



South Downs Local Plan Examination

Schedule of Main Modifications (this is a live document)

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

Suggested Main Modifications are for discussion and consideration during the Examination as part of the evidence. All proposed Main Modifications will be made subject to further public consultation, when all representations will be taken into account before any recommendation for the adoption of the MMs is made.

All changes made at Submission stage (Schedule 1) and post-submission (Schedule 2) are shown in the tables 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) (MM2 - MM4)
Appendix 2	Changes to Chapter 7(h) Agriculture and Forestry (pages 163 to 170 of the Local Plan) (MM14 - MM16)
Appendix 3	Revised plan of site allocation SD76: Land at Itchen Abbas House, Itchen Abbas (MM43)
Appendix 4	Revised plan of site allocation SD90: Land at Loppers Ash, South Harting (MM58)
Appendix 5	Changes to Policy SD92: Stedham Sawmill, Stedham and supporting text, and associated revised plan (MM59)
Appendix 6	Schedule of changes to Policies Map (revised maps themselves are provided separately)
Appendix 7	Revised plan of site allocation SD58: Former Allotments, Alfriston (MM74)

Notes:

- Further minor editing and clarification, including correction of typographical and grammatical errors, will be undertaken ahead of Local Plan adoption. The Authority will prepare a separate schedule of minor changes.
- Paragraph numbers, and policy criteria numbers and referencing, are subject to further change and editing.
- 'FN' is in some places used to denote footnotes, as number references have changed.

This page is left intentionally blank

Schedule I – Main modifications submitted on 27 April 2018

Submission changes are underlined for additions and ~~crossed through~~ for deletions

MM ref	Para Policy ref	Page	Reason for change	Precise change for input to Local Plan
MM1	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, Assessment of Site Allocations against Major Development Considerations – Technical Report.27
MM2	SD9 and supporting text	70-74	Update/Clarity	[See Appendix I]
MM3	SD10 and supporting text	74-77	Update/Clarity	[See Appendix I]
MM4	SD11	77	Greater clarity	[See Appendix I]

MM ref	Para Policy ref	Page	Reason for change	Precise change for input to Local Plan														
MM5	SD26 (3)	122	Clarification / Consequential changes	<div>[In table that follows part 3., change figures as follows:]</div> <table><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>																	
MM6	New footnote to Policy SD26	123	Update	<div>^{FN}<u>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.</u></div>														
MM7	7.86	136	Update	<div>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</u> was first designated.</div>														
MM8	SD31 (1a)	138	Increased flexibility	<div>a)The proposal does not increase the floorspace of the existing dwelling by more than <u>approximately</u> 30% unless there are exceptional circumstances;</div>														


MM ref	Para Policy ref	Page	Reason for change	Precise change for input to Local Plan
MM9	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.
MM10	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 intrusive impact in the landscape and that there is an enhancement in the appearance of the host dwelling. <u>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.</u>
MM11	SD33 (2)	144	Updates due to new GTAAs and site permissions	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: <ul style="list-style-type: none"> a) 13 pitches in that part of the National Park located in Brighton & Hove; b) 8 <u>6</u> pitches in that part of the National Park located in Lewes District; c) 11 <u>6</u> pitches in that part of the National Park located in East Hampshire and Winchester Districts.
MM12	SD33 (3)	144	Clarity. The first 3 criteria do not relate to allocated sites.	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: <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; c) b) Do not result in sites being over-concentrated in any one location or disproportionate in size to nearby communities; ...
MM13	Figure 7.6	145	This MM has been super-seded by MM76	This MM has been super-ceded by MM76


MM ref	Para Policy ref	Page	Reason for change	Precise change for input to Local Plan
This MM has been super-ceded by MM76				
MM14	SD39 and supporting text	164-165		[See Appendix 2]
MM15	SD40 and supporting text	166-167		[See Appendix 2]
MM16	SD41 and supporting text	168-170		[See Appendix 2]
MM17	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
MM18	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.
MM19	SD47: Local Green Spaces	184	Factual update. These are removed as they are now being progressed by their respective NDPs	<p>Seaford</p> <ul style="list-style-type: none"> • The Village Green, Bishopstone • Tide Mills, Mill Drove <p>...</p> <p>Stedham</p> <ul style="list-style-type: none"> • Stedham Sports Ground

MM ref	Para Policy ref	Page	Reason for change	Precise change for input to Local Plan
				<ul style="list-style-type: none"> • Stedham Recreation ground (Village Green) • Land at Common View (Allotment Gardens) • Playing Field — land at Common View
MM20	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>
MM21	SD57 to follow (3e)	215	Consistency	<p>[additional criterion]</p> <p><u>f) Appropriate flood mitigation measures are incorporated as set out in the Level 1 Update and Level 2 SFRA final report 2017.</u></p>
MM22	9.7	219	Update	<p>‘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.’</p>
MM23	SD58 (1)	222		<p>[additional criterion:]</p> <p><u>k) Flood compensation storage should be provided for any ground raising or built development on Flood Zone 3 (including allowance for future climate change).</u></p>
MM24	SD60 (1)	228	Duplication of (2a); Improve connectivity	<p>e) Existing mature trees and hedgerows to be retained;</p> <p>[additional criterion:]</p> <p><u>f) Provides a pedestrian link to adjoining Footpath 28.</u></p>

MM ref	Para Policy ref	Page	Reason for change	Precise change for input to Local Plan
MM25	To follow 9.48	239	Biodiversity	This MM has been superseded by MM77
MM26	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.
MM27	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: ...
MM28	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>
MM29	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 <u>retaining and enhancing the existing biodiversity value of the site</u> and to provide an alternative to designated sites in the Arun Valley
MM30	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</u>


MM ref	Para Policy ref	Page	Reason for change	Precise change for input to Local Plan
				<p><u>development to allow odour dispersion on the basis of an odour assessment to be undertaken in consultation with Southern Water.'</u></p> <p>o) <u>Provide future access to the existing sewerage infrastructure for maintenance and upsizing purposes.</u></p>
MM31	SD64 to follow (2)	242	Consistency and update	<p>[additional criterion:]</p> <p><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></p>
MM32	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 (<i>SDNP/15/01181/FUL</i>, <i>SDNP/02757/FUL</i> and <i>SDNP/16/02767/FUL</i>) for residential development comprising a total of 18 dwellings.</p>
MM33	SD65	245	Update (deleted as development is well advanced)	<p>Allocation Policy SD65: Land East of Warnford Road, Corhampton</p> <p>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.</p>

MM ref	Para Policy ref	Page	Reason for change	Precise change for input to Local Plan
MM34	Plan – allocation SD65	246	Consequential change	<p>[Delete inset map showing allocation SD65:]</p> 
MM35	SD66 (I)	249	Highways assessment	<p>Land at Park Lane, Droxford is allocated for the development of <u>approximately 26 to 32</u> residential dwellings (class C3 use) <u>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></p>
MM36	SD69 (If)	260	Improve effectiveness (connectivity)	<p>[new criterion:]</p> <p><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></p>
MM37	9.86 and 9.87	262	Planning permission has been implemented	<p>EAST DEAN (EAST SUSSEX)</p> <p>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.</p> <p>LAND BEHIND THE FRIDAYS, EAST DEAN (EAST SUSSEX)</p> <p>Site area: ——— Approximately 0.54ha Current Use: — Agricultural</p>

MM ref	Para Policy ref	Page	Reason for change	Precise change for input to Local Plan
				<p>Allocated Use: Residential Development</p> <p>9.87 — The allocation site comprises an existing planning consents (SDNP/14/03936/FUL) for residential development comprising a total of 11 dwellings.</p>
MM38				<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>
MM39	Site allocation Map SD70 - Land behind the Fridays, East Dean in Local Plan document	263	Planning permission has been implemented	<p>[Delete site allocation map for SD70:]</p> 
MM40	SD71 (1)	266	Reps on site capacity	<p>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).</p>
MM41	SD73 (2a)	273	New evidence (landscape and design assessments)	<p>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></p>
MM42	SD73	273	New evidence (landscape and design)	<p>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></p>

MM ref	Para Policy ref	Page	Reason for change	Precise change for input to Local Plan
MM43	Plan – allocation SD76	283	Update – site availability	[See Appendix 3]
MM44	Policy SD77 (l)	285	Textual error as woodland is outside allocation site boundary and to reflect comments from landowner	<p>a) The woodland within the northern portion of the site shall be made publicly accessible; ...</p> <p>h) The site layout must not include opportunities to provide future vehicular access into either adjacent fields or the remainder of the Castelmere Fruit Farm site <u>(other than a narrow single track for the purpose of maintaining the land).</u></p>
MM45	SD79 (4f 5f)	284	Consistency and omission of Flood Risk criteria set out in the Level 1 Update and Level 2 SFRA	<p>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;</p>
MM46	SD79 to follow (4f 5f)	284	Consistency and omission of Flood Risk criteria set out in the Level 1 Update and Level 2 SFRA	<p><u>) Flood compensation storage should be provided for any ground raising or built development in Flood Zone 3 (including allowance for future climate change);</u></p> <p><u>) No development other than Essential Infrastructure or Water Compatible development in FZ3b; ...</u></p>
MM47	SD79 (5k)	294	Consistency with Lewes Joint Core Strategy	<p>'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;'</p>
MM48	SD80: Malling Brooks, Lewes	298	Update (cited document is out-of-date)	<p>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;</p>

MM ref	Para Policy ref	Page	Reason for change	Precise change for input to Local Plan
MM49	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>
MM50	SD81 (Id)	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>
MM51	SD82 (Ic)	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;
MM52	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.
				LAND AT CHURCH LANE, PYECOMBE Site area: 1.0 ha
MM53	SD87	323	Update (planning permission has been implemented)	9.186 The allocation site comprises an existing planning consents (SDNP/15/04137/FUL) for residential development comprising a total of 8 dwellings.
				Allocation Policy SD87: Land at Church Lane, Pyecombe 1. Land at Church Lane, Pyecombe is allocated for up to 8 residential dwellings (C3 use). Planning permission will not be granted for any other uses.


MM ref	Para Policy ref	Page	Reason for change	Precise change for input to Local Plan
MM54	Plan – allocation SD87	324	Planning permission implemented	<p>[Delete inset map showing allocation SD87:]</p> 
MM55	9.199	329	Update	<p>Development proposals should be informed by and come forward in conjunction with Access, Landscape and Ecological improvement strategies. <u>These strategies should take account of the following to ensure appropriate active land management for the locally designated sites:</u></p> <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> <p>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. ...</p>
MM56	SD90 (1a)	334	Update to reflect amended site boundary and design requirements	<p>A single vehicular access to the allocation site from New Lane;</p>
MM57	SD90 (1d)	334	Update to reflect amended site boundary and design requirements	<p>Development to incorporate open space in the centre of the site be at a low density, reflecting adjacent development, to retain wider glimpsed landscape views from New Lane.</p>

MM ref	Para Policy ref	Page	Reason for change	Precise change for input to Local Plan
MM58	Plan – allocation SD90	335	Site boundary amended to reflect design advice	[See Appendix 4]
MM59 See also MM76	SD92, Text box – Stedham Sawmill, Stedham and supporting text	339-340	In response to various comments	[See Appendix 5] See also MM76
MM60	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. ...
MM61	SD93 (If)	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>
MM62	SD95 (I)	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).
MM63	SD95 to follow (Ig)	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>

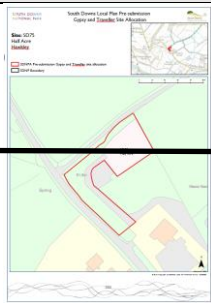
Schedule 2 – Main modifications proposed post-submission (to be updated as necessary through the examination)

Post-submission changes are double underlined for additions and ~~double struck through~~ for deletions

MM ref	Para Policy ref	Page	Reason for change	Precise change for input to Local Plan
MM64	SD2 (1g)	45	Natural England comment	(g) conserve and enhance soils, <u>use soils sustainably, and protect the best and most versatile agricultural land;</u>
MM65	SD10 (4)	77	Update / consistency	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 <u>demonstrate that the need for the development cannot be met solely outside of the 400m zone,</u> and undertake a project-specific Habitats Regulations Assessment (HRA).
MM66	7.215a	170	Clarification	<u>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 another a younger farmer, and enable retired agricultural workers to remain in their community.</u>
MM67	9.115 to 9.119, subtitles and Text box	278-280	Permanent planning permission granted and site occupied	HAWKLEY 9.115 Hawkley is a small village in the Western Weald broad area 3.5 miles north of Petersfield. HALF ACRE HAWKLEY ROAD, HAWKLEY <div><div>Site area:0.24 ha</div><div>Current use:Gypsy & Traveller site</div></div> 9.116 The site lies on the eastern side of Hawkley Road and within a fairly flat open field. This is an existing private Gypsy and Traveller site with temporary planning permission. It abuts woodland to the north and is screened by hedging along much of Hawkley Road. The site is accessed from that same road and contains a number of caravans located in the northern section adjacent to a footpath. To the south lies a converted farm building. On the opposite side of the road is a single property. The site has a limited,

MM ref	Para Policy ref	Page	Reason for change	Precise change for input to Local Plan
				<p>localised effect on landscape character with views being well contained and it is not subject to overlooking;</p> <p>9.117 The site lies between Liss to the east which contains a good range of services and facilities and the much smaller Hawkley to the west;</p> <p>9.118 Surface water mapping indicates a concentrated flow pathway towards the site along Hawkley Road from the northwest. This appears to concentrate at the north western corner of the site, with one pathway following the northern boundary and another crossing the centre. The Level 1 Update and Level 2 SFRA provides recommendations for a site specific flood risk assessment, and the suitability and design of SuDS;</p> <p>9.119 Development proposals should therefore be informed by the following evidence studies:</p> <ul style="list-style-type: none"> • Foul Sewerage and Utilities Assessment; • Lighting Assessment; • Project Level Habitats Regulations Assessment; and • Flood Risk Assessment;
MM68	SD75	279	Permanent planning permission granted and site occupied	<p>Allocation Policy SD75: Half Acre, Hawkley</p> <div style="text-align: center;">  </div> <p>1. Half Acre, Hawkley is allocated for the development of 3 permanent Gypsy and Traveller pitches. Planning permission will not be granted for any other uses. Detailed proposals that meet the following site specific development requirements will be permitted:</p> <p style="padding-left: 40px;">a) Surface water drainage must be controlled on site and foul drainage must be effectively treated before discharge;</p>

MM ref	Para Policy ref	Page	Reason for change	Precise change for input to Local Plan
				<p>b) The location of pitches and access roads to have regard to areas of surface water flooding and potential groundwater emergence;</p> <p>c) Built and mobile units should be positioned to the north of the site to reduce the urbanising effects on the road frontage in this rural area;</p> <p>d) It must be laid out to ensure sufficient room is available to allow vehicles to turn around within the site;</p> <p>e) The amenity of the public footpath adjoining the site is restored and protected;</p> <p>f) The hedging surrounding the site is retained and further reinforced with appropriate species; and</p> <p>g) The development should be occupied only by those who fulfil the definition of a Gypsy or Traveller.</p> <p>2. In order for the development to have an overall positive impact on the ability of the natural environment to contribute to ecosystem services, development proposals must address the following:</p> <p>a) Ensure there are no negative impacts on access to and amenity of the adjacent Public Right of Way;</p> <p>b) Protect and enhance trees within the site where possible, and where trees are lost, provide at least the equivalent in new tree planting on site;</p> <p>c) New planting should be suitable for pollinating species; and</p> <p>Minimise hard surfaced areas on site, and use permeable surfaces and soft landscaping where possible to maximise infiltration of water and reduce surface water run off.</p>
MM69	Plan – allocation SD75	280	Permanent planning permission	[Delete inset map showing allocation SD75:]

MM ref	Para Policy ref	Page	Reason for change	Precise change for input to Local Plan
			granted and site occupied	
MM70	9.196	328	Feedback from consultation on development brief	The site should be developed as a mixed use scheme of between 30 and 32 <u>15 and 18</u> residential dwellings and associated publicly accessible open space.
MM71	SD89 (I)	330	Feedback from consultation on development brief	Land at Pulens Lane, Sheet is allocated for the development of 30 to 32 <u>15 to 18</u> 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.
MM72	4.21	47	Clarification	The purpose of this policy is to set out how the National Park Authority will determine what constitutes major development and, if an application is deemed to constitute major development, how that application will be considered. <u>It should be noted that this policy applies to all development proposals that require planning permission including temporary events should they be deemed to constitute development.</u>
MM73	1.10	2	Clarification	The Local Plan sets out how the National Park Authority will manage development over the next 15 years. This is based on the statutory purposes and duty for national parks as specified in <u>the National Parks and Access to Countryside Act 1949, as amended by the Environment Act 1995:</u>
MM74	Plan – allocation SD58	283	Correction to site boundary	Amendment of site boundary to include land adjacent to the north behind the rear of 5 High Street, Alfriston [See Appendix 7]

MM ref	Para Policy ref	Page	Reason for change	Precise change for input to Local Plan																																																																						
MM75 (replaces MM13)	Figure 7.6	145	<p>2 GTAA's updated, 7 applications / variation of conditions permitted (including 1 temporary).</p> <p>Time periods deleted to add clarity, given the table represents the current situation (base date 1 October 2018)</p> <p>Addition of *'s erroneously omitted previously</p>	<p>FIGURE 7.6: SUMMARY OF LOCAL PLAN ALLOCATIONS AND PERMANENT PITCH-NEED WITHIN THE NATIONAL PARK FOR GYPSIES, TRAVELLERS AND TRAVELLING SHOWPEOPLE AS OF 1 OCTOBER 2018</p> <table> <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> <tr> <td>Brighton & Hove*</td><td>13 (2016-2028)</td><td>0</td><td>0</td><td>13 <u>Gypsy & Traveller</u></td></tr> <tr> <td colspan="5"><u>West Sussex</u></td></tr> <tr> <td>Coastal West Sussex (Arun, Adur, Chichester, Worthing)*</td><td>0</td><td>0</td><td>0</td><td>0</td></tr> <tr> <td><u>Horsham</u></td><td><u>0</u></td><td><u>0</u></td><td><u>0</u></td><td><u>0</u></td></tr> <tr> <td><u>Mid Sussex</u></td><td><u>0</u></td><td><u>0</u></td><td><u>0</u></td><td><u>0</u></td></tr> <tr> <td colspan="5"><u>East Sussex</u></td></tr> <tr> <td>East Sussex (Lewes, Eastbourne, Wealden)*</td><td>8 (2016-2028) 6</td><td>0</td><td>5</td><td>3 <u>1 Gypsy & Traveller</u></td></tr> <tr> <td colspan="5"><u>Hampshire</u></td></tr> <tr> <td>Hampshire (East Hampshire, Winchester)</td><td>11 (2016-2027) 6 (2018-2036) 4</td><td>4 (2016-2027) 9 (2018-2036)</td><td>8 <u>5</u> (Gypsy & Traveller)</td><td>3 Gypsy & Traveller, <u>4</u> <u>9 Travelling Showpeople</u></td></tr> <tr> <td><u>Winchester</u></td><td><u>0</u></td><td><u>0</u></td><td><u>0</u></td><td><u>0</u></td></tr> <tr> <td><u>Horsham</u></td><td><u>0</u></td><td><u>0</u></td><td><u>0</u></td><td><u>0</u></td></tr> <tr> <td><u>Mid-Sussex</u></td><td><u>0</u></td><td><u>0</u></td><td><u>0</u></td><td><u>0</u></td></tr> <tr> <td>Total</td><td>32 25 <u>23</u></td><td>4 <u>9</u></td><td>13 <u>10</u></td><td>19 <u>14 Gypsy & Traveller</u></td></tr> </table>	Area (Within National Park)	Permanent Gypsy & Traveller Pitch Need	Permanent Showpersons' Plot Need	Allocations in the Local Plan	Remaining unmet need	Brighton & Hove*	13 (2016-2028)	0	0	13 <u>Gypsy & Traveller</u>	<u>West Sussex</u>					Coastal West Sussex (Arun, Adur, Chichester, Worthing)*	0	0	0	0	<u>Horsham</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>Mid Sussex</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>East Sussex</u>					East Sussex (Lewes, Eastbourne, Wealden)*	8 (2016-2028) 6	0	5	3 <u>1 Gypsy & Traveller</u>	<u>Hampshire</u>					Hampshire (East Hampshire, Winchester)	11 (2016-2027) 6 (2018-2036) 4	4 (2016-2027) 9 (2018-2036)	8 <u>5</u> (Gypsy & Traveller)	3 Gypsy & Traveller , <u>4</u> <u>9 Travelling Showpeople</u>	<u>Winchester</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>Horsham</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>Mid-Sussex</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	Total	32 25 <u>23</u>	4 <u>9</u>	13 <u>10</u>	19 <u>14 Gypsy & Traveller</u>
Area (Within National Park)	Permanent Gypsy & Traveller Pitch Need	Permanent Showpersons' Plot Need	Allocations in the Local Plan	Remaining unmet need																																																																						
Brighton & Hove*	13 (2016-2028)	0	0	13 <u>Gypsy & Traveller</u>																																																																						
<u>West Sussex</u>																																																																										
Coastal West Sussex (Arun, Adur, Chichester, Worthing)*	0	0	0	0																																																																						
<u>Horsham</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>																																																																						
<u>Mid Sussex</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>																																																																						
<u>East Sussex</u>																																																																										
East Sussex (Lewes, Eastbourne, Wealden)*	8 (2016-2028) 6	0	5	3 <u>1 Gypsy & Traveller</u>																																																																						
<u>Hampshire</u>																																																																										
Hampshire (East Hampshire, Winchester)	11 (2016-2027) 6 (2018-2036) 4	4 (2016-2027) 9 (2018-2036)	8 <u>5</u> (Gypsy & Traveller)	3 Gypsy & Traveller , <u>4</u> <u>9 Travelling Showpeople</u>																																																																						
<u>Winchester</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>																																																																						
<u>Horsham</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>																																																																						
<u>Mid-Sussex</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>																																																																						
Total	32 25 <u>23</u>	4 <u>9</u>	13 <u>10</u>	19 <u>14 Gypsy & Traveller</u>																																																																						

MM ref	Para Policy ref	Page	Reason for change	Precise change for input to Local Plan
				<div> <div></div> <div></div> <div></div> <div></div> <div>(Plus 4 9 Travelling Showpeople)</div> </div> <p>*This requirement is based upon a GTAA undertaken before the change in definition introduced in the 2015 Planning policy for Traveller Sites</p>
MM76 See also MM59	Policy SD92: Stedham Sawmill, Part 3(c)	340	Additional mitigation requirement	<p>[See also MM59; this change has also been made to Appendix 5]</p> <p>c) To provide a publicly accessible <u>and attractive</u> cycle and pedestrian routes through <u>from</u> 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, <u>and a direct pedestrian access to common land to the immediate west of the site (north of the A272);</u></p>
MM77 (replaces MM25)	To follow para 9.48	239	Biodiversity	<p><u>[new paragraph:]</u></p> <p><u>The site itself is of high value for biodiversity value and any development proposal will need to be demonstrably guided by the existing biodiversity value nature conservation interest 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 residual open space are designed around the existing biodiversity value and not to provide amenity grassland except for that area adjacent to the south west boundary of the new homes . This must be carefully designed in order to avoid a net loss in biodiversity provide a net gain in biodiversity at the local level.</u></p>

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*⁴¹. 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*⁴².
- 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.

⁴¹ Habitat Connectivity and Habitat Opportunity Mapping Report (Thomson Ecology, 2015)

⁴² 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, 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. 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*⁴³ (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 adaption 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.

⁴³ 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. ~~Opportunities for net gains in biodiversity should be identified and incorporated;~~
 - a') Identify and incorporate Opportunities for net gains in biodiversity biodiversity should be identified and incorporated;
 - b) 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;
 - b') Identify and incorporate opportunities to protect and support recovery of identified rare, notable and priority species
 - c) Seek to eradicate or control any invasive non-native species present on site; and
 - d) ~~Be required to c~~Contribute to the protection, management and enhancement of biodiversity and geodiversity, for example by supporting the delivery of green infrastructure and Biodiversity Action Plan targets and enhancing Biodiversity Opportunity Areas; ~~and delivering Biodiversity Action Plan targets and delivering green infrastructure.~~
 - d') 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

b¹) 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 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

5.72aThe 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

5.72bSome 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 licenses to be sought where necessary.

5.72cAction 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 2010 (Habitats Regulations)* (as amended) the Authority has a duty to give these areas⁴⁴ 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)*⁴⁵). 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.

⁴⁴ 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.

⁴⁵ 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 subjected 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 SDI0: International Sites

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

1. 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 9km of the Mens SAC or 7km of the Ebernoe Common SAC, 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 disturbance⁴⁶.
 - 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.

Singleton and Cocking SAC

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. ~~Suitable commuting and foraging habitat for the site that lies within or in close proximity to any proposed development needs to be retained, in addition to a suitable buffer to safeguard against disturbance. This will ensure no loss or severance of existing commuting and foraging routes occurs either from direct land take or disturbances from lighting, noise and vibrations both during construction and operational phase of any development.~~

Arun Valley SPA

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.

⁴⁶ 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).

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 demonstrate that the need for development cannot be solely met outside of them zone and undertake a project-specific Habitats Regulations Assessment (HRA).
- 4a. 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.
- 4b. 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 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~~**SD9**: 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 (2010⁷). 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 (2010⁷).

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 advice^{46a} 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 emerging SRMP (or as subsequently adopted).

^{46a} Natural England (2018) Draft Sussex Bat Special Area of Conservation Planning and Landscape Scale Enhancement Protocol

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, Waverley District Council and Natural England. The National Park Authority has worked with East Hampshire District Council to adopt on the preparation of a joint Supplementary Planning Document (SPD)^{FN} 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.

^{FN} East Hampshire District Council (adopted 31st July 2018) and South Downs National Park Authority (adopted 12th July 2018) Wealden heaths Phase II Special Protection Area (SPA) Supplementary Planning Document (SPD).

★ **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 removal of protected trees, groups of trees or woodland or hedgerows 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.
- 6a. 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 and SD10: International Protected Sites. A technical advice note will be produced by the National Park Authority to provide further guidance to applications 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*.⁴⁷ 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 appropriate. 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.~~

⁴⁷ British Standards Institute (2010 and 2012) BS5837:2012 Trees in relation to design, demolition and construction—recommendations; and BS3998:2010 Tree Work Recommendations.

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. 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

5.102b 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 appropriate⁴⁸. 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 ecosystem 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.

⁴⁸ 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~~ 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 1(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 another 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

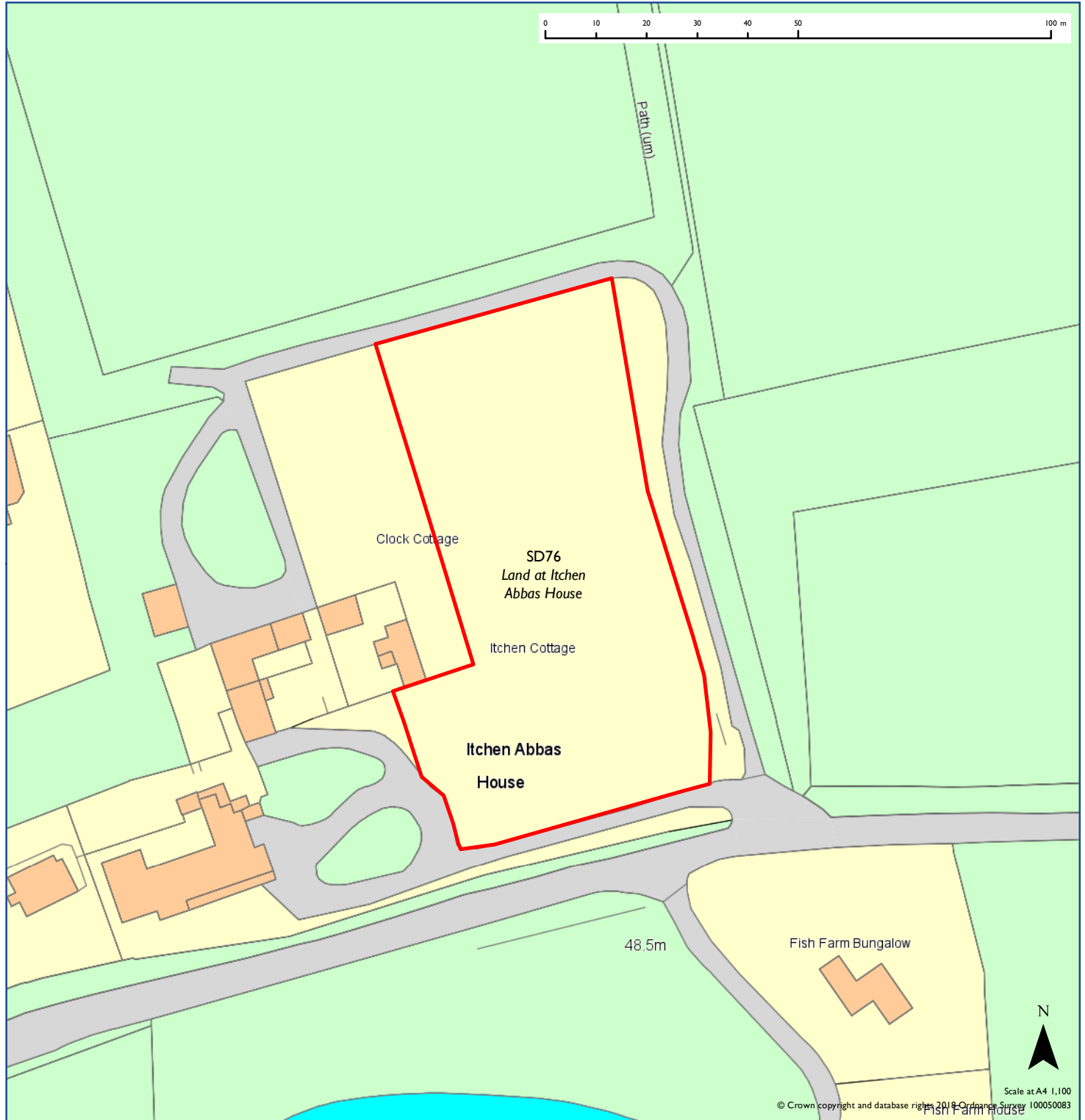
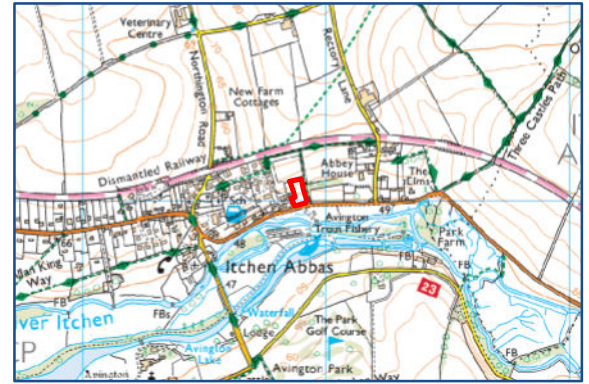


Site Ref: SD76

Land at Itchen Abbas House

Itchen Abbas

 SDNPA Submission Housing Allocation




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



STEDHAM

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

STEDHAM SAWMILL, STEDHAM

Site area:	1.3ha
Current use:	Commercial; undeveloped open space
Environmental Designation:	Iping Common SSSI (to south of site)
	<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 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 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 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 Right of Way on the ~~southern eastern, and western and northern~~ boundaries;
 - c) To provide a publicly accessible and attractive cycle and pedestrian route ~~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, and a direct pedestrian access to common land to the immediate west of the site (north of the A272);~~
 - 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~~
- 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:

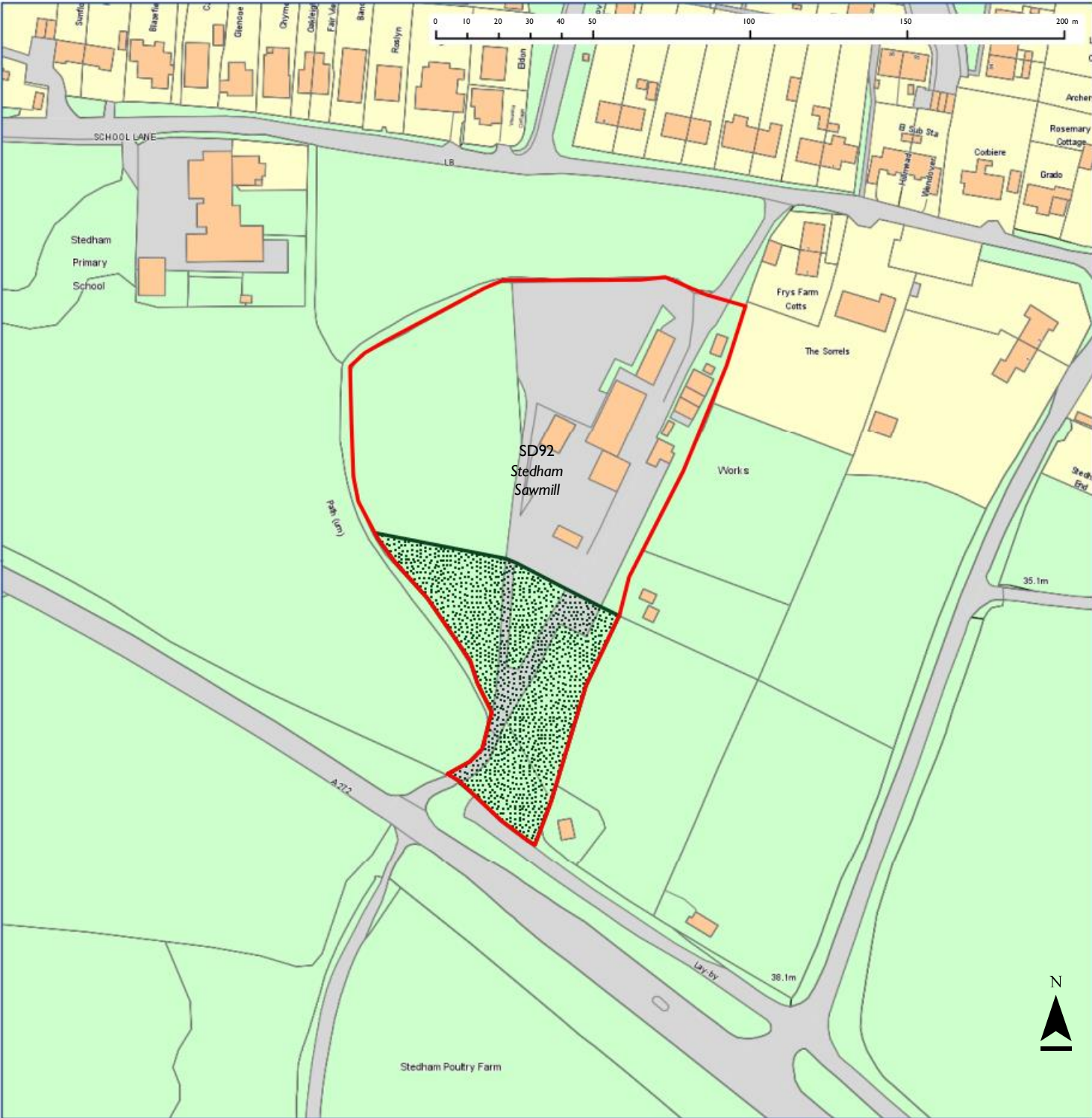
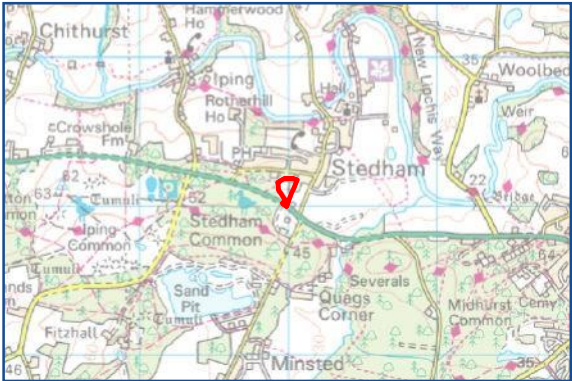
- a) Maximise available space for tree planting or heathland habitat creation. Protect and enhance trees within the site where possible, and where trees are lost, provide at least the equivalent in new tree planting on site. Trees on the site boundary should be retained and new tree planting should be 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 Allocation
-  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 2017. 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.
Post-submission changes to Policies Map			
1	Alfriston	Correction	Site allocation SD58 boundary correction
32	Hawkley	Factual update (permanent permission granted)	Inset map deleted

Site Ref: SD58

- SDNPA Housing Allocation
- SDNPA Housing Allocation Proposed Extension

