



## Position Statement of the South Downs National Park Authority

### Matters 10-11: Sites & Settlements

Date: 30 November 2018

#### Key documents for cross-reference:

- Strategic Housing Land Availability Assessment (TSF10)
  - Employment Land Review Update (TSF30)
  - Sites and Settlements Route Map (SS02)
  - Sustainability Appraisal & Appendices (SDLP04)
  - Habitats Regulations Assessment (Revised version in light of Sweetman II People over Wind Judgement (SDLP05.6)
  - Main Modifications 01 November 2018 (SDNPA.3)
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#### 1. Introduction

1.1 The purpose of this position statement is to signpost all the relevant sections of the evidence base supporting the Local Plan allocations. This includes updates since submission.

1.2 Table 1 lists all the allocations in chapter 8: Strategic Sites and Chapter 9: Sites and Settlements of the South Downs Local Plan. The table sets out where each site is referenced in each of the evidence based documents as follows:

- Strategic Housing Land Availability Assessment (SHLAA) (TSF10): The SHLAA reference number is given for all sites that are allocated for housing or housing as part of a mixed use scheme
- Employment Land Review Update (TSF30): The ELR reference number is given for all sites that are allocated for employment or employment as part of a mixed use scheme.
- Sites and Settlements Route Map (SS02): The relevant section of the Route Map is identified for each allocation. Each section discusses the Local Plan allocation(s) for an individual settlement, alternative sites that were considered in the settlement and local views. Appendix 2 of the Route Map sets out full landscape assessments for all the allocated housing sites
- Sustainability Appraisal (SA) & Appendices (SDLP04): Page references are given for when individual allocations are referenced in the SA and its appendices.
- Habitats Regulations Assessment (HRA) (Revised version in light of Sweetman II People over Wind Judgement (SDLP05.6): References are given for when individual allocations are referenced in the HRA.
- Main Modifications 01 November 2018 (SDNPA.3): The Main Modifications for each allocation is identified.

1.3A number of other documents are listed for individual sites such as statements of common ground and development briefs.

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Table 1: Site Allocation Update Table

Policy	Site	Land use*	Quantum of development	SHLAA (TSF10) ELR Update (TSF30) Gypsy & Traveller Background Paper (TSF 14)	Route Map (SS02) †	SA & Appendices (SDLP04) ‡	HRA (SDLP05.6)	Highways Assessment (PCP03, SS04 & SS04A)	Other documents	Main Mod (SDNPA.3)	Updates since Submission
SD56	Shoreham Cement Works	M	Land uses but not quantum given	HO022 (Appendix E) H1 (ELR)	n/a	Pg. 48 - 59	B101-102	Pg. 14 (PCP03)	Statement of Common Ground with Dudman Holdings Ltd (STR03)	None	Statement of Common Ground with Dudman Holdings Ltd (STR03)
SD57	North Street Quarter, Lewes	M	415 homes; 5,000m2 B1a/B1c; C2: D1: artisan uses	LE040 (Appendix D) L1 (ELR)	4.14	Pg. 22, 42, 62, 65, 67 and 71	B-36, B-74 and B103-105	Pg. 15 (PCP03)	Policy SP3 Lewes JCS (ES03) Para 44-46 Lewes JCS Inspector's Report (EX03A)	Pgs. 7 and 43 in Minor Edits	Discharge of Condition applications have been submitted for Phase 1 and in pre-application discussions for the reserved matters application for Phases 2 and 3
SD58	Former Allotments, Alfriston	H	5-10 homes	WE011 (Appendix D)	4.1	Report: Pg. 22, 40, 65 Appendix A : Pg. A68, A70	Pg B-32, B105	3.1 (SS04) 3.7 (SS04A)	Core Docs TSF45 Level 1 Update and Level 2 Strategic FRA Pg 100-102 (doc page Appendix B, pg B8-B10)  Statement of Common Ground with Environment Agency (SoCG 15)	Pg 7 (MM23), 19 (MM74), 55-56	Minor Boundary correction, confirmation of availability from Owner's Agent - Oct 2018
SD59	SD59: Kings Ride, Alfriston	H	6-8 homes	WE013 (Appendix D)	4.1	Pgs. 22, 40, 65 A70, A71	Pg B-32, B105	None	n/a	n/a	Pre app in Oct 2018 SDNP/18/00588/PRE
SD60	Land at Clements Close, Binsted	H	10-12 homes	EA002 (Appendix D)	4.2	Pgs. 6 & 7	B-32, B-105, Section 5.6	None	n/a	MM24	Landowner's agent has confirmed availability and is keen to progress to application subject to the site being allocated. (June 2018)
SD61	New Barn Stables, The Street, Binsted	G&T	1 G&T pitch	Table 7.1 pg. 15 Appendix H pg. 20 (TSF 14)	n/a	Report: pg. 65 Appendix A: pg. A75	B-32, B-105, Section 5.6	None	G&T Site Assessment Study, July 2016, Appendix D, page 84/120 (Original reference SDNP002) (TSF 18)	n/a	No update
SD62	Land at Greenway Lane, Buriton	H	8-10 homes	EA135 (Appendix E)	4.3	Pg. 66, A78-A80	B-32, B-106	None	TSF45- SFRA, Table 3.3 p1	n/a	No update
SD63	Land South of the A272 at Hinton Marsh, Cheriton	H	12-15 homes	n/a came forward after SHLAA	4.4	Pgs. 41, 65, A81-A83	B-33, B-106 and section 7.2, para 9.2.5, 12.3.1, 12.3.2	3.5 (SS04A)	n/a	n/a	No update

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SD64	Land South of London Road, Coldwaltham	H	25-30 homes; 280 m2 A1; open space	HO015 (Appendix D) (Land at Brooklands Way is the original site put forward in the Call for Sites and the allocation forms part of it)	4.5	Pgs. 22, 41, 65, 67 A84-86	B-33, B-106, Para 8.2.33-8.2.35, 9.2.2, Section 5.11, Section 7.3, Section 12.2	3.1 (SS04A)	Development Brief (SS05) Statement of Common Ground with Sussex Wildlife Trust (SS09a) Outline Meadow Management Plan (SS09B)	MM26, MM27, MM28, MM29, MM30, MM31, MM77 (supersedes MM25)	Final version of development brief published following consultation. Meadow management agreed and signed. Statement of Common Ground agreed and signed.
SD65	Land East of Warnford Road, Corhampton	H	18 homes	n/a	4.6	Site proposed for deletion in Submission LP and so not assessed in Submission SA	Site proposed for deletion in Submission LP and so not assessed in Submission HRA	None	None	MM33, MM34	Proposed deletion from LP as site substantially built out
SD66	Land at Park Lane, Droxford	H	26 homes	W1060 (Appendix D)	4.7	Pages 41, 65, A87-A89	B-33, B-107,	3.3 (SS04)	n/a	n/a	n/a
SD67	Cowdray Works Yard, Easebourne	H	16-20 homes; 1500 m2 commercial uses; 280 m2 A1/A3	CH064 (Appendix D) C6 (ELR)	4.8	Report: pg. 66 Appendix A: pg. A90	B-92	None	None	n/a	Landowner's agent has confirmed availability (Oct 18), site has been subject to public exhibitions and pre-app in 2017.
SD68	Land at Egmont Road, Easebourne	H	16-20 homes	CH063 (Appendix D)	4.8	Report: pg. 66 Appendix A: pg. A93	B-92	3.4 (SS04)	None	n/a	Landowner's agent has confirmed availability (Oct 18), site has been subject to public exhibitions and pre-app in 2017.
SD69	Former Easebourne School, Easebourne	H	16-20 homes	CH072 (Appendix D)	4.8	Report: pg.66 Appendix A: pg. A96	B-93	3.5 (SS04)	n/a	MM36	Landowner's agent has confirmed availability (Oct 18), site has been subject to public exhibitions and pre-app in 2017.
SD70	Land behind the Fridays, East Dean (East Sussex)	H	11 homes	WE002 (Appendix D)	4.9	Site proposed for deletion in Submission LP and so not assessed in Submission SA	Site proposed for deletion in Submission LP and so not assessed in Submission HRA	None	n/a	MM38, MM39	Proposed deletion from LP as site built out

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SD71	Land at Elm Rise, Findon	H	14-18 homes	AR011 (Appendix D)	4.10	Report: pg.66 Appendix A: pg. A99	B-93	None	None	MM40	Landowner's agent has confirmed availability, site is currently subject of pre-app submission.
SD72	Soldiers Field House, Findon	H	12-12 homes	AR018 (Appendix D)	4.10	Report: pg.66 Appendix A: pg. A101	B-93	3.7 (SS04)	None		Landowner's agent has confirmed availability, site has been subject to pre-app in June 2018.
SD73	Land at Petersfield Road, Greatham	H	35-40 homes	EA022 (Appendix D)	4.11	p66, A104-A106	B-35, B-108, Section 5.6, para 9.2.6-9.2.11	3.3 (SS04A)	TSF45- SFRA, Table 3.3 p1	MM41, MM42	Pre-app discussions have been held with the SDNPA. A public exhibition of the proposals was held in Greatham in August 2018. No application has been received as yet.
SD74	Land at Fern Farm, Greatham	G&T	4 G&T pitches	EA160 (Appendix D)  Table 7.1 pg. 15 Appendix H pg. 20 (TSF 14)	n/a	Report: pg.66 Appendix A: pg. A107	B-108, Section 5.6, para 9.2.6-9.2.11	3.8 (SS04)	G&T Site Assessment Study, July 2016, Appendix D, page 84/120 (Original reference SDNP003) (TSF 18)	n/a	No update
SD75	Half Acre, Hawkey	G&T	3 G&T pitches	Table 7.1 pg. 15 Appendix H pg. 20 (TSF 14)	n/a	Report: pg.66 Appendix A: pg. A109	B-95	None	G&T Site Assessment Study, July 2016, Appendix D, page 84/120 (Original reference SDNP001) (TSF 18)	MM68, MM69	Proposed deletion from LP as permanent planning permission granted and site occupied
SD76	Land at Itchen Abbas House, Itchen Abbas	H	8-10 homes	W1035 (Appendix D)	4.12	Pages 42, 66, A111-A113	B-35, B-109, Section 7.2, para 9.2.5, 12.3.1, 12.3.2	3.4 (SS04A)	n/a	n/a	No update
SD77	Land at Castlmer Fruit Farm, Kingston near Lewes	H	10-12 homes	n/a came forward after SHLAA	4.13	Aecom Pg 66, PDF page 71 Appendix A : pg A114-A116	Pg B-35, B-36, B110	3.6 (SS04A)	Core Docs TSF45 Level 1 Update and Level 2 Strategic Flood Risk Assessment Pg 124-126 (doc page Appendix B, pg B32-B34)	Pg 12 (MM44)	Core Docs SS11 – SoCG addresses highways issues and explains multiple benefits of the site.  PS follows by 30/11/18
SD78	The Pump House, Kingston	G&T	1 G&T pitch	Table 7.1 pg. 15 Appendix H pg. 20 (TSF 14)	n/a	Report: pg.66 Appendix A: pg. A117	B-98	None	Site Assessment (version to inform Emerging Core Strategy), Lewes District Council, September 2011, page 71 (Original reference Sites 13) (TSF 24)	n/a	No update. The development already exists on the basis of a temporary planning consent.
SD79	Land at Old Mallng Farm, Lewes	H	220-240 homes	LE003 (Appendix D)	4.14	Pgs 42, 66-68 Appendix A: Pg.A119-122	B-36, B-73 and B-110	Pg15 (PCP03)	Policy SP4 Lewes JCS (ES03) Para 47-84 Lewes JCS Inspector's Report (EX03A)	MM45, MM46, MM47	No update

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SD80	Malling Brooks, Lewes	E	7,040 m2 B1, B2, B8	L4 (ELR)	n/a	Report: pg.66 Appendix A: Pg.A123	B-111	None	n/a	n/a	n/a
SD81	WSCC Depot and former Brickworks site, Midhurst	H	65-90 homes	CH153 (Depot) & CH164 (Brickworks) (Appendix D)  C23 (ELR)	4.15	Report: pg.66 Appendix A: pg. A124	B-37, B-112, B-113, Section 8.2, para 12.4.4	3.11 (SS04)	Development Brief (SS 06)	n/a	A short statement of common ground is being prepared by the site promoters and the SDNPA. This will be added to the CD library.
SD82	Holmbush Caravan Park, Midhurst	H	50-70 homes	CH069 (Appendix D)	4.15	Report: pg.66 Appendix A: pg. A127	B-37, B-114, Section 8.2, para 12.4.4	n/a (SS04) n/a (SS04A)	Development Brief (SS 07)	MM51	The site owner has recently confirmed that the site is available and they are looking to take forward development (Nov 18)
SD83	Land at the Fairway, Midhurst	H	8-10 homes	CH133 (Appendix D)	4.15	Report: pg.66 Appendix A: pg. A130	B-37, B-115, Section 8.2, para 12.4.4	n/a (SS04) n/a (SS04A)	n/a	n/a	Landowner has confirmed continued availability (June 18)
SD84	Land at Lamberts Lane, Midhurst	H	20 homes	CH066 (Appendix D)	4.15	Report: pg.66 Appendix A: pg. A132	B-37, B-115, Section 8.2, para 12.4.4	3.12 (SS04) n/a (SS04A)	n/a	n/a	Permission granted for 20 no. homes
SD85	Land at Park Crescent, Midhurst	H	8-12 homes	CH128 (Appendix D)	4.15	Report: pg.66 Appendix A: pg. A134	B-37, B-115, Section 8.2, para 12.4.4	3.14 (SS04) n/a (SS04A)	n/a	n/a	Site owners have recently confirmed site availability (June 2018)
SD86	Offham Barns, Offham	G&T	4 G&T pitches	Table 7.1 pg. 15 Appendix H pg. 20 (TSF 14)	n/a	Report: pg.66 Appendix A: pg. A136	B-104	3.20 (SS04) n/a (SS04A)	Site Assessment (version to inform Emerging Core Strategy), Lewes District Council, September 2011, page 71 ( <i>Original reference Site 3</i> ) (TSF 24)	n/a	No update
SD87	Land at Church Lane, Pyecombe	H	8 homes	MI005 (Appendix D)	4.16	Site proposed for deletion in Submission LP and so not assessed in Submission SA	Site proposed for deletion in Submission LP and so not assessed in Submission HRA	n/a (SS04) n/a (SS04A)	Site Assessment (version to inform Emerging Core Strategy), Lewes District Council, September 2011 ( <i>Original reference Site 3</i> )	MM53, MM54	Proposed deletion from LP as site built out

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SD88	Land at Ketchers Field, Selborne	H	5-6 homes	EA085 (Appendix D)	4.17	Pg. 66, A138-A140	B-38, B-39, B-117, Section 5.6, para 9.2.3	3.15 (SS04) n/a (SS04A)	n/a	n/a	No update
SD89	Land at Pulens Lane, Sheet	H	15-18 homes	EA159 (Appendix D)	4.18	Pg. 66, A141-A143	B-39, B-117, Section 5.6	n/a (SS04) 3.2 (SS04A)	TSF45- SFRA, Table 3.3 p2	MM71	Development Brief adopted by SDNPA (SS08) and modifications proposed under MM71.
SD90	Land at Loppers Ash, South Harting	H	6-8 homes	CH118 (Appendix D)	4.19	Report: pg.66 Appendix A: pg. A144	B-107	3.17 (SS04) n/a (SS04A)	n/a	MM56, MM57, MM58	Landowner's agent has confirmed that they intend to take site forward. (June 18)
SD91	Land North of the Forge, South Harting	H	5-6 homes	CH122 (Appendix D)	4.19	Report: pg.66 Appendix A: pg. A146	B-107	n/a (SS04) n/a (SS04A)	n/a	n/a	Landowner has indicated they are likely to submit application once allocation is confirmed. (June 18) Pre-app advice issued in 2016.
SD92	Stedham Sawmill, Stedham	H	16 homes, 1,500 m2 B1b/B1c, 0.35 ha open space	CH123 (Appendix D) C8 (ELR)	4.20	Report: pg.66 Appendix A: pg. A148	B-107	n/a (SS04) n/a (SS04A)	Statement of Common Ground (SS12)	MM59, MM76	Statement of Common Ground (SS12)
SD93	Land South of Church Road, Steep	H	8-12 homes	EA153 (Appendix D)	4.21	Report: pg.66 Appendix A: pg. A151	B-40, B118, Section 5.6	n/a (SS04) n/a (SS04A)	n/a	n/a	Agent has confirmed availability and intention to take forward a scheme. (Aug 2018)
SD94	Land at Ramsdean Road, Stroud	H	26-30 homes	EA097 (Appendix D)	4.22	Pgs. 23, 4367 A154-156		n/a (SS04) n/a (SS04A)	n/a	n/a	Planning permission granted for 30 no. dwellings and village hall
SD95	Land South of Heather Close, West Ashling	H	15-17 homes	CH125 Appendix D	4.23	P67, A157-A159	B-40, B-41, B-119 and Section 7.4	n/a (SS04) n/a (SS04A)	TSF45- SFRA, Table 3.3 p2	MM62	None
SD96	Land at Long Priors, West Meon	H	10-12 homes	WI015 (Appendix D)	4.24	Report: pg.66 Appendix A: pg. A159	B-41, B-119, Section 8.2, para 12.4.4	3.18 (SS04) n/a (SS04A)	n/a	n/a	See Metis Homes position statement (REP_181_001)

\* M: Mixed Use, H: Housing, G&T: Gypsy & Traveller, E: Employment

† Please see Appendix 2 of the Route Map for landscape assessments of individual sites

‡ Please refer to both the SA Main Report (page numbers given) and Appendix A (page numbers with A prefix)