



South Downs Local Plan Examination

Minor Edits to the Pre-submission Local Plan following public hearings

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

All minor edits (MEs) made at Submission stage (Schedule 1) and post-submission (Schedule 2) are shown in the tables below. These are published for information only as they are not considered to affect the soundness of the Plan (i.e. are matters of clarification, factual correction or update). Minor edits are not be subject to formal consultation and are for information only.

Note there is a separate schedule of Main Modifications (MMs) published for consultation. Please see the website www.southdowns.gov.uk/localplan for details.

Notes:

- MEs are underlined for additions and ~~crossed through for deletions~~.
- Further minor editing and clarification, including correction of typographical and grammatical errors, will be undertaken ahead of Local Plan adoption.
- 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 the footnote numbers will change.

This page is left intentionally blank

Para Policy ref	Page	Reason for change	Precise change for input to Local Plan
Front cover		Update	[Delete 'pre-submission' on front cover and throughout document]
Front cover		Clarity	<u>2014-2033</u>
Front cover		Update	September 2017
	iii	Clarity	<p>This is a landscape led Local Plan, looking at the South Downs as a whole for the first time with National Park purposes and <u>our</u> duty to the fore, to conserve and enhance the landscapes, the special qualities of the National Park and communities small and large within it. The Plan introduces a new spatial portrait for the South Downs, which is set out overleaf.</p> <p>The Local Plan considers the geology <u>and</u> geography and river catchments <u>working practices</u> that have shaped the landscapes of the National Park and their influence on the evolution of settlement patterns <u>and</u> communities. We attempt <u>seek</u> to capture <u>the</u> principles of 'ecosystem services' into the making and delivery of <u>the</u> the Local Plan. This approach seeks to ensure <u>ensures</u> the services nature provides us (such as woodfuel, clean water, health and well-being) from nature's own 'capital' (timber, water, fresh air) is <u>are</u> factored into decision making and allocations.</p> <p>This thinking results in an emphasis on landscape and the nature of the areas as mapped out in the South Downs Integrated Landscape Character Areas (SDILCA). This has informed the evidence base, which is wide and varied and deliberately includes elements important to the National Park's special qualities.</p> <p>Development <u>Allocations and policies are therefore landscape capacity led, not target driven. This complies with the National Planning Policy Framework and the DEFRA Vision and Circular 2010 on National Parks. These documents, as Margaret Paren advises in the Foreword, do support our need to produce a plan fit for the conservation and enhancement of the landscape and, in relation to housing, local affordable homes provision. Therefore whilst we end up with site allocations, these are driven by landscape focussed assessments and the Local Plan approach as a whole, rather than by any individual piece of evidence.</u></p> <p>Nevertheless we are subject to scrutiny and the plan has to be found 'sound' if it is to conserve the wider landscape to which the highest degree of protection has been afforded by planning system. We have searched thoroughly and rigorously for suitable development sites; it is just that in carrying out this work landscape conservation takes the primary role.</p>

Para Policy ref	Page	Reason for change	Precise change for input to Local Plan
			<p>We have a clear spatial strategy, one of dispersing a ‘medium’ level of growth throughout communities within the National Park, rather than allowing growth just around the largest settlements. This has come from, and is broadly supported by, local communities, evidence of local need and a recognition that even the smallest communities need to live, breath and prosper over the next 15 years if landscape capacity allows. <u>We are also determined to ensure the quality of new build reflects the landscape within which it sites and is of a standard befitting a National Park as an exemplar of rural planning.</u></p>
Key Messages, third bullet point	iii	Correction	<p>Community Engagement and Feedback – particularly Neighbourhood Plans but also individual and collective Parish Meetings <u>meetings with parish representatives</u>, use of a Landowners network, the South Downs Partnership and discussion with statutory agencies</p>
	iii	Clarity	<p>We have, in advance of the Local Plan, but using the same approach and where possible evidence base, actively promoted and assisted in over 50 Neighbourhood Plans, all incorporated into the Local Plan. This ensures <u>evidence base</u>, local knowledge and experience is used to fullest effect in creating a single Local Plan <u>Development Plan Document</u> over such a large area.</p>

