



South Downs Local Plan Submission (Regulation 22)

Schedule of changes to the Pre-submission Local Plan

South Downs Local Plan

April 2018



South Downs Local Plan Submission under Regulation 22

Schedule of Changes to the Pre-submission Local Plan (to be incorporated into the Submission version)

Additions are underlined and deletions are ~~crossed through~~

All page, policy and paragraph references refer to the South Downs Local Plan Pre-Submission published for consultation on 26th September 2017

All changes made at Submission stage are shown in the table below, except for the following which are shown in separate appendices attached:

- Appendix 1 Changes to Chapter 5(b) Biodiversity (pages 68 to 78 of the Local Plan)
- Appendix 2 Changes to Chapter 7(h) Agriculture and Forestry (pages 163 to 170 of the Local Plan)
- Appendix 3 Revised plan of site allocation SD76: Land at Itchen Abbas House, Itchen Abbas
- Appendix 4 Revised plan of site allocation SD90: Land at Loppers Ash, South Harting
- Appendix 5 Changes to Policy SD92: Stedham Sawmill, Stedham and supporting text, and associated revised plan
- Appendix 6 Schedule of changes to Policies Map (revised maps themselves are provided separately)

Notes:

- Further minor editing, including correction of typographical and grammatical errors, will be undertaken ahead of Local Plan adoption.
- In particular, paragraph numbers, and policy criteria numbers and referencing, are subject to further change and editing.
- ‘FN’ is used to denote footnotes, as number references have changed.

Para	Policy ref	Page	Reason for change	Precise change for input to Local Plan
Front cover			Update	[Delete ‘pre-submission’ on front cover and throughout document]
Front cover			Clarity	<u>2014-2033</u>
Front cover			Update	September 2017
		iii	Clarity	This is a landscape led Local Plan, looking at the South Downs as a whole for the first time with National Park purposes and <u>our</u> duty to the fore, to conserve and enhance the landscapes, the special qualities of the

Para	Policy ref	Page	Reason for change	Precise change for input to Local Plan
				<p>National Park and communities small and large within it. The Plan introduces a new spatial portrait for the South Downs, which is set out overleaf.</p> <p>The Local Plan considers the geology <u>and</u> geography and river catchments <u>working practices</u> that have shaped the landscapes of the National Park and their influence on the evolution of settlement patterns <u>and communities</u>. We attempt <u>seek</u> to capture <u>the</u> principles of ‘ecosystem services’ into the making and delivery of <u>the</u> the Local Plan. This approach seeks to ensures the services nature provides us (such as woodfuel, clean water, health and well-being) from nature’s own ‘capital’ (timber, water, fresh air) is are factored into decision making and allocations.</p> <p>This thinking results in an emphasis on landscape and the nature of the areas as mapped out in the South Downs Integrated Landscape Character Areas (SDILCA). This has informed the evidence base, which is wide and varied and deliberately includes elements important to the National Park’s special qualities.</p> <p>Development aAllocations and policies are therefore landscape capacity led, not target driven. This complies with the National Planning Policy Framework and the DEFRA Vision and Circular 2010 on National Parks. These documents, as Margaret Paren advises in the Foreword, do support our need to produce a plan fit for the conservation and enhancement of the landscape and, in relation to housing, local affordable homes provision. Therefore whilst we end up with site allocations, these are driven by landscape focussed assessments and the Local Plan approach as a whole, rather than by any individual piece of evidence.</p> <p>Nevertheless we are subject to scrutiny and the plan has to be found ‘sound’ if it is to conserve the wider landscape to which the highest degree of protection has been afforded by planning system. We have searched thoroughly and rigorously for suitable development sites; it is just that in carrying out this work landscape conservation takes the primary role.</p> <p>We have a clear spatial strategy, one of dispersing a ‘medium’ level of growth throughout communities within the National Park, rather than allowing growth just around the largest settlements. This has come from, and is broadly supported by, local communities, evidence of local need and a recognition that even the smallest communities need to live, breath and prosper over the next 15 years if landscape capacity allows. <u>We are also determined to ensure the quality of new build reflects the landscape within which it sites and is of a standard befitting a National Park as an exemplar of rural planning.’</u></p>

South Downs Local Plan Submission – Schedule of Changes

Para	Policy ref	Page	Reason for change	Precise change for input to Local Plan
		iii	Correction	Community Engagement and Feedback – particularly Neighbourhood Plans but also individual and collective Parish Meetings meetings with parish representatives, use of a Landowners network, the South Downs Partnership and discussion with statutory agencies
		iii	Clarity	We have, in advance of the Local Plan, but using the same approach and where possible evidence base , actively promoted and assisted in over 50 Neighbourhood Plans, all incorporated into the Local Plan. This ensures <u>evidence base</u> , local knowledge and experience is used to fullest effect in creating a single Local Plan <u>Development Plan Document</u> over such a large area.
'Have your say'		vi	Update	[Delete entire page:] <div data-bbox="1227 639 1621 1198" data-label="Image"> <p>HAVE YOUR SAY</p> <p>The consultation on the Pre-Submission South Downs Local Plan will run from 26 September to 21 November 2017.</p> <p>The quickest and easiest way to input into the consultation is to access the consultation website: https://www.southdowns.gov.uk/admin/submitting-policies/national-park-local-plan/</p> <p>Alternatively you can fill in an electronic comment form and email it to planningpolicy@southdowns.gov.uk or fill out a paper copy comment form and write to the South Downs National Park Authority (SDNPA) at the following address:</p> <p>Planning Policy South Downs National Park Authority South Downs Centre North Street Midhurst West Sussex, GU29 9DH</p> <p>Everyone is welcome to comment on the Local Plan. All comments received in writing by the SDNPA will be passed in their entirety to the Local Plan Inspector on submission of the plan. This means that any comments you make will be considered by both the Authority and the Inspector. Whilst you may comment on any aspect of the Local Plan, your comments should focus on these questions:</p> <ul style="list-style-type: none"> • Has the Plan been positively prepared? (Based on a strategy that provides for the development and infrastructure needs) • Is the Plan justified? (Founded on proportionate evidence and is the most appropriate strategy against all reasonable alternatives) • Is the Plan effective? (Deliverable and based on effective joint working on cross-boundary strategic priorities) • Is the Plan consistent with national policy? (Enable the delivery of sustainable development in accordance with the National Planning Policy Framework and consistent with the DEFRA Vision & Circular in English Upstream Parks and the Broads) • Has the plan met legal and procedural requirements? <p>So that your response can be accurately recorded, please let us know which chapter and / or policy you are commenting on. Please note that all representations will be published on the National Park Authority website and anonymous comments cannot be accepted.</p> <p>Please do not hesitate to contact the Planning Policy team by email at planningpolicy@southdowns.gov.uk or telephone on 01752 814810 if you have any queries about this consultation.</p> <p><small>* Tests of soundness</small></p> </div>
First para in yellow		1	Omission	All development plan policies will be taken into account in determining planning applications, along with other material considerations <u>in a proportionate manner</u> .
1.2		1	Update	On adoption, This Local Plan will become <u>is</u> the statutory development plan for the whole National Park, along with the minerals and waste plans and 'made' (adopted) Neighbourhood Development Plans. ...

South Downs Local Plan Submission – Schedule of Changes

Para	Policy ref	Page	Reason for change	Precise change for input to Local Plan
1.4		1	Update	This is the Pre-Submission version of the Local Plan (subsequently referred to as the Local Plan) and is being published for public consultation under Regulation 19 of The Town and Country Planning (Local Planning) (England) Regulations 2012. This version of the plan follows on from the Options and the Preferred Options documents that were published for public consultation in 2014 and 2015 respectively.
1.20		7	Update	[Delete last sentence] These documents will be submitted for examination alongside the Local Plan.
1.23		8	Update	A Consultation Statement has been produced to support this Pre-Submission Local Plan, which summarises the main issues raised by these representations and how they have been taken into account in this iteration of the Local Plan. An informal round of consultation took place in autumn 2016 with all the town and parish councils of the National Park. This focused on Sites & Settlements and asked for the expert opinions of the town and parish councils on emerging Local Plan allocations and designations. The third public consultation was on the Pre-Submission Local Plan in autumn 2017. Approximately 570 individuals and organisations made approximately 2,460 individual representations.
1.31		13	Update	...The submission version of the Local Plan will be <u>was</u> examined by an independent inspector whose role is to assess whether it has been prepared in accordance with the duty to cooperate, legal and procedural requirements, and whether it is sound. The tests of soundness are that it is positively prepared, justified, effective and consistent with national policy. The <i>Soundness Self-Assessment Checklist</i> and the <i>Legal Compliance Checklist</i> published at the same time as this <i>Pre-Submission Local Plan</i> demonstrate how the tests of soundness have been met and proof <u>prove</u> that all legal requirements have been met.
1.34		13	Update	At present, planning decisions are made in accordance with national policy and with the policies contained within the adopted local plans of host authorities or, where applicable, joint core strategies adopted by the host authority and the National Park Authority.

Para	Policy ref	Page	Reason for change	Precise change for input to Local Plan																					
1.35		13	Update	On adoption, the policies of this Local Plan will replace <u>replaced</u> all the saved local plan and core strategy policies inherited by the South Downs National Park Authority when it became the local planning authority for the National Park in April 2011 other than those policies relating to minerals and waste. It will also replace <u>replaced</u> all joint core strategies relating to the National Park adopted since April 2011 other than those plans relating to minerals and waste. The <u>superceded</u> policies to be replaced are listed in Appendix 2 along with the specific policies they will be are replaced by.																					
1.38		14	Update	All NDPs, both partly and wholly within the National Park, need to be in general conformity with the strategic policies contained in the final adopted version of this Local Plan. NDPs can allocate land for development in line with the strategic policies and targets set out in this Local Plan. ...																					
1.42-1.43 and figure 1.6		15	Update	<p>What are the next stages of the Local Plan? Having undergone public scrutiny, this Pre-Submission version of the Local Plan will be submitted to the Secretary of State, via the Planning Inspectorate, for independent examination as soon as practicably possible after the close of this consultation. The sustainability appraisal, Policies Map, Core Document Library and all the representations made on this version of the Local Plan will also be submitted. The examination lasts from the date of Submission to the date on which the Inspector's final report is dispatched. The National Park Authority aims to adopt a sound Local Plan in 2018.</p> <p>Figure 1.6 sets out the main stages in the preparation of the Local Plan along with key dates and references to the <i>Town and Country Planning (Local Planning) (England) Regulations 2012.</i></p> <p>FIGURE 1.6: TIMELINE FOR LOCAL PLAN PREPARATION</p> <table border="1"> <thead> <tr> <th>Local Plan stage</th> <th>Regulation</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>Options Consultation</td> <td>18</td> <td>February-April 2014</td> </tr> <tr> <td>Preferred Options Consultation</td> <td>18</td> <td>September-October 2015</td> </tr> <tr> <td>Pre-Submission Consultation</td> <td>19</td> <td>September-November 2017</td> </tr> <tr> <td>Submission to Secretary of State</td> <td>22</td> <td>March 2018</td> </tr> <tr> <td>Examination</td> <td>24</td> <td>March-July 2018</td> </tr> <tr> <td>Adoption</td> <td>26</td> <td>September 2018</td> </tr> </tbody> </table>	Local Plan stage	Regulation	Date	Options Consultation	18	February-April 2014	Preferred Options Consultation	18	September-October 2015	Pre-Submission Consultation	19	September-November 2017	Submission to Secretary of State	22	March 2018	Examination	24	March-July 2018	Adoption	26	September 2018
Local Plan stage	Regulation	Date																							
Options Consultation	18	February-April 2014																							
Preferred Options Consultation	18	September-October 2015																							
Pre-Submission Consultation	19	September-November 2017																							
Submission to Secretary of State	22	March 2018																							
Examination	24	March-July 2018																							
Adoption	26	September 2018																							

South Downs Local Plan Submission – Schedule of Changes

Para	Policy ref	Page	Reason for change	Precise change for input to Local Plan
3.38		27	Correction	Designated sites and priority habitats include Old Winchester Hill NNR, Butser Hill SAC / NNR, Ashford Hangers SAC / NNR and which is also part of East Hampshire Hangers SAC, Rook Clift SAC, Duncton and to Bignor Escarpment SAC, Lewes Downs (Mount Caburn) NNR and <u>Lewes Downs SAC</u> , together with many other fragments of chalk grassland and deciduous woodland.
3.48		28	Correction	Along with the Scarp Slope, it includes the downland part of the Brighton and Lewes Downs Biosphere Reserve, one of five <u>six</u> areas (<u>including the Isle of Man</u>) in the United Kingdom recognised by UNESCO.
3.56		29	Omission	[Add new sentence to end of paragraph] <u>Shawford is a western gateway providing convenient access to the Itchen Way and the village of Twyford.</u>
3.57		29	Omission	There are no notable hubs on the Dip Slope. Stanmer is an important hub on the Dip Slope located close to Stanmer Station and with cycle links both into Brighton and the South Downs.
3.88		32	Correction	The Downs Link eye <u>non-motorised travel</u> route runs along the Adur Valley, providing opportunities for access (SQ5) .
4.12		41	Clarity – text moved from 4.14	Ecosystem services are the benefits that people and society get from the natural environment. An ecosystems approach helps us to identify the benefits we get from nature, value them and build them into planning, decision making and management. <u>In Chapter 1, Figure 1.3 - The Four Aspects of Ecosystem Services illustrates how the landscapes of the South Downs provide a multitude of ecosystem services. Figure 4.1 illustrates the inter-relationships between ecosystem services and people’s enjoyment and understanding of the National Park. Figure 4.2 provides further detail on ecosystem services within the National Park.</u> [remainder of paragraph moved to new subsequent paragraph]
To follow 4.12		41	Clarity	[New paragraph with text moved from para 4.12] The National Park Authority adopted an ecosystems approach to the <i>South Downs Partnership Management Plan (PMP)^{FN}</i> , and this is embedded into the Local Plan. This has been achieved in three main ways:

Para	Policy ref	Page	Reason for change	Precise change for input to Local Plan
				<ul style="list-style-type: none"> • Firstly, there is a core policy on ecosystems services (SD2) • Secondly, an assessment has been made of all the strategic and development management policies, to identify those that make a positive contribution to a significant number of ecosystem services; these are identified with the icon☆ • Thirdly, consideration was given to the site allocations, the settlements within which they sit and the ability to deliver multiple ecosystem services. Icons <u>Symbols</u> and site specific development requirements relating to specific ecosystem services indicate how these sites in particular are expected to contribute. <u>These symbols are set out in figure 9.1 and throughout chapter 9: Sites and Settlements.</u>
4.14		42	Clarity – paragraph moved to earlier in section	In Chapter 1, Figure 1.3 – The Four Aspects of Ecosystem Services illustrates how the landscapes of the South Downs provide a multitude of ecosystem services. Figure 4.1 below illustrates the inter-relationships between ecosystem services and people’s enjoyment and understanding of the National Park. Figure 4.2 provides further detail on ecosystem services within the National Park.
4.16		45	Clarity	...The preparation of the statement should be proportionate to the impact. Use should be made of the Ecoserve GIS maps and other evidence that can be sourced from a variety of sources such as the Habitat Connectivity Study and the Strategic Flood Risk Assessment, when available. A technical advice note^{FN} will be has been produced by the National Park Authority, which provides checklists to help applicants meet the requirements of Policy SD2 to provide further guidance to applicants on this policy.
New footnote to 4.16		45	Update	^{FN} <u>Technical Advice Note on Ecosystem Services for Planning Applications in the South Downs National Park</u>
4.17		46	Clarity	...It should be noted that where more detailed applicable criteria are contained in other policies within the Plan, SD2 should be read as supporting and not weakening that detailed criteria. <u>Site specific development requirements linked to ecosystem services are set out in allocation policies as appropriate.</u>
SD3 (I)		47	Omission	The potential for <u>serious</u> adverse impact on the National Park will include the consideration of both the impact of cumulative development and the individual characteristics of each proposal and its context.

Para Policy ref	Page	Reason for change	Precise change for input to Local Plan
4.24	48	Update	All allocations, including those for strategic sites, within this Local Plan have been screened to determine if they would constitute major development. If development on the site is expected to constitute major development then the second part of Core Policy SD3 will have been applied when the allocation was made. This is set out in detail in the evidence-based study, <i>Assessment of Site Allocations against Major Development Considerations – Technical Report.27</i>
Footnote 27	48	Update	[Delete footnote] 27 Assessment of Site Allocations against Major Development Considerations – Technical Report (Envision, 2015 and update 2017)
4.28 (seventh bullet point)	49	Omission	<ul style="list-style-type: none"> • Culture and Community - Celebrate, respect and revive cultural heritage <u>including the historic environment</u> and the sense of local and regional identity. Encourage the involvement of people in shaping their community and creating a new culture of sustainability
SD4 (3)	53	Clarity	The <u>settlement pattern and</u> individual identity...
SD4 (4)	53	Omission	Green and blue corridors will be safeguarded. Development proposals should identify and take opportunities to create, and connect green <u>and blue corridors</u>
SD4 (5)	53	Consistency	The restoration of landscapes where either natural or cultural heritage <u>landscape elements and features</u> have...
To follow 5.6	53	Clarity	[New paragraph after 5.6] <u>Landscape character is what makes an area unique, resulting from the action and interaction of natural and/or human factors. Landscape character is the combination of distinct, recognisable and consistent pattern of elements and features as set out in Figure 5.1 including, for example, the landform, historic landscape or ‘time depth’, and a variety of perceptual and aesthetic qualities.</u>
5.11	54	Consistency	There are many <u>cultural heritage</u> features

Para Policy ref	Page	Reason for change	Precise change for input to Local Plan
5.18 and sub headings	55	Clarity, updates	Natural and historic features such as trees, woodlands, hedgerows, <u>field boundaries</u> , historical water systems, chalk pits and sandpits, should be conserved and enhanced through design. <u>The restoration of degraded characteristic landscape features is supported.</u> [remainder of paragraph moved to new subsequent paragraph]
To follow 5.18	55	Clarity	[New paragraph with text moved from para 4.12] <u>Landscape features have a time depth and contribute to ecological richness and shared cultural heritage. Reference should be made to the Pan Sussex Historic Landscape Characterisation Assessment, the Hampshire Historic Landscape Characterisation, and other appropriate research material to identify the relevant natural and historic key features this <u>that</u> should be used to inform development proposals.</u>
SD5 I (c)	56	Consistency and omission	contribute to local distinctiveness and sense of place through its relationship to adjoining buildings, spaces, and landscape features, <u>including historic settlement pattern.</u>
5.19	56	Omission	...The definition of landscape encompasses all types and forms, including <u>the historic landscape character and also townscape. Townscape</u> This refers to areas of buildings and related infrastructure, and the relationships between buildings and different types of urban greenspace.
5.20	57	Omission / consistency	...This contextual analysis should include considerations, as relevant, of topography, landscape features, <u>historic landscape features</u> , the water environment, biodiversity and other ecosystem services, key routes and street patterns, landmarks, views and vistas, the scale, proportions, pattern, and vernacular architecture and materials.
5.26	58	Consistency	...Existing <u>landscape</u> features such as trees, hedges and walls which are characteristic of the streetscape and local area should be retained. The long term maintenance of landscape features should be addressed, for example through a legal agreement.
5.37	64	Clarity	The SDILCA, Village Design Statements, conservation area character appraisals, conservation area management plans, local landscape character assessments, parish plans and Neighbourhood Development Plans may provide evidence on views and should be referred to <u>inform development proposals.</u> ...

Para Policy ref	Page	Reason for change	Precise change for input to Local Plan
5.38	61	Clarity	For large scale applications, it is recommended that digital Zone of Theoretical Visibility (ZTV) data is used to determine potential visibility in the surrounding landscape and to demonstrate areas of zero visibility, based on topography. analysis is the process of determining the visibility of an object in the surrounding landscape and illustrates the potential (or theoretical) visibility of an object in the landscape, based on topography. The use of digital ZTV data is recommended for larger applications in order to identify potential visibility and to demonstrate areas of zero visibility
5.39	61	Removal of unnecessary text	...Impacts on these views can arise frequently or occasionally, and may be generated by periodic views of the same development or by more than one development. Sequential visibility can be assessed by use of transect ZTVs.
SD8 (2)	64	Ommission and clarity	Development proposals must demonstrate that all opportunities to reduce light pollution have been taken, and must ensure that the observed sky quality in the surrounding area is not <u>negatively</u> affected, having due regard to the following hierarchy:
SD8 3 table	64	Clarity	[Amend fourth column heading:] Evening Curfew <u>Preferred lights-off curfew</u>
To precede 5.48	65	Clarity	[New subheading:] <u>Dark Sky Zones</u>
5.48	65	Consistency	Mapping has been undertaken of the quality of dark skies across the National Park, as set out in the South Downs Dark Night Skies Guidance Document . <u>Lighting Technical Advice Note</u> ^{FN}
Footnote 39	65	Update	^{FN} South Downs Dark Night Skies Guidance Document <u>Lighting Technnical Advice Note</u>
5.48 (second bullet point)	66	Consistency	...Generally this will be where the sky quality changes from poor to the edge of an intrinsic dark sky zone typically with Sky Quality Meter (SQM) values of 20 <u>10</u> Lux.
5.48 (third bullet point)	66	Consistency	<ul style="list-style-type: none"> E3/4 Urban – the towns and villages <u>larger settlements</u> of the National Park have <u>substantially</u> lower quality of dark night sky, primarily due to street lighting and light spill from buildings.

South Downs Local Plan Submission – Schedule of Changes

Para Policy ref	Page	Reason for change	Precise change for input to Local Plan
5.51	66	Consistency	In the darkest areas, where control is more important, the overall impact of the lighting should <u>not harm the continuity of the dark landscape and ideally not be visible in any direction or in any form such as glare, skyglow, spill and reflection.</u>
5.58-5.61	67	Clarity	[Reorder paragraphs as follows: First 5.60, then 5.61, then 5.59, then 5.58]
5.67	68	Clarity	5.67–Development can also have a positive impact on biodiversity and geological features. <u>Important geological features can be lost through burial, damage, and scrub encroachment.</u> The impact on and conservation of geological features, landforms and processes is a crucial consideration when planning for <u>minerals extraction</u> , coastal defences and re-engineering of river catchments. [remainder of paragraph moved to new subsequent paragraph]
To follow 5.67	69	Clarity	[New paragraph with text moved from para 5.67] <u>Development can have a positive impact on biodiversity and geological features. For example, Bby supporting positive management of geomorphological features, and also by restoring an interconnected network of wildlife sites and achieving net gains in biodiversity, species will be more resilient to adapt to pressures such as climate change.</u>
5b Biodiversity - Introduction	68-69	Update/Clarity	[See Appendix 1]
SD9 and supporting text	70-74	Update/Clarity	[See Appendix 1]
SD10 and supporting text	74-77	Update/Clarity	[See Appendix 1]
SD11	77	Greater clarity	[See Appendix 1]
Para 5.105	79	Omission	Heritage assets include listed buildings, <u>buildings on an approved local list</u> , scheduled monuments...

South Downs Local Plan Submission – Schedule of Changes

Para	Policy ref	Page	Reason for change	Precise change for input to Local Plan
SD13 (1a)		82	Correction	They preserve and enhance the significance of the listed building and its setting by demonstrating that unnecessary loss of historic fabric and detail of significance, including internal features, floor plans and the integrity of the rooms, is avoided; or
SD17 (2)		89	Correction	Development within Groundwater Source Protection Zones will only be permitted provided there is no adverse impact on the quality of the groundwater source, and provided there is no risk to its ability to maintain a public water supply.
SD17 (3)		89	To include reference to watercourse corridor	Development proposals must incorporate measures to eliminate risk of pollution to groundwater, and surface water <u>and watercourse corridor</u> features which would harm their ecological and/or chemical status.
5.155		89	Clarification	The Environment Agency provides information on areas which are sensitive to groundwater pollution <u>and on the presence of solution features (karst) in the chalk which are preferential pathways for pollutants.</u> ...
To follow 5.155		90	Clarification	[New paragraph]: <u>There are also a number of private water supplies, which are not under the control of a licensed water undertaker. These supplies have their own SPZs the details of which are held by local authorities who should be consulted on any development proposals that are in the vicinity.</u>
5.159		91	Clarification	In general, reservoirs are not supported within the National Park due to their impact on the landscape. <u>Proposals for large scale reservoirs would be subject to the requirements of Policy SD3: Major Development.</u> ...
6.9		97	Clarification	The impact of traffic generated from a development should be considered cumulatively by taking into account all committed development in the area <u>including, where relevant, outside the National Park.</u>
SD19 (1)		96	Clarification	Development proposals will be permitted provided that they are located and designed to minimise the need to travel or <u>and</u> promote the use of sustainable modes of transport.
SD20 (2h)		98	Clarification	New Alresford to Kingsworthy (<u>Watercress Way</u>)

Para Policy ref	Page	Reason for change	Precise change for input to Local Plan
6.24	100	Clarification	...Development which harms views from, or is otherwise detrimental to the amenity value, <u>character</u> and tranquillity of public rights of way and other non-motorised user routes, will not be permitted. This includes development that would increase vehicular traffic on the network, for example, on a public footpath <u>right of way</u> that follows the line of a private driveway, to the detriment of its enjoyment by walkers, cyclists and horse riders. Developments that are likely to generate significant additional pressure on the surrounding rights of way network may <u>will</u> be required to provide a mitigation contribution to the Local Transport Authority towards enhancing the local network.
6.25	101	Correction	'Subject to application for a Public Path Order, to the relevant local transport authority for the area '
6.31	102	Correction	Conserve or <u>and</u> enhance
Footnote 57	102	Clarification	Footnote: Ordnance Survey 2 nd edition, Six-inch to the mile, England and Wales, 1891-1914: accessible online through various providers <u>including National Library of Scotland, http://maps.nls.uk/os</u>
Para 6.56	109	Better reflect National Park purposes	...The Authority will support proposals for sustainable attractions and recreational activities, which by reducing or mitigating against any <u>avoid</u> undesirable impacts <u>and contribute to the conservation and enhancement of the natural environment whilst providing for,</u> will appropriately balance the needs of users and bringing benefits to the local economy, <u>provide benefits to the economy and will not adversely impact the environment.</u>
SD25 (3a)	118	Clarity	The development proposals are part of a Whole Estate Plan or Large Farm Plan that has been endorsed by the National Park Authority; and
7.15	120	Clarity	<u>Estates, institutions</u> and farms across the National Park have an important role to play in the conservation of the landscape, the development of a sustainable rural economy and ecosystem services. ...
SD26 (3)	122	Update and clarity	Sites will be allocated in this Local Plan or in Neighbourhood Development Plans to accommodate approximately the following levels of housing in addition to extant planning permissions granted prior to 1st April 2015, and windfalls: Approximately the following levels of housing are provided for, in addition to extant planning permissions granted prior to 1 st April 2015 and windfalls, through sites either

Para	Policy ref	Page	Reason for change	Precise change for input to Local Plan														
				<ul style="list-style-type: none"> allocated in this Local Plan or in Neighbourhood Development Plans, or substantially completed at the time of Local Plan submission: 														
SD26 (3)		122	Clarification / Consequential changes	<p>[In table that follows part 3., change figures as follows:]</p> <table border="1"> <tr> <td>Coldwaltham</td> <td>38 <u>28</u></td> </tr> <tr> <td>Fernhurst (including Syngenta*)</td> <td>220 (*200)</td> </tr> <tr> <td>Findon</td> <td>30 <u>28</u></td> </tr> <tr> <td>Lewes (including North Street Quarter*)</td> <td>875 (*415)</td> </tr> <tr> <td>Stedham</td> <td>18 <u>16</u></td> </tr> <tr> <td>West Ashling</td> <td>19 <u>16</u></td> </tr> <tr> <td>Droxford</td> <td>30 <u>26</u></td> </tr> </table>	Coldwaltham	38 <u>28</u>	Fernhurst (including Syngenta*)	220 (*200)	Findon	30 <u>28</u>	Lewes (including North Street Quarter*)	875 (*415)	Stedham	18 <u>16</u>	West Ashling	19 <u>16</u>	Droxford	30 <u>26</u>
Coldwaltham	38 <u>28</u>																	
Fernhurst (including Syngenta*)	220 (*200)																	
Findon	30 <u>28</u>																	
Lewes (including North Street Quarter*)	875 (*415)																	
Stedham	18 <u>16</u>																	
West Ashling	19 <u>16</u>																	
Droxford	30 <u>26</u>																	
New footnote to Policy SD26		123	Update	<p>^{FN}At the time of Local Plan submission, the housing provision figures for Corhampton and Meonstoke, East Dean and Friston (East Sussex) and Pyecombe have been met through sites allocated in the Pre-submission Local Plan having been subsequently built out. These sites therefore no longer require an allocation policy.</p>														
7.24		124	Consequential change	<p>...The components of supply to deliver the target set in Policy SD26 are set out in Figure 7.3.</p>														
7.25		124	Consequential change and update	<p>There are particular challenges posed by the National Park's protected status and uncertainties on NDP progress. It is therefore appropriate that the supply of homes set out in Figure 7.3 is slightly more than the Local Plan housing provision figure set in Policy SD26. An up-to-date housing trajectory, is published each year in the Authority Monitoring Report.</p>														

Para	Policy ref	Page	Reason for change	Precise change for input to Local Plan																		
Figure 7.3		124	Removal of unnecessary detail	<p>[Delete table 7.3]</p> <p>FIGURE 7.3: ELEMENTS OF HOUSING DELIVERY IN THE SOUTH DOWNS NATIONAL PARK</p> <table border="1"> <thead> <tr> <th></th> <th>Element of Delivery</th> <th>Dwellings</th> </tr> </thead> <tbody> <tr> <td>a</td> <td>Allocations in the Development Plan, including those to come forward in NDPs and on strategic sites</td> <td>2,787</td> </tr> <tr> <td>b</td> <td>Implementation of extant planning permissions granted before 1st April 2015 on sites that have not been allocated</td> <td>965</td> </tr> <tr> <td>c</td> <td>Anticipated windfall development</td> <td>714</td> </tr> <tr> <td>d</td> <td>Completions in monitoring years 2014 / 15 and 2015 / 16</td> <td>511</td> </tr> <tr> <td></td> <td>Total</td> <td>4,977</td> </tr> </tbody> </table>		Element of Delivery	Dwellings	a	Allocations in the Development Plan, including those to come forward in NDPs and on strategic sites	2,787	b	Implementation of extant planning permissions granted before 1 st April 2015 on sites that have not been allocated	965	c	Anticipated windfall development	714	d	Completions in monitoring years 2014 / 15 and 2015 / 16	511		Total	4,977
	Element of Delivery	Dwellings																				
a	Allocations in the Development Plan, including those to come forward in NDPs and on strategic sites	2,787																				
b	Implementation of extant planning permissions granted before 1 st April 2015 on sites that have not been allocated	965																				
c	Anticipated windfall development	714																				
d	Completions in monitoring years 2014 / 15 and 2015 / 16	511																				
	Total	4,977																				
SD28 (2)		130	Clarification	Where, exceptionally, provision of affordable housing which complies with the above part 1. of this policy is robustly shown to be financially unviable, priority will be given to achieving the target number of on-site affordable homes over other requirements set out in this policy.																		
7.86		136	Update	The term ‘existing dwelling’ for the purposes of this policy refers to the residential unit that existed on 01 April 2011 <u>18 December 2002</u> or, if built after that date, as originally built. This is the date that the National Park Authority became the local planning authority for the <u>National Park was first designated.</u>																		

Para	Policy ref	Page	Reason for change	Precise change for input to Local Plan
7.87		136	Update	Where outbuildings were utilised for ancillary domestic purposes on 01 April 2011 <u>18 December 2002</u> , and where the number of outbuildings would be rationalised to improve the appearance of the site, the GIA of the outbuildings may be considered in the assessment of whether the proposed extension is materially larger than the existing dwelling.
7.89		136	Clarification	Within the broad principles set out in criteria 1c above the policy , proposals for replacement dwellings will be expected to be of a high standard of design, in accordance with <u>Policy SD4: Landscape Character and Policy SD5: Design</u> . Proposals should take account of local and traditional elements of design and should not introduce discordant or intrusive features in the landscape. It will be appropriate to maintain existing gaps between dwellings to ensure that the existing rural character is not prejudiced. <u>It is particularly important that the cumulative impact of increasing the overall number of homes does is not detrimental to local or wider landscape character.</u> ...
SD31 (1a)		138	Increased flexibility	a)The proposal does not increase the floorspace of the existing dwelling by more than <u>approximately 30%</u> unless there are exceptional circumstances;
7.92		138	Clarification	The purpose of this policy is to avoid the over-extension of existing dwellings and the adverse impact that this has on the character and appearance of both settlements and the countryside. <u>This policy is consistent with Policy SD27: Mix of Homes and seeks to protect the limited supply of small and medium-sized homes in the National Park.</u> This policy relates to the extension of existing houses and the provision of new annexes and outbuildings across the National Park. Within the broad principles set out in Policy SD31, proposals will be expected to be of a high standard of design and compliance with any size limits will not alone be sufficient in itself to secure planning permission. Proposals should respect local character and complement the scale, height, massing, appearance and character of the existing dwelling. <u>All applications for extensions, annexes and outbuildings will therefore need to comply with SD4: Landscape Character and SD5: Design.</u>
7.93		138	Update	The term 'existing dwelling' for the purposes of this policy refers to the residential unit that existed on 01 April 2011 <u>18 December 2002</u> or, if built after that date, as originally built.
7.94		138	Clarification	With respect to the size of extensions and annexes the Authority will generally seek modest proposals which increase the Gross Internal Area (GIA) of the existing dwelling by no more than <u>approximately 30%</u> . A larger proposal may be permitted where it can be clearly demonstrated that there will be no harmful

Para	Policy ref	Page	Reason for change	Precise change for input to Local Plan																								
				intrusive impact in the landscape and that there is an enhancement in the appearance of the host dwelling. The Authority will consider larger extensions that are needed to accommodate exceptional family needs, for example, arising from a disabled or elderly member of the family; robust evidence will be required to support such applications.																								
7.111		142	Consequential change to figure 7.5 deletion. Text has moved to later in the section	A summary of the need for permanent and transit pitches within the National Park as of the 1st December 2016 is presented in Figure 7.5. The slight variation in the periods covered reflects the different dates of the studies. The assessment of need is undertaken by the relevant Local Authority and any subsequent updates will need to be taken into account as appropriate.																								
7.112		142	Text moved to later in the section	7.112— In addition there is a need for around 8 transit pitches within the East Sussex area.																								
Figure 7.5		143	The information in the table duplicates figure 7.6	<p>[Delete Figure 7.5:]</p> <p>FIGURE 7.5: PERMANENT PITCH NEED WITHIN THE NATIONAL PARK FOR GYPSIES, TRAVELLERS AND TRAVELLING SHOWPEOPLE</p> <table border="1"> <thead> <tr> <th>Area (Within National Park)</th> <th>Permanent Pitch Need</th> <th>Showpersons' Plot Need</th> </tr> </thead> <tbody> <tr> <td>Brighton & Hove</td> <td>13 (2016 – 2028)</td> <td>0</td> </tr> <tr> <td>Coastal West Sussex (Arun, Adur, Chichester, Worthing)</td> <td>0</td> <td>0</td> </tr> <tr> <td>East Sussex (Lewes, Eastbourne, Wealden)</td> <td>8 (2016 – 2028)</td> <td>0</td> </tr> <tr> <td>Hampshire (East Hampshire, Winchester)</td> <td>11 (2016 – 2027)</td> <td>4 (2016 – 2027)</td> </tr> <tr> <td>Horsham</td> <td>0</td> <td>0</td> </tr> <tr> <td>Mid Sussex</td> <td>0</td> <td>0</td> </tr> <tr> <td>Total</td> <td>32</td> <td>4</td> </tr> </tbody> </table>	Area (Within National Park)	Permanent Pitch Need	Showpersons' Plot Need	Brighton & Hove	13 (2016 – 2028)	0	Coastal West Sussex (Arun, Adur, Chichester, Worthing)	0	0	East Sussex (Lewes, Eastbourne, Wealden)	8 (2016 – 2028)	0	Hampshire (East Hampshire, Winchester)	11 (2016 – 2027)	4 (2016 – 2027)	Horsham	0	0	Mid Sussex	0	0	Total	32	4
Area (Within National Park)	Permanent Pitch Need	Showpersons' Plot Need																										
Brighton & Hove	13 (2016 – 2028)	0																										
Coastal West Sussex (Arun, Adur, Chichester, Worthing)	0	0																										
East Sussex (Lewes, Eastbourne, Wealden)	8 (2016 – 2028)	0																										
Hampshire (East Hampshire, Winchester)	11 (2016 – 2027)	4 (2016 – 2027)																										
Horsham	0	0																										
Mid Sussex	0	0																										
Total	32	4																										

Para	Policy ref	Page	Reason for change	Precise change for input to Local Plan										
SD33 (2)		144	Updates due to new GTAA's and site permissions	<p>The National Park Authority will seek to meet the need of Gypsies, Travellers and Travelling Showpeople up to 2027/28, by the allocation of permanent pitches and the granting of planning permission on currently unidentified sites for approximately:</p> <ul style="list-style-type: none"> a) 13 pitches in that part of the National Park located in Brighton & Hove; b) 8 6 pitches in that part of the National Park located in Lewes District; c) 11 6 pitches in that part of the National Park located in East Hampshire and Winchester Districts. 										
SD33 (3)		144	Clarity. The first 3 criteria do not relate to allocated sites.	<p>Development proposals to meet the needs of the Gypsy, Traveller and Travelling Showpeople community (as defined in Planning Policy for Traveller Sites (2015) or any subsequent policy) <u>on unidentified sites</u> will be permitted where they:</p> <ul style="list-style-type: none"> a) Can demonstrate a local connection <u>Meet a need as identified in Figure 7.6 below;</u> b) Can demonstrate that there is no alternative available pitch which could be used in the locality; e) <u>b) Do not result in sites being over-concentrated in any one location or disproportionate in size to nearby communities; ...</u> 										
7.119		145	Text moved from deleted 7.111 and 7.112	<p><u>A summary of the need for permanent and transit pitches within the National Park as of the 1st December 2016, together with a summary of the allocations and remaining need, is presented in Figure 7.6. The slight variation in the periods covered reflects the different dates of the studies. In addition, there is a need for around 8 transit pitches within the East Sussex area. The assessment of need is undertaken by the relevant Local Authority and any subsequent updates will need to be taken into account as appropriate. The Local Plan allocates 13 pitches within the National Park for Gypsies & Travellers. A summary of the allocations and remaining need is presented in Figure 7.6.</u></p>										
Figure 7.6		145	2 * updated GTAA, 3* applications permitted	<p>FIGURE 7.6: SUMMARY OF LOCAL PLAN ALLOCATIONS AND PERMANENT PITCH NEED WITHIN THE NATIONAL PARK FOR GYPSIES, TRAVELLERS AND TRAVELLING SHOWPEOPLE</p> <table border="1"> <thead> <tr> <th>Area (Within National Park)</th> <th>Permanent Gypsy & Traveller Pitch Need</th> <th>Permanent Showpersons' Plot Need</th> <th>Allocations in the Local Plan</th> <th>Remaining unmet need</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Area (Within National Park)	Permanent Gypsy & Traveller Pitch Need	Permanent Showpersons' Plot Need	Allocations in the Local Plan	Remaining unmet need					
Area (Within National Park)	Permanent Gypsy & Traveller Pitch Need	Permanent Showpersons' Plot Need	Allocations in the Local Plan	Remaining unmet need										

Para	Policy ref	Page	Reason for change	Precise change for input to Local Plan				
				Brighton & Hove*	13 (2016-2028)	0	0	13
				<u>West Sussex</u>				
				Coastal West Sussex (Arun, Adur, Chichester, Worthing)	0	0	0	0
				Horsham	0	0	0	0
				Mid Sussex	0	0	0	0
				<u>East Sussex</u>				
				East Sussex (Lewes, Eastbourne, Wealden)	8 6 (2016 – 2028)	0	5	3 1 Gypsy & Traveller
				<u>Hampshire</u>				
				Hampshire (East Hampshire, Winchester)	11 (2016 – 2027) 6 (2018-2036)	4 (2016 – 2027) 9 (2018-2036)	8 (Gypsy & Traveller)	3 Gypsy & Traveller, 4 Travelling Showpeople
				Winchester	0	0	0	0
				Horsham	0	0	0	0
				Mid Sussex	0	0	0	0
				Total	32 25	4 9	13	19 14 Gypsy & Traveller, (Plus 4 9 Travelling Showpeople)
				* This requirement is based upon a GTAA undertaken before the change in definition introduced in the 2015 Planning policy for Traveller Sites.				
7.120		145	Update and to remove duplication	Within the Coastal West Sussex area a need for 6 Gypsy & Traveller and 10 transit pitches was identified. Since the completion of the study 16 pitches have been supplied within the South Downs National Park. In addition it is expected that 2 pitches will become available through the movement of people to bricks and				

Para	Policy ref	Page	Reason for change	Precise change for input to Local Plan
				mortar accommodation. This results in the provision of 18 pitches which is 12 above the identified need of 6 in the period to 2027. A transit site containing 9 pitches has also been completed just outside the National Park in Chichester.
7.121		146	Clarification	...As a result the National Park Authority will only permit a development, in addition to those sites allocated within the Local Plan, when there is an identified need. That need should be a local rather than regional or national one and will be judged on a case by case basis taking into account family history, the availability of alternative sites in the area and the most up to date need assessment. <u>The current identified local need as established through various Gypsy & Traveller Accommodation Assessments is set out in SD33. However, this will be subject to change as Local Housing Authorities update respective studies. The SDNPA will input as required into these pieces of work.</u>
7.157		155	Further info	The market towns of Petersfield, Midhurst, Petworth and Lewes are the principal town centres within the South Downs National Park <u>and provide services to the surrounding rural communities.</u>
7.158		155	Clarification	[Delete final sentence] ... Lewes NDP does not deal with retail and the town centre.
7.164		156	Omissions	...Should permission be sought, the National Park Authority would, expect the development to be accompanied by a range of measures to ensure there is improved connectivity between the site and the historic town centre. There will also be a need to consider <u>address car and cycle</u> parking provision; <u>the impact on traffic and air quality particularly on Rumbolds Hill;</u> and landscaping; (particularly incorporating the South Pond improvements); as well as the more day-to-day development management issues such as design, noise, drainage (ensuring there is no increase in pollution of the pond), and amenity. ...
SD36		157	Duplicate SD37 (5) and (6)	2. Within the smaller village centres, development proposals for retail purposes will be permitted where they are compatible with its historic nature and of a scale appropriate to the community they sit within. Such development should be well related to any existing shops and services within the village unless it can be demonstrated that this is not feasible or practicable. 3. The loss of units in Use Class A that are fit for purpose will not be permitted within smaller village centres unless evidence of a marketing campaign of at least 24 months demonstrates that there is no

South Downs Local Plan Submission – Schedule of Changes

Para	Policy ref	Page	Reason for change	Precise change for input to Local Plan
				market demand for the premises, and that its continued use for retail purposes is not viable. Details of marketing requirements are set out in Appendix 6.
7h - Introduction		163	TM/MP	[See Appendix 2]
SD39 and supporting text		164-165		[See Appendix 2]
SD40 and supporting text		166-167		[See Appendix 2]
SD41 and supporting text		168-170		[See Appendix 2]
SD43 (2a)		173	Consistency with SD37 (6)	For commercially run community facilities, evidence is provided of a robust marketing campaign of at least 12 <u>24</u> months that clearly demonstrates there is no market demand for the existing use or an equivalent community use; or
7.234		174	Consistency with SD37 (6)	... Where the loss of a commercially run facility, such as a pub or village shop, is proposed, robust evidence of an appropriate marketing campaign of at least 12 <u>24</u> months will be required to demonstrate that there is no market demand for the existing use.
SD43 (2c)		173	Omission	Alternative community facilities are provided that are accessible, inclusive and available, <u>and of an equivalent or better quality to those lost</u> , without causing unreasonable reduction or shortfall in the local service provision.
SD47: Local Green Spaces		184	Factual update. These are removed as they are now being progressed by their respective NDPs	Seaford <ul style="list-style-type: none"> ● The Village Green, Bishopstone ● Tide Mills, Mill Drove ... <p>Stedham</p>

Para	Policy ref	Page	Reason for change	Precise change for input to Local Plan
				<ul style="list-style-type: none"> • Stedham Sports Ground • Stedham Recreation ground (Village Green) • Land at Common View (Allotment Gardens) • Playing Field – land at Common View
SD48 (2)		188	Clarification and consistency	<p>Residential:</p> <p>i. Energy: 19% carbon <u>dioxide</u> reduction improvement against Part L (2013)^{FN} and;</p> <p>ii. Water: Total <u>mains</u> consumption of no more than 110 litres per person per day^{FN}.</p> <p>Non-Residential and Multi-residential^{FN}:</p> <p>i. Major: BREEAM Very Good <u>Excellent</u>^{FN}</p>
New footnote to 'Multi-residential'		188	Clarification	<u>Multi-Residential as defined by the Building Research Establishment (BRE). These developments can include: student halls of residence; key worker accommodation; care homes; sheltered housing; and other multi-residential buildings that have communal areas making up more than 10% of the total net internal floor area.</u>
Footnote 95		188	Consequential change	^{FN} Major non-residential development is defined as Development over 1,000 sq/m; or development on a site of 0.5ha or more. <u>Major residential is defined as Development of 10 houses or more; or development on a site of 0.5ha or more.</u>
Para 7.279		189	Consequential change	...Until superseded by nationally prescribed standards, the BREEAM standards for non-residential and <u>multi-residential buildings</u> by nationally recognised certification bodies may also be accepted.
Para 7.282		189	Consequential change	...Accordingly, all new homes in the National Park will be required to achieve <u>total mains</u> water consumption of no more than 110 litres per person per day. ...
SD49 (1a)		190	Clarification and consistency	Steering development away from areas of flood risk as identified by the Environment Agency and the Strategic Flood Risk Assessment <u>and directing development to Flood Zone 1, wherever possible.</u> Development in areas of flood risk will, where relevant, be required to meet the national Sequential and Exception tests;

Para Policy ref	Page	Reason for change	Precise change for input to Local Plan
Para 7.286	190	Clarity and consistency	Development proposals should <u>not</u> increase the risk of flooding elsewhere. Site specific Flood Risk Assessments (FRA) should be provided in conjunction with planning applications in line with national planning guidance. An FRA will be needed for development (except minor development) within Flood Zones 2 or 3. For sites within Flood Zone 1 and larger than 1 hectare, an FRA is likely to be required where there are known flood risks and critical drainage problems. The Environment Agency (EA) further advises that FRAs should be undertaken if the site is in an area known to have flooding problems from any particular source, or is within 20m of a watercourse irrespective of the land's Flood Zone classification. If there is any potential for flood risk issues, advice from the EA should be sought before submitting an application. A site-specific flood risk assessment is required for proposals of one hectare or greater in Flood Zone 1; all proposals for new development in Flood Zones 2 and 3, or in an area within Flood Zone 1 which has critical drainage problems (as notified to the local planning authority by the Environment Agency); and where proposed development or a change of use to a more vulnerable class may be subject to other sources of flooding. If there is any potential for tidal or fluvial flood risk issues, advice from the Environment Agency should be sought before submitting an application. Advice from the Lead Local Flood Authority, Local Authority and relevant water company should be sought on local sources of flooding.
To follow 7.286			[New paragraph] <u>Recommendations for a site specific FRA are set out in Box 5.1 page 43 of the South Downs National Park Authority's Level 1 Update and Level 2 SFRA report.</u>
SD 50 (2)	192	Clarification	All other development proposals in areas of flood risk must provide <u>give priority to the use of</u> suitable sustainable drainage systems where advised by the Lead Local Flood Authority (LLFA).
Para 7.294	192	Minimise risk	...Where infiltration is proposed, this should be supported by suitable evidence which demonstrates that annual high groundwater levels are below the base of infiltration. <u>Development proposals for the construction and installation of deep borehole soakways should be accompanied by an adequate risk assessment demonstrating how the risk to groundwater would be mitigated in the proposed design.</u> Further guidance on the appropriate design of SUDS can also be found in the SDNPA's Level 1 Update and Level 2 SDNPA. ^{FN}
7.296	193	Correction	...In determining the suitability of SuDS for individual development sites, developers should seek advice from the Environment Agency and the relevant LLFA.

Para	Policy ref	Page	Reason for change	Precise change for input to Local Plan
71	Title	196	Consistency	Advertisements and Signage Shop Fronts
SD53	(3)	197	Consistency	Externally lit <u>advertisements</u> are normally only appropriate for businesses operating in the evening. ...
7.317		197	Consistency	The purpose of this policy is to ensure that <u>advertisements</u> do not adversely detract from the location in which they are placed. This policy relates to outdoor <u>advertisements</u> and excludes road traffic signage, which is covered by separate legislation. ...
SD52	(4)	196	Consistency	External lighting is only normally appropriate for businesses operating in the evening. If required <u>it can not be avoided</u> , it should be kept to a minimum, be discreetly positioned and incorporated into the design.
SD53	(3)	197	Consistency	Externally lit adverts are normally only appropriate for businesses operating in the evening. If required <u>it can not be avoided</u> they should be kept to a minimum, be discreetly positioned and incorporated into the design of the building.
7.329		199	Further detail	...Consideration must be given to the potential impact on neighbouring developments, residents and the road network of any decontamination process. <u>This includes groundwater which is at significant risk if decontamination is not carried out correctly.</u>
SD55		199	Clarification	Development proposals for sites with either known or suspected contamination or the potential to contaminate land either on site or in the vicinity, will require the submission of robust evidence regarding investigations and remedial measures sufficient to ensure that any unacceptable risk to <u>human</u> health or environmental health <u>the health of the environment</u> is removed prior to development proceeding.
7.329		199	Clarification	...Consideration must be given to the potential impact on neighbouring developments, residents, <u>the environment</u> and the road network of any decontamination process.
8.3		201	Clarification	This chapter identifies how the strategic sites can collectively and individually contribute to meeting the National Park's purposes <u>and duty and how their development could be justified by exceptional circumstances and be in the public interest</u> , in accordance with Policy SD3: Major Development in the South Downs National Park.

Para	Policy ref	Page	Reason for change	Precise change for input to Local Plan
8.5		202	Clarification	There are two types of need for development on these sites. Firstly, there is a need to restore and regenerate underused sites that are having an adverse impact on the landscape and scenic beauty of the National Park . This need is self-evident from the site descriptions.
8.9		203	Update	Policy SD35: Employment Land makes overall provision for approximately 5.3 hectares of land for offices, 1.8 hectares for industrial and 3.2 hectares of land for small-scale warehousing. The Employment Land Review (ELR) identified a limited need for further development, namely 2 to 3 hectares gross of offices (B1 a / b) and up to 5 hectares gross of industrial and warehousing (B1c / B2 / B8). It suggests some qualitative need for office floorspace in Lewes and it also identifies the potential for the Shoreham Cement Works site to provide about 5 hectares of employment (B1, B2 and B8) uses as 'secondary supply.
SD57 to follow (3e)		215	Consistency	[additional criterion] <u>f) Appropriate flood mitigation measures are incorporated as set out in the Level 1 Update and Level 2 SFRA final report 2017.</u>
9.7		219	Update	'Core Policy SD3 sets out the two stages of decision making in relation to major development. If the proposal is considered to be major development then the second part of the policy will apply, alongside other policies within this Local Plan. An assessment has been made of all the allocations in regard to major development and is set out in the technical report Site Allocations against Major Development Considerations. It should be noted that some development proposals may be subject to Environmental Impact Assessments.'
Text box - Former Allotments, Alfriston		220	Omission	[addition:] <u>Environmental designations: Within 50m of Floodplain Grazing Marsh priority habitat</u> <u>Dark Skies: E0/E1 (a)</u>

South Downs Local Plan Submission – Schedule of Changes

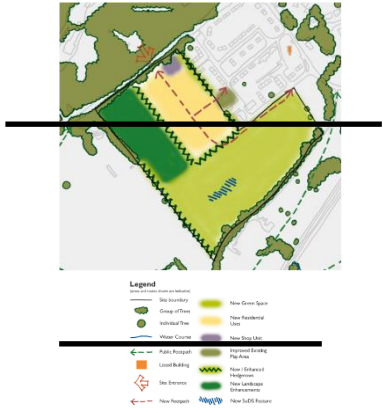
Para	Policy ref	Page	Reason for change	Precise change for input to Local Plan
SD 58		222	Consistency with other allocation policies; Omission of Flood Risk criterion set out in the Level 1 Update and Level 2 SFRA	...k) 2. Proposals which include security gates or other barriers which preclude the residential areas of the redevelopment from becoming fully accessible, inclusive and integrated to the local community will not be permitted. 2. 3. In order for the development to have an overall positive impact on the ability of the natural environment to contribute to ecosystem services, development proposals must address the following:
SD58 (I)		222		[additional criterion:] k) <u>Flood compensation storage should be provided for any ground raising or built development on Flood Zone 3 (including allowance for future climate change).</u>
Text box – Kings Ride, Alfriston		224	Clarification & consistency	[additions:] <u>Environmental Designations: Dark Skies: E0/E1 (a)</u> <u>Other constraints: Adjacent to South Downs Way</u>
9.26 (I)		228	Consistency	Given t The site is not widely visible in the wider landscape and <u>is situated</u> away from the Binstead Conservation Area, there are no particular design requirements but <u>however</u> the appropriate use of traditional materials would be supported.
9.28		227	Consistency with SD60	[additional bullet] • <u>Project level HRA</u>
Text box – Land at St Clements Close		227	Consistency	[additional Environmental Designation:] <u>Dark Skies: E0/E1 (a)</u>


Para	Policy ref	Page	Reason for change	Precise change for input to Local Plan
SD60 (1)		228	Duplication of (2a); Improve connectivity	e) Existing mature trees and hedgerows to be retained; [additional criterion:] f) <u>Provides a pedestrian link to adjoining Footpath 28.</u>
Text box – Land at Greenway Lane, Buriton		232	Consistency	[addition:] <u>Environmental Designations: Dark Skies: EI(a)</u>
9.33		232	Clarification	The spring line contributes a lot to its character.
9.35		232	Grammatical correction	The site has no notably <u>known</u> environmental designations or constraints.
9.36		232	Omission	[additional bullet:] • <u>Landscape and Visual Impact Assessment</u>
To follow 9.35		232	Reps	[new paragraph:] <u>All suitable opportunities should be taken to create a new public footpath, parallel to Greenway Lane, between the site and the Greenway Lane railway bridge</u>
Text box – Land South of the A272, Hinton Marsh, Cheriton		235	Consistency	[additions:] <u>Flood risk:</u> <u>Groundwater</u> <u>Environmental Designations:</u> ... <u>Dark Skies: EI(a)</u>

Para	Policy ref	Page	Reason for change	Precise change for input to Local Plan
9.45		236	Update in response to further evidence	[additional bullet:] <ul style="list-style-type: none"> • <u>Transport assessment including vehicular access assessment</u> •
Text box – SD64		239	Consistency	[additional Environmental Designation:] <u>Dark Skies: EI(a)</u>
9.55		240	Consistency	...Existing boundary treatments <u>not formed by mature trees and hedgerows</u> should be removed and replaced, where appropriate, with suitable alternatives.
9.48		239	Update and in response to HRA	‘The proposed allocation site is considered to comprise major development and as such proposals should address Core Policy SD3. Development proposals should provide suitable mitigation of the impact of the development on the closely sited designated sites. Possible solutions involve working with the site management to implement schemes including: <ul style="list-style-type: none"> • <u>Provide signage requiring dogs on leads and giving information on the nature designations;</u> • <u>Funding for leaflets regarding recreational disturbance, to be delivered to new householders;</u> • <u>Funding for Take the Lead Campaign, dog ambassadors and the provision of dog bins;</u> • <u>Ten year monitoring programme of dog numbers visiting the SSSI and of any changes to subsequent management burden arising from an increase in dog numbers</u> These <u>The designated sites are sensitive to change in local hydrology and as such development proposals should incorporate suitable surface water and foul water drainage. ...</u>
To follow 9.48		239	Biodiversity	[new paragraph:] <u>The site itself is of high value for biodiversity and any development proposal will need to be demonstrably guided by the existing biodiversity value of the site, which will be informed by appropriate survey. It will be necessary to design the development to maximise existing habitats and species and retain a large proportion of undeveloped land for the purpose of retaining and enhancing biodiversity. It is of key importance therefore that the development itself and the open space are designed around the existing</u>


Para	Policy ref	Page	Reason for change	Precise change for input to Local Plan
				biodiversity value and not to provide amenity grassland. This must be carefully designed in order to avoid a net loss in biodiversity.
9.50		240	Update	The National Park Authority will be producing <u>has produced</u> a Development Brief for the allocation site ^{FN} and will expect proposals to accord with the Brief. The site has medium / high to high landscape sensitivity and as such will need to come forward within a robust and appropriate landscape and townscape led development strategy. The northern, western and southern boundaries of the site each have specific landscape sensitivities, which development must respond to and reinforce where appropriate. A Concept Plan (overleaf), which will form the design principles to be provided in the Development Brief, sets out the extent of the proposed built development and key topographical features.
New footnote to 9.50		240	Update	^{FN} Land South of London Road, Coldwaltham Development Brief (South Downs National Park Authority, 2018)
9.53		240	Improve effectiveness (biodiversity)	The westernmost and southern portions of the site should provide accessible and <u>be retained as</u> open space to be secured permanently through a suitable planning obligation. The form of that open space should be informed by local community engagement <u>and biodiversity evidence</u> . The open space should provide a suitable transition from the existing and proposed residential areas to the Waltham Brooks SSSI. A small area of vehicular parking to serve users of the open space would be acceptable adjacent to the existing allotments on Brookland Way.
SD64 (1)		242	Improve effectiveness (biodiversity)	Land South of London Road, Coldwaltham, is allocated for the development of 25 to 30 residential dwellings (class C3 use). Development for a Class A1 (Shop) unit with a net sales floorspace up to a maximum of 280m ² with suitable vehicular parking for customers will also be permitted. The remainder of the allocation site should be publicly accessible <u>retained as</u> open space and a small area of vehicular parking for users of the open space . Planning permission will not be granted for any other uses.
SD64 (2)		242	Consistency and update	The National Park Authority will prepare a Development Brief to assist the delivery of the site. Detailed proposals that are in broad conformity with the Development Brief and that meet the following site specific development requirements will be permitted: ...

Para Policy ref	Page	Reason for change	Precise change for input to Local Plan
SD64 (2) to follow (2b)	242	Improve effectiveness (biodiversity)	[new criterion:] <u>) Development must be demonstrably biodiversity-led and guided by the existing biodiversity value of the site. It will be necessary to design the development to maximise existing habitats and species and retain a large proportion of undeveloped land for the purpose of retaining and enhancing biodiversity.</u>
SD64 (2c)	242	Improve effectiveness (biodiversity)	To provide the residual area of the allocation as accessible, landscaped open space with the primary purpose of providing retaining and enhancing the existing biodiversity value of the site and to provide an alternative to designated sites in the Arun Valley
SD64 (2) to follow 2(k)	242	Improve effectiveness	[additional criteria:] l) <u>Foul drainage to connect to the mains system at the nearest point of capacity</u> m) <u>Provide suitable on-site surface water drainage that protects the adjacent nature conservation designations from adverse hydrological impacts and is designed to incorporate existing biodiversity.</u> n) <u>Provide adequate separation between Coldwaltham Wastewater Treatment Works and the development to allow odour dispersion on the basis of an odour assessment to be undertaken in consultation with Southern Water.'</u> o) <u>Provide future access to the existing sewerage infrastructure for maintenance and upsizing purposes.</u>
SD64 to follow (2)	242	Consistency and update	[additional criterion:] <u>3. The National Park Authority has prepared a Development Brief to assist the delivery of the site. Development proposals in broad conformity with the Development Brief will be permitted.</u>

Para	Policy ref	Page	Reason for change	Precise change for input to Local Plan
SD64: Concept Plan		244	Update	<p>[Delete Concept Plan:]</p> 
9.58, 9.59 and text box		245	Update (deleted as development is well advanced)	<p>CORHAMPTON</p> <p>9.58 Corhampton is a village located in the Dip Slope broad area on the western bank of the River Meon. It forms a civil parish with Meonstoke which adjoins it on the eastern bank. The Parish had a population of approximately 760 in 2011.</p> <p>LAND EAST OF WARNFORD ROAD, CORHAMPTON</p> <hr/> <p>Site area: _____ Approximately 0.73ha Current Use: _____ Commercial; Residential</p> <hr/> <p>9.59 The allocation site comprises three existing planning consents (SDNP/15/01181/FUL, SDNP/02757/FUL and SDNP/16/02767/FUL) for residential development comprising a total of 18 dwellings.</p>

Para	Policy ref	Page	Reason for change	Precise change for input to Local Plan
SD65		245	Update (deleted as development is well advanced)	Allocation Policy SD65: Land East of Warnford Road, Corhampton 1. Land East of Warnford Road, Corhampton is allocated for up to 18 residential dwellings (Class C3 use). Planning permission will not be granted for any other uses.
Plan – allocation SD65		246	Consequential change	[Delete inset map showing allocation SD65:] 
Text box – Land at Park Lane, Droxford		247	Consistency	[addition:] <u>Other constraints: Wayfarers Way long distance footpath</u>
9.64		247	Highways assessment	A Transport Assessment will be required to understand what effect the additional trips generated by the development will have on the operation of Park Lane and more importantly the impact on the Park Lane / Police Station Lane junction and surrounding road network, <u>and taking account of the junior school. The precise number and type of homes should be informed by this evidence, and ensure that safe access can be achieved to proposed and existing development accessed via Park Lane.</u>
SD66 (1)		249	Highways assessment	Land at Park Lane, Droxford is allocated for the development of <u>approximately 26 to 32 residential dwellings (class C3 use) providing provided that this level of development is supported by a Transport Assessment demonstrating that safe access can be achieved, and that the design is of a high quality which sympathetically conserves and enhances the setting of local heritage assets.</u>
9.82		258	Clarify key purpose of allocation	The listed core of the school building is considered suitable for residential conversion. <u>Any scheme must demonstrate the enhancement and long-term conservation and integrity of the listed building and its</u>

Para	Policy ref	Page	Reason for change	Precise change for input to Local Plan
				setting. The demolition of modern elements of the school building would improve the setting of the adjacent listed buildings and the Easebourne Conservation Area within which they are located.
9.83		258	Omission	The reprofiling of the existing vehicular access from Easebourne Lane to the large area of hardstanding adjacent to the school buildings is acceptable subject to suitable landscape improvements. <u>Given the lack of a footway on Easebourne Lane, the opportunity to provide a new footpath/cycle path linking the site to Glaziers Lane to the west of the site should be explored.</u>
SD69 (l)		260	Clarify key purpose of allocation / omission	Land at the former Easebourne School is allocated for the development of 16 to 20 residential dwellings (class C3 use) including any formed through the conversion of the listed portion of the existing school building. Planning permission will not be granted for any other uses.
SD69 (lf)		260	Improve effectiveness (connectivity)	[new criterion:] <u>f) The development should provide a new appropriately-designed through-footpath and cycle link for residents of the development between the site and Glaziers Lane, unless this is shown not to be feasible.</u>
9.86 and 9.87		262	Planning permission has been implemented	EAST DEAN (EAST SUSSEX) 9.86 — East Dean and Friston lies in the Dip Slope broad area and is a civil parish in East Sussex. The two villages in the parish are in a dry valley on the South Downs between Eastbourne and Seaford. The main A259 road goes through both village centres. Much of the surrounding land is owned by the National Trust. LAND BEHIND THE FRIDAYS, EAST DEAN (EAST SUSSEX) Site area: — Approximately 0.54ha Current Use: — Agricultural Allocated Use: — Residential Development 9.87 — The allocation site comprises an existing planning consents (SDNP/14/03936/FUL) for residential development comprising a total of 11 dwellings.

Para	Policy ref	Page	Reason for change	Precise change for input to Local Plan
				<p>Allocation Policy SD70: Land Behind the Fridays, East Dean (East Sussex)</p> <p>1. Land Behind the Fridays, East Dean is allocated for up to 11 residential dwellings (Class C3 use). Planning permission will not be granted for any other uses.</p>
Site allocation Map SD70 - Land behind the Fridays, East Dean in Local Plan document	263	Planning permission has been implemented	[Delete site allocation map for SD70:]	
Text box – Land at Elm Rise, Findon	264	Consistency	[addition:]	<p><u>Flood risk: Groundwater or surface water flooding to access</u></p>
SD71 (1)	266	Reps on site capacity	Land at Elm Rise, Findon is allocated for the development of between 15 and 20 <u>14 and 18</u> residential dwellings (class C3 use).	
Text box – Land at Soldiers Field House, Findon	268	Consistency	[addition:]	<p><u>Flood risk: Groundwater or surface water flooding</u></p>
Text box - Land at Petersfield Road, Greatham	271	Consistency	[addition to Environmental Designations:]	<p><u>Dark Skies: E0</u></p>

Para	Policy ref	Page	Reason for change	Precise change for input to Local Plan
9.105		271	Update & new evidence (landscape and design)	The proposed allocation site is considered to comprise major development and as such proposals should address Core Policy SD3. The allocation site is considered suitable to provide up to 40 residential dwellings and an area of public open space, <u>within the central portion of the site. This may be toward the south east of the boundary, where density should decrease in order to mitigate landscape impact.</u> The allocation site also provides <u>may also provide</u> an opportunity to provide Greatham with a modestly sized retail unit in the heart of the village next to the school and village hall. ...
9.107		272	New evidence (landscape and design)	Development should be supported by a Landscape and Visual Impact Assessment and the form and fabric of development should seek to reinforce the local distinctiveness of Greatham, <u>with the density of development decreasing from north-west to south-east.</u> The appropriate use of local building materials such as coursed ironstone or malmstone would be welcomed. Existing mature trees and hedgerows should be retained and enhanced. New boundary treatments should be carefully considered. The eastern boundary of the site should be appropriately landscaped, <u>with a significant vegetative buffer,</u> to provide a suitable transition to the river valley. <u>A sewer easement runs along the north-west boundary, and development within this easement must be avoided.</u>
9.109		272	New evidence (landscape and design)	Development should facilitate a publicly accessible off-road pedestrian and cycle route from <u>opposite the existing PROW next to Hill View</u> the existing site entrance on Petersfield Road through to the existing Public Right of Way on the eastern boundary of the site.
9.111		272	New evidence (landscape and design assessments)	[New bullet point:] <ul style="list-style-type: none"> • <u>Green Infrastructure Strategy</u>
SD73 (2a)		273	New evidence (landscape and design assessments)	Development proposals should provide a suitable transition in form and fabric from Petersfield Road to the west to the open countryside to the east <u>clear transition in form and layout with a reduced build intensity from Petersfield Road east towards the open countryside;</u>
SD73 (2g)		273	New evidence (landscape and design)	Provide a publicly accessible off-road pedestrian and cycle route from Petersfield Road to the existing Public Right of Way to the east of the allocation site;

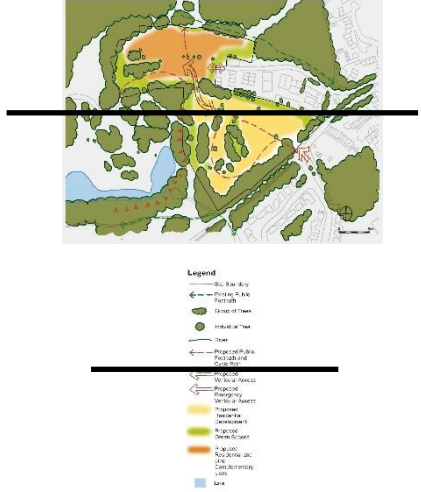
South Downs Local Plan Submission – Schedule of Changes

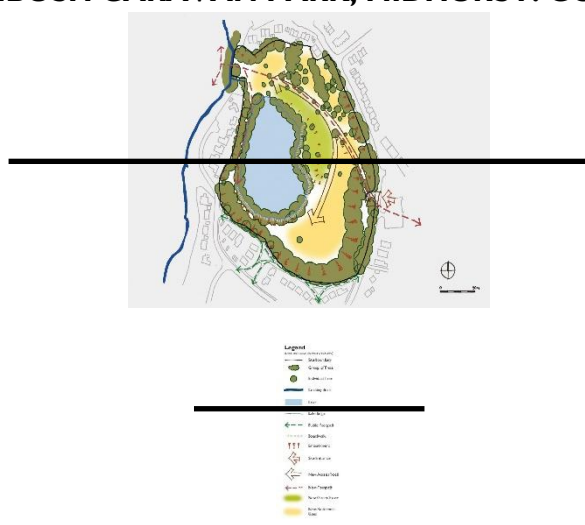
Para	Policy ref	Page	Reason for change	Precise change for input to Local Plan
SD73		273	New evidence (landscape and design)	Provision of an area of suitable public open space within the site <u>a significant area of public open space within the site which provides for a transition between the development and the countryside.</u>
Text box - Land at Fern Farm, Greatham		275	Consistency	[additions:] Environmental Designations: ... <u>Dark Skies: E0</u> Flood risk: <u>Risk of surface water flooding</u>
SD 74 (2)		276	Consistency (update as now single use development)	The development of this site must be considered in a comprehensive manner to ensure the cumulative impact of the proposals can be considered and appropriate assessments undertaken.
Text box - Half Acre, Hawkley		278	Consistency	[additions:] <u>Environmental Designations: Dark Skies: E1(a)</u> Flood risk: <u>Risk of surface water flooding</u>
Text box - Land at Itchen Abbas House, Itchen Abbas		281	Site availability / consistency with allocation plan	Site Area: <u>Approximately 0.66 ha 0.50 ha</u> Environmental Designations: ... <u>Dark Skies: Transition</u> <u>Historic Environment: Avington park Conservation Area and Grade II* Registered Park and Garden 150m to the south</u> Contamination: <u>within 250m of historic landfill site</u>
SD76 I(e)		282	Omission	Not to harm the amenity of the adjacent Public Right of Way <u>Enhance the amenity, character and functionality of the adjacent Public Right of Way.</u>

Para Policy ref	Page	Reason for change	Precise change for input to Local Plan
Text box - Land at Old Malling Farm, Lewes	289	Omission	[addition:] <u>Historic Environment: Malling Deanery Conservation Area, Grade II* St Michael's Church, High archaeological potential</u>
SD79 (lf)	284	Consistency and omission of Flood Risk criteria set out in the Level 1 Update and Level 2 SFRA	f) Residential development to be located sequentially only within those parts of the site outside Fluvial Flood Zones 2 and 3 as defined by the Environment Agency; All housing development should be located within Flood Zone 1 only;
SD79 to follow (lf)	284	Consistency and omission of Flood Risk criteria set out in the Level 1 Update and Level 2 SFRA) Flood compensation storage should be provided for any ground raising or built development in Flood Zone 3 (including allowance for future climate change);) No development other than Essential Infrastructure or Water Compatible development in FZ3b; ...
SD79 (k)	294	Consistency with Lewes Joint Core Strategy	'Residential development is restricted to the parts of the site above the 10 metre contour in the northern field and further than 20 metres from the western and southern boundary in the southern field. Through appropriate landscaping these areas should provide a suitable transition to the adjacent Ouse Valley;'
SD79 (m)	294	Clarification	Suitable on-site equipped play space for youngsters.
SD 80 Malling Brooks, Lewes	298	Clarification	Land at Malling Brooks, Lewes is allocated for the development of approximately 7,040m2 of B1/B2/B8 employment uses and appropriate landscaping. Planning permission will not be granted for any other uses. Detailed proposals that meet <u>or exceed</u> the following site specific development requirements will be permitted: ...
SD80: Malling Brooks, Lewes	298	Update (cited document is out-of-date)	e) Development to be undertaken in accordance with the recommendations of the Flood Risk Assessment dated 8th November 2006 (Revision F Feb 2009) accompanying Planning Application LW/07/1608; A comprehensive approach to flood risk will be adopted and development will be undertaken in accordance with the recommendations of an agreed Site Specific Flood Risk Assessment;

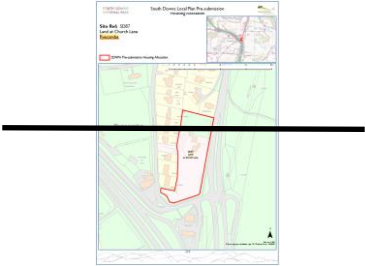
South Downs Local Plan Submission – Schedule of Changes

Para	Policy ref	Page	Reason for change	Precise change for input to Local Plan
9.170		300	Update	The proposed allocation site is considered to comprise major development and as such proposals should address Core Policy SD3. ...
9.175		301	Omission	A further key objective will be to provide high-quality pedestrian links through the site which improves public access to the Common. These should be achieved through partnership working with the National Park Authority and other relevant stakeholders. <u>As the site includes a section of the former Petersfield to Pulborough railway line, an appropriate route should be safeguarded for a future non-motorised through transport route in line with Policy SD20: Walking, Cycling and Pedestrian Routes.</u>
SD81 (1)		302	Update and consistency	The West Sussex County Council Depot and former Brickworks site is allocated for a residential-led development (class C3 use). A masterplan for the whole site should be submitted as part of any Outline or Full planning application. Development for between approximately 65 to 90 dwellings will be permitted. Development for other complementary uses will be permitted where such uses are justified through the whole-site masterplan, and are shown to meet a local need. Planning permission will not be granted for any proposals which prejudice the whole of the site being bought forward for development. The National Park Authority will prepare a Development Brief to assist the delivery of the site. Detailed proposals that are in broad conformity with the Development Brief and that meet the following site specific development requirements will be permitted:
SD81 (1d)		302	Omission	Provide high-quality pedestrian links through the site linking into Midhurst Common and hence the long distance Serpent Trail, <u>and ensure a route is safeguarded for a potential future non-motorised travel route along the approximate line of the former Petersfield to Pulborough railway line;</u>
SD81 (3)		303	Update and consistency	The National Park Authority will prepare <u>has prepared</u> a Development Brief to assist the delivery of the site. Development proposals in broad conformity with the Development Brief will be permitted. ^{FN}
New footnote to SD81 (3)		304	Update	^{FN} <u>West Sussex County Council Depot and Former Brickworks Site, Development Brief (South Downs National Park Authority, 2018)</u>

Para	Policy ref	Page	Reason for change	Precise change for input to Local Plan
SD81: Concept Plan		305	Update	<p>[Delete Concept Plan:]</p> <p style="text-align: center;">SD81: WSCC DEPOT & BRICKWORKS, MIDHURST: CONCEPT PLAN</p> 
9.178 (first para after Holmbush Caravan Site text box)		306	Update	<p>The proposed allocation site is considered to comprise major development and as such proposals should address Core Policy SD3. This strategic housing allocation site is previously developed land comprising...</p>
9.162		306	Update	<p>The National Park Authority will be producing a Development Brief for the allocation site and will expect proposals to accord with the Brief. A Concept Plan (overleaf), which will form the design principles to be provided in the Development Brief, sets out the extent of the proposed built development and key topographical features.</p>
9.161		306	Update	<p><u>The National Park Authority has produced a Development Brief for the allocation site and will expect proposals to accord with the Brief.</u> The Authority will expect the site promoters to deliver an exemplar ecosystem-led development which delivers a suitable housing scheme in conjunction with local environmental improvements. Given its landscape context it is considered that the site could be suitable for housing of either contemporary or traditional design.</p>

Para	Policy ref	Page	Reason for change	Precise change for input to Local Plan
	New footnote to 9.161	306	Update	^{FN} Holmbush Caravan Site, Development Brief (South Downs National Park Authority, 2018)
	SD82: Concept Plan	309	Update	<p>[Delete Concept Plan:]</p> <p style="text-align: center;">SD82: HOLMBUSH CARAVAN PARK, MIDHURST: CONCEPT PLAN</p> 
	SD82 (1c)	308	Consistency	Build development to be located sequentially only within those parts of the site outside Fluvial Flood Zones 2 and 3 as defined by the Environment Agency; All housing development should be located within Flood Zone 1;
	SD82 (1)	308	Consistency and update	Holmbush Caravan Park, Midhurst is allocated for the development of 50 to 70 residential dwellings (class C3 use). Planning permission will not be granted for any other uses. The National Park Authority will prepare a Development Brief to assist the delivery of the site. Detailed proposals that are in broad conformity with the Development Brief and that meet the following site specific development requirements will be permitted:

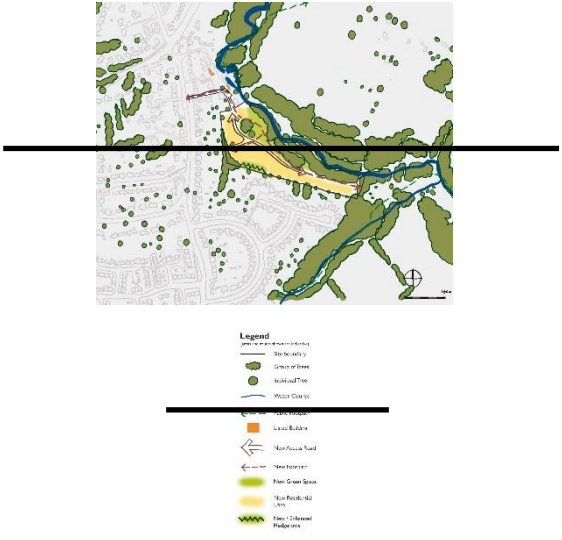
Para Policy ref	Page	Reason for change	Precise change for input to Local Plan
SD 82 (3)	308	Consistency and update	The National Park Authority will prepare <u>has prepared</u> a Development Brief to assist the delivery of the site. Development proposals in broad conformity with the Development Brief will be permitted.
Text box - Land at the Fairway, Midhurst	311	Consistency	[addition:] Environmental designations: ... <u>Proximity to Singleton and Cocking Tunnels SAC</u>
9.165	312	Consistency	The possible impacts of the development on bats in general and barbastelle bats in particular should be taken into account as part of the development control process. <u>A project level HRA is required to ensure there is no likely significant effect on the Singelton and Cocking Tunnels SPA.</u>
Text box - Land at Lamberts Lane, Midhurst	314	Consistency	[additions:] <u>Environmental Designations: Proximity to Singleton and Cocking Tunnels SAC</u> <u>Historic Environment: Edge of Midhurst Conservation Area, within 20m of Lassiters Cottage (Grade II listed building)</u>
Text box - Land at Park Crescent, Midhurst	317	Consistency	[addition:] <u>Flood risk: Potential for surface water and groundwater flooding</u>
Text box - Offham Barns, Offham	320	Consistency	[additions:] <u>Environmental Designations: Dark Skies: E0</u> <u>Flood risk: Potential for spring flow and localised groundwater flooding</u>
9.185, 9.186 and Text box	323	Update (planning permission has been implemented)	PYECOMBE 9.185 Pyecombe is a village and civil parish located on the Dip Slope approximately 11 km to the north of Brighton. Pyecombe parish has a population of 237.

Para	Policy ref	Page	Reason for change	Precise change for input to Local Plan
				<p>LAND AT CHURCH LANE, PYECOMBE Site area: 1.0 ha</p> <p>9.186 The allocation site comprises an existing planning consents (SDNP/15/04137/FUL) for residential development comprising a total of 8 dwellings.</p>
SD87		323	Update (planning permission has been implemented)	<p>Allocation Policy SD87: Land at Church Lane, Pyecombe</p> <p>1. Land at Church Lane, Pyecombe is allocated for up to 8 residential dwellings (C3 use). Planning permission will not be granted for any other uses.</p>
Plan – allocation SD87		324	Planning permission implemented	<p>[Delete inset map showing allocation SD87:]</p> 
9.189		325	Further evidence (landscape advice)	<p>The allocation site is suitable for modern housing but given its location on the edge of Selborne the use of appropriate use of traditional materials and vernacular, <u>including low rise buildings</u>, that reinforces local distinctiveness would also be welcomed. Development should provide suitable <u>appropriate</u> site boundaries given the open countryside to the east, <u>and should continue the existing adjacent off site vegetative boundaries using appropriate species.</u></p>
9.190		325	Further evidence (landscape advice)	<p>Development must include suitable vehicular access and on-site parking. The likely access is an existing Public Right of Way and as such development is dependant on this being suitable for vehicular use. <u>The surface treatment of the access should be informed by its use also for non-motorised users and by the character of the vicinity.</u></p>

Para	Policy ref	Page	Reason for change	Precise change for input to Local Plan
	Text box -Land at Ketcher's Field, Selborne	325	Consistency	[addition:] Environmental Designation: ... <u>Dark Skies: EI(a)</u>
	SD 88 (1h)	326	Clarification	Retention and protection of existing mature trees <u>along the public right of way / likely existing access.</u>
	SD88 (2b)	326	Correction	Protect and enhance trees within the site <u>located at and close to the site boundaries</u> where possible, and where trees are lost, provide at least the equivalent in new tree planting on site. Trees should be retained and additional planting should be undertaken at the north east and south site boundaries;
	9.195	328	Update	'The proposed allocation site is considered to comprise major development and as such proposals should address Core Policy SD3. The allocation site comprises a large area of open paddock and woodland adjacent to the River Rother. The site is located adjacent to established residential areas in Petersfield but within Sheet Parish. The National Park Authority will be producing <u>has produced</u> a Development Brief for the allocation site and will expect proposals to accord with the Brief. ^{FN} A Concept Plan (overleaf), which will form the design principles to be provided in the Development Brief, sets out the extent of the proposed built development and key topographical features.
	New footnote to 9.195	328	Update	^{FN} <u>Land at Pulens Lane, Sheet Development Brief (South Downs National Park Authority, 2018)</u>
	9.199	329	Update	Development proposals should be informed by and come forward in conjunction with Access, Landscape and Ecological improvement strategies. These strategies should take account of the following to ensure <u>appropriate active land management for the locally designated sites:</u> <ul style="list-style-type: none"> • <u>Signage requiring dogs on leads during bird nesting season and provides information about the River Rother;</u> • <u>Funding for leaflets regarding recreational disturbance, to be delivered to new householders;</u> • <u>Funding for Take the Lead Campaign, dog ambassadors and the provision of dog bins;</u>

South Downs Local Plan Submission – Schedule of Changes

Para	Policy ref	Page	Reason for change	Precise change for input to Local Plan
				The land adjacent to the River Rother for a depth of approximately 20 metres shall be provided as a broadly linear, publicly accessible woodland park adjacent to the River Rother with the aim improving local accessibility and site ecology. ...
SD89 (1)		330	Update and consistency	Land at Pulens Lane, Sheet is allocated for the development of 30 to 32 residential dwellings (class C3 use) and publicly accessible open space. Planning permission will not be granted for any other uses. The National Park Authority will prepare a Development Brief to assist the delivery of the site.
SD89 to follow (2)		330	Update and consistency	[additional criterion:] 3. <u>The National Park Authority has prepared a Development Brief to assist the delivery of the site. Development proposals in broad conformity with the Development Brief will be permitted.</u>

Para	Policy ref	Page	Reason for change	Precise change for input to Local Plan
SD89: Concept Plan		332	Update	<p>[Delete Concept Plan:]</p> <p style="text-align: center;">SD89: LAND AT PULENS LANE, SHEET 1: CONCEPT PLAN</p> 
Text box - Land at Loppers Ash, South Harting		333	Consistency	<p>[addition:]</p> <p><u>Environmental Designations: Dark Night Skies: EI(a) - West of main core zone</u></p> <p><u>Historic Environment: High Archaeological Potential</u></p>
9.205		333	Clarification (simplification) and update to reflect amended site boundary and design requirements	<p>To protect a <u>glimpsed</u> views of the Downs from the north end of New Lane to some extent, the dwellings should be limited in size and <u>potentially</u> arranged as semi-detached pairs in a way that reflects, and should respond to the development immediately to the north and south, with ample space between them providing glimpses of the South Downs. the space between the access road and the northern end of the site should either be retained as agricultural land, or converted to use for a small number of community allotments or other local green space, in such a way as to retain the view of the South Downs across the land.</p>

South Downs Local Plan Submission – Schedule of Changes

Para Policy ref	Page	Reason for change	Precise change for input to Local Plan
and supporting text			
Text box - Land South of Church Road, Steep	343	Consistency	[additions:] <u>Environmental Designations:</u> Closely sited to Hampshire Hangers BOA <u>Flood risk:</u> Potential for surface water flooding in small area of site
9.225	343	In response to comments	The site is bounded by mature trees which should be retained and protected. <u>The site has previously been earmarked for recreational use, therefore proposals should provide approximately 20% of the total area as informal public open space accessible from the village hall and car park.</u> A very small part of the site at the south eastern corner is shown to be at risk of surface water flooding which may increase as a result of climate change over the lifetime of the development. ...
SD93 (1e)	344	Consequential change	The location of housing and access roads to have regard to localised areas of potential surface water flood risk, <u>and</u>
SD93 (1f)	344	In response to comments	<u>A proportion of the site should be provided as public open space directly accessible from the village hall and car park.</u>
9.229	346	Update	'The proposed allocation site is considered to comprise major development and as such proposals should address Core Policy SD3.' The allocation site is suitable for residential development delivering between 26 and 30 new dwellings. ...
Text box - Land at Ramsden Road, Stroud	346	Consistency	[addition:] <u>Historic Environment:</u> Roman Villa (Scheduled Ancient Monument) within 200m <u>Flood Risk:</u> Surface water flooding and adjacent to <u>watercourse</u>
SD 94 (1g)	348	Duplication of (2b)	Existing mature trees to be retained and enhanced, and

South Downs Local Plan Submission – Schedule of Changes

Para	Policy ref	Page	Reason for change	Precise change for input to Local Plan
9.236		350	Further evidence	Add to end of paragraph: <u>'It is one of a collection of small communities in the Parish of Funtington. Its most well known features are the West Ashling Mill and large mill pond and during the War was the location of two runways.'</u>
Text box - Land South of Heather Close, West Ashling		350	Consistency	[additions:] <u>Environmental Designations: Within 5.6km of the Solent Coast SPA</u> <u>Dark Skies: EI(a)</u>
9.242		350	Consistency	[additional bullet point:] • <u>Minerals Assessment Report</u>
SD95 (l)		351	Review of site capacity	Land South of Heather Close, West Ashling is allocated for the development of between 18 and 20 <u>15 and 17</u> residential dwellings (class C3 use).
SD95 (lc)		351	Clarification	The site boundaries should be suitably landscaped and the mature trees <u>and hedgerows</u> on the western boundary protected;
SD95 to follow (lg)		351	Requested	[additional criterion:] <u>h) Provide a connection at the nearest point of adequate capacity in the sewerage network, in collaboration with the service provider.</u>
Text box - Land at Long Priors, West Meon		353	Consistency	[addition:] <u>Flood Risk: Surface water flooding and potential for groundwater emergence</u>
Figure 10.2		358	Reappraised feasibility	SDLPI: Citation of policy SD2 in planning decisions
Figure 10.2		358	Consequential to deletion of	['Data Sources' column:] Development Management filing system

Para	Policy ref	Page	Reason for change	Precise change for input to Local Plan
			associated indicator	
Figure 10.2		359	Consequential to deletion of associated indicator	Triggers: Policy SD2 not cited as a material consideration in 20% or more of planning decisions
Figure 10.2		360	Reappraised feasibility	SDLP4: Citation of policy SD3 in planning decisions
Figure 10.2		360	Consequential to deletion of associated indicator	<p>['Data Sources' column:]</p> <p>Development Management filing system</p> <p>Triggers: 1 major development proposal granted permission in 3 consecutive years or 3 such developments in 1 year.</p>
Figure 10.2		361	Reappraised feasibility	SDLP6: Citation of policy SD4 in planning decisions
Figure 10.2		361	Consequential to deletion of associated indicator	<p>['Data Sources' column:]</p> <p>Development Management filing system</p>
Figure 10.2		362	Consequential to deletion of associated indicator	<p>['Triggers', etc, column:]</p> <p>Planning decisions citing landscape character overturned at appeal</p>
Figure 10.2		363	Reappraised feasibility	SDLP11: Changes to views identified in the Viewshed Characterisation Study
Figure 10.2		363	Consequential to deletion of associated indicator	<p>['Data Sources' column:]</p> <p>Evidence base work (Viewshed Characterisation Study)</p>

South Downs Local Plan Submission – Schedule of Changes

Para	Policy ref	Page	Reason for change	Precise change for input to Local Plan
Figure 10.2		364	Consequential to deletion of associated indicator	Trigger: Negative changes to views identified in VCS
Figure 10.2		368	Duplication	SDLP16: Condition of Sites of Special Scientific Interest
Figure 10.2		368	Reappraised feasibility	SDLP17: Developments granted planning permission contrary to ecological advice from Natural England or county councils
Figure 10.2		369	Consequential to deletion of associated indicator	['Triggers', etc, column:] Reduction in percentage of SSSIs in favourable condition
Figure 10.2		371	Update to reflect outcome of joint working	No more than 30 approximately 43 new dwellings, within the East Hampshire district area, permitted within 400m of the Wealden Heaths Phase II SPA
Figure 10.2		377	Reappraised usefulness	SDLP25: Planning permissions granted for enabling development
Figure 10.2		377	Consequential to deletion of associated indicator	['Data Sources' column:] Officer knowledge
Figure 10.2		378	Consequential to deletion of associated indicator	['Triggers', etc, column:] Enabling development: 3 such developments granted planning permission by 2023
Figure 10.2		382	Reappraised usefulness	SDLP28: Planning permissions for development on the site of a Scheduled Monumen

South Downs Local Plan Submission – Schedule of Changes

Para	Policy ref	Page	Reason for change	Precise change for input to Local Plan
Figure 10.2		382	Reappraised feasibility	SDLP29: Developments granted planning permission with a condition requiring archaeological assessment
Figure 10.2		382	Consequential to deletion of associated indicator	['Data Sources' column:] Development Management filing system Archaeological Advisers Trigger: Development granted permission that causes harm to or loss of a Scheduled Monument
Figure 10.2		383	Reappraised usefulness	SDLP30: Number of additions to the Historic Environment Record
Figure 10.2		386	Concision	SDLP35: CIL funds spent on transport projects, by type of project (transport)...
Figure 10.2		386	Concision	SDLP37: Proportion of visits to the National Park by public transport <u>transport mode</u>
Figure 10.2		386	Reappraised usefulness	SDLP38: Development of hubs and gateways schemes
Figure 10.2		388	Concision	SDLP40: Proportion of visits by non-motorised means <u>transport mode</u>
Figure 10.2		388	Reappraised usefulness	SDLP41: Length of public rights of way
Figure 10.2		389	Reappraised feasibility	SDLP43: Road accidents involving death or serious injury
Figure 10.2		389	Consequential to deletion of	['Triggers', etc, column:] Yearly number of road accidents involving death or serious injury shows an upward trend over 2018-2023

Para	Policy ref	Page	Reason for change	Precise change for input to Local Plan
			associated indicator	
Figure 10.2		390	Concision	SDLP44: Proportion of visits by private car transport mode
Figure 10.2		391	Concision	SDLP45: CIL funds spent on leisure and recreational projects connected with the National Park's Special Qualities SDLP35: CIL funds spent, by type of project (leisure and recreational projects connected with the National Park's Special Qualities)
Figure 10.2		395-6	Reappraised usefulness	SDLP55: Net additional dwellings expected to come forward within the next five <u>fifteen</u> years from the date of monitoring
Figure 10.2		396	Concision	SDLP56: Net additional dwellings expected to come forward between five and fifteen years from the date of monitoring
Figure 10.2		396	Concision	SDLP57: Carrying out of functions in relation to self build and custom housebuilding <u>and starter homes</u>
Figure 10.2		398	Concision	SDLP59: Number of affordable dwellings completed (net), broken down by tenure <u>and type of site</u>
Figure 10.2		398	Concision	SDLP60: Number of affordable dwellings completed on rural exception sites
Figure 10.2		398	Concision	SDLP61: Carrying out of functions in relation to starter homes
Figure 10.2		400-401	Concision	SDLP63: Net additional Agricultural and forestry workers' dwellings granted planning permission <u>and lost</u>
Figure 10.2		401	Concision	SDLP64: Permissions for the removal of agricultural or forestry worker occupancy conditions
Figure 10.2		402	Concision	SDLP65: Net additional permanent <u>and transit</u> Gypsy or Traveller pitches and Travelling Showpeople plots per annum, on allocated and windfall sites
Figure 10.2		402	Concision	SDLP66: Net additional transit pitches with extant planning permission

Para	Policy ref	Page	Reason for change	Precise change for input to Local Plan
Figure 10.2		409	Reappraised usefulness	SDLP74: Hectarage of woodland in active management
Figure 10.2		408	Consequential to deletion of associated indicator	['Data Sources' column:] Development Management filing system
Figure 10.2		409	Reappraised feasibility	SDLP75: Citation of policy SD40 in planning decisions
Figure 10.2		412	Concision	SDLP78: Total CIL monies passed to parish councils partners, by type
Figure 10.2		412	Concision	SDLP79: Total CIL monies passed to other infrastructure delivery partners
Figure 10.2		413	Concision	SDLP81: CIL funds spent on facilities/services, education, health and wellbeing projects SDLP35: CIL funds spent, by type of project
Figure 10.2		414	Reappraised usefulness	SDLP82: Schemes carried out for undergrounding of cables
Figure 10.2		415	Concision	SDLP83: CIL funds spent on utility services projects SDLP35: CIL funds spent, by type of project
Figure 10.2		415	Reappraised feasibility	SDLP84: Refusals citing SD44
Figure 10.2		415	Consequential to deletion of associated indicator	Triggers: No schemes carried out for undergrounding of cables for three consecutive years Refusals on SD44 overturned at appeal
Figure 10.2		416	Concision	SDLP85: CIL funds spent on Green Infrastructure projects SDLP35: CIL funds spent, by type of project

South Downs Local Plan Submission – Schedule of Changes

Para	Policy ref	Page	Reason for change	Precise change for input to Local Plan
Figure 10.2		417	Reappraised feasibility	SDLP88: Developments granted planning permission within recreational areas, as mapped in the HLC
Figure 10.2		418	Reappraised feasibility Concision	SDLP90: Decisions on planning applications that cite SD46 SDLP91: CIL funds spent on Social/Leisure schemes SDLP35: CIL funds spent, by type of project
Figure 10.2		417-418	Consequential to deletion of associated indicator, correction	['Data Sources' column:] Development Management filing system/GIS data ... Development Management filing system/GIS data ['Triggers', etc, column:] Developments granted planning permission within recreational areas that do not comply with the policy: 1 development of this type in 3 consecutive years or 3 such developments in 1 year. Lack of improvement in local standards being met by 20 next review Residential planning applications refused on SD46 grounds overturned at appeal.
Figure 10.2		419	Reappraised feasibility	SDLP93: Decisions on planning applications that cite Strategic Policy SD48
Figure 10.2		419	Consequential to deletion of associated indicator	['Data Sources' column]: Development Management filing system CIL database
Figure 10.2		420	Consequential to deletion of associated indicator	['Triggers', etc, column:] Permission for developments which breach the thresholds in this policy: 1 development of this type in 3 consecutive years or 3 such developments in 1 year

Para Policy ref	Page	Reason for change	Precise change for input to Local Plan
Figure 10.2	422	Reappraised feasibility	SDLP96: Decisions on planning applications that cite Strategic Policy SD50
Figure 10.2	422	Consequential to deletion of associated indicator	['Data Sources' column:] Development Management filing system Trigger: 30% or more of new development of 3 or more houses, granted planning permission by 2023, does not incorporate SuDS
Dip Slope, under 'Hubs'	431	Omission	None <u>Falmer</u>
Dip Slope, under 'Gateways'	431	Omission	[addition:] <u>Shawford</u>
To follow row entry 'C13'	470	Omission	[additional row:] <u>C14: Conversion of Buildings in the Countryside; SD41: Conversion of Redundant Agricultural or Forestry Buildings</u>
To follow row entry 'CP31'	479	Omission	[additional row:] <u>CP32: Infrastructure; SD42: Infrastructure</u>
To follow row entry 'RT1'	516	Omission	[additional row:] <u>RT2: Important Recreational Space; SD46: Provision and Protection of Open Space, Sport and Recreational Facilities and Burial Grounds / Cemeteries; SD47: Local Green Space</u>
Glossary	531	Omission	[additional Glossary entry:]

South Downs Local Plan Submission – Schedule of Changes

Para	Policy ref	Page	Reason for change	Precise change for input to Local Plan
				<u>Blue infrastructure – Networks, or features within a network which relate to water, these include rivers, streams, ponds and lakes. These are typically considered, designed and managed within the definition of green infrastructure.</u>
Glossary		541	Omission	[additional Glossary entry:] <u>Landscape features – prominent or eyecatching elements such as tree clumps, church towers and wooded skylines.</u>
Parish Plans		543	Clarification	A plan produced by a community group, generally including an action plan to deal with a range of issues of interest to that community. Parish Plans do not in themselves carry any weight in the planning decision-making process <u>may form material considerations in the determination of planning applications.</u>
Glossary			Omission	<u>Veteran trees – Veteran trees refers to veteran, ancient, or aged trees and an irreplaceable habitat. They have cultural, historical, landscape and nature conservation value because of their great age, size, or condition. They can be individual trees or groups of trees within wood pastures, historic parkland, hedgerows, orchards, parks, or other areas.</u>

5b. BIODIVERSITY

Introduction

- 5.62** This section of the Local Plan includes three policies relating to the wildlife of the National Park. Strategic Policy SD9: Biodiversity and Geodiversity relates to the conservation and enhancement of biodiversity and geodiversity across the National Park and sets out a hierarchy for designated sites. Strategic Policy SD10: International Sites provides further specific requirements for particular International Nature Conservation Designations. Development Management Policy SD11: Trees, Woodland and Hedgerows provides further detail regarding these assets. These policies all relate to the first purpose of the National Park.
- 5.63** The term biodiversity includes all species, communities, habitats and ecosystems, whereas the term geodiversity includes all features of geological and geomorphological interest including rocks, fossils, landforms and natural processes which create them.
- 5.64** The biodiversity and underlying geodiversity of the National Park directly provide or underpin many ecosystem services that people depend on. Together, these include the filtering and storage of water for clean water supplies, water management and flood alleviation, and also the provision soils in which we grow our food and other produce, such as timber. In addition, biodiversity also underpins air quality regulation, pollination and pest control. The geology of the National Park provides aggregates and stone for building and other material uses. These local materials contribute to the economy of the National Park and have had a strong influence on the built vernacular.
- 5.65** The combination of geology and micro-climates has created a diverse mosaic of habitats that supports many rare and important wildlife species. Many of these are recognised through various international, national and local nature conservation designations. They form essential components of ‘ecological networks’, helping species to adapt to the impacts of climate change and other pressures; evidence for this is provided in the *Habitat Connectivity Study*¹ Designated sites within the National Park are shown on the Policies Map and more information on the types of designations is set out in the Glossary.
- 5.66** Wildlife habitats are subject to a range of pressures, including those from development, and are often degraded and fragmented. A landscape-scale approach is needed to conserve, restore and reconnect habitats across the National Park. As well as causing direct loss of wildlife habitats and geodiversity, development can have a wide range of other negative impacts, for example, housing developments can result in disturbance to wildlife on sensitive sites by dogs and cats as well as increased recreational pressure from the local population; evidence for this is set out in the *Access Network and Accessible Natural Greenspace Study*².
- 5.67** ~~Development can also have a positive impact on biodiversity and geological features. Important geological features can be lost through burial, damage, and scrub encroachment.~~ The impact on and conservation of geological features, landforms and processes is a crucial consideration when planning for minerals extraction, coastal defences and re-engineering of river catchments.

¹ Habitat Connectivity and Habitat Opportunity Mapping Report (Thomson Ecology, 2015)

² Access Network and Accessible Natural Greenspace Study (South Downs National Park Authority, 2014)

- 5.67a** Development can have a positive impact on biodiversity and geological features. For example, by supporting positive management of geomorphological features, and also by restoring an interconnected network of wildlife sites and achieving net gains in biodiversity, species will be more resilient to adapt to pressures such as climate change. Urban habitats such as gardens, parks and buildings can act as ‘stepping stones’ and ‘wildlife corridors’ to enable wildlife to move from one place to another. If development is planned and delivered with these in mind, it can conserve and even enhance biodiversity and geodiversity.
- 5.68** International sites support populations of species that are particularly threatened and/or vulnerable to disturbance. Under the *Habitats Regulations*, the Authority is required to demonstrate that proposals for new development avoid or adequately mitigate against impacts on these sites. A *Habitats Regulations Assessment*³ (HRA) of the *Preferred Options Local Plan* was prepared in 2015, and its recommendations have been taken into account in this version of the Local Plan. An HRA of the *Pre-Submission Local Plan* was published in 2017.
- 5.69** Trees, woodland and hedgerows are distinctive features of the National Park. Non-woodland trees, including those in hedgerows and street trees, make an important contribution to landscape character the historic environment and ecosystem services. Hedgerows, in particular, have an important role, by providing connections between habitats, and these need to be managed and maintained. Trees and woodland are important for adaptation to the impacts of climate change. For example, trees in urban areas moderate summer temperatures and new tree planting in well-chosen locations can stabilise slopes and reduce the impacts of flooding.

³ South Downs National Park Authority Local Plan Habitats Regulations Assessment (AECOM, 2015 and 2017)

★ Strategic Policy SD9: Biodiversity and Geodiversity

- I. Development proposals will be permitted where they conserve and enhance biodiversity and geodiversity, giving particular regard to ecological networks and areas with high potential for priority habitat restoration or creation, and should:
 - a) Retain, protect and enhance features of biodiversity and geological interest (including supporting habitat and commuting routes through the site and taking due account of any use by migratory species) and ensure appropriate and long-term management of those features.
 - b) Identify and incorporate ~~Opportunities for net gains in biodiversity should be identified and incorporated;~~
 - c) Contribute to the restoration and enhancement of existing habitats, the creation of wildlife habitats and the creation of linkages between sites to create and enhance local and regional ecological networks;
 - d) Identify and incorporate opportunities to protect and support recovery of identified rare, notable and priority species, and must address the legal requirements for protected species.
 - e) Seek to eradicate or control any invasive non-native species present on site; ~~and~~
 - f) ~~Be required to~~ Contribute to the protection, management and enhancement of biodiversity and geodiversity, for example by Support the delivery of green infrastructure and Biodiversity Action Plan targets and enhancing Biodiversity Opportunity Areas: delivering Biodiversity Action Plan targets and delivering green infrastructure.
 - g) Comply with the mitigation hierarchy as set out in national policy
2. The following hierarchy of site designation will apply in the consideration of development proposals:
 - a) **Internationally Protected Sites**, as shown on the Policies Map (Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and Ramsar Sites, or candidate and formally proposed versions of these designations):
 - i. Development proposals with the potential to impact on one or more international sites(s) will be subject to a Habitats Regulations Assessment to determine the potential for likely significant effects. Where likely significant effects may occur, development proposals will be subject to Appropriate Assessment
 - ii. Development proposals that will result in any adverse effect on the integrity of any international site will be refused unless it can be demonstrated that: there are no alternatives to the proposal; there are imperative reasons of overriding public interest why the proposal should nonetheless proceed; and adequate compensatory provision is secured
 - b) **Nationally Protected Sites** (Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNR), Marine Conservation Zone (MCZ)) as shown on the Policies Map:

- i. Development proposals considered likely to have a significant effect on nationally protected sites will be required to assess the impact by means of an Environmental Impact Assessment
 - ii. Development proposals should avoid impacts on these nationally protected sites. Development proposals where any adverse effect on the site's notified special interest features is likely and which cannot be either avoided or adequately mitigated will be refused, unless the benefits of the development, at this site, clearly outweigh the likely impact to the notified features of the site and any broader impacts on the network of nationally protected sites
- b^a) **Irreplaceable Habitats** (including ancient woodland as shown on the Policies Map, and veteran trees): Development proposals which result in the loss or deterioration of irreplaceable habitats, including ancient woodland and veteran trees will be refused unless the need for, and benefits of, the development in that location demonstrably outweigh the loss
- c) ~~Local sites~~ **Locally Protected Sites** (Sites of Nature Conservation Importance (SNCIs) / Local Wildlife Sites (LWS) / Sites of Importance for Nature Conservation (SINCs), Local Nature Reserves (LNR and Local Geodiversity Sites (LGS)) as shown on the Policies Map:
- i. Development proposals considered likely to have a significant effect on local sites will be required to assess the impact by means of an Ecological Impact Assessment
 - ii. Development proposals that will result in any adverse effect on the integrity of any local site which cannot be either avoided or adequately mitigated will be refused, unless exceptional circumstances outweighing the adverse effects are clearly demonstrated
- d) ~~Irreplaceable Habitats~~ (including ancient woodland as shown on the Policies Map, and the loss of veteran trees): ~~Development proposals which result in the loss or deterioration of irreplaceable habitats, including ancient woodland and veteran trees will be refused unless the need for, and benefits of, the development in that location clearly outweigh the loss~~
- e) **Outside of designated sites** (including ~~Biodiversity Opportunity Areas (BOA)~~ and habitats listed in the ~~Biodiversity 2020~~, protected species and priority species, and habitats list):
- i. Development proposals should identify and incorporate opportunities to conserve, restore and recreate priority habitats and ecological networks. ~~must have particular regard to their effects on species and habitats which have been designated in law as requiring protection or priority. Development proposals that affect those interests will be assessed strictly in accordance with legal requirements and will—as a minimum—be required to avoid adverse impacts or, if unavoidable, adequately mitigate those adverse impacts. Development proposals should not prejudice the aims of BOA and should take opportunities to contribute and deliver on their aims and objectives of the BOA where possible.~~

Supporting Text

- 5.70** The purpose of Policy SD9 is to set out a positive strategy to ensure the conservation and enhancement of biodiversity and geodiversity across the National Park. It also sets out the hierarchy of designated sites.
- 5.71** The aim is to achieve a ‘net gain’ in biodiversity by encouraging all opportunities to enable conservation and enhancement as part of development proposals, planning at landscape-scale and taking opportunities to improve connections between habitats and designated sites.
- 5.72** All applications for development must ensure that sufficient and up to date information is provided regarding the wildlife sites or species or geodiversity sites that may be affected by a proposal prior to determination of the development proposals. A landscape and ecology management plan must be provided which includes mechanisms for management in the long term.

The mitigation hierarchy

5.72a The mitigation hierarchy is set out in the National Planning Policy Framework. It requires that, if significant harm to biodiversity resulting from development cannot be avoided, adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused. Avoidance of adverse impacts to biodiversity as a direct or indirect result of development must be the first consideration. Avoidance measures may include either locating development on an alternative site with less harmful impact, or locating development within the site to avoid damaging a particular habitat feature. Compensation is only considered after all other options have been explored and strictly as a last resort.

Protected and Priority Species

5.72b Some species have special protection under international and national legislation (such as the *Wildlife and Countryside Act 1981 (as amended)*) and the *The Conservation of Habitats and Species Regulations 2017* and are protected by law. Legally protected species which are prominent in the National Park and which could be affected by new developments include but are not restricted to all wild birds, all native species of bat, great crested newt and badger and, in rivers, water vole, brown trout, river lamprey and European eel. Where there is a reasonable likelihood that a protected species may be present and affected by a proposal, comprehensive surveys will need to be undertaken to provide the evidence needed to allow a determination to be made and licences to be sought where necessary.

5.72c Action is required for the protection of *UK Biodiversity Action Plan* priority species in the *Biodiversity 2020 Strategy* and are identified under *Section 41 of the Natural Environment & Rural Communities (NERC) Act* as species of principle importance for the purpose of conserving biodiversity in England. The *Sussex Biodiversity Records Centre* and *Hampshire Biodiversity Information Centre* also hold information for rare, scarce and notable species in the National Park.

Designated sites

5.73 The National Park has a very high density of sites designated for their wildlife and geodiversity value. This includes the following types of designation:

International designations

- 5.74** Under the *Conservation of Habitats and Species Regulations 2017 (Habitats Regulations)* the Authority has a duty to give these areas⁴ the strongest protection against damaging development. If a development proposal is assessed to be likely to have a significant effect on one of these sites, either alone or in combination with other plans or projects, an Appropriate Assessment is required to establish the implications of the scheme for the identified nature conservation interests of the site.
- 5.75** Normally, the Authority cannot consent to plans or projects without first having ascertained that they will not have an ‘adverse effect on the integrity’ of the site. *Article 6(4) of the Habitats Directive* provides an exemption which would allow a plan or project to be approved in very limited circumstances even though it would or may have an ‘adverse effect on the integrity of a European site’. A plan or project can only proceed provided three sequential tests are met (see *Article 6(4)*⁵). These tests must be interpreted strictly and can only be formally considered once an appropriate assessment has been undertaken.
- 5.76** Applicants should work with the Authority in the screening and assessment process and provide the necessary information for the Authority to make a determination. To avoid any damage to the integrity of these areas and the species they support, mitigation measures or contributions to such measures from new development may be required.
- 5.77** The HRA has assessed the impacts arising from traffic movements on air quality and nitrogen deposition at a number of international nature conservation designation sites and identifies a need for monitoring. The National Park Authority will work with partners to consider the best way to monitor changes in air quality and nitrogen deposition on all these European sites. This would include long term monitoring of the main roads that fall within 200 metres of these European sites. Further information is set out in the Implementation and Monitoring chapter of this plan.
- 5.78** Policy SD10: International Sites, sets out specific requirements for development in relation to the following international nature conservation designations: The Mens SAC and Ebernoe Common SAC, Singleton and Cocking SAC, Arun Valley SPA, Wealden Heaths Phase II SPA, and the Solent Coast SPA’s.

⁴ International nature conservation designations covered by the Habitats Directive include: special areas of conservation (SACs), special protection areas (SPAs), sites of community importance (SCIs), and candidate SACs. As a matter of Government policy, possible SACs, potential SPAs and listed and proposed Ramsar sites and sites identified or required for compensatory measures for adverse effects on such sites are also treated as internationally designated sites.

⁵ European Commission (1992) 92/43/EEC Habitats Directive

National designations

5.79 These sites are designated under UK legislation as being of national importance for biodiversity or geodiversity and are afforded statutory protection due to the nationally significant wildlife features that they contain. These sites are protected from any operations likely to cause damage to the designated features. For any development to be permitted that is likely to damage these sites, the developer must demonstrate to the satisfaction of the Authority and Natural England that:

- There are no alternative solutions; and
- The reasons for the development at that site clearly outweigh the nature conservation value of the site and the national policy to safeguard the national network of such sites.

Irreplaceable habitats

5.80 Development proposals that could impact upon irreplaceable habitats, including ancient woodland and veteran trees, should note that the significance of irreplaceable habitats may be derived from habitat age, uniqueness, species diversity and/or the impossibilities of re-creation. The term ancient woodland also includes Ancient Semi-Natural Woodland and Plantations on Ancient Woodland Sites and these should be treated equally in terms of the level of protection afforded to ancient woodland and veteran trees. Further criteria relating to ancient woodland and veteran trees is found in Policy SD11: Trees, woodland and hedgerows.

Local designations

5.81 Locally designated geological and wildlife sites are valuable as a node or link in the local habitat network. These sites can provide valuable stepping stones as part of a wider green infrastructure network. On-going surveys can reveal new areas that warrant such protection. Policy SD9 will be applied to any new sites or extensions to existing site.

5.82 Ecological Impact Assessment (EclA) is the ecological component of Environment Impact Assessment (EIA) and is also applied outside the EIA process to identify, quantify and evaluate the potential impacts of a project on any ecosystem.

Geological conservation interests

5.83 The geological conservation interests of the National Park form an important part of the landscape identity and underpins the biodiversity of the National Park, for example, the river corridors and chalk which underpins the species rich chalk grassland. It is therefore important that the integrity of the natural function of these features is conserved and enhanced. Designated geological sites must be conserved and enhanced in accordance with this policy. Wider landscape geological features and their associated habitats must be conserved and enhanced in accordance with this policy and with SD4: Landscape Character.

Outside of designated sites and ecological networks

5.84 In addition to the range of nature conservation designations outlined above, there are other biodiversity assets areas in the National Park which are also not subject to statutory nature conservation designation or legally protected, but which form an important element of the collective nature conservation resource. These include priority habitats and non-statutory designations such as the Brighton and Lewes Downs Biosphere Reserve, the South Downs Way

Ahead Nature Improvement Area, and Biodiversity Opportunity Areas (BOA). For example, the *Habitats Directive* highlights the need for effective management of linear or continuous features essential for species migration, dispersal and genetic exchange. Such features, like rivers, mature trees and hedgerows, extend across designated and non-designated areas. These features, in particular, will provide the building blocks for achieving the Government’s objective to restore and connect wildlife habitats and contribute towards a net gain for biodiversity. They are also important in providing corridors or stepping stones for species and to allow species to adapt to climate change. The maintenance and enhancement of these networks will be encouraged. Brownfield land can also be of important ecological value. These undesignated biodiversity assets are important components of green infrastructure.

5.84a Protection of UK Biodiversity Action Plan priority habitats is set out in the *Biodiversity 2020 Strategy* and under Section 41 of the *Natural Environment & Rural Communities (NERC) Act*. Priority habitats in the National Park include lowland calcareous grassland, woodland and lowland heathland, among many others.

5.85 The National Park Authority has worked closely with partners to map and identify priority habitats, habitat connectivity, and local ecological networks in and beyond its boundaries. Areas with high connectivity and / or high potential for priority habitat restoration or creation will be given due weight in the planning process. These areas are outlined in the *Habitat Connectivity Study*. The Biodiversity Opportunity Area maps for Hampshire and Sussex will also be considered by the National Park Authority.

Protected and Priority Species

~~**5.86** Some species have special protection under national legislation. This is usually because of their vulnerable conservation status. All wild birds are protected along with a wide range of other plants and animals, and there is specific legislation for the protection of badgers. Legally protected species which are prominent in the National Park and which could be affected by new developments include but are not restricted to all wild birds, all native species of bat, great crested newt and badger and, in rivers, water vole, brown trout, river lamprey and European eel.~~

~~**5.87** Protected species are a material consideration when considering planning applications. Where there is a reasonable likelihood that a protected species may be present and affected by a proposal, comprehensive surveys will need to be undertaken to provide the evidence needed to allow a determination to be made.~~

☆**Strategic Policy SD10: International Sites**

The Mens SAC, Ebernoe Common SAC, and Singleton and Cocking Tunnels SAC

- I. Development proposals on greenfield sites and sites that support or are in close proximity to suitable commuting and foraging habitat (including mature vegetative linear features such as woodlands, hedgerows riverine and wetland habitats) within the following ranges, as shown on the Policies Map, should have due regard to the possibility that barbastelle and Bechstein Bats will be utilising the site. Such proposals will be required to incorporate necessary surveys and

ensure that key features (foraging habitat and commuting routes) are retained, in addition to a suitable buffer to safeguard against disturbance⁶

- a. 6.5km: Key conservation area – all impacts to bats must be considered given that habitats within this zone are considered critical for sustaining the populations of bats within the SACs
 - b. 12km: Wider conservation area – significant impacts or severance to flightlines to be considered.
2. Proposed use or development of the tunnels comprising the Singleton and Cocking Tunnels SAC will be required to demonstrate that there is no adverse effect on the conservation interest features, including hibernation habitat for Barbastelle and Bechsteins Bats, or on the integrity of the site.

Arun Valley SAC, SPA, and Ramsar

3. Development proposals on greenfield sites within 5km of the Arun Valley SPA, as shown on the Policies Map, will undertake an appraisal as to whether the land is suitable for wintering Bewick Swan. If it is suitable then surveys will be undertaken to determine whether the fields are of importance to the swan population. If so, appropriate alternative habitat would be required before development could proceed.

Wealden Heaths Phase II SPA

4. Development proposals resulting in a net increase in residential units within 400m of the boundary of the Wealden Heaths Phase II SPA, as shown on the Policies Map, will be required to undertake a project-specific Habitats Regulations Assessment (HRA).
- 4^a Development proposals resulting in a net increase in residential units within 5km of the boundary of the Wealden Heaths Phase II SPA will be required to submit a screening opinion to the Authority for a project-specific Habitat Regulations Assessment (HRA) which, in consultation with Natural England, will determine whether a likely significant effect on the integrity of the site will result. Likely significant effects will be assessed through the HRA and any requirement for mitigation identified.
- 4^b To help protect the Wealden Heaths Phase II SPA, the National Park Authority will work with relevant authorities and Natural England as part of a working group with regard to monitoring, assessment and measures which may be required. Planning permission will only be granted for development that responds to the emerging evidence from the working group, the published recommendations, and future related research.

Solent Coast SPAs

5. Development proposals resulting in a net increase in residential units, within the Solent Coast Special Protection Area's (SPA) (Chichester & Langstone Harbours SPA, Portsmouth Harbour

⁶ The scale of the buffer will need to be determined on a case-by-case basis, informed by bat activity survey work and would take account of the species involved and their sensitivity to disturbance / artificial lighting and the natural screening provided by existing surrounding vegetation. It would need to be devised in consultation with the SDNPA (in addition to Natural England, as required).

SPA and Solent & Southampton Water SPA) zone of influence shown on the Policies Map, defined as 5.6km from the boundary of these sites, may be permitted where ‘in combination’ effects of recreation on the Solent Coastal Special Protection Areas are satisfactorily mitigated through the provision of an appropriate financial contribution to the delivery of strategic mitigation. In the absence of a financial contribution toward mitigation, an appropriate assessment may be required to demonstrate that any ‘in combination’ negative effects can be avoided or can be satisfactorily mitigated through a developer-provided package of measures.

5.88 The purpose of Policy SD10 is to set specific requirements relating to the Mens, Ebernoe Common, and Singleton and Cocking Special Areas of Conservation (SAC), and the Arun Valley, Wealden Heaths Phase II, and Solent Coast Special Protection Areas (SPA), as recommended by the Habitat Regulations Assessment (HRA). There are many other international nature conservation designation sites in and near the National Park, and requirements for these are set out in Policy SD19: Biodiversity and Geodiversity.

Habitats Regulations Assessment (HRA)

5.89 Policy SD9: Biodiversity and Geodiversity, sets out the general requirements with regard to International Nature Conservation Designations and their protection under the Habitats Directive (2017). Development proposals which are likely to have significant effects on international sites are required to undergo an appropriate assessment in order to ascertain that there will not be adverse impacts on the integrity of the site.

5.90 The requirements set out in criteria 1-5 of this policy seek to ensure that development will not have an adverse impact on the integrity of the relevant sites, in line with the requirements of the Habitats Directive (2017).

5.91 As identified in Policy SD9 and its supporting text, the Habitats Directive contains an exemption to this, under very limited circumstances. The following sequential test applies:

- There must be no feasible alternative solutions to the plan or project which are less damaging to the affected European site(s)
- There must be “imperative reasons of overriding public interest” (IROPI) for the plan or project to proceed
- All necessary compensatory measures must be secured to ensure that the overall coherence of the network of European sites is protected

5.92 In practice it is likely that only a small minority of plans and projects will of a nature to reach this stage of consideration.

Special Areas of Conservation (SAC's)

5.93 Policy SD10 protects bat populations for which the Mens, Ebernoe Common and Singleton and Cocking Tunnels SACs are designated. In the absence of research detailing both flight lines and distances travelled by bats commuting to and from the hibernation sites at Singleton and Cocking Tunnels SAC, and buffer distances in relation to disturbance of bat for the three SACs, these parameters will need to be determined on a case-by-case basis, informed by bat activity survey work and would need to take account of the species involved and their sensitivity to disturbance / artificial lighting and the natural screening provided by existing surrounding vegetation. Surveys would need to be devised in consultation with the National Park Authority and Natural England, as required. To facilitate sustainable development within proximity of these three SACs, Natural England and the National Park Authority are producing technical advice⁷ based on published data which identifies key impact assessment zones, and avoidance, mitigation, compensation and enhancement measures which should be considered and incorporated.

Special Protection Areas (SPA's)

5.94 A very small area of the National Park is located within the zone of influence of the Solent Special Protection Areas (SPAs) as identified in the Solent Recreation Mitigation Partnership (SRMP). Through work on the SRMP, it has been concluded that any net increase in residential development will give rise to likely significant effects on the Solent SPAs, either 'alone' or 'in combination' with other development proposals. All new residential development within this zone of influence will be required to mitigate the negative impact. This mitigation can be provided through financial contribution to the strategic measures set out in the SRMP Bird Aware Strategy (or any updates as subsequently adopted).

5.95 Consistent with the Habitat Regulations Assessment undertaken for the East Hampshire Joint Core Strategy, the potential cumulative impact of development within 400m of the Wealden Heaths Phase II SPA is recognised. To avoid likely significant effect upon the SPA, the National Park Authority will monitor all development within the 400m zone in liaison with East Hampshire District Council and Natural England. The National Park Authority has worked with East Hampshire District Council on the preparation of a Supplementary Planning Document (SPD) that provides guidance to applicants where development proposals in East Hampshire District, including the area that falls within the South Downs National Park, will result in a net increase in residential development within 400m of the Wealden Heaths Phase II SPA. Any development proposed within the 400 metre buffer zone will need to be tested through a Habitats Regulations Assessment (HRA). A cross boundary working group has been established to discuss and address cross boundary HRA matters, principally relating to the Wealden Heaths Phase II SPA. The group consists of officer representatives from the National Park Authority, East Hampshire District Council, Waverley Borough Council and Natural England. The working group will continue to work together on matters relating to the Wealden Heaths Phase II SPA and the development of strategic measures as necessary.

⁷ Natural England (2018) Draft Sussex Bat Special Area of Conservation Planning and Landscape Scale Enhancement Protocol.

☆Development Management Policy SDI I: Trees, Woodland and Hedgerows

1. Development proposals will be permitted where they conserve and enhance trees, hedgerows and woodlands.
2. Development proposals that affect trees, hedgerows and woodland must demonstrate that they have been informed by a full site survey, including an Ecological Survey, ~~Arboricultural Impact Assessment~~, Arboricultural Method Statement and associated Tree Protection Plan, and include a management plan.
3. The felling of protected trees, groups of trees or woodland will only be permitted in exceptional circumstances and in accordance with the relevant legislation, policy and good practice recommendations. Where protected trees are subject to felling, a replacement of an appropriate number, species and size in an appropriate location will be required.
4. Development proposals must provide adequate protection zones and buffers around hedgerows and other woodland and trees to prevent damage to root systems and taking account of future growth. A minimum buffer of 15 metres will be required between the development and ancient woodland or veteran trees. ~~Development proposals should also provide adequate protection zones and buffers around hedgerows and other woodland and trees to prevent damage to root systems and taking account of future growth.~~
5. A proposed loss or damage of non-protected trees, woodland or hedgerows should be avoided, and if demonstrated as being unavoidable, appropriate replacement or compensation will be required.
6. Development proposals must demonstrate that appropriate protection measures are in place prior to any work on site throughout the development process as part of a comprehensive landscaping plan, and that suitable opportunities for the restoration, enhancement or planting of trees, woodland, and hedgerows are identified and incorporated.
7. Opportunities should be identified and incorporated for planting of new trees, woodlands and hedgerows. New planting should be suitable for the site conditions, use native species and be informed by and contribute to local character, and enhance or create new habitat linkages.

5.96 The purpose of Policy SDI I is to ensure the management, including conservation and enhancement, of existing trees, woodland and hedgerows, and to ensure that opportunities for restoration and new planting is realised. This policy should also be considered alongside Policies SD4: Landscape Character, ~~and~~ SD9: Biodiversity and Geodiversity, SD10: International Sites. A technical advice note will be produced by the National Park Authority to provide further guidance to applicants on technical matters related to the protection of existing trees and planting of new trees.

5.97 The South Downs is the most wooded national park in England and Wales. The trees and woodland are significant features of the landscape, with a high proportion of ancient and veteran trees. Trees and woodland are a significant asset with regard to ecosystem services, contributing to many supporting, provisioning, regulating, and cultural ecosystem services, including for example carbon storage, biodiversity, air quality, and tranquillity. Hedgerows are a priority habitat and provide an important function as wildlife corridors. They have an important role for ecosystem services such as genetic dispersal and should be protected from severance.

- 5.98** All development must be undertaken in line with the *British Standard 5837* and all tree works must be carried out in accordance with *British Standard 3998*⁸. Ancient woodland is recognised as an irreplaceable habitat – please see sub-heading ‘ancient woodland and veteran trees’ below and policy SD9.
- 5.99** Forestry is one of the key sectors of the National Park’s economy, supplying the provisioning ecosystem services of sustainable timber and wood fuel. *The South Downs National Park Renewable and Low Carbon Energy Study* highlights the potential and importance of supporting the biomass / woodfuel market, and recommends that development of this market should be supported in principle. Policy requirements and guidance on these matters are primarily addressed through policies SD4 (Landscape Character), SD5 (Design), SD39 (Agriculture and Forestry), and SD51 (Renewable Energy).

Planting new trees

- ~~**5.100** The Authority will support all suitable opportunities for new planting as part of development schemes, and their protection via Tree Preservation Orders, where appropriate⁹. Policies SD4: Landscape Character, SD5: Design, SD9: Biodiversity and Geodiversity, SD45: Green Infrastructure should also be considered with regard to new planting as part of development schemes.~~

Buffer zones

- ~~**5.101** It should be clearly demonstrated how development proposals will avoid any potential adverse impact on trees, woodland and hedgerows. Where development is permitted, mitigation measures may be sought and secured through condition and / or planning obligation. Mitigation of impacts may include the use of a buffer zone of semi-natural habitat between any significant development and an area of woodland with amenity or biodiversity value. What is an appropriate buffer will depend on the local circumstances, the species and size of trees, the form and nature of the trees or woodland and type of development. This buffer zone should not normally include residential gardens and will require appropriate management after the completion of the development. The height of development should allow adequate sunlight to reach the buffer zone.~~
- ~~**5.102** A minimum buffer of 15 metres will be required between the development and ancient woodland or veteran trees. What is an appropriate buffer will depend on the local circumstances, the species and size of trees, the form and nature of the trees or woodland and type of development. This buffer zone should not normally include residential gardens and will require appropriate management after the completion of the development. The height of development should allow adequate sunlight to reach the buffer zone.~~

⁸ British Standards Institute (2010 and 2012) BS5837:2012 Trees in relation to design, demolition and construction—recommendations; and BS3998:2010 Tree Work Recommendations.

⁹ Sections 197 and 198 of the 1990 Planning Act

Ancient Woodland and Veteran Trees

5.102a Ancient woodland and veteran trees are irreplaceable habitats – please see Policy SD9. Development is expected to, in the first instance, avoid any negative effects on ancient woodland or veteran trees. To mitigate negative impacts, a buffer zone of a minimum of 15 metres, consisting of semi-natural habitat should be employed between the development and the ancient woodland or tree. Compensation measures will only be considered as a last resort. Compensation may include restoring or managing existing ancient woodland or veteran trees and new woodland creation alongside other measures such as ancient woodland soil translocation. Further detailed guidance for applicants on ancient woodland and veteran trees is found in the Forest Commission and Natural England joint Standing Advice.

Planting new trees

5.103 The Authority will support all suitable opportunities for new planting of trees, woodland and hedgerows as part of development schemes, and their protection of new trees via Tree Preservation Orders, where appropriate¹⁰. Species selection should be appropriate for the site conditions such as soil type and micro climate, and there is a presumption in favour of native species. Responsibly sourced provenances and other species that are shown to offer enhanced ecosystems services, without being detrimental to the local environment, may also be acceptable in planting schemes. When selecting species and sources of trees due regard must be had to the expected impacts of climate change, genetic variability and disease. New planting should use native species and be appropriate to and contribute to the character of the location and should also support and enhance green links and ecological networks, maximising opportunities for net gains for biodiversity. Policies SD4: Landscape Character, SD5: Design, SD9: Biodiversity and Geodiversity, SD45: Green Infrastructure should also be considered with regard to new planting as part of development schemes.

¹⁰ Sections 197 and 198 of the 1990 Planning Act

Appendix 2

7h. AGRICULTURE AND FORESTRY

Introduction

- 7.184** This section of the Local Plan includes three development management policies on agriculture and forestry. Firstly, there is a policy on the construction of new agricultural and forestry buildings. The second policy is on farm diversification, which is intended to increase the long-term viability of farming and forestry in the National Park by enabling farmers and forest managers to set up additional income streams to their core business. The third policy is on the conversion of redundant agricultural buildings, which seeks to ensure that farmers can re-use redundant assets in a way that safeguards their agricultural character and contributes to the economic and social wellbeing of the National Park's communities.
- 7.185** Land used for ~~farming~~ agriculture and forestry covers most of the National Park, and is the most important provider of its ecosystem services. These range from the provisioning of food, biomass and other materials such as timber to the regulation of water and soil quality. ~~Farming and forestry include the provision of~~ It provides habitats ~~to~~ for many of the National Park's most distinctive species, and the cultural benefits arising from the protection of beautiful and centuries old landscapes that attract visitors. This Local Plan aims to protect and enhance the delivery of multiple ecosystem services which arise from farmland and woodland, and the buildings associated with them, in line with Core Policy SD2: Ecosystem Services.
- 7.186** ~~Farming~~ Agriculture and forestry are also a crucial part of the National Park's economy. The fourth special quality is an environment shaped by centuries of farming and embracing new enterprise. The existing agricultural buildings make an important contribution to this special quality, and any new development or conversion should conserve and where possible enhance the agricultural character of such buildings and their setting.
- 7.187** There are a wide range of permitted development rights available to farms, both for agricultural development and for the change of use of agricultural buildings, without the need for planning permission. There are several differences between the permitted development rights in National Parks and those elsewhere. ~~The following policies apply to developments which do not come under the category of permitted development.~~ Most agricultural developments and changes of use which do come under the category of permitted development will still be required to go through the prior notification system.

★ Development Management Policy SD39: Agriculture and Forestry

- I. Development proposals for new buildings or structures for the purposes of agriculture or forestry will be permitted where:
 - a) There is an agricultural or forestry need for the development within the National Park and its scale is commensurate with that need;
 - b) The development occupies the site best suited to conserving and enhancing the natural beauty, wildlife and cultural heritage of the National Park. Wherever possible, development should re-use or be on the footprint of an existing agricultural building, otherwise it should be related physically and functionally to existing buildings associated with the enterprise, unless there are exceptional circumstances relating to agricultural or forestry necessity for more isolated location. It has been demonstrated that available alternative sites, including where feasible sites outside the National Park, which might better protect and enhance the special qualities have been considered, and are unsuitable to meet the need;
 - c) The buildings are in keeping with local character, and of a design that reflects the proposed agricultural or forestry use;
 - d) The proposals include structure planting to integrate the development into the existing local landscape framework;
 - e) ~~The development re-uses or replaces existing buildings where feasible. Where this is not feasible, the development should be related physically and functionally to existing buildings associated with the enterprise, unless there are exceptional circumstances relating to agricultural or forestry necessity for a more isolated location;~~
 - f) A building has not been disposed of or converted to an alternative use at the holding in the past three years, which could have met the need of the development proposed; and
 - g) Existing redundant buildings within the application site which have a negative landscape impact on landscape character are removed where appropriate.
2. Development proposals for new or improved access tracks for forestry or agriculture will be permitted where:
 - a) The proposal is essential for the sustainable management of the land;
 - b) It has been demonstrated that it is not feasible to accommodate the proposed traffic using existing accesses;
 - c) The layout and design ~~is located to minimise impacts on~~ conserves and enhances local landscape character and the special qualities; and
 - d) Where appropriate, the track is opened as a path for permissive public usage.

7.188 The purpose of this policy is to enable farm and forestry enterprises to grow in a way that conserves and enhances the special qualities of the National Park.

Agricultural or forestry need

7.189 ~~It is important that~~ The construction of new or extended buildings for agricultural and forestry must meet an identified operational need within the context of the National Park purposes and

duty. As they will normally be outside settlement boundaries, they should be built at the minimum scale required to meet that need. ~~An analysis of reasonable alternative sites should demonstrate that the chosen site is optimal in respect of the special qualities. This analysis should include sites outside the National Park boundary where this is a feasible option for the applicant.~~

Design, location and landscape

7.190 Appropriately sized and located agricultural and forestry buildings are part of the rural character of the National Park, and their generally functional and minimal design is related to their integral relationship with the management of the surrounding land. New agricultural and forestry development should follow the same principle, and not be disguised as any other type of development. The Authority may require a thorough analysis of reasonable alternative sites, in particular on larger projects, to ensure the optimal location is selected with regard to impact on the National Park's special qualities.

7.191 ~~The landscape impact of new development should be minimised. Often this can be achieved by location close to existing buildings.~~ The use of the Historic England Farmstead Assessment Framework¹ is encouraged at the earliest possible stage to ensure changes are guided by evidence and minimise negative impacts. Once the best location is identified, the scale, massing and colour of agricultural buildings is particularly important. Different parts of the National Park also have different traditions in the design and layout of agricultural buildings. Advice should be sought from the Authority on these matters at an early stage in the design process.

Replacement buildings

7.192 Unnecessary proliferation of buildings in rural locations will be resisted. The loss of existing fit-for-purpose buildings that may be needed for future operations is discouraged, therefore new buildings to replace those recently disposed of will not normally be permitted. Exceptions may be made to this where the applicant can provide strong evidence that a need could not previously have been anticipated or planned for. Where the opportunity arises to enhance the landscape through appropriate replacement of a building, this must be taken.

Forestry development

7.193 Any forestry related development of buildings or structures within woodland should have particular reference to policies SD9: Biodiversity and Geodiversity and SD11: Trees, Hedgerows and Woodland. Consideration should also be given to the protection of the mycology and health of forest soils, mitigating the negative effects of development, where possible.

Tracks and Infrastructure

7.194 Proposals for new, or alterations to, agricultural and forest tracks and roads should be in keeping with the local geology and landscape character. Proposals should consider all relevant agricultural or forestry activity including turning circles at track junctions, timber stacking and loading areas and access to trunk roads. The design and layout of tracks should fit in with the pattern of existing contours and vegetation, and should deliver ecosystem services by protecting and enhancing drainage patterns, protecting heritage assets (including archaeology) and incorporating features of biodiversity value wherever possible.

¹ Farmstead Assessment Framework, Historic England, 2015

7.195 ~~New access tracks that relate to existing Public Rights of Way and public roads used by non-motorised users~~ should, wherever feasible and compatible with the needs of agriculture, forestry, landscape and biodiversity, provide a meaningful connection with the road and public right of way network. These should be designated as permitted paths or public rights of way. Such designation may be secured through a planning condition or legal agreement.

Exceptional use of removal condition

7.196 In exceptional circumstances, it may be considered appropriate for reasons of supporting the National Park purposes to grant permission for an agricultural or forestry building which does not comply with one or more of the criteria in Policy SD39. In such circumstances a condition will be attached to the planning permission requiring the demolition of the relevant building should it fall out of use and remain so for a period of ten years or more.

Development Management Policy SD40: Farm and Forestry Diversification

- I. Development proposals relating to farm and forestry diversification will be permitted where:
 - a) A diversification plan is submitted, which demonstrates that:
 - i. The proposed development(s) would contribute to the first purpose of the National Park by providing long-term benefit to the farming or forestry business as an agricultural / forestry operation;
 - ii. Diversification activities remain subsidiary to the ~~farming~~ agricultural or forestry operation, in terms of physical scale and ~~income-stream~~ environmental impact; and
 - iii. The proposed development does not cause severance or disruption to the agricultural holding.
 - and
 - b) The development re-uses or replaces existing buildings where feasible. Where this is not feasible, the development should be related physically and functionally to existing buildings, be of an appropriate scale, and retain agricultural character; and
 - c) Any outdoor storage is provided as a minor ancillary element of other uses.

7.197 The purpose of this policy is to support the long term viability of the National Park's farm and forestry enterprises, which contribute to the first purpose of the National Park by their land management activities. This will be achieved by facilitating farm diversification projects, which will also deliver multiple benefits for the National Park purposes and duty. The Partnership Management Plan states that farm diversification that supports the appropriate re-use of redundant or neglected traditional buildings presents a particular opportunity for delivering multiple benefits.

Subsidiary nature

7.198 The principle aim of a ~~farm~~ diversification proposal should be to supplement the core farm agricultural or forestry operation enterprise and not to replace it. This need not mean that income from the diversified business be less than from the farm, but the diversified elements of the business should contribute a long-term sustainable income stream to the farm which allows the main business to withstand periods of sustained low returns. The Authority will therefore

resist proposals which could harm the long-term viability of farm holdings, i.e. those proposals that lead to the piecemeal loss of assets from farms.

7.199 A diversification plan will show how the development proposal(s) will contribute to the viability of the ~~farming business~~ agricultural/forestry operation over the long term. The preparation of this Plan should be proportionate to the scale of the diversification project.

7.200 The Authority may use a planning condition or legal agreement to ensure that the ~~ownership and control of new development is retained, and ensure that income will be used to support appropriate management of the landscape~~ diversification proposal supports the viability of the agricultural/forestry operation. ~~In addition, t~~ The physical scale of the diversified business uses should not overwhelm that of the ~~farming~~ agricultural or forestry activities on the site or disrupt them. ~~No diversification activities should preclude the future return of the land to agricultural use.~~ The cumulative impacts of diversification developments, including on traffic generation, will be taken into account in assessing applications against this criterion.

Existing and new buildings

7.201 Farm diversification should make the best possible use of existing, appropriate buildings while supporting landscape character. In instances where ~~the reuse of existing buildings would cause harm to a heritage asset, a new building may be preferable. no such buildings are available, the opportunities for new development will be far more limited.~~

7.202 ~~Where~~ If, in exceptional circumstances, new buildings are deemed necessary to support the agricultural or forestry operation, they should generally be in close proximity to existing buildings and respond to the context of an agricultural farmstead, in accordance with Historic England's Farmstead Assessment Framework². ~~A functional design may be appropriate, provided that the buildings are modest in scale.~~

Specific uses

7.203 Examples of possible farm diversification may include:

- Farm shops selling local produce;
- Educational facilities directly related to the farm / countryside location;
- Leisure facilities promoting the quiet enjoyment and understanding of the special qualities, including increased access to the countryside;
- Tourist accommodation;
- Small-scale generation of electricity or heat from local renewable sources of energy, primarily for use on site or in the local area;
- Appropriately scaled processing facilities for the outputs of the unit or of other agriculture / forestry businesses in the local area; or
- Services to the agriculture or forestry sectors that contribute to the sustainable maintenance of the landscape of the National Park.

² Farmstead Assessment Framework, Historic England, 2015

Development Management Policy SD41: Conversion of Redundant Agricultural or Forestry Buildings

- I. The conversion of redundant agricultural or forestry buildings outside of defined settlement boundaries to an alternative use will be permitted where:
 - a) The location is sufficiently well related to existing infrastructure, amenities and services;
 - b) The existing vehicular access is suitable in landscape terms for the use proposed;
 - c) The original building is ~~structurally sound, is not derelict and of an appropriate design and scale for conversion to the proposed new use~~ worthy of conversion with regard to its current character, scale and condition, without the need for substantial reconstruction, significant extensions or ancillary buildings;
 - d) Conversion will not result in the need for another agricultural or forestry building on the holding;
 - e) If the building proposed for conversion is not a traditional one, there are no redundant traditional buildings within the holding capable of being re-used in the first instance; and
 - f) There is no adverse impact on the character of the building and its setting, in particular its agricultural / forestry character, and
 - g) ~~For residential uses, the proposed development is restricted to occupation by local workers who need to be accommodated outside of defined settlement boundaries. The building is converted to the most appropriate viable use according to the following cascade:~~
 - i) Firstly, Housing for essential agricultural or forestry workers, or succession housing for former agricultural or forestry workers
 - ii) Farm/forestry diversification for employment use
 - iii) Affordable housing
 - iv) Farm/forestry diversification for visitor accommodation or facilities
 - iv) Open market housing.

2. The conversion of redundant agricultural or forestry buildings outside of defined settlement boundaries identified as heritage assets will be permitted where:
 - a) Part I of this policy is complied with;
 - b) The optimal viable use is proposed to conserve and enhance ~~its~~ the architectural and historic significance and setting of the heritage asset;
 - c) ~~Wherever possible,~~ Essential utilities and other functional requirements do not harm significant internal or external fabric; and
 - d) Existing historic fabric and features of architectural or historic significance are retained and respected.

7.204 The purpose of the policy is to enable the conservation of agricultural or forestry buildings which are heritage assets, and allow for the beneficial re-use of other rural buildings to support

the rural economy, tourism and local communities whilst protecting and enhancing the character of the countryside.

Suitability of agricultural or forestry buildings for conversion

7.205 Many but not all agricultural or forestry buildings will be suitable for conversion. Buildings which are generally not suitable for conversion include those in isolated locations, or with poor access arrangements; buildings which would require substantial reconstruction or structural works to accommodate the new use; buildings which are subject to a planning condition or condition of prior approval which requires their removal on cessation of agricultural use; or buildings which have a negative landscape impact only justified in a National Park setting by their agricultural or forestry usage.

Future needs

7.206 Conversion of agricultural or forestry buildings should not result in the need for another building on the holding. An assessment will be made as to what extent the building has been designed and used for agricultural purposes, its age, how long it has been unused and the potential for it to be used for agriculture again in future.

Non-traditional farm buildings

7.207 The use of non-traditional farm buildings for alternative uses should only be considered after considering the conversion of traditional buildings on the holding, as these are likely to be more worthy of being retained. The removal of disused buildings that have a negative landscape impact will be encouraged.

Design considerations

7.208 Conversion should be achieved through minimal changes and retention of the existing structure and its characteristics. Small-scale localised rebuilding may be acceptable, but any significant rebuilding would be considered new-build rather than a conversion, which would instead be subject to Policy SD25 and other relevant Local Plan policies as applicable. It will be necessary to assess which features are original, and which are newer alterations, and which of these is worthy of being retained.

Biodiversity

7.208a Given their location, low intensity of human use and other characteristics, redundant agricultural or forestry buildings have special potential to support protected species (in particular, bats and barn owls). Any proposal for conversion must therefore be accompanied by a protected species survey.

Extensions and Ancillary Buildings

7.209 Minor extensions as part of conversion may be acceptable only where they can safeguard the character of the main buildings and farmstead. Where unavoidable, they should be subordinate in scale and should not compromise the setting of the building or farmstead, and, where relevant and practical, relate to any lost traditional structures.

7.210 New ancillary buildings can detract from the agricultural character of farm buildings and adversely impact on surrounding views. Re-using existing ancillary structures is encouraged, and any new structures will be carefully scrutinised. Where relevant and practical, these should relate to any lost traditional structures.

Setting

~~7.211~~ A sensitive conversion respects the relationship the buildings have with each other and with the surrounding landscape. It is the buildings in their setting and not just the buildings themselves which contribute to landscape character and to ~~are important to~~ the special qualities of the National Park. ~~The relationship of each building to others in the group should be considered.~~ Existing boundaries, spaces and routes around and within a farmstead are likely to be of value and should be respected from the start of the design process.

~~7.212~~ Where a farmstead is proposed for conversion ~~into multiple units~~, care must be taken in the subdivision of surrounding land, and the potential for introduction of accoutrements and paraphernalia. ~~as, f~~ For example, new separate gardens can greatly affect setting of the group by eroding the scale and proportion of the existing building. There is a risk that the subdivision of shared spaces can also create problems between the new use and any continuing agricultural use.

Use

~~7.213~~ ~~The priority use for redundant agricultural or forestry buildings will be for farm diversification projects, in line with policy SD47. When a farm or forestry building is converted, the use should reflect as closely as possible the cascade set out in the policy part I(g). The clear expectation is for such conversions to provide for essential agricultural or forestry workers' accommodation, or succession accommodation as defined below. If this is not viable or demonstrably unachievable, other uses may be considered in the order of preference shown. Where all other potential uses have been assessed sequentially and are shown to be unviable or unachievable, or in conflict with other policies in this local plan, the suitability of conversion to open market housing may be considered. Residential conversion is more likely than other uses to require a high degree of change and intervention to the detriment of agricultural character, and there are often conflicts with the potential desire for a more domestic character by occupiers and the likelihood of outdoor paraphernalia, so conversion to open market housing is often likely to be inappropriate.~~

~~7.214~~ If it can be robustly demonstrated that this cannot be delivered in line with the relevant policy, ~~examples of potentially acceptable conversion to other uses include:~~

- ~~• Employment uses in line with policy SD34: Sustaining the Local Economy~~
- ~~• Local community uses in line with Policy SD43: New and Existing Community Facilities~~
- ~~• Visitor accommodation in line with policy Policy SD23: Sustainable Tourism~~
- ~~• Housing for local workers who need to be accommodated outside settlement boundaries~~

~~7.215 Residential conversion is more likely than other uses to require a high degree of change and intervention. There are often conflicts with the potential desire for a more domestic character by occupiers, and the likelihood of outdoor domestic paraphernalia. Housing development is therefore unlikely to meet the criteria in Policy SD41 and elsewhere in this Local Plan, except where less harmful uses have been demonstrated not to be viable. Agricultural and forestry workers housing will be an exception to this since it has to be located on or adjacent to the farm or forestry unit in any event, and the alternative to conversion may be a new build dwelling. Conversion to housing for other local workers may be acceptable where a similar level of need can be demonstrated for a location outside settlement boundaries; for example, where a worker on a farm diversification project or tourist accommodation needs to be on-site at all times;~~

Succession housing

~~7.215a Succession housing for former essential agricultural or forestry workers, as provided for by policy criterion 1(g)(i), is intended to facilitate the handover of the management of the farm business to a younger farmer, and enable retired agricultural workers to remain in their community. Restrictive conditions will be applied to ensure that such developments do not become a route to future conversion to open market housing. Such housing will be acceptable where it can be demonstrated that:~~

- ~~• The farm is financially sustainable and well established, in accordance with the requirements of Policy SD32;~~
- ~~• That one or more of the occupants of the proposed building is currently living in an agricultural and forestry workers' dwelling on the same farm as an essential agricultural or forestry worker, in accordance with the requirements of policy SD32 and any associated legal agreements;~~
- ~~• That there are secure and legally binding arrangements in place to demonstrate that the work previously done by the current agricultural or forestry worker(s) has been transferred to the person moving into the existing agricultural or forestry worker's dwelling than the person currently responsible for management, or, that the securing of such agreements is conditional upon grant of planning permission for the dwelling.~~

~~7.215b Where such dwellings are permitted they will be secured by Section 106 agreement and planning condition for the use of current or former essential agricultural or forestry workers.~~

Heritage assets

~~7.216 Where a traditional agricultural or forestry building is considered a heritage asset, the optimal viable use should be sought to secure its future. This may include a mix of uses which are sympathetic to the historic fabric. Further information on optimal viable use is set out under Policy SD12: Historic Environment.~~

Appendix 3

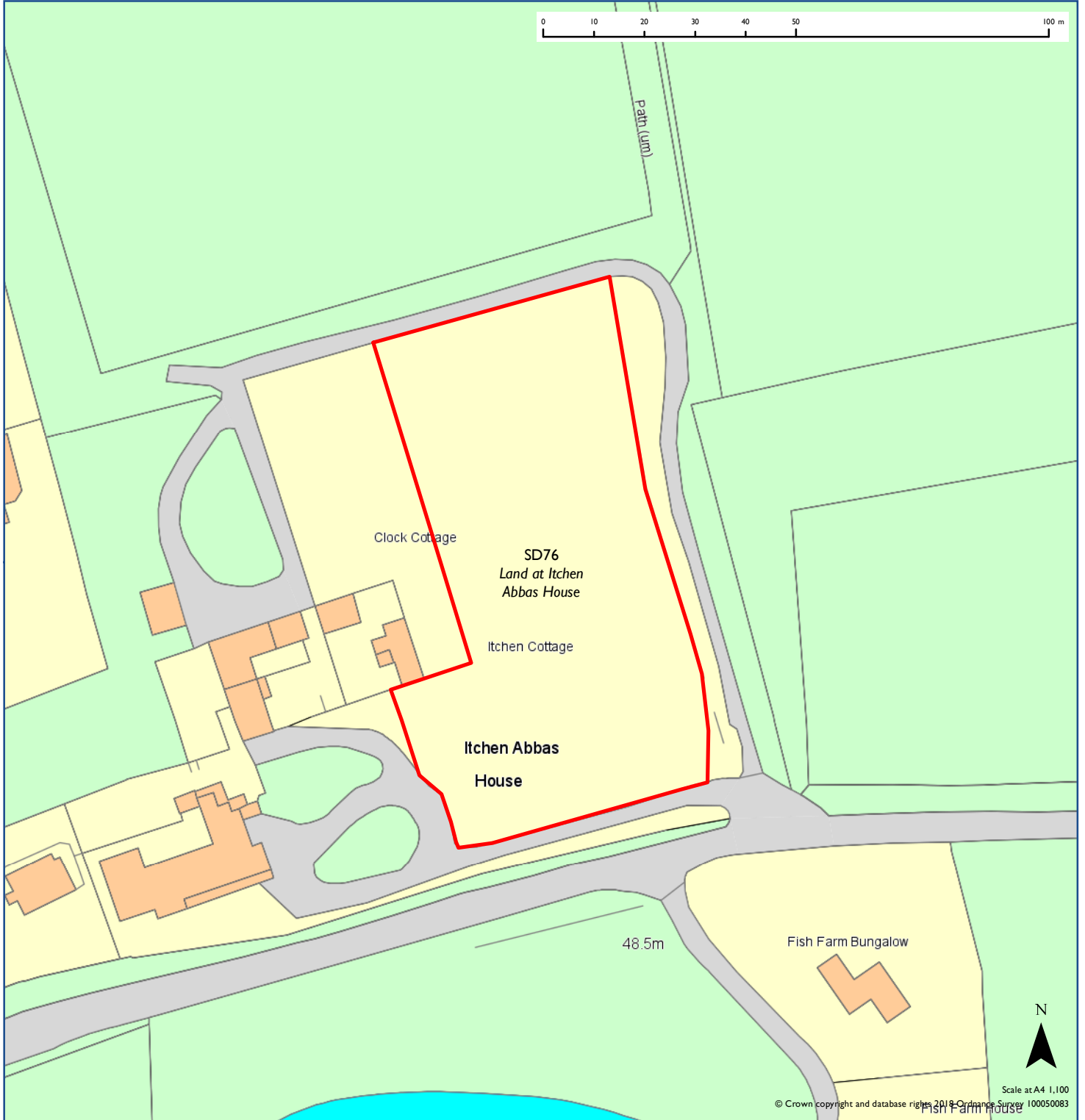
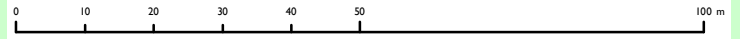
SOUTH DOWNS
NATIONAL PARK

South Downs Local Plan Submission Housing Allocation



Site Ref: SD76
Land at Itchen Abbas House
Itchen Abbas

 SDNPA Submission Housing Allocation



Scale at A4 1,100
© Crown copyright and database right 2019 Ordnance Survey 100050083

Appendix 4


SOUTH DOWNS
NATIONAL PARK

South Downs Local Plan Submission Housing Allocation



Site Ref: SD90
Land at Loppers Ash
South Harting



 SDNPA Submission Housing



Appendix 5

STEDHAM SAWMILL, STEDHAM

Site area:	1.3ha
Current use:	Commercial; undeveloped open space
Environmental Designation:	Iping Common SSSI (to south of site) <u>Dark Skies: EI (a)</u>
Heritage Designation:	Listed building adjacent to northern boundary of site

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

9.219 The allocation site is located close to ~~the~~ Stedham Common and Iping Common Sites of Special Scientific Interest (SSSI) which is ~~are~~ south of the A272. Iping Common is a nationally protected heathland which is amongst other things important for Nightjar, a ground-nesting species. These birds are very vulnerable to being flushed out by dogs. The site is within the SSSI impact risk zone and a ~~As~~ such development proposals must demonstrate that any impacts, ~~including hydrological impacts,~~ can be suitably mitigated. Possible solutions involve working with the site management to implement schemes including:

- i) Signage requiring dogs on leads during bird nesting season and provides information on the SSSI;
- ii) Funding for leaflets regarding recreational disturbance, to be delivered to new householders;
- iii) Funding for Take the Lead Campaign, dog ambassadors and the provision of dog bins;
- iv) Enhancements including upgrading surfaces of footpaths through Stedham and north of the village to encourage dog walking away from the Common;
- v) Introduction of heathland species in the development site to be secured via long term management plans and working closely with the Wildlife Trusts to provide exemplar greenspace provision through the development;
- vi) Working with relevant organisations such as the Wildlife Trust and Natural England to maximise the potential for net- gain for biodiversity through the development.

9.219a ~~The site is located within an area of particular ecological value including protected species.~~ In addition, an ecological survey and mitigation plan ~~of the site will also be required and the southern portion of the site will be kept free of development to serve a range of functions, including land for biodiversity enhancements, a transition from development to the Common and concentrating development to the north of the site thereby ensuring that Stedham~~

remains a village focused on School Lane (in accordance with its historic character) and not joined to the A272 to ensure that development enhances opportunities for local ecology and protected species to flourish. Given the history of commercial use on the site, development proposals should be informed by a land contamination survey.

9.220 The allocation site is suitable for mixed-use development comprising business units and residential development. ~~The western portion of the allocation site is suitable for Class B1 (Business) units and the eastern portion of the allocation site is suitable for a modest residential scheme of up to 20 dwellings.~~ Given the enclosed nature of the site and the proposed co-location of commercial buildings there is scope for the design of the housing to be either contemporary or traditional. There is also scope to take an innovative approach to providing business units and homes that are integrated and support the key sectors of farming, forestry and tourism. This could include live – work units and small workshops that are compatible and can be integrated with residential uses. Development proposals should address the setting of the listed farmhouse closely sited to the north of the site.

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

~~**9.222** A suitably designed and publicly accessible pedestrian and cycle route should be provided which links through the centre of that portion of the allocation site proposed for housing from the existing Public Right of Way to the north of the site to the southern site boundary. The re-routing and incorporation of the Public Right of Way on the eastern boundary into this new route would be supported in principle but is not considered a necessity for development to be permitted.~~

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

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

Allocation Policy SD92: Stedham Sawmill, Stedham



1. Land at Stedham Sawmill, Stedham is allocated for mixed-use development ~~for between of up to 16 and 20 residential dwellings (class C3 use), and approximately 1500m² employment buildings uses (class B1b & c Business use) and approximately 0.35ha of land for biodiversity protection and enhancements. providing a maximum overall floorspace of 3,000m².~~ Planning permission will not be granted for any other uses. ~~The residential development shall be located in the eastern portion of the site and the employment development shall be located in the western portion of the site.~~

~~2. Proposals which include security gates or other barriers which preclude the residential areas of the development from becoming fully accessible, inclusive and integrated to the local community will not be permitted.~~

~~3. 2.~~ Detailed proposals that meet the following site specific development requirements will be permitted:

~~a) To~~ It is demonstrated that there would be no significant adverse impact on the Stedham Common SSSI or Iping Common SSSI through development of the site for residential and employment use;

~~b) Not to~~ There is no harm to the amenity of the Public Rights of Way on the southern eastern and western and northern boundaries;

~~c) To provide a~~ publicly accessible and attractive cycle and pedestrian routes through from the residential portion of the allocation site from site vehicular access to the Public Right of Way School Lane to the north of the site;

~~d) To provide for the amenity and privacy of its occupants and those of neighbouring properties;~~

~~e) To provide for acceptable levels of daylight and sunlight reaching new residential dwellings and associated private amenity spaces;~~

d) Land to the south remains undeveloped and biodiversity enhancements are provided in order to provide a demonstrable gain in biodiversity and a transition from urban to rural development.

e) The design of the housing and employment uses complement each other allowing them to be successfully integrated.

f) The scheme is designed to look to the village to the north and opportunities to integrate with the existing community are maximised

~~f) g)~~ The existing vehicular access to the south is should be suitably improved for use by occupants of all buildings, in a way that conserves and enhances the rural look and feel of this part of the A272;

~~g) h)~~ To provide all necessary vehicular parking on-site to avoid additional on street parking; and

~~h)~~ Existing mature trees to be retained, and

~~h) i)~~ ensure run-off and drainage is managed to safeguard against any adverse impact on heathland to the south.

~~4 3.~~ In order for the development to have an overall positive impact on the ability of the natural environment to contribute to ecosystem services, development proposals must address the following:


a) Maximise available space for tree planting or heathland habitat creation. Protect and enhance trees within the site where possible, and where trees are lost, provide at least the equivalent in new tree planting on site. Trees on the site boundary should be retained and new tree planting should be undertaken;

b) Minimise hard surfaced areas on site; and

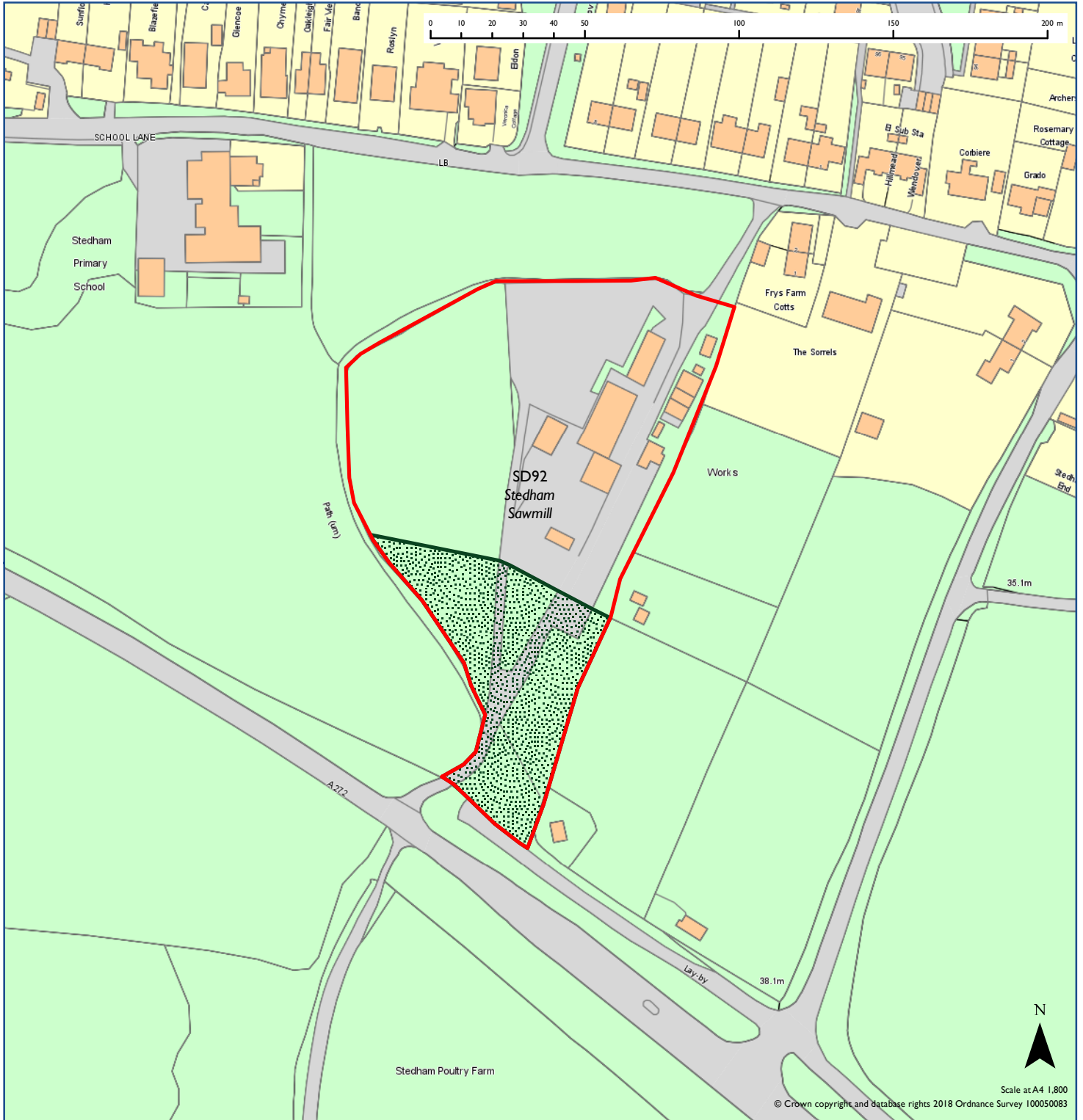
c) New planting should be suitable for pollinating species.

South Downs Local Plan Submission Housing Allocation

Site Ref: SD92
Stedham Sawmill
Stedham

 SDNPA Submission Housing

 Biodiversity Enhancements (area to remain undeveloped) SD92



Appendix 6

South Downs Local Plan Submission under Regulation 22 Schedule of changes to the Pre-submission Local Plan – Changes to Policies Map

Changes to Pre-Submission Local Plan Policies Map published for consultation on 26th September. The submission policies maps, rather than the schedule shown below, are definitive for the purposes of Regulation 22 submission.

Inset ref.	Map	Reason for change	Precise change required to Policies Map
-	Western Area (north)	Factual update (NE)	HRA buffers amended to 12km: The Mens, Ebernoe Common
		Factual update (NE)	Additional HRA buffers of 6.5km and 12km: Singleton and Cocking Tunnels SAC
		Factual update	Fernhurst & Linchmere conservation areas: boundaries amended
		Factual update (superseded by NDP)	Delete Seaford from list of insets on map legend.
-	Western area (south)	Factual update (NE)	HRA buffers amended to 12km: The Mens, Ebernoe Common
		Factual update (NE)	Additional HRA buffers of 6.5km and 12km: Singleton and Cocking Tunnels SAC
		Factual update	Fernhurst & Linchmere conservation areas: boundaries amended
		Factual update (superseded by NDP)	Delete Seaford from list of insets on map legend.
-	Eastern area	Factual update (NE)	HRA buffers amended to 12km: The Mens, Ebernoe Common
		Factual update (NE)	Additional HRA buffers of 6.5km and 12km: Singleton and Cocking Tunnels SAC
		Factual update following review of evidence	Local Wildlife Sites in Brighton & Hove: sites deleted and added; site boundaries amended.

South Downs Local Plan Submission – Schedule of Changes

Inset ref.	Map	Reason for change	Precise change required to Policies Map
		Factual update (superseded by NDP)	Delete box indicating inset map for Seaford, and delete Seaford from list of insets on map legend.
6	Brighton & Hove	Factual update following review of evidence	Local Wildlife Sites: sites deleted and added; site boundaries amended
8	Bury	Made NDP	New map showing new NDP designations
11	Clapham	Factual update	Patching NDP designations added
		Factual correction	Allocation sites clipped to be consistent with parish boundary
15	Corhampton & Meonstoke	Factual update (site built)	Housing site SD65 deleted
19	East Dean & Friston	Factual update (site built)	Housing site SD70 deleted
20	East Meon	Made NDP	New map showing new NDP designations
23	Fernhurst (north)	Factual update	Fernhurst conservation area: boundaries amended
24	Fernhurst (south)	Factual update	Fernhurst conservation area: boundaries amended
33	Itchen Abbas	Response to rep (land unavailable)	Housing site SD76 boundary change. Consequential amendment to settlement boundary.
34	Kingston near Lewes	Factual update	Amended settlement boundary
35	Lavant	Made NDP	New map showing new NDP designations
37	Liss	Made NDP	New map showing new NDP designations
40	Petersfield	Clarification (relates to Sheet, not PNP)	Remove Sheet allocation (Policy SD89)
43	Patching	Made NDP	New map showing new NDP designations
42	Pyecombe	Factual update (site built)	Housing site SD87 deleted
46	Seaford	Factual update (superseded by NDP)	Delete inset map

South Downs Local Plan Submission – Schedule of Changes

Inset ref.	Map	Reason for change	Precise change required to Policies Map
51	Selborne	Factual update	Amended settlement boundary
56	South Harting	Response to reps	Housing site SD90: boundary amended. Consequential amendment to settlement boundary.
57	Stedham	Response to reps	Housing site SD92: extent of proposed developable area reduced, and introduction of an area safeguarded for biodiversity enhancement. Consequential amendment to settlement boundary.
		Superseded by emerging NDP	Deletion of Local Green Space designations
59	Stroud	Factual update	Amended settlement boundary
60	Wannock & Polegate	Factual update following review of evidence	Local Wildlife Site boundary amended
-	Designated Neighbourhood Areas map	Factual update and correcting omission	Map omitted from Pre-submission maps package. This is now included as an overview map to show extent and status of neighbourhood plans (made or in progress) where they exist.
-	Dark Night Skies zones map	Factual update	Zones updated following refinement of methodology.