options.
HO014	Land West of Besley Farmhouse	Watersfield	Has Potential (Deliverable)	No	No requirement set for the settlement in the proposed housing policy in the Local Plan: Preferred Options.

Appendix IV: Appraisal sheets, Strategic Sites

Strategic Site Policy SD32: Shoreham Cement Works



Approximate size of site: 48 ha

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

Sustainability Theme	Rating	Commentary
Landscape	+	The Strategic Site, which is a disused cement works, currently has a significant effect on landscape quality in the area. This affects views from a wide area, including from much of the South Downs Way to the west. The Strategic Site's current effect on the wider landscape quality of the South Downs National Park is further accentuated by its prominent location at the narrowest part of the National Park. In this context there is considerable opportunity for the policy associated with the Strategic Site to lead to significant improvements in landscape quality in the area. This is recognised by the policy, which highlights that its 'principle objective' is to secure the <i>'environmentally led restoration of the cement works site, with significant landscape improvements compatible with its sensitive location within the National Park'</i>. The policy also seeks to ensure that development will <i>'Achieve the principle objective of enhancing the landscape of the area by a significant improvement to adverse visual impact from the both nearby and distant public viewpoints, including the remodelling of the more unsightly uses and buildings, and neutral landscape screening of development from the main road.'</i>
Climate Change Adaptation	+	Whilst the site is not located within a Flood Zone 2 or 3, the susceptibility of surrounding areas to flooding (including related to the River Adur) leads to potential effects from new development at this location on fluvial and surface water flooding. The policy seeks to address this through seeking to ensure that the <i>'necessary...infrastructure improvements'</i> are included. There is, however, also additional potential for the policy to state that a site specific flood risk assessment is undertaken and an appropriate surface water drainage strategy (including implementation) is agreed. The policy supports on-site green infrastructure improvements. This will support climate change adaptation through helping to limit the effects of extreme weather events and regulating surface water run-off. Enhancements will also help increase the resilience of ecological networks to the effects of climate change through making provision for habitat management and enhancing biodiversity corridors.

Biodiversity	+	The Strategic Site is located adjacent to the Beeding Hill to Newtimber Hill SSSI, which is located to the north. The SSSI unit adjacent to the site has been evaluated to be in a 'favourable' condition. The former cement works is located within the SSSI's Impact Risk Zone for 'all planning applications- except householder applications'. As such, the development of the Strategic Site raises the possibility of adverse effects on the SSSI without avoidance and mitigation measures. The SSSI is situated on the scarp slope of the South Downs and is a site of both geological and biological importance. Three nationally uncommon habitats are represented: south-east chalk grassland, juniper scrub and calcareous pedunculate oak-ashbeech woodland. The site supports a rich community of invertebrates, especially harvestmen and has some uncommon butterflies and moths.⁷⁹ Protected bird species are present at Area D of the site. A Regionally Important Geological Site is also located in Area D. The site comprises a range of BAP Priority Habitats, including good quality semi-improved grassland, deciduous woodland and lowland calcareous grassland. The site is located within the Brighton and Lewes Downs Biosphere Reserve, which is part of a global network of Biosphere Reserves recognised by UNESCO as '<i>special places for testing interdisciplinary approaches to understanding and managing changes and interactions between social and ecological systems, including conflict prevention and management of biodiversity</i>'. The policy acknowledges these various biodiversity and geodiversity constraints and opportunities through seeking to highlight that development's 'principle objective' is to secure the '<i>environmentally led restoration of the cement works site</i>' and '<i>conserve and enhance opportunities for understanding the biodiversity, geodiversity and cultural heritage of the site.</i>'
Cultural Heritage	+	Cross Dyke on Beeding Hill Scheduled Monument is located on the northern boundary of the Strategic Site. The site is also located approximately 800m from the shrunken medieval settlement at Old Erringham Scheduled Monument, which is located to the south of the site. As discussed under the Landscape Sustainability Theme, the Strategic Site currently has a significant effect on landscape quality in the area, with associated effects on the setting of the historic environment. In this context there is considerable opportunity for the policy associated with the Strategic Site to lead to significant improvements in landscape quality in the area. This is recognised by the policy, which highlights that its 'principle objective' is to secure the '<i>environmentally led restoration of the cement works site, with significant landscape improvements compatible with its sensitive location within the National Park</i>'. The policy also seeks to ensure that development will '<i>Achieve the principle objective of enhancing the landscape of the area by a significant improvement to adverse visual impact from the both the nearby and distant public viewpoints, including the remodelling of the more unsightly uses and buildings, and neutral landscape screening of development from the main road.</i>' This will support enhancements to views to and from historic environment assets and support their setting. The policy also seeks to '<i>conserve and enhance opportunities for understanding the biodiversity, geodiversity and cultural heritage of the site.</i>' The policy therefore offers opportunities for recognising and conserving the intrinsic cultural heritage value of some of the buildings and structures of the disused cement works; however it should be noted that there is uncertainty as to their value.

⁷⁹ Beeding Hill to Newtimber Hill SSSI citation: http://www.sssi.naturalengland.org.uk/citation/citation_photo/1000374.pdf

Cultural Activity	+	The policy for the Strategic Site seeks to promote tourism and the visitor economy through making provision for visitor accommodation and leisure/tourism use. Cultural activity may also be supported through the policy's provision for ' <i>environmentally sustainable activity related to sustainable travel, local food and drink and green industries</i> '.
Health and Wellbeing	+	Remediation of the site has the potential to lead to improved leisure and recreation opportunities, and enhancement of the existing leisure and recreational offer of the area (including the South Downs Way). The policy's focus on sustainable travel and additional provision for leisure/tourism use will support some opportunities for healthy lifestyles.
Vitality of Communities		Due to the location of the site, the proposals for the Strategic Site are unlikely to lead to significant effects on the vitality of existing settlements, with the possible exception of localised benefits to Upper Beeding
Accessibility	?	The site is located at distance from services, facilities and amenities. This is recognised by the policy, which does not propose significant housing allocations and seeks to promote sustainable transport use.
Sustainable Transport	+	Whilst the site is located away from main public transport routes, the policy promotes ' <i>sustainable transport uses, including park and ride facilities and cycle / electric vehicle hire</i> ' as part of the proposed mix of development. It also seeks to encourage ' <i>...business uses with a focus on environmentally sustainable activity related to sustainable travel...</i> '
Housing		The site is located at distance from local services, facilities and amenities. These are located 2-3km away at Upper Beeding and Steyning. This is recognised by the policy, which does not propose significant housing allocations.
Climate Change Mitigation	?	Based on national and regional trends, in terms of greenhouse gas emissions, road transport is an increasingly significant contributor to emissions. The extent to which new development has the potential to support climate change mitigation through facilitating a reduced level of car dependency is therefore a key element. In this context the policy promotes ' <i>sustainable transport uses, including park and ride facilities and cycle / electric vehicle hire</i> ' as part of the proposed mix of development. It also seeks to encourage ' <i>...business uses with a focus on environmentally sustainable activity related to sustainable travel...</i> ' In terms of non-transport emissions from the site, the policy requires an on-site renewable energy strategy ' <i>to ensure sustainable zero carbon development is delivered</i> '. The policy, through supporting ' <i>environmentally sustainable activity</i> ' and renewable energy generation will support a limitation of greenhouse gas emissions from new activity at the site. It is, however, difficult to come to a conclusion as to the likely level of greenhouse gas emissions likely to emanate from the site prior to detailed masterplanning.
Rural Economy	+	At this location, the policy seeks to support a range of activities relating to the visitor and tourism economy. It also seeks to support activities related to local food and drink. This will support existing sectors of the rural economy. The significant improvements to landscape quality and the quality of the public realm in the area facilitated by the policy will support the visitor economy, including through improving views from the South Downs Way. The visitor economy will be further supported by the proposed visitor accommodation uses for the site.

Summary of appraisal

Summary: Strategic Site Policy SD32: Shoreham Cement Works

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

The policy will support the visitor and tourism economy, the local food and drink industry and the green economy. The policy also recognises the existing constraints of the site in relation to accessibility by sustainable transport modes.

Potential significant effects?

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

Recommendations

There is further potential for the policy to facilitate the implementation of a comprehensive green infrastructure strategy for the Strategic Site. This will enable a cohesive framework for proposed environmental improvements to be developed for this location, helping to realise the full range of multifunctional GI benefits.

There is potential for the policy to state that a site specific flood risk assessment is undertaken and an appropriate surface water drainage strategy (including implementation) is agreed. This includes relating to potential downstream effects on the River Adur.

Key

Likely adverse effect

-

Likely positive effect

+

Neutral/no effect

Uncertain effects

?

Strategic Site Policy SD33: Syngenta, Fernhurst



Approximate size of site: 11.3 ha

Mixed use brownfield development

Sustainability Theme	Rating	Commentary
Landscape	+	The Strategic Site is located in a natural bowl and is well screened from surrounding areas by topography and woodland. The proposals promoted by the policy will also support enhancements to the quality of the public realm through: delivering <i>'high quality public realm and substantial environmental improvements including remediation of the existing expansive areas of hard ground cover'</i> and responding <i>'in terms of design to local distinctiveness and the site's natural setting within the National Park'</i> .
Climate Change Adaptation	+	The policy seeks to restore a culverted watercourse to a surface flow feature as part of a site-wide sustainable drainage scheme and remediate the existing expansive areas of hard ground cover. This will help limit the effects of extreme weather events on surface water run-off and increase the resilience of the site to flooding.
Biodiversity	+	Whilst no SSSIs are in close proximity to the Strategic Site, the site is located within an SSSI Impact Risk Zone for 'Residential development of 100 units or more'. This relates to the Perry Copse Outcrops SSSI. As such, the development in the region of 200 dwellings raises the possibility of adverse effects on the SSSIs present locally without avoidance and mitigation measures. The southern and eastern boundaries of the site comprise ancient woodland and deciduous woodland BAP Priority Habitat. The existing layout of the site includes large homogenous areas of concrete with minimal natural landscaping. This provides significant scope to improve biodiversity and natural habitats, reverse previous impacts and improve visual amenity. This is reflected by the policy which seeks to <i>'provide and enhance biodiversity and natural habitats on site and improve the relationship with the surrounding natural environment'</i>. The vision for the site states: <i>'Development must include the creation of high-quality habitats, particularly UK Biodiversity Action Plan Habitats, referring to the adjoining Cooksbridge Meadow Local Nature Reserve and to Snapes Copse and Verdley Wood Biodiversity Opportunity Area, with the addition of buffer areas adjacent to existing woods.'</i> These measures will support biodiversity enhancements and promote improvements to ecological networks locally.
Cultural Heritage		Two Grade II listed buildings are present across Midhurst Road from the site: King's Arms Inn and the Barn. These are well screened from the site and the settings of the buildings are currently affected by the presence of the road. As such effects on the cultural heritage value and setting of the buildings are unlikely.

Cultural Activity	+	The policy for the Strategic Site seeks to promote tourism and the visitor economy through making provision for visitor accommodation and tourism uses.
Health and Wellbeing	+	The policy's focus on sustainable travel and additional provision for leisure/tourism use will support opportunities for healthy lifestyles.
Vitality of Communities		Due to the location of the site, the proposals for the Strategic Site are unlikely to lead to significant impacts on the vitality of existing settlements. The policy also seeks to promote facilities which complement and do not compete with existing facilities in Fernhurst.
Accessibility	?	The site is located 1.7km from existing services, facilities and amenities in Fernhurst. This is recognised by the policy, which seeks to include an integrated sustainable transport solution incorporating: links to Fernhurst, Haslemere and the King Edward VII site; enhancement and promotion of existing bus services; submission and approval of a Travel Plan; appointment of a Travel Plan coordinator; an electric car club or car-sharing scheme; and the provision of electric vehicle charging points.
Sustainable Transport	+	The site is located at some distance from existing services, facilities and amenities in Fernhurst, which has the potential to encourage private car use. This is recognised by the policy, which seeks to include an integrated sustainable transport solution incorporating: links to Fernhurst, Haslemere and the King Edward VII site; enhancement and promotion of existing bus services; submission and approval of a Travel Plan; appointment of a Travel Plan coordinator; an electric car club or car-sharing scheme; and the provision of electric vehicle charging points.
Housing	+	The policy will help deliver new housing which meets local requirements. In this context the Strategic Site will deliver in the region of 200 houses. The policy seeks to ensure that 50% will be affordable, focusing on local needs. It also seeks to ensure that housing provides ' <i>a balanced mix of dwelling types and sizes and at a scale to meet local needs of young families, key workers, older people and first time buyers</i> '. In terms of housing not needed to meet local needs, this ' <i>should be limited to that necessary to ensure the viability of the scheme and an appropriate social mix</i> '.
Climate Change Mitigation	?	In terms of greenhouse gas emissions, road transport is an increasingly significant contributor to emissions locally. The extent to which new development has the potential to support climate change mitigation through facilitating a reduced level of car dependency is therefore a key element. In this context the policy seeks to include an integrated sustainable transport solution incorporating: links to Fernhurst, Haslemere and the King Edward VII site; enhancement and promotion of existing bus services; submission and approval of a Travel Plan; appointment of a Travel Plan coordinator; an electric car club or car-sharing scheme; and the provision of electric vehicle charging points. In terms of non-transport emissions from the site, the policy requires an on-site renewable energy strategy ' <i>to ensure sustainable zero carbon development is delivered</i> '. The policy also will promote wider climate change mitigation by supporting business uses which support the wood fuel economy.
Rural Economy	+	At this location, the policy seeks to support activities relating to the visitor and tourism economy, including visitor accommodation, a potential visitor centre and other visitor provision. The policy also seeks to support activities related to wood fuel, new floorspace for smaller businesses and live-work units. This will support existing and start-up sectors of the rural economy.

Summary of appraisal

Summary: Strategic Site Policy SD33: Syngenta, Fernhurst

The policy will lead to positive effects relating to a broad range of the sustainability themes due to the proposed implementation of a comprehensive package of environmental enhancements and the facilitating of a range of uses which will support economic vitality.

Effects on landscape quality and the setting of cultural heritage assets will be limited by their location relative to the site and the fact that it is well screened by woodland.

The site is located at relative distance to the services and facilities located in Fernhurst, with implications for residents' accessibility to amenities. This is recognised by the policy which seeks to implement a comprehensive package of sustainable transport improvements.

Potential significant effects?

This strategic scale allocation has the potential to lead to significant positive effects for elements linked to the rural economy.

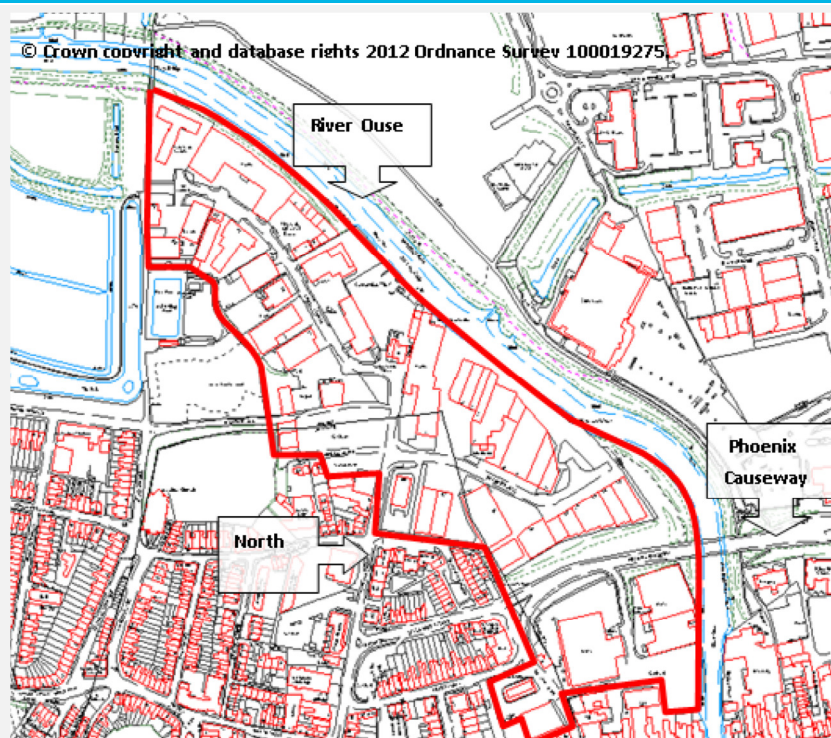
Recommendations

None identified.

Key

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

Strategic Site Policy SD34: North Street Quarter and adjacent Eastgate area, Lewes



Approximate size of site: 9 ha
Mixed use brownfield development

Sustainability Theme	Rating	Commentary
Landscape	+	The Strategic Site would comprise the redevelopment of existing uses. As such landscape quality would not be affected by the loss of existing landscape features and area of value. The policy also seeks to facilitate enhancements to the public realm, high standards of design and be consistent with the setting of the site within the South Downs National Park and adjacent to the conservation area. This will promote enhancements to townscape quality.
Climate Change Adaptation	+	The Strategic Site is within a Flood Zones 2 and 3 and has suffered from significant historic flooding, including in the year 2000. This is acknowledged by the policy which seeks to ensure that development <i>'...incorporates the early provision of flood defences to an appropriate standard and to the approval of the Environment Agency'</i>. Through this approach, the policy approach for the Strategic Site will help reduce flood risk at this location.
Biodiversity	?	Whilst no SSSIs are in close proximity to the Strategic Site, the site is located within an SSSI Impact Risk Zone for 'Residential development of 100 units or more'. This relates to the presence of the Offham Marshes SSSI, which is located approximately 850m to the north west of the site. As such, the development in the region of 415 dwellings raises the possibility of adverse effects on the SSSI without avoidance and mitigation measures. The unit of the SSSI closest to the Strategic Site has been deemed to be in 'favourable' condition. The north west of the site adjoins an area of coastal and floodplain grazing marsh BAP Priority Habitat. The site is located within the Brighton and Lewes Downs Biosphere Reserve, which is part of a global network of Biosphere Reserves recognised by UNESCO as <i>'special places for testing interdisciplinary approaches to understanding and managing changes and interactions between social and ecological systems, including conflict prevention and management of biodiversity'</i>.

Cultural Heritage	+	The Strategic Site is located adjacent to two conservation areas: Lewes Conservation Area and Malling Deanery Conservation Area (which is located across the River Ouse). The south west of the site is located adjacent to a section of Lewes Town Wall which has been designated as a scheduled monument. One listed building is located within the site: the Grade II listed 6 Eastgate Street. The historic environment value of the area is acknowledged by the policy, which seeks to ensure that new redevelopment <i>'respects and enhances the character of the town and achieves a high standard of design, recognising the high quality built environment, on and within the vicinity of the site, and the site's setting within the South Downs National Park and adjacent to a Conservation Area'</i>. The archaeological potential of the area is also recognised by the policy which seeks to ensure that redevelopment is <i>'subject to an analysis and appropriate recognition of the site's cultural heritage and a programme of archaeological work, including, where applicable, desk-based assessment, geophysical survey, geo-archaeological survey and trial trenching to inform design and appropriate mitigation.'</i>
Cultural Activity	+	The policy promotes mixed use development (including <i>'cultural, artistic and artisanal floorspace'</i>) with the potential to support a range of cultural activities. Improvements to the vitality of the area will also support cultural activity and tourism / visitor offer.
Health and Wellbeing	+	The policy's focus on sustainable travel, enhanced walking and cycling links and accessibility will support healthier lifestyles. The policy also seeks to improve health provision through incorporating new medical and health services within the redevelopment of the area.
Vitality of Communities	+	The redevelopment of the Strategic Site with the wide range of uses proposed through the policy will improve the vitality of the riverside area of Lewes and the town as a whole.
Accessibility	+	The site is a highly accessible town location. The proposed mixed use redevelopment of the area will support access to services, facilities and amenities, both for those living in the area and from outside of the area. Improvements to pedestrian and cycle linkages, including a riverside shared foot/cycle route along the western bank of the River Ouse will support access to and from surrounding areas, and local walking and cycling networks.
Sustainable Transport	+	Due to its location, the proposed mixed use redevelopment of the area will support access to services, facilities and amenities by a range of transport modes. This will be supported by the policy's facilitation of improved pedestrian and cycle linkages, including a riverside shared foot/cycle route along the western bank of the River Ouse and its aim to <i>'achieve a better balance between the car and other modes of transport'</i>. The policy also makes provision for the replacement of the existing bus station. The policy's facilitation of a high quality public realm and townscape will also promote walking and cycling.
Housing	+	The policy seeks to deliver in the region of 415 residential units at the Strategic Site, of which 40% will be affordable.

Climate Change Mitigation	?	In terms of greenhouse gas emissions, road transport is an increasingly significant contributor to emissions locally. The extent to which new development has the potential to support climate change mitigation through facilitating a reduced level of car dependency is therefore a key element. In this context the policy has a close focus on enhancements to pedestrian and cycle links. However, the aim to result in no net loss of public parking provision will continue to encourage an element of car use. In terms of non-transport emissions from the site, the policy requires an on-site renewable energy strategy '<i>to ensure sustainable zero carbon development is delivered</i>'. It is however difficult to come to a conclusion as to the likely level of greenhouse gas emissions likely to emanate from the site prior to detailed masterplanning.
Rural Economy		Due to the Strategic Site's urban location is unlikely to have direct benefits for the rural economy. Indirect effects may be supported by improvements in visitor provision.

Summary of appraisal

Summary: Strategic Site Policy SD34: North Street Quarter and adjacent Eastgate area, Lewes

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

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

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

Potential significant effects?

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

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

Recommendations

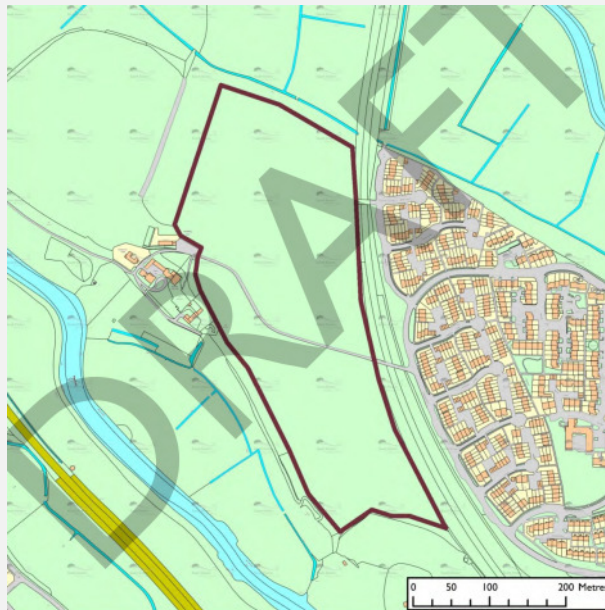
The policy should seek to more explicitly seek to minimise potential effects on nature conservation designations present locally, including the Offham Marshes SSSI.

Key

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

[This page is intentionally blank]

Appendix V: Appraisal sheets, Site Allocations



Number of allocations: c. 200 dwellings

Approximate size of site: c.10 ha

Sustainability Theme	Rating	Commentary
Landscape	-	The site has the potential to have impacts on views from surrounding areas. In this context a range of sensitivities have been highlighted for the site, including the following: A strong sense of place; the visually sensitive western edge of the site; the site's impact on views from elevated locations to east and west; impacts on the context of the River Ouse floodplain; impacts on the setting of Old Malling Farm / Lewes Malling Deanery; and a recognition of the Ouse corridor to the north of Lewes providing a high quality setting to Lewes. These sensitivities are recognised through the policy's focus on: high quality design and layout as reflecting its National Park location; its aim to ensure that development is consistent with positive local character and local distinctiveness (including its relationship to the Malling Deanery Conservation Area); its promotion of appropriate densities at different locations of the sites; its protection and enhancement of the views from elevated chalk hills to the east and west and from Hamsey in the north; and the policy's promotion of green infrastructure enhancements. The policy also seeks to limit effects on light pollution from the development. Whilst the policy approach will help limit effects on visual amenity, the development of this greenfield site will have inevitable, and potentially significant effects, on landscape quality.
Climate Change Adaptation	?	Whilst the site is not located within a Flood Zone 2 or 3, the susceptibility of surrounding areas to flooding (including related to the River Ouse) leads to potential effects from new development at this location on fluvial and surface water flooding. The policy seeks to address this through ensuring that a site specific flood risk assessment is undertaken and an appropriate surface water drainage strategy (including implementation) is agreed.

Biodiversity	?	The proposed site is located within 200m from the Offham Marshes SSSI, which is located on the western side of the River Ouse. The two units of the SSSI located closest to the site have been evaluated to be in 'favourable' and 'unfavourable recovering' condition. The site is located within an SSSI Impact Risk Zone for 'all development'. As such, development in the region of 200 dwellings raises the possibility of adverse effects on the Offham Marshes SSSI without avoidance and mitigation measures. The disused railway cutting on the east of the site has been designated as the South Malling Disused Railway SNCI. The northern part of the site is located on Coastal and Floodplain Grazing Marsh 'additional' BAP Priority Habitat. The site is located within the Brighton and Lewes Downs Biosphere Reserve, which is part of a global network of Biosphere Reserves recognised by UNESCO as <i>'special places for testing interdisciplinary approaches to understanding and managing changes and interactions between social and ecological systems, including conflict prevention and management of biodiversity'</i>. The policy seeks to ensure that <i>'appropriate measures are implemented to mitigate adverse impacts'</i> on the SNCI and the SSSI and that fields which are in the same ownership as the site but outside the developable area, are designated as Local Nature Reserves and/or Local Green Space, with appropriate management mechanisms put in place. The policy also seeks to ensure that trees and hedgerows are protected where appropriate. This will help mitigate potential effects on biodiversity features and areas of biodiversity value and ecological features in the area.
Cultural Heritage	-	Development of 200 dwellings at this site has the potential to have effects on the Malling Deanery Conservation Area, which is located adjacent to the site to the south. Five listed buildings are present in the Conservation Area, including the Grade II* listed Malling Deanery, the Grade II listed Church of St Michael and the Grade II listed Church Lane Bridge, Malling Rectory and Gateway to Malling Deanery. One Grade II listed structure is located at Old Malling Farm (ruins of a College of Benedictine Canons) to the west of the site. The policy will help limit potential effects on these features and areas of historic environmental importance through seeking to <i>'ensure that development respects the character, amenity and setting of the Conservation Area and the Church of St Michael.'</i> However, inevitable effects on the setting of the conservation area and listed buildings are likely to take place. The site is located within an area of High Archaeological Potential. This is recognised by the policy which seeks to ensure that studies are undertaken to evaluate the archaeological value of the location.
Cultural Activity		The site is located in good proximity to the cultural services offered by Lewes. The allocation is unlikely to have significant positive or negative effects relating to sustainable tourism.
Health and Wellbeing	+	The site is located approximately 1.3 km from the High Street when accessed by foot/cycle. It has relatively good access to existing residential areas and pedestrian and cycle networks- and the policy seeks to put in place measures to improve access to the site by non-car modes. As such, the location of the site has potential to promote healthier modes of travel.
Vitality of Communities	+	The development of 200 dwellings will support the vitality and vibrancy of Lewes through supporting services, facilities and amenities.

Accessibility	?	The site is located at relative distance (c.1.3km by foot) to the services and facilities located in Lewes town centre. It is also located approximately 2.4km to the railway station. This is recognised by the policy, which seeks to put in place measures to improve access to the site by non-car modes.
Sustainable Transport	?	The site is located at relative distance (c.1.3km by foot) to the services and facilities located in Lewes town centre. It is also located approximately 2.4km to the railway station. This is recognised by the policy, which seeks to put in place measures to improve access to the site by non-car modes.
Housing	+	The site will deliver in the region of c.200 dwellings. The policy states that 50% of these will be affordable. This will contribute to meeting local housing needs.
Climate Change Mitigation	?	In terms of greenhouse gas emissions, road transport is an increasingly significant contributor to emissions locally. The extent to which new development has the potential to support climate change mitigation through facilitating a reduced level of car dependency is therefore a key element. In this context the policy seeks to put in place measures to improve access to the site by non-car modes. The development of 200 dwellings at this location will lead to increases in the built footprint of Lewes, with associated effects on stimulating additional greenhouse gas emissions. However the preamble for the policy seeks to ensure that an on-site renewable energy strategy is required to ensure sustainable zero carbon development is delivered.
Rural Economy	-	Land at the site has been classified as Grade 2 and 3a agricultural land. This is land classified as the Best and Most Versatile Agricultural Land. Development at this location will therefore lead to the loss of this land.

Summary of appraisal

Summary: Policy SD-SS03: Land at Old Malling Farm, Lewes

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

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

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

Potential significant effects?

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

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

The delivering of 200 houses (of which 50% are affordable) will have a significant contribution to meeting local housing need.

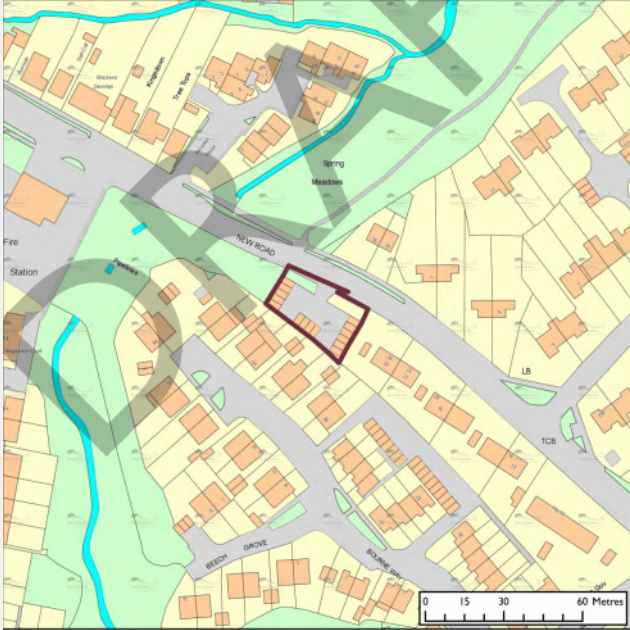
Recommendations

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

Key

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

Policy SD-WW03: Land at New Road, Midhurst



Number of allocations: c. 5 dwellings

Approximate size of site: c.0.1 ha

Sustainability Theme	Rating	Commentary
Landscape		As a brownfield site comprising residential garages within the existing built up area of the town, the development of five dwellings at this location is unlikely to lead to effects on landscape character. The site is also not located in an area sensitive for historic environment interest or townscape. High quality design at this location has the potential to support townscape improvements.
Climate Change Adaptation		Whilst the site is not located within a Flood Zone 2 or 3, flood zones are located immediately to the west of the site associated with a tributary of the River Rother. Effects are unlikely to be significant however.
Biodiversity		The site is located adjacent to an area of deciduous woodland BAP Priority Habitat, which follows the tributary of the River Rother. No landtake on this habitat is likely however.
Cultural Heritage		Whilst no visible features or areas of historic environment sensitivity are located in the vicinity of the site, the SHLAA assessment has identified a possible need for archaeological investigation prior to construction. This is reflected by the policy for the site.
Cultural Activity	+	The site is located in good proximity to the cultural services offered by Midhurst. The allocation is unlikely to have significant positive or negative effects relating to sustainable tourism.
Health and Wellbeing	+	The site is located approximately 0.8km to the centre of Midhurst by foot/cycle. The location of the site therefore has the potential to promote healthier modes of travel. The site also has good access to medical facilities in the town. There is a Historic Landfill Site within 250 metres of the proposed development site. This is acknowledged by the policy, which seeks to ensure further investigations of potential contamination are carried out.
Vitality of Communities		The development of 5 dwellings will support the vitality and vibrancy of Midhurst through supporting services, facilities and amenities. Due to the site size, effects are unlikely to be significant however.

Accessibility	+	The site, which is located approximately 0.8km to the centre of Midhurst by foot/cycle, has good accessibility to the services and facilities in the town.
Sustainable Transport	+	The site, which is located approximately 0.8km to the centre of Midhurst by foot/cycle, has good accessibility to the services and facilities in the town. This will support the use of sustainable modes of transport.
Housing	+	The site will deliver approximately 5 dwellings. The policy states that the site could be considered for 100% affordable housing. This will contribute to meeting local housing needs.
Climate Change Mitigation	?	The site has good accessibility to the services and facilities in the town. This will support climate change mitigation by reducing the need to travel. The development of 5 dwellings at this location will lead to increases in domestic emissions- however, given the amount of housing proposed for this site it is not anticipated that associated effects on greenhouse gas emissions will be significant.
Rural Economy		As small site within a town location, no significant effects are anticipated.

Summary of appraisal

Summary

The development of the existing site will facilitate the redevelopment of an underutilised area for housing at an accessible location. This will support a number of the Sustainability Themes. Potential negative effects on biodiversity, flood risk and townscape quality are likely to be minimal.

Potential significant effects?

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

Recommendations

None proposed.

Key

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

Policy SD-WW04: Land at Petersfield Road, Midhurst



Number of allocations: c. 40 dwellings

Approximate size of site: c.1.3 ha

Sustainability Theme	Rating	Commentary
Landscape		The site has been deemed to be of low medium landscape sensitivity. Whilst the allocation will lead to intensification of uses at this site, the site is well screened from surrounding areas (including from the conservation area, which extends to within 20m of the site). The trees along the road frontage within this site are part of a larger group identified in the Conservation Area Management Plan as contributing to the character of the conservation area, in providing views from within the conservation area. In this context the policy seeks to ensure the retention of existing mature trees and appropriate buffering of protected trees. The policy seeks to ensure that a Landscape and Visual Impact Assessment is undertaken to inform design and layout.
Climate Change Adaptation		The site is not located within an area at risk of fluvial, surface water or groundwater flooding.
Biodiversity		No designated sites or BAP Priority Habitats are located in the vicinity of the site. However a number of mature trees are present on the site, some of which are subject to Tree Preservation Orders. These are recognised by the policy associated with this allocation.
Cultural Heritage		No features or areas of historic environment sensitivity are located in the vicinity of the site. The Midhurst Conservation Area extends to within 20m of the site. Whilst the site is located just outside of the conservation area, the trees along the road frontage within this site are part of a larger group identified in the Conservation Area Management Plan as contributing to the character of the conservation area, providing views from within the conservation area. In this context the policy seeks to ensure the retention of existing mature trees and appropriate buffering of protected trees.
Cultural Activity	+	The site is located in good proximity to the cultural services offered by Midhurst. The allocation is unlikely to have significant positive or negative effects relating to sustainable tourism.
Health and Wellbeing	+	The site is located approximately 0.5km to the centre of Midhurst by foot/cycle. The location of the site therefore has the potential to promote healthier modes of travel.

Vitality of Communities	+	The development of 40 dwellings will contribute to the vitality and vibrancy of Midhurst through supporting services, facilities and amenities.
Accessibility	+	The site, which is located approximately 0.5km to the centre of Midhurst by foot/cycle, has very good accessibility to the services and facilities located in the town.
Sustainable Transport	+	The site, which is located approximately 0.5km to the centre of Midhurst by foot/cycle, has very good accessibility to the services and facilities in the town. This will support the use of sustainable modes of transport.
Housing	+	The site will deliver 40 dwellings. This will contribute to meeting local housing needs.
Climate Change Mitigation	?	The site has good accessibility to the services and facilities in the town. This will support climate change mitigation by reducing the need to travel. The development of 40 dwellings at this location will lead to increases in the built footprint of Midhurst, with some effects on greenhouse gas emissions.
Rural Economy		As a residential site within an in-town location, no significant effects are anticipated.

Summary of appraisal

Summary: Policy SD-WW04: Land at Petersfield Road, Midhurst

Due to the location of the site and the implementation of appropriate policy responses, the development of housing at this site is unlikely to have negative effects on biodiversity, landscape quality, the historic environment or climate change adaptation.

As an accessible location, the allocation will support the use of sustainable modes of transport, healthy lifestyles, cultural activity, climate change mitigation and the vitality of Midhurst.

Potential significant effects?

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

Recommendations

None identified.

Key

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

Policy SD-WW05: Land at Lamberts Lane, Midhurst



Number of allocations: c. 15 dwellings

Approximate size of site: c.0.4 ha

Sustainability Theme	Rating	Commentary
Landscape	?	Allocation of 15 dwellings at this site has the potential to affect sensitive townscape as the site is located on the opposite side of Lamberts Lane to the Midhurst Conservation Area and the Grade II listed Lassiters Cottage. The policy recognises this through seeking to ensure that careful consideration is given to the frontage of Lamberts Lane and a Heritage Statement and a Landscape and Visual Impact Assessment is undertaken to inform design and layout.
Climate Change Adaptation		The site is not located within an area at risk of fluvial, surface water or groundwater flooding.
Biodiversity		No designated sites or BAP Priority Habitat are located in the vicinity of the site and the site is not within an SSSI Impact Risk Zone for the types of development proposed. The policy also seeks to ensure that an appropriate ecological survey is undertaken. The group of trees in the north west corner of the site may have some biodiversity value.
Cultural Heritage	?	Located on the opposite side of Lamberts Lane to the Midhurst Conservation Area, the allocation of 15 dwellings at this site has the potential to affect areas sensitive for its historic environment value. The allocation also has the potential to affect the setting of the Grade II listed Lassiters Cottage. The policy recognises this through seeking to ensure that careful consideration is given to the frontage of Lamberts Lane and a Heritage Statement and a Landscape and Visual Impact Assessment is undertaken to inform design and layout.
Cultural Activity		The site is located in good proximity to the cultural services offered by Midhurst. The allocation is unlikely to have significant positive or negative effects relating to sustainable tourism.
Health and Wellbeing	?	Development of the site will lead to the loss of existing community facilities, including tennis courts and buildings previously used for community purposes. This will reduce recreational offer in the town. However, the policy seeks to ensure that it is ' <i>demonstrated that there is no loss in community facilities</i> ' The site is located approximately 0.4km to the centre of Midhurst by foot/cycle. The location of the site therefore has the potential to promote healthier modes of travel.
Vitality of Communities	+	The development of 15 dwellings will support the vitality and vibrancy of Midhurst through supporting services, facilities and amenities.

Accessibility	?	The site, which is located approximately 0.4km to the centre of Midhurst by foot/cycle, has very good accessibility to the services and facilities in the town. Development of the site will lead to the loss of existing community facilities, including tennis courts and buildings previously used for community purposes. Whilst these community facilities are currently disused, the policy will lead to the loss of any potential use of the land for community purposes.
Sustainable Transport	+	The site, which is located approximately 0.4km to the centre of Midhurst by foot/cycle, has very good accessibility to the services and facilities in the town. This will support the use of sustainable modes of transport.
Housing	+	The site will deliver 15 dwellings. This will contribute to meeting local housing needs.
Climate Change Mitigation	?	The site has good accessibility to the services and facilities in the town. This will support climate change mitigation by reducing the need to travel. The development of 15 dwellings at this location will lead to increases in the built footprint of Midhurst-however, given the amount of housing proposed for this site it is not anticipated that associated effects on greenhouse gas emissions will be significant.
Rural Economy		As a residential site within a centrallocation, no significant effects are anticipated.

Summary of appraisal

Summary: Policy SD-WW05: Land at Lamberts Lane, Midhurst

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

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

Potential significant effects?

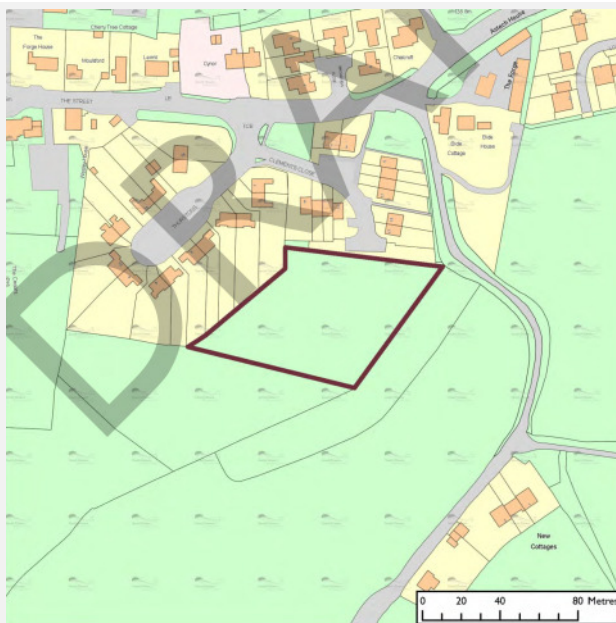
Due to the proposed policy approaches, potential negative effects are unlikely to be significant. Due to the size of the proposed allocation, potential positive effects are also unlikely to be significant.

Recommendations

Whilst the policy seeks to ensure that it is '*demonstrated that there is no loss in community facilitates*' there is further scope for it to set out how this will be achieved, such as through ensuring that the loss of community facilities on site is matched by new community facilities on site or elsewhere in Midhurst.

Key

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



Number of allocations: c. 12 dwellings

Approximate size of site: c.0.5 ha

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

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

Summary of appraisal

Summary: Policy SD-WW09: Land at Clements Close, Binsted

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

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

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

Potential significant effects?

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

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

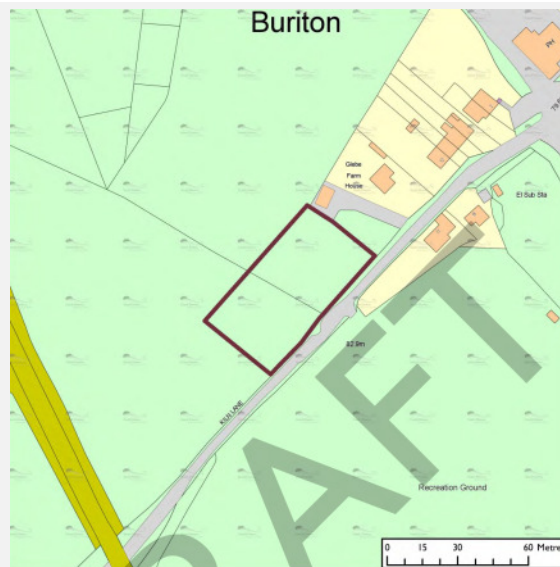
Recommendations

There is scope for the policy to further acknowledge the presence of the Upper Greensand Hangers SSSI, part of which has been designated as the East Hampshire Hangers SAC.

Key

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

Policy SD-SS02: Land at Kiln Lane, Buriton



Number of allocations: c. 7 dwellings

Approximate size of site: c.0.2 ha

Sustainability Theme	Rating	Commentary
Landscape	?	The site has been evaluated as having medium sensitivity due to potential highway and transport impacts on the scarp slope. The policy however seeks to ensure that a Landscape and Visual Impact Assessment is undertaken to inform design and layout and careful consideration is given to the boundary treatment of the site and frontage onto Kiln Road. Due to the small size of the site (0.2ha), landscape impacts are likely to be limited.
Climate Change Adaptation		The site is not located within an area at risk of fluvial, surface water or groundwater flooding.
Biodiversity		No designated biodiversity sites or BAP Priority Habitat are located in the vicinity of the site which is also not within an SSSI Impact Risk Zone for the types of development proposed. Whilst the site is located within 70m of a SINC and ancient woodland, effects are likely to be limited by their location on the far side of the railway line, although some species may be affected. The site is within the East Hampshire Hangers Biodiversity Opportunity Area. Effects on biodiversity will in part be limited by the policy's requirement for an appropriate ecological survey; a requirement to take into account and contribute to the aims of the East Hampshire Hangers Biodiversity Opportunity Area and the retention of hedgerows around the site.
Cultural Heritage	?	The allocation may have the potential to affect the setting of the Conservation Area, the boundary of which is located on the far side of the recreation ground. This is addressed through the policy, which seeks to ensure that a Landscape and Visual Impact Assessment is undertaken to inform design and layout and careful consideration is given to the boundary treatment of the site and frontage onto Kiln Road.
Cultural Activity		The allocation is unlikely to have significant positive or negative effects relating to sustainable tourism.

Health and Wellbeing	?	The site is relatively close to the railway line, with the potential for noise effects on health. This is recognised by the policy, which highlights that '<i>suitable noise attenuation measures may be required.</i>' There is a Historic Landfill Site within 250 metres of the proposed development site. This is acknowledged by the policy, which seeks to ensure further investigations of potential contamination are carried out.
Vitality of Communities	+	The development of 7 dwellings will support the vitality and vibrancy of Buriton through supporting services, facilities and amenities. The effect of this will be limited by the proposed size of the allocation however.
Accessibility	+	The site is accessible to existing village facilities and amenities, including the school, pub and sports facilities. The site is also, due to its proximity to the town, accessible to the wide range of services, facilities and amenities located in Petersfield. This is further supported by the site's proximity to the bus links between Buriton and Petersfield.
Sustainable Transport	+	The site has excellent accessibility to the school due to its close proximity. The site is also accessible to the services, facilities and amenities located in Petersfield, due to its proximity to the bus links between Buriton and the town.
Housing	+	The site will deliver 7 dwellings. This will contribute to meeting local housing needs.
Climate Change Mitigation	?	The development of 7 dwellings at this location will lead to increases in the built footprint of Buriton. However, given the amount of housing proposed for this site it is not anticipated that associated effects on greenhouse gas emissions will be significant.
Rural Economy	?	Through increasing local housing stock, the delivery of housing at this site has the potential to support the village's vitality (although this will be limited by the proposed size of the allocation). The site has been classified as Grade 3 agricultural land, classified as 'the Best and Most Versatile Agricultural Land' (i.e. Grade 3a land).

Summary of appraisal

Summary: Policy SD-SS02: Land at Kiln Lane, Buriton

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

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

The site is located close to the railway line. This is acknowledged through the proposed policy approach for the allocation. It is uncertain whether the site will lead to the loss of land classified as 'the Best and Most Versatile Agricultural Land.'

Potential significant effects?

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

Recommendations

None recommended.

Key

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

Policy SD-WW11: Land at Brookland Way, Coldwaltham



Number of allocations: c.20 dwellings

Approximate size of site: c.1 ha

Sustainability Theme	Rating	Commentary
Landscape	?*	The site has been deemed to be of high landscape sensitivity due to the elevation and openness at the northern extent of the site and along the public right of way. The site also has a settlement separation function between Coldwaltham and Watersfield. However the site proposed in this policy is part of the area which has been evaluated to be of medium/high sensitivity due to its proximity to Open Access Land. Whilst the policy seeks to ensure that a Landscape and Visual Impact Assessment is undertaken to inform design and layout and careful consideration is given to the boundary treatment of the site, due to the sensitivity of the site, potential effects on landscape quality may still arise.
Climate Change Adaptation		The site is not located within an area at risk of fluvial, surface water or groundwater flooding.
Biodiversity	?	The site is located within 50m of the Waltham Brooks SSSI, which has been evaluated as being in an 'unfavourable recovering' condition. The site is within the SSSI's Impact Risk Zone for the type of development proposed (the site is within an Impact Risk Zone for '<i>All planning applications outside/extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or features such as trees, hedges, streams, rural buildings/structures</i>'). The part of the SSSI on the far side of the railway line (approximately 100m distant) has been designated as the Arun Valley SPA and Ramsar site. The Arun Valley SAC is also located slightly further south. The Waltham Brooks has also been designated as a Local Nature Reserve. The site is 3.8km from Duncton to Bignor Escarpment SAC and 2.6km from The Mens SAC As such, allocation of c.20 units at this location raises the possibility of adverse effects on these sites without appropriate avoidance and mitigation measures. The policy approach for the allocation only highlights that an '<i>appropriate ecological survey will be required</i>'. In this context there is further scope for additional approaches to be included to ensure that potential effects are avoided in the first instance.

Cultural Heritage		The Grade II listed Widneys, situated on Brook Lane, is located in the vicinity of the site. The building is however well screened from the site, with a number of houses located between.
Cultural Activity		The allocation is unlikely to have significant positive or negative effects relating to sustainable tourism.
Health and Wellbeing		No significant effects at this level of detail.
Vitality of Communities	+	The development of c.20 dwellings will support the vitality and vibrancy of Coldwaltham through supporting services, facilities and amenities.
Accessibility	+	The site is accessible to existing village facilities and amenities, including the school and pub. The site is also, due to its relative proximity to Pulborough, accessible to the range of services, facilities and amenities located in this nearby large village. However, bus links between the two settlements are poor.
Sustainable Transport	?	The site has good accessibility to the school due to its close proximity. However, the site has poor accessibility to the services, facilities and amenities located in Pulborough by bus.
Housing	+	The site will deliver 20 dwellings. This will contribute to meeting local housing needs.
Climate Change Mitigation	?	The development of 20 dwellings at this location will lead to increases in the built footprint of Coldwaltham. However, given the amount of housing proposed for this site it is not anticipated that associated effects on greenhouse gas emissions will be significant.
Rural Economy	+	Through increasing local housing stock, the delivery of housing at this site has the potential to support the village's vitality (although this will be limited by the proposed size of the allocation).

Summary of appraisal

Summary: Policy SD-WW11: Land at Brookland Way, Coldwaltham

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

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

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

Potential significant effects?

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

Recommendations

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

Key

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

* Site Allocation where Medium/High Landscape impact has been mitigated by use of less sensitive area of the site and the requirement for a development brief to address residual impacts

Policy SD-WW01: Land east of Cowdray Road, Easebourne



Number of allocations: c.14 dwellings

Approximate size of site: c.0.7 ha

Sustainability Theme	Rating	Commentary
Landscape	?	Allocation of 14 dwellings at this site has the potential to affect the sensitive townscape at this location. This is highlighted by the site's location adjacent to the Easebourne Conservation Area and close to (within 40m) the Grade II* listed Registered Park and Garden of Cowdray House. The site has been evaluated as having medium landscape sensitivity. This is recognised by the policy which seeks to ensure that careful consideration is given to the street frontage on Egmont Road and the boundary treatment to the site and a Heritage Statement and a Landscape and Visual Impact Assessment is undertaken to inform design and layout. The site is also well screened from the Registered Park and Garden.
Climate Change Adaptation		The site is not located within an area at risk of fluvial, surface water or groundwater flooding.
Biodiversity		No designated sites or BAP Priority Habitat are located in the vicinity of the site and the site is not within an SSSI Impact Risk Zone for the types of development proposed. The policy also seeks to ensure that an appropriate ecological survey is undertaken and existing hedgerows are maintained and enhanced.
Cultural Heritage	?	Located adjacent to the Easebourne Conservation Area and close to the nearby Grade II listed buildings Lychgate and Ivy Cottage, the allocation of 14 dwellings at this site has the potential to affect an area sensitive for its historic environment value. The site is also located close to (within 40m) but is well screened from, the Grade II* listed Registered Park and Garden of Cowdray House. Potential effects on the setting of these features and areas of historic environment sensitivity are recognised by the policy which seeks to ensure that careful consideration is given to the street frontage on Egmont Road and the boundary treatment to the site. It ensures that a Heritage Statement and a Landscape and Visual Impact Assessment is undertaken to inform design and layout.
Cultural Activity		The site is located in good proximity to the cultural services offered by Midhurst. The allocation is unlikely to have significant positive or negative effects relating to sustainable tourism.
Health and Wellbeing	+	The site is located approximately 1km to the centre of Midhurst and is accessible by foot/cycle. The location of the site therefore has the potential to promote healthier modes of travel.

Vitality of Communities	+	The development of 14 dwellings will support the vitality and vibrancy of Easebourne and Midhurst through supporting services, facilities and amenities.
Accessibility	+	The site, which is located approximately 1km to the centre of Midhurst, has good accessibility to the services and facilities in the town.
Sustainable Transport	+	The site, which is located approximately 1km to the centre of Midhurst, has good accessibility to the services and facilities in the town by walking/cycling and public transport. This will support the use of sustainable modes of transport.
Housing	+	The site will deliver 14 dwellings. This will contribute to meeting local housing needs.
Climate Change Mitigation	?	The site has good accessibility to the services and facilities in Midhurst. This will support climate change mitigation by reducing the need to travel in comparison to other site options. The development of 14 dwellings at this location will lead to increases in the built footprint of Easebourne; however, given the amount of housing proposed for this site it is not anticipated that associated effects on greenhouse gas emissions will be significant.
Rural Economy		As a residential site within a built up area, no significant effects are anticipated.

Summary of appraisal

Summary: Policy SD-WW01: Land east of Cowdray Road, Easebourne

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

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

Potential significant effects?

None identified.

Recommendations

None proposed.

Key

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



Number of allocations: c.14 dwellings

Approximate size of site: c.0.8 ha

Sustainability Theme	Rating	Commentary
Landscape	?	In terms of landscape quality, the site has been evaluated as having low/medium landscape sensitivity and landscape impact could be minimised provided development is well designed and in character with the surrounding built form. As such the allocation of this site is unlikely to have a marked effect on landscape quality in the area.
Climate Change Adaptation		The site is not within an area considered at risk of flooding. There are currently no climate adaptation benefits anticipated, although these could be built into the development should this site be brought forward. The provision of green infrastructure on this site (e.g. street trees, rain gardens) could be linked with efforts to improve the Itchen Valley Biodiversity Opportunity Area (for example, though the selection of species that enhance the areas ecological network).

Biodiversity	?	The proposed site is in close proximity to the River Itchen Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC), and is classified as being within an SSSI Impact Risk Zone for 'all planning applications- except householder applications'. The SSSI units directly south of the site are in 'favourable' and 'unfavourable recovering' condition respectively. As such, further advice will be required from Natural England to determine whether any potential impacts will require mitigation actions or the non-allocation of this site. The site is a brownfield site and such locations can be home to unique and important assemblies of species. As such the policy's aim to ensure that an '<i>appropriate ecological survey</i>' is carried out will help ensure that this potential risk is taken into account. The Itchen Valley Biodiversity Opportunity Area is adjacent to the site (across a road). The proposed policy approach for the allocation will be required to take into account and contribute to the aims of the area. As such, the site has potential to contribute positively to the area's biodiversity dependent on the extent of the actions undertaken.
Cultural Heritage		No features or areas of historic environment sensitivity are located in the vicinity of the site.
Cultural Activity		No significant effects are anticipated.
Health and Wellbeing	?	There is a Historic Landfill Site within 250 metres of the proposed development site. This is acknowledged by the policy, which seeks to ensure further investigations of potential contamination are carried out.
Vitality of Communities	+	The development of eight dwellings in Itchen Abbas may contribute to the viability and vitality of village facilities, whilst the quantum of homes proposed is unlikely to overburden existing services.
Accessibility	+	Residents on any new development at the site will have good access to the village's facilities, although it is likely that they will have to travel further afield to Winchester for a wider array of services. The scale of development is unlikely to have any significant effect on the capacity of facilities to service existing residents. The village is relatively well connected to Winchester by bus during the day, however no direct buses are available after approximately 17:20.
Sustainable Transport	+	The village is relatively well connected by bus to Winchester by bus, with an hourly service during the day taking approximately 15 minutes. There is the potential for development gains from this site to contribute to the completion of the off-road walking and cycling route along the Itchen Valley between Kings Worthy and Alresford, which is a project identified in the South Down's Infrastructure Delivery Plan.
Housing	+	The site will deliver approximately eight new dwellings which should contribute positively to the meeting of local need for housing.
Climate Change Mitigation	?	The distance of Itchen Abbas to Winchester and the relative difficulty of travelling between the two settlements by bus outside of core hours in the day may result in an increase in private car use, with resulting negative effects in terms of CO ₂ emissions. However, given the amount of housing proposed for this site it is not anticipated that these effects will be significant.
Rural Economy	+	Through increasing local housing stock, the delivery of housing at this site has the potential to support the village's vitality (although this will be limited by the proposed size of the allocation).

Summary of appraisal

Summary: Policy SD-WD01: Land at Itchen Abbas House

Given the scale of the proposed development, its relationship with the existing village, and the use of previously developed land it is likely that housing on this site would have a relatively neutral effect – and, in the case of housing and the rural economy, a positive effect.

There remains some uncertainty regarding effects on biodiversity (due to the proximity of the site to a SSSI and SAC), health (potentially contaminated land).

However, with appropriate mitigation these issues might be resolved, although the provision of suitable public transport to this small rural community may present a greater challenge. There are also opportunities that could be realised through the development of the site, such as improvements to the adjacent Biodiversity Opportunity Area, onsite green infrastructure that supports sub-regional ecological networks, and contributions towards completion of a walking and cycling route identified in the emerging South Downs Infrastructure Delivery Plan.

Potential significant effects?

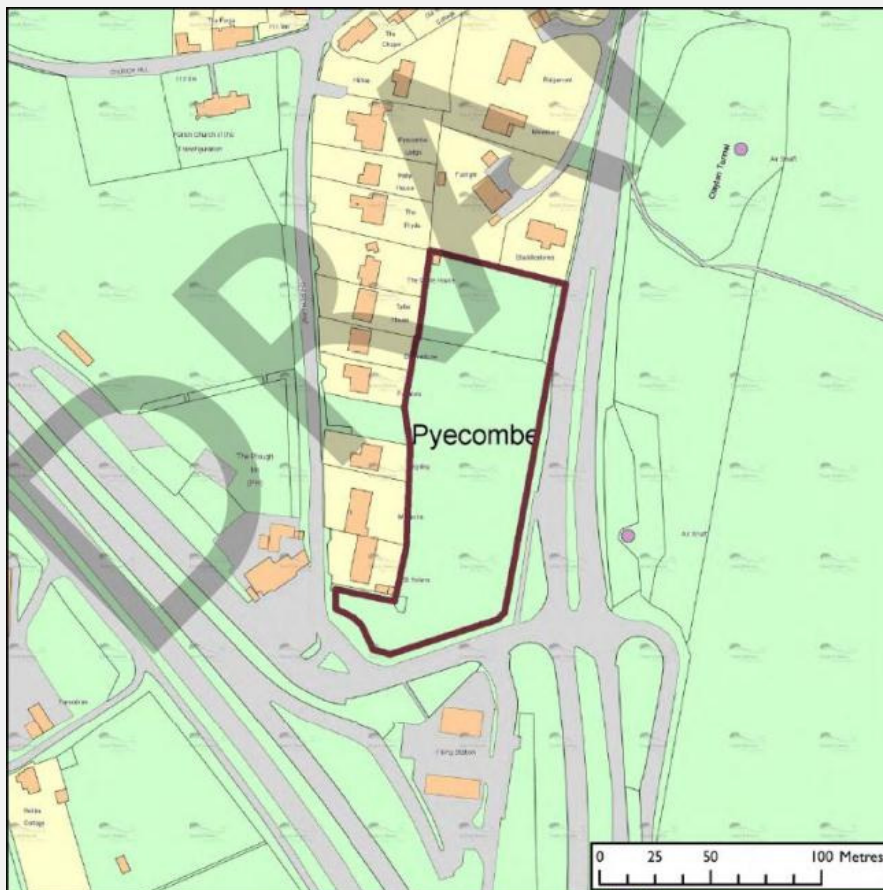
None identified at this level of detail.

Recommendations

There is additional scope for the policy to propose specific approaches which seek to avoid effects on the River Itchen SSSI and River Itchen SAC.

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

Policy SD-DS01: Land between Church Lane and the A273, Pyecombe



Number of allocations: c.8 dwellings

Approximate size of site: c.1.0 ha

Sustainability Theme	Rating	Commentary
Landscape	?	The site has been evaluated as having medium sensitivity due to views from the surrounding downland and the public rights of way network. These are in the context of the surrounding trunk road junction and service station. The proposed policy notes that a Landscape and Visual Impact Assessment will be required and should inform the design and layout of the site proposals. The policy also states that the design of any development here would need to retain the hedgerows in and around the site. This will help limit effects on landscape quality. Any landscape buffers or screening implemented as part of development at this site would need to be appropriate for this open and sweeping landscape.
Climate Change Adaptation		The site is not within an area considered at risk of flooding. There are currently no suggestions that the site will deliver any particular climate adaptation benefits.
Biodiversity	?	No designated sites or BAP Priority Habitats are located in the vicinity of the proposed site and the site is not within a SSSI Impact Risk Zone. However, a number of hedgerows are present on the site, which is recognised through the policy, which seeks to retain these. Although the site is greenfield and within the Stanmer and Ditchling Downs Biodiversity Opportunity Area, which gives the potential for negative effects on biodiversity, the policy requires any future development to take into account and contribute to the aims of the Biodiversity Opportunity Area.

Cultural Heritage		Both parts of the village of Pyecombe are covered by (separate) conservation areas, which include a 13th Century Grade I listed church. Whilst the proposed development site is not within either of these conservation areas the landscape and visual impact assessment proposed through the policy will help limit effects on these areas and facilitate the design of development which is appropriate for the character of these areas.
Cultural Activity		No significant effects are anticipated.
Health and Wellbeing	?	Given the proximity of the site to the A273 suitable noise attenuation measures will need to be incorporated into the site design. This is noted by the proposed policy. The proximity of the road also has the potential to lead to elevated air pollution levels. As such, consideration should be given to the use of green infrastructure solutions to address these issues (vegetation can filter the air of pollutants and help to reduce noise pollution).
Vitality of Communities	+	The development of eight new dwellings in Pyecombe will support the viability and vitality of village facilities.
Accessibility	+	The site is accessible to existing village facilities and amenities, including the pub, church and fuel station. However, the site is not located in close proximity to other shops and services. The site is, however, well linked by bus by Burgess Hill with its wide range of services and amenities.
Sustainable Transport	+	The proposed development site is around seven miles north of Brighton and five miles south of Burgess Hill. However, the settlement is well served in terms of bus links to these larger settlements, with regular services available. A train station is also located around three miles away in Hassocks, providing a link northwards towards London Bridge and south towards Brighton.
Housing	+	The delivery of around eight additional dwellings on this site would contribute positively to the meeting of local need for housing.
Climate Change Mitigation	?	The availability of bus links to the nearby larger settlement of Burgess Hill, along with a nearby north-south rail link at Hassocks will support the use of sustainable modes of transport. This will help limit greenhouse gas emissions from transport (although the effect might be limited by the accessibility of the location by car). The development of 8 dwellings at this location will lead to increases in the built footprint of Pyecombe- however, given the amount of housing proposed for this site it is not anticipated that associated effects on greenhouse gas emissions will be significant.
Rural Economy	+	Through increasing local housing stock, the delivery of housing at this site has the potential to support the village's vitality (although this will be limited by the proposed size of the allocation). The quantum of homes proposed for this site is unlikely to result in new business development within Pyecombe but may nonetheless help to support the viability of existing elements of the rural economy (e.g. local shops and pubs).

Summary of appraisal

Summary: Policy SD-DS01: Land between Church Lane and the A273, Pyecombe

The proximity of this site to the A273 is a key concern in terms of the health and wellbeing of future residents. It will be important to consider how noise and air pollution from this transport route can be adequately mitigated (e.g. through the uptake of green infrastructure options).

The policy will help limit potential effects on biodiversity and the setting of the historic environment from proposed allocations and facilitate enhancements.

Any future development on this site is likely to help meet local housing need, although whether it will help meet demand for affordable local housing is less clear. New residents may support the viability of local businesses and the rural economy, whilst accessibility to larger settlements (including Burgess Hill) and their wider services is good, with sustainable transport options available.

Potential significant effects?

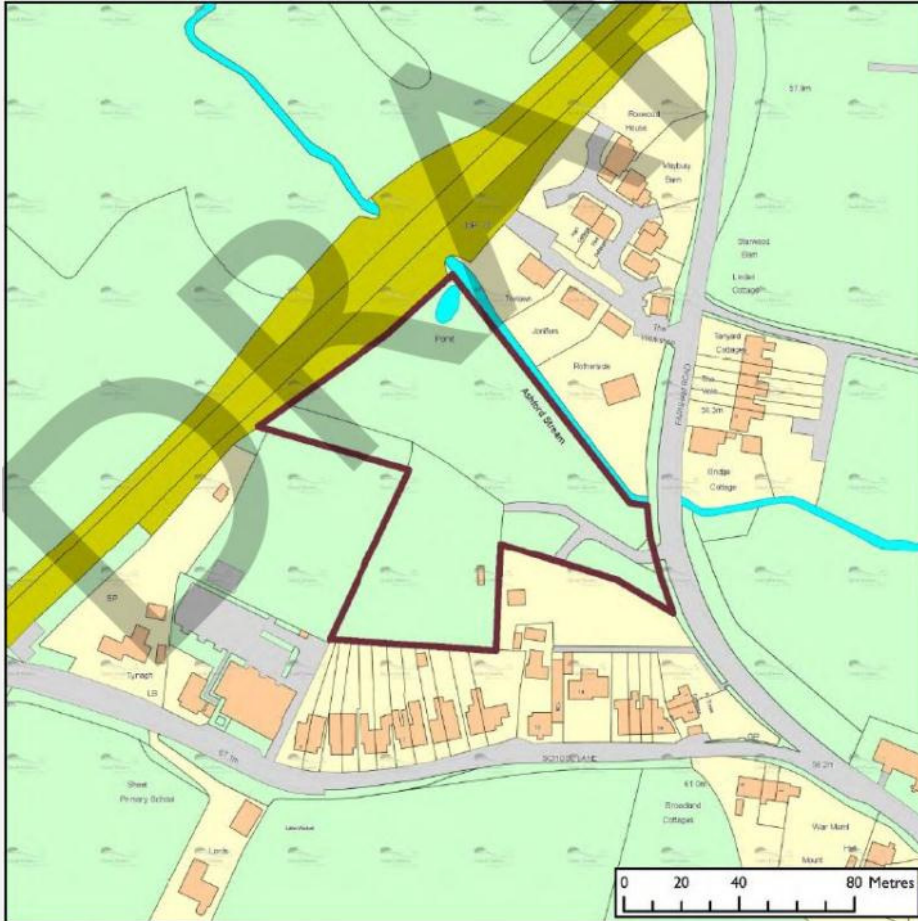
The A23 runs close to the proposed site and the A273 runs adjacent to the site. As a result, there will be a need to mitigate noise and air pollution if significant negative effects on the health and wellbeing of future residents are to be avoided.

Recommendations

There is further potential for the policy to recommend the implementation of appropriate green infrastructure measures (e.g. the use of vegetative barriers to screen traffic and filter pollutants) to help limit effects on human health from potential noise and air quality issues. Any landscape buffers or screening implemented as part of development at this site would need to be appropriate for this open and sweeping landscape.

Key

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



Number of allocations: c.15 dwellings

Approximate size of site: c.0.9 ha

Sustainability Theme	Rating	Commentary
Landscape	?	The site has been deemed to be of medium landscape sensitivity. This site is on greenfield land with a sloping topography which may result in an increased visual impact of any development here. As such, care should be taken in the design of any future development to ensure negative landscape impacts do not occur. The proposed policy notes that this should include the retention and appropriate buffering of existing mature trees.
Climate Change Adaptation		Land along the northern boundary of the site is classified as being in Flood Zones 2 and 3. This is recognised by the policy, which seeks to include 'an adequate buffer to the stream'.

Biodiversity	?	This site does not fall within an SSSI Impact Risk Zone and consists of agricultural/grazing land. As a result, significant negative effects on biodiversity are not anticipated. No designated sites or BAP Priority Habitats are located in the vicinity of the proposed site. The policy notes that an adequate buffer to the stream along the sites northern boundary will need to be provided. This should help to avoid any adverse effects on the freshwater environment. Although the site is greenfield and within the Rother Valley Biodiversity Opportunity Area, which gives the potential for negative effects on biodiversity, the policy requires any future development to take into account and contribute to the aims of the Biodiversity Opportunity Area.
Cultural Heritage		The Grade II listed Bridge Cottage is located in the vicinity of the site. This is across the road from the site on the far side of another building and a number of trees. As such it is well screened from the site.
Cultural Activity		No significant effects are anticipated.
Health and Wellbeing	?	The site is situated adjacent to a railway line. This is recognised by the policy which seeks to put in place noise pollution associated with this transport link.
Vitality of Communities	+	The creation of 15 new dwellings in Sheet may contribute to the viability and vitality of local facilities in the village.
Accessibility	+	The proposed development site is adjacent to the settlement boundary of Sheet, and the villages southern edges are themselves contiguous with Petersfield. As such, future residents of this site should have good access to the range of facilities provided by Petersfield. The site has very good accessibility to Sheet Primary School, which is located close to the site.
Sustainable Transport	+	The site is located in good proximity to Petersfield Station, which is approximately 1.8 km away and so can be reached on foot or via bike. There is a less direct link to the station by bus; as such the private car may be preferred by those with less mobility. The station itself normally operates with three trains per hour in each direction, of which two are expresses between Waterloo and Portsmouth.
Housing	+	The delivery of around 15 dwellings on this site would help contribute towards meeting local demand for housing.
Climate Change Mitigation	?	The location of this site on the outskirts of Petersfield will support the use of sustainable modes of transport. This will help reduce reliance on private car use and support a limitation of transport-related CO₂ emissions associated with any new development. The development of 15 dwellings at this location will lead to increases in the built footprint of Sheet- however, given the amount of housing proposed for this site it is not anticipated that associated effects on greenhouse gas emissions will be significant.
Rural Economy		Although the provision of 15 additional dwellings is unlikely to have a major economic impact within Petersfield, it may support the vitality of local businesses within Sheet (e.g. pub).

Summary of appraisal

Summary: Policy SD-WW02: Land at Farnham Road, Sheet

It will be important to consider landscape impacts during the design of any residential development on this site, especially in terms of visual impacts (given the site topography) and the safeguarding of protected trees. The protection of these mature trees may protect biodiversity value, whilst the policy supports mitigation in relation to the Rother Valley Biodiversity Opportunity Area.

The proximity of the site to a stream means that areas of the site are within Flood Risk Zones 2 and 3. This is recognised by the policy.

An advantage to this site is its proximity to Petersfield, with good accessibility to services, facilities and amenities via sustainable transport options and the rail network. The quantum of development to be delivered will help meet local needs.

Potential significant effects?

None identified.

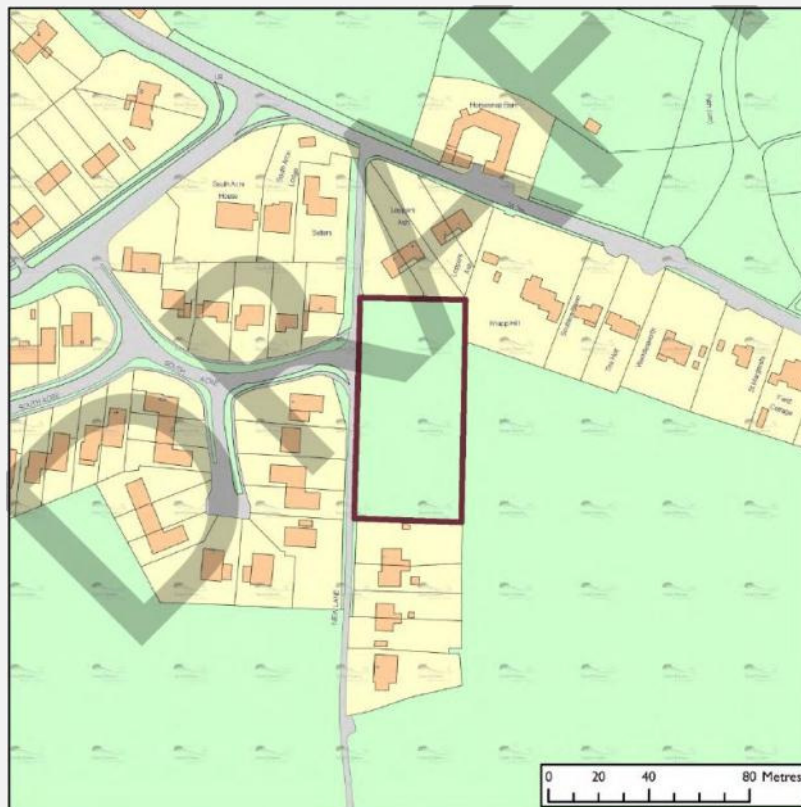
Recommendations

None proposed.

Key

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

Policy SD-SS01: Land south of Loppers Ash, South Harting



Number of allocations: c.8 dwellings

Approximate size of site: c.0.4 ha

Sustainability Theme	Rating	Commentary
Landscape	?	Whilst the site has been assessed as being of medium sensitivity (due to views towards the chalk ridge and the edge of settlement location), it has also been established that careful development with density to mirror existing and adjacent properties would not appear incongruent. In this context, the proposed policy states that a Landscape and Visual Impact Assessment will be required for this site, and that the results of this assessment should, in turn, inform the design and layout of the site proposals. In particular, it is noted that careful consideration must be given to the treatment of the site boundary and that the form of development must continue the pattern of development found to the north and south, of low/medium density dwellings in a single line parallel to the road frontage. This will support landscape quality and visual amenity at this location, helping to limit effects.
Climate Change Adaptation		The site is not located within an area at risk of fluvial, surface water or groundwater flooding.
Biodiversity		This site does not fall within an SSSI Impact Risk Zone for the types of development proposed and no biodiversity designations or BAP Priority Habitats are located in the vicinity of the site. As such there are no significant constraints on this development from a biodiversity perspective.

Cultural Heritage	?	The archaeological potential of the site is recognised by the policy, which states that the site is subject to archaeological constraints and that a pre-application archaeological assessment will be required to ensure that no impacts on heritage value occur. As discussed above under the landscape sustainability theme, the policy seeks to protect landscape quality in this location. This will support the setting of the historic environment.
Cultural Activity		No significant effects are anticipated.
Health and Wellbeing		No significant effects are anticipated.
Vitality of Communities	+	The development of, in the region of, eight dwellings in South Harting may contribute to the viability and vitality of local facilities (e.g. the local post office to the north of the village); whilst the amount of homes proposed is unlikely to overburden existing services.
Accessibility	+	The proposed development site adjoins the village and so will have good access to local services and facilities, including the Primary School, pub, sports facilities and churches.
Sustainable Transport	?	Due to infrequent bus services to Petersfield, the allocation is likely to encourage travel by car.
Housing	+	The construction of around eight additional dwellings on this site would contribute positively to the meeting of local need for housing. A policy target of at least 40% of all net dwellings being affordable (Strategic Policy SD24) could increase access of younger villagers to local housing.
Climate Change Mitigation	?	The distance between South Harting and Petersfield, and the relative difficulty of travelling between the two settlements by bus, may result in an increase in private car use with resulting negative effects in terms of CO ₂ emissions. However, given the amount of housing proposed for this site it is not anticipated that these effects will be significant.
Rural Economy	+	Through increasing local housing stock, the delivery of housing at this site has the potential to support the village's vitality (although this will be limited by the proposed size of the allocation).

Summary of appraisal

Summary: Policy SD-SS01: Land south of Loppers Ash, South Harting

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

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

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

Potential significant effects?

None anticipated.

Recommendations

None proposed.



Number of allocations: c.6 dwellings

Approximate size of site: c.0.2 ha

Sustainability Theme	Rating	Commentary
Landscape	?	The site has been evaluated as having medium landscape sensitivity as it is visible from local public rights of way, located on key landscape features, including the River Meon valley and disused railway line, and is adjacent to the conservation area. Potential effects on landscape quality and visual amenity will be limited by the proposed policy approach, which seeks to ensure that careful consideration is given to the boundary treatment of the site. Residual effects on landscape character have the potential to remain; however, these are likely to be limited by the small size of the allocation.
Climate Change Adaptation		The site is not located within an area at risk of fluvial, surface water or groundwater flooding.
Biodiversity	?	The site is part of a large residential garden and protected species have been recorded in the vicinity. The River Meon SINC is also in close proximity to the south of the site. As a result, the proposed policy notes that an appropriate ecological survey will be required. The site is not located within an SSSI Impact Risk Zone for the type of development proposed. Although the site is greenfield and within the Meon Valley Biodiversity Opportunity Area, which gives the potential for negative effects on biodiversity, the policy requires any future development to take into account and contribute to the aims of the Biodiversity Opportunity Area.
Cultural Heritage	?	A conservation area is situated adjacent to the site. Development at this location therefore has the potential to lead to negative effects on the character of this area and its cultural and historic value. This is recognised by the policy which seeks to ensure an appropriately detailed Heritage Statement is provided to demonstrate how proposed development will preserve and enhance the setting of the adjacent conservation area.

Cultural Activity		No significant effects are anticipated.
Health and Wellbeing		No significant effects are anticipated.
Vitality of Communities	+	The creation of new homes in West Meon may contribute to the viability and vitality of local facilities, whilst the number of dwellings proposed (approximately six dwellings) should not overburden existing services.
Accessibility	?	The site has good accessibility to services and facilities in the village, including the post office, butchers, doctors' surgery and pub. A 2 hourly bus service connects West Meon with Petersfield and Winchester, where a broader range of amenities are available.
Sustainable Transport	?	Whilst the site has good accessibility to services and facilities in the village, including the post office, butchers, doctors' surgery and pub, accessibility by sustainable transport to the broader range of amenities in Petersfield and Winchester are limited by a 2 hourly bus. The proposed policy also notes that a Transport Statement may be required to support any planning application for this site and that appropriate access arrangements are to be agreed and to the satisfaction of the highway authority. The amenity of an adjacent public right of way must also be protected.
Housing	+	The development of around six additional dwellings on this site would contribute positively to the meeting of local need for housing.
Climate Change Mitigation	?	The difficulty of travelling to Winchester and Petersfield by bus and the generally rural nature of West Meon has the potential to result in an increase in private car use with resulting negative effects in terms of CO ₂ emissions. However, given the amount of housing proposed for this site it is not anticipated that these effects will be significant.
Rural Economy	+	Through increasing local housing stock, the delivery of housing at this site has the potential to support the village's vitality (although this will be limited by the proposed size of the allocation).

Summary of appraisal

Summary: Policy SD-SS07: Land at Meadow House, West Meon

The proposed allocations have the potential to support local housing needs, boost the rural economy and promote the viability of local facilities and services.

The policy recognises the rich historic environment of West Meon through seeking to ensure an appropriately detailed Heritage Statement accompanies new development. It also recognises the potential biodiversity value of the site.

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

Potential significant effects?

None anticipated.

Recommendations

None proposed.

Policy SD-SS06: Land at Long Priors, West Meon



Number of allocations: c.10 dwellings

Approximate size of site: c.0.3 ha

Sustainability Theme	Rating	Commentary
Landscape	?	Landscape sensitivity at this location has been determined to be medium. The location of the site reduces visibility affecting adjacent housing. To help limit potential effects, the proposed policy notes that a Landscape and Visual Impact Assessment will be required and should inform the design and layout of any site proposals. It is also made clear that any future development at this location should retain existing mature trees and give careful consideration to be given to the boundary treatment of the site. Whilst this will support landscape quality, residual effects on character are likely to remain.
Climate Change Adaptation		The site is covered by a Groundwater Source Protection Zone 2. Therefore, the proposed policy makes clear that no harm should be caused to groundwater as a result of any future development here. The site is not located within an area at risk of fluvial, surface water or groundwater flooding.
Biodiversity		This site does not fall within an SSSI Impact Risk Zone for the types of development proposed and no biodiversity designations or BAP Priority Habitats are located in the vicinity of the site. The proposed policy calls for mature trees on the site to be retained. As such no significant effects on biodiversity are anticipated.
Cultural Heritage		No designated cultural heritage sites or areas designated for their historic environmental value are located in the vicinity of the site.
Cultural Activity		No significant effects are anticipated.
Health and Wellbeing		No significant effects are anticipated.

Vitality of Communities	+	The creation of new homes in West Meon may contribute to the viability and vitality of local facilities, whilst the number of dwellings proposed (approximately 10 dwellings) should not overburden existing services.
Accessibility	?	The site has good accessibility to services and facilities in the village, including the post office, butchers, doctors' surgery and pub. A 2 hourly bus service connects West Meon with Petersfield and Winchester, where a broader range of amenities are available.
Sustainable Transport	?	Whilst the site has good accessibility to services and facilities in the village, including the post office, butchers, doctors' surgery and pub, accessibility by sustainable transport to the broader range of amenities in Petersfield and Winchester are limited by a 2 hourly bus. The proposed policy also notes that a Transport Statement may be required to support any planning application for this site and that appropriate access arrangements are to be agreed with, and to the satisfaction of, the highway authority. The amenity of an adjacent public right of way must also be protected.
Housing	+	The development of around six additional dwellings on this site would contribute positively to the meeting of local need for housing.
Climate Change Mitigation	?	The difficulty of travelling to Winchester and Petersfield by bus and the generally rural nature of West Meon has the potential to result in an increase in private car use with resulting negative effects in terms of CO ₂ emissions. However, given the amount of housing proposed for this site it is not anticipated that these effects will be significant.
Rural Economy	+	Through increasing local housing stock, the delivery of housing at this site has the potential to support the village's vitality (although this will be limited by the proposed size of the allocation).

Summary of appraisal

Summary: Policy SD-SS06: Land at Long Priors, West Meon

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

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

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

Potential significant effects?

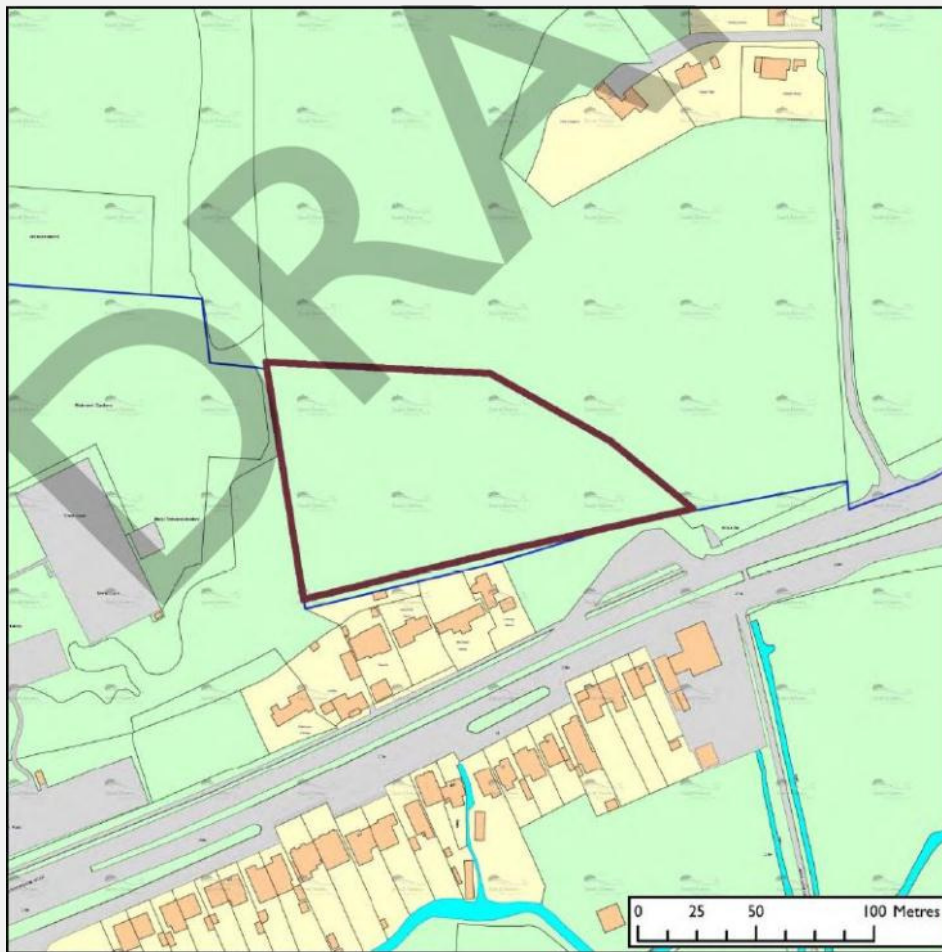
None anticipated.

Recommendations

None proposed.

Key

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



Number of allocations: c.15 dwellings

Approximate size of site: c.1.0 ha

Sustainability Theme	Rating	Commentary
Landscape	??	The development of 15 dwellings on this greenfield site north of Lancing has the potential to have effects on landscape quality in the area. The site has been established as being of medium/high sensitivity due to its open and exposed nature above the A27. However, the site is at the southern lower part of the site assessed through the SHLAA, which is less sensitive. As such it will be important to consider how any future development at this location might affect the landscape character and its surrounds. In this context the proposed policy notes that a Landscape and Visual Impact Assessment will be required and should inform the design and layout of any site proposals. It also highlights that careful consideration should be given to the boundary treatment of the site.
Climate Change Adaptation	??	The site is not located within an area at risk of fluvial, surface water or groundwater flooding.

Biodiversity	?	The site is not located within an SSSI Impact Risk Zone for the types of development proposed. The site is however adjacent to a Local Nature Reserve which is situated to the north west and deciduous woodland and pasture BAP Priority Habitat which is located to the west. This may present opportunities if a green infrastructure approach to landscaping is used in a manner which enhances the area's ecological networks. However, there is also a need to ensure that any potential negative effects on biodiversity are identified and mitigated appropriately. This is recognised by the proposed policy, which states that an appropriate ecological survey will be required.
Cultural Heritage		No designated cultural heritage sites or areas designated for their historic environmental value are located in the vicinity of the site.
Cultural Activity		No significant effects are anticipated in relation to this sustainability theme.
Health and Wellbeing	?	A main road passes near to the site and the proposed policy notes that, as such, suitable noise attenuation measures may be required. Consideration should be given to the use of green infrastructure solutions to address this issues (vegetation can help to reduce noise pollution). As the road only passes close to the south-eastern corner of the site, significant negative effects are not anticipated.
Vitality of Communities	?	The creation of 15 new dwellings in Lancing may contribute to the viability and vitality of local shops and services. However the site's location to the north of the A27 is in poor proximity to the services and facilities located in the centre of the village.
Accessibility	?	The site is located approximately 1.4km from the centre of Lancing, however it is located north of the main A27 route, which forms a barrier to the rest of the village. The site is located approximately 6 km from the larger settlement of Worthing.
Sustainable Transport	?	The site is at relative distance from the centre of Lancing. As such, the proposed policy notes that a Transport Statement may be required to support the planning application and appropriate access arrangements will need to be agreed to the satisfaction of the highway authority.
Housing	+	The delivery of around 15 dwellings on this site would help contribute towards meeting local demand for housing.
Climate Change Mitigation	?	The proximity of the site to Lancing and its services, plus the availability of frequent trains to both Worthing and Brighton will help limit emissions from transport. The development of 15 dwellings at this location will lead to increases in the built footprint of Lancing- however, given the amount of housing proposed for this site it is not anticipated that associated effects on greenhouse gas emissions will be significant.
Rural Economy	+	The quantum of new residences proposed for this site is unlikely to result in new business development within Lancing, but may nonetheless help to support the viability of existing facilities within the settlement.

Summary of appraisal

Summary: Policy SD – DS03: Land at Hoe Court, Lancing

One of the key constraints facing the site is the presence of the A27 which passes near to the site's southern boundary. In addition, there is a need to take into account the potential landscape and visual effects of development at this location. This is reflected by the policy seeking to ensure that a Landscape and Visual Impact Assessment takes place along with careful consideration of the boundary treatment of the site. Consideration should be given to the role of green infrastructure solutions in addressing these issues, with planting potentially able to contribute to landscape value whilst also helping to reduce levels of noise pollution.

The development of 15 dwellings at the site will help meet local housing needs and support the vitality of the local area. However, due to the size of the allocation, effects are unlikely to be significant.

Potential significant effects?

None anticipated.

Recommendations

None proposed.

Key

Likely adverse effect

-

Likely positive effect

+

Neutral/no effect

Uncertain effects

?

* Site Allocation where Medium/High Landscape impact has been mitigated by use of less sensitive area of the site and the requirement for a development brief to address residual impacts



Number of allocations: c.20 dwellings

Approximate size of site: c.1.0 ha

Sustainability Theme	Rating	Commentary
Landscape	??	The site has been established as having medium/high sensitivity due to the loss of open space, views of woodland, the Downs and the sea and connections to the public rights of way network to the north. The proposed policy notes that a Landscape and Visual Impact Assessment will be required and should inform the design and layout of the site proposals. The policy also states that careful consideration be given to the boundary treatment of the site and existing mature trees on the sites western boundary should be appropriately buffered and protected as they are covered by Tree Protection Orders. Whilst this will help limit potential effects of allocations at this edge of settlement location on landscape quality, potential effects on landscape character may continue to arise.
Climate Change Adaptation	??	The site is not located within an area at risk of fluvial, surface water or groundwater flooding.
Biodiversity	??	The site is situated within an SSSI Impact Risk Zone for the types of development proposed ('any residential development of 10 or more houses outside existing settlements/urban areas'). This is linked to the presence of the Seaford to Beachy Head SSSI. As such, the proposed policy notes that further advice from Natural England is required to ensure that any potential impacts are identified and appropriately mitigated. The site is located adjacent to an area of deciduous woodland BAP Priority Habitat.

Cultural Heritage		No designated cultural heritage sites or areas designated for their historic environmental value are located in the vicinity of the site.
Cultural Activity		No significant effects are anticipated.
Health and Wellbeing	?	The proposed development site is currently in use as open space and recreation ground. Without mitigation measures the loss of such a space could result in significant negative effects on the health and wellbeing of those living in proximity to this public open space. The proposed policy however states that development proposals should ensure that there is a compensatory improvement, enhancement or replacement of existing open and recreational space. The site is well connected to the public rights of way network.
Vitality of Communities	+	The creation of new homes may contribute to the viability and vitality of local facilities, whilst the number of dwellings proposed (around 20 dwellings) should not overburden existing services.
Accessibility	+	The site is located on the edge of Seaford and as such any future residents should have easy access to the services offered there.
Sustainable Transport	+	The site is located close to an existing bus link. The site is located 1.8km from the railway station.
Housing	+	The delivery of approximately 20 dwellings on this site would help contribute towards meeting local demand for housing.
Climate Change Mitigation	?	The proximity of the site to Seaford and its services will help limit emissions from transport. The development of 20 dwellings at this location will lead to increases in the built footprint of Seaford- however, given the amount of housing proposed for this site it is not anticipated that associated effects on greenhouse gas emissions will be significant.
Rural Economy		No significant effects are anticipated.

Summary of appraisal

Summary: Policy SD – DS02: Land at Normansal Park Avenue, Seaford

A major constraint facing this site is its current use as an open space and recreation ground. However, the proposed policy states development proposals should ensure that there is a compensatory improvement, enhancement or replacement of existing open and recreational space. As such, negative impacts should be sufficiently mitigated.

The location of the site within a SSSI Impact Risk Zone is another constraint facing the site. Consultation with Natural England, as proposed by the draft policy, will help ensure that potential impacts on the area's biodiversity are identified and appropriately mitigated.

Parts of the site have been established as having medium/high landscape sensitivity. However, a Landscape and Visual Impact Assessment will be required and should inform the design and layout of the site proposals. This will need to ensure that careful consideration to be given to the boundary treatment of the site and mature trees are retained.

The development of 20 dwellings at the site will help meet local housing needs and support the vitality of the local area. The site is also relatively accessible by a range of transport modes.

Potential significant effects?

Potential significant effects related to the loss of existing sports provision will be mitigated by the policy approach put forward by the allocation.

Recommendations

None proposed.

Key

Likely adverse effect

-

Likely positive effect

+

Neutral/no effect

Uncertain effects

?

* Site Allocation where Medium/High Landscape impact has been mitigated by use of less sensitive area of the site and the requirement for a development brief to address residual impacts

Policy SD-WW10: Land at Petersfield Road, Greatham



Number of allocations: c.30 dwellings

Approximate size of site: c.2.4 ha

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

Vitality of Communities	+	The development of c.30 dwellings will support the vitality and vibrancy of Greatham through supporting services, facilities and amenities.
Accessibility	+	The site is accessible to existing village facilities and amenities, including the school, village hall, pub and sports/recreational facilities. The site is also, due to its relative proximity to Liss (c.3km), accessible to the range of services, facilities and amenities located in this nearby larger village and the railway station. However, bus links between the two settlements are limited to a two hourly service during the day.
Sustainable Transport	?	Whilst the site is located close to an existing bus link, this is limited to a two hourly service. The site is located 3km from Liss railway station.
Housing	+	The delivery of approximately 30 dwellings on this site would help contribute towards meeting local demand for housing.
Climate Change Mitigation	-	The development of approximately 30 dwellings at this location will lead to increases in the built footprint of Greatham- however, given the amount of housing proposed for this site it is not anticipated that associated effects on greenhouse gas emissions will be significant.
Rural Economy	+	Through increasing local housing stock, the delivery of housing at this site has the potential to support the village's vitality. The site is located in a Mineral Consultation Area, which is acknowledged through the policy.

Summary of appraisal

Summary: Policy SD-WW10: Land at Petersfield Road, Greatham

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

The development of 30 dwellings at the site will help meet local housing needs and support the vitality of the local area. The site is also accessible to village amenities, and relatively accessible to Liss by bus.

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

Potential significant effects?

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

Recommendations

None proposed.

Key

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

[This page is intentionally blank]

ABOUT AECOM

In a complex and unpredictable world, where growing demands have to be met with finite resources, AECOM brings experience gained from improving quality of life in hundreds of places.

We bring together economists, planners, engineers, designers and project managers to work on projects at every scale. We engineer energy efficient buildings and we build new links between cities. We design new communities and regenerate existing ones. We are the first whole environments business, going beyond buildings and infrastructure.

Our Europe teams form an important part of our worldwide network of nearly 100,000 staff in 150 countries. Through 360 ingenuity, we develop pioneering solutions that help our clients to see further and go further.

www.aecom.com

Follow us on Twitter: [@aecom](https://twitter.com/aecom)