Para Policy ref	Page	Reason for change	Precise change for input to Local Plan
'Have your say'	vi	Update	<p>[Delete entire page:]</p> <div data-bbox="1218 368 1606 927" style="border: 1px solid black; padding: 10px; margin: 10px auto; width: fit-content;"> <p style="text-align: center;">HAVE YOUR SAY</p> <p>The consultation on the Pre-Submission South Downs Local Plan will run from 26 September to 21 November 2017.</p> <p>The quickest and easiest way to input into the consultation is to access the consultation website: https://www.southdowns.gov.uk/planning/planning-policy/national-park-local-plan/</p> <p>Alternatively you can fill in an electronic comment form and email it to planningpolicy@southdowns.gov.uk or fill out a paper copy comment form and write to the South Downs National Park Authority (SDNPA) at the following address:</p> <p style="text-align: center;"> Planning Policy South Downs National Park Authority South Downs Centre North Street Fildhurst West Sussex: GU29 9DH </p> <p>Everyone is welcome to comment on the Local Plan. All comments received in writing by the SDNPA will be passed in their entirety to the Local Plan Inspector on submission of the plan. This means that any comments you make will be considered by both the Authority and the Inspector. Whilst you may comment on any aspect of the Local Plan, your comments should ideally focus on those questions:</p> <ul style="list-style-type: none"> • Has the Plan been positively prepared? (Based on a strategy that provides for the development and infrastructure needs) • Is the Plan justified? (Founded on proportionate evidence and is the most appropriate strategy against all reasonable alternatives) • Is the Plan effective? (Deliverable and based on effective joint working on cross-boundary strategic priorities) • Is the Plan consistent with national policy? (Enable the delivery of sustainable development in accordance with the National Planning Policy Framework and consistent with the DEFRA Vision & Circular on English National Parks and the Broads) • Has the plan met legal and procedural requirements? <p>So that your response can be accurately recorded, please let us know which chapter and / or policy you are commenting on. Please note that all representations will be published on the National Park Authority website and anonymous comments cannot be accepted.</p> <p>Please do not hesitate to contact the Planning Policy team by email at planningpolicy@southdowns.gov.uk or telephone on 01730 814810 if you have any queries about this consultation.</p> <p style="text-align: right;"><small>* Tests of soundness</small></p> </div>
Text box before I.1	I	Omission	It is important that the plan is read as a whole. All Local Plan policies should be viewed together and not in isolation in the preparation and consideration of planning applications. All development plan policies will be taken into account in determining planning applications, along with other material considerations <u>in a proportionate manner</u>
I.2	I	Update	On adoption, This Local Plan will become <u>is</u> the statutory development plan for the whole National Park, along with the minerals and waste plans and 'made' (adopted) Neighbourhood Development Plans. ...
I.4	I	Update	This is the Pre-Submission version of the Local Plan (subsequently referred to as the Local Plan) and is being published for public consultation under Regulation 19 of The Town and Country Planning (Local Planning) (England) Regulations 2012. This version of the plan follows on from the Options and the Preferred Options documents that were published for public consultation in 2014 and 2015 respectively.

Para Policy ref	Page	Reason for change	Precise change for input to Local Plan
1.20	7	Update	[Delete last sentence:] ...All the supporting documents that the Authority consider to be relevant to the preparation of this Local Plan form the Core Document Library. These documents will be submitted for examination alongside the Local Plan.
1.23	8	Update	A Consultation Statement has been produced to support this Pre-Submission Local Plan, which summarises the main issues raised by these representations and how they have been taken into account in this iteration of the Local Plan. An informal round of consultation took place in autumn 2016 with all the town and parish councils of the National Park. This focused on Sites & Settlements and asked for the expert opinions of the town and parish councils on emerging Local Plan allocations and designations. The third public consultation was on the Pre-Submission Local Plan in autumn 2017. Approximately 570 individuals and organisations made approximately 2,460 individual representations.
1.31	13	Update	...The submission version of the Local Plan will be <u>was</u> examined by an independent inspector whose role is to assess whether it has been prepared in accordance with the duty to cooperate, legal and procedural requirements, and whether it is sound. The tests of soundness are that it is positively prepared, justified, effective and consistent with national policy. The <i>Soundness Self-Assessment Checklist</i> and the <i>Legal Compliance Checklist</i> published at the same time as this Pre-Submission Local Plan demonstrate how the tests of soundness have been met and proof <u>prove</u> that all legal requirements have been met.
1.34	13	Update	At present, planning decisions are made in accordance with national policy and with the policies contained within the adopted local plans of host authorities or, where applicable, joint core strategies adopted by the host authority and the National Park Authority.
1.35	13	Update	On adoption, the policies of this Local Plan will replace <u>replaced</u> all the saved local plan and core strategy policies inherited by the South Downs National Park Authority when it became the local planning authority for the National Park in April 2011 other than those policies relating to minerals and waste. It will also replace <u>replaced</u> all joint core strategies relating to the National Park adopted since April 2011 other than those plans relating to minerals and waste. The <u>superseded</u> policies to be replaced are listed in Appendix 2 along with the specific policies they will be are replaced by.

Para Policy ref	Page	Reason for change	Precise change for input to Local Plan																					
1.38	14	Update	All NDPs, both partly and wholly within the National Park, need to be in general conformity with the strategic policies contained in the final adopted version of this Local Plan. NDPs can allocate land for development in line with the strategic policies and targets set out in this Local Plan. ...																					
1.42-1.43 and figure 1.6	15	Update	<p>What are the next stages of the Local Plan? Having undergone public scrutiny, this Pre-Submission version of the Local Plan will be submitted to the Secretary of State, via the Planning Inspectorate, for independent examination as soon as practicably possible after the close of this consultation. The sustainability appraisal, Policies Map, Core Document Library and all the representations made on this version of the Local Plan will also be submitted. The examination lasts from the date of Submission to the date on which the Inspector’s final report is dispatched. The National Park Authority aims to adopt a sound Local Plan in 2018.</p> <p>Figure 1.6 sets out the main stages in the preparation of the Local Plan along with key dates and references to the <i>Town and Country Planning (Local Planning) (England) Regulations 2012</i>.</p> <p>FIGURE 1.6: TIMELINE FOR LOCAL PLAN PREPARATION</p> <table border="1"> <thead> <tr> <th>Local Plan stage</th> <th>Regulation</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>Options Consultation</td> <td>18</td> <td>February-April 2014</td> </tr> <tr> <td>Preferred Options Consultation</td> <td>18</td> <td>September-October 2015</td> </tr> <tr> <td>Pre-Submission Consultation</td> <td>19</td> <td>September-November 2017</td> </tr> <tr> <td>Submission to Secretary of State</td> <td>22</td> <td>March 2018</td> </tr> <tr> <td>Examination</td> <td>24</td> <td>March-July 2018</td> </tr> <tr> <td>Adoption</td> <td>26</td> <td>September 2018</td> </tr> </tbody> </table>	Local Plan stage	Regulation	Date	Options Consultation	18	February-April 2014	Preferred Options Consultation	18	September-October 2015	Pre-Submission Consultation	19	September-November 2017	Submission to Secretary of State	22	March 2018	Examination	24	March-July 2018	Adoption	26	September 2018
Local Plan stage	Regulation	Date																						
Options Consultation	18	February-April 2014																						
Preferred Options Consultation	18	September-October 2015																						
Pre-Submission Consultation	19	September-November 2017																						
Submission to Secretary of State	22	March 2018																						
Examination	24	March-July 2018																						
Adoption	26	September 2018																						
3.38	27	Correction	Designated sites and priority habitats include Old Winchester Hill NNR, Butser Hill SAC / NNR, Ashford Hangers SAC / NNR and which is also part of East Hampshire Hangers SAC, Rook Clift SAC, Duncton and to Bignor Escarpment SAC, Lewes Downs (Mount Caburn) NNR and <u>Lewes Downs SAC</u> , together with many other fragments of chalk grassland and deciduous woodland.																					

Para Policy ref	Page	Reason for change	Precise change for input to Local Plan
3.48	28	Correction	Along with the Scarp Slope, it includes the downland part of the Brighton and Lewes Downs Biosphere Reserve, one of five <u>six</u> areas (<u>including the Isle of Man</u>) in the United Kingdom recognised by UNESCO.
3.56	29	Omission	[Add new sentence to end of paragraph] <u>Shawford is a western gateway providing convenient access to the Itchen Way and the village of Twyford.</u>
3.57	29	Omission	There are no notable hubs on the Dip Slope. <u>Stanmer is an important hub on the Dip Slope located close to Stanmer Station and with cycle links both into Brighton and the South Downs.</u>
3.88	32	Correction	The Downs Link eye eye <u>non-motorised travel</u> route runs along the Adur Valley, providing opportunities for access (SQ5) .
4.12	41	Clarity – text moved from 4.14	Ecosystem services are the benefits that people and society get from the natural environment. An ecosystems approach helps us to identify the benefits we get from nature, value them and build them into planning, decision making and management. <u>In Chapter 1, Figure 1.3 - The Four Aspects of Ecosystem Services illustrates how the landscapes of the South Downs provide a multitude of ecosystem services. Figure 4.1 illustrates the inter-relationships between ecosystem services and people’s enjoyment and understanding of the National Park. Figure 4.2 provides further detail on ecosystem services within the National Park.</u> [remainder of parapragh moved to new subsequent paragraph]
To follow 4.12	41	Clarity	[New paragraph with text moved from para 4.12] <u>The National Park Authority adopted an ecosystems approach to the <i>South Downs Partnership Management Plan (PMP)</i>^{FN}, and this is embedded into the Local Plan. This has been achieved in three main ways:</u> <ul style="list-style-type: none"> • Firstly, there is a core policy on ecosystems services (SD2) • Secondly, an assessment has been made of all the strategic and development management policies, to identify those that make a positive contribution to a significant number of ecosystem services; these are identified with the icon☆

Para Policy ref	Page	Reason for change	Precise change for input to Local Plan
			<ul style="list-style-type: none"> Thirdly, consideration was given to the site allocations, the settlements within which they sit and the ability to deliver multiple ecosystem services. Icons <u>Symbols</u> and site specific development requirements relating to specific ecosystem services indicate how these sites in particular are expected to contribute. <u>These symbols are set out in figure 9.1 and throughout chapter 9: Sites and Settlements.</u>
4.14	42	Clarity	<p>[Paragraph moved to paragraph 4.12:]</p> <p>In Chapter 1, Figure 1.3 – The Four Aspects of Ecosystem Services illustrates how the landscapes of the South Downs provide a multitude of ecosystem services. Figure 4.1 below illustrates the inter-relationships between ecosystem services and people’s enjoyment and understanding of the National Park. Figure 4.2 provides further detail on ecosystem services within the National Park.</p>
4.16	45	Clarity	<p>All planning applications should be accompanied by a statement that sets out how the development proposal impacts, both positively and negatively, assessing the impact on ecosystem services. The preparation of the statement should be proportionate to the impact. Use should be made of the Ecoserve GIS maps <u>and other evidence that can be sourced from a variety of sources such as the Habitat Connectivity Study and the Strategic Flood Risk Assessment</u>, when available. A technical advice note^{FN} <u>will be has been</u> produced by the National Park Authority, <u>which provides checklists to help applicants meet the requirements of Policy SD2</u> to provide further guidance to applicants on this policy.</p>
New footnote to 4.16	45	Update	<p>^{FNE} Ecosystem Services and Householder Planning Applications Technical Advice Note on Ecosystem Services for Planning Applications in the South Downs National Park (South Downs National Park Authority, 2018) and Ecosystem Services Technical Advice Note (non-householder) (South Downs National Park Authority, 2018)</p>
4.17	46	Clarity	<p>...It should be noted that where more detailed applicable criteria are contained in other policies within the Plan, SD2 should be read as supporting and not weakening that detailed criteria. <u>Site specific development requirements linked to ecosystem services are set out in allocation policies as appropriate.</u></p>
Footnote 27	48	Update	<p>[Delete footnote]</p>

Para Policy ref	Page	Reason for change	Precise change for input to Local Plan
			27 Assessment of Site Allocations against Major Development Considerations – Technical Report (Envision, 2015 and update 2017)
4.28 (seventh bullet point)	49	Omission	<ul style="list-style-type: none"> Culture and Community - Celebrate, respect and revive cultural heritage <u>including the historic environment</u> and the sense of local and regional identity. Encourage the involvement of people in shaping their community and creating a new culture of sustainability
SD4 (3)	53	Clarity	The <u>settlement pattern and</u> individual identity...
SD4 (4)	53	Omission	Green and blue corridors will be safeguarded. Development proposals should identify and take opportunities to create, and connect green <u>and blue</u> corridors
SD4 (5)	53	Consistency	The restoration of landscapes where either natural or cultural heritage <u>landscape elements and features</u> have...
To follow 5.6	53	Clarity	<p>[New paragraph after 5.6]</p> <p><u>Landscape character is what makes an area unique, resulting from the action and interaction of natural and/or human factors. Landscape character is the combination of distinct, recognisable and consistent pattern of elements and features as set out in Figure 5.1 including, for example, the landform, historic landscape or ‘time depth’, and a variety of perceptual and aesthetic qualities.</u></p>
5.11	54	Consistency	There are many cultural <u>heritage</u> features
5.18 and sub headings	55	Clarity, updates	<p>Natural and historic features such as trees, woodlands, hedgerows, <u>field boundaries</u>, historical water systems, chalk pits and sandpits, should be conserved and enhanced through design. <u>The restoration of degraded characteristic landscape features is supported.</u></p> <p>[remainder of paragraph moved to new subsequent paragraph]</p>
To follow 5.18	55	Clarity	[New paragraph with text moved from para 4.12]

Para Policy ref	Page	Reason for change	Precise change for input to Local Plan
			<u>Landscape features have a time depth and contribute to ecological richness and shared cultural heritage. Reference should be made to the Pan Sussex Historic Landscape Characterisation Assessment, the Hampshire Historic Landscape Characterisation, and other appropriate research material to identify the relevant natural and historic key features this <u>that</u> should be used to inform development proposals.</u>
SD5 I (c)	56	Consistency and omission	contribute to local distinctiveness and sense of place through its relationship to adjoining buildings, spaces, and landscape features, <u>including historic settlement pattern.</u>
5.19	56	Omission	...The definition of landscape encompasses all types and forms, including <u>the historic landscape character and also townscape. Townscape</u> This refers to areas of buildings and related infrastructure, and the relationships between buildings and different types of urban greenspace.
5.20	57	Omission / consistency	...This contextual analysis should include considerations, as relevant, of topography, landscape features, <u>historic landscape features</u> , the water environment, biodiversity and other ecosystem services, key routes and street patterns, landmarks, views and vistas, the scale, proportions, pattern, and vernacular architecture and materials.
5.26	58	Consistency	...Existing <u>landscape</u> features such as trees, hedges and walls which are characteristic of the streetscape and local area should be retained. The long term maintenance of landscape features should be addressed, for example through a legal agreement.
5.37	61	Clarity	The SDILCA, Village Design Statements, conservation area character appraisals, conservation area management plans, local landscape character assessments, parish plans and Neighbourhood Development Plans may provide evidence on views and should be referred to <u>inform development proposals.</u> ...
5.38	61	Clarity	<u>For large scale applications, it is recommended that digital Zone of Theoretical Visibility (ZTV) data is used to determine potential visibility in the surrounding landscape and to demonstrate areas of zero visibility, based on topography. analysis is the process of determining the visibility of an object in the surrounding landscape and illustrates the potential (or theoretical) visibility of an object in the landscape, based on topography. The use of digital ZTV data is recommended for larger applications in order to identify potential visibility and to demonstrate areas of zero visibility</u>

Para Policy ref	Page	Reason for change	Precise change for input to Local Plan
5.39	61	Removal of unnecessary text	...Impacts on these views can arise frequently or occasionally, and may be generated by periodic views of the same development or by more than one development. Sequential visibility can be assessed by use of transect ZTVs.
SD8 (2)	64	Ommission and clarity	Development proposals must demonstrate that all opportunities to reduce light pollution have been taken, and must ensure that the observed sky quality in the surrounding area is not <u>negatively</u> affected, having due regard to the following hierarchy:
SD8 3 table	64	Clarity	[Amend fourth column heading:] Evening Curfew <u>Preferred lights-off curfew</u>
To precede 5.48	65	Clarity	[New subheading:] <u>Dark Sky Zones</u>
5.48	65	Consistency	Mapping has been undertaken of the quality of dark skies across the National Park, as set out in the South Downs Dark Night Skies Guidance Document . <u>Lighting Technical Advice Note</u> ^{FN}
Footnote 39	65	Update	^{FN} South Downs Dark Night Skies Guidance Document <u>Lighting Technnical Advice Note</u>
5.48 (second bullet point)	66	Consistency	...Generally this will be where the sky quality changes from poor to the edge of an intrinsic dark sky zone typically with Sky Quality Meter (SQM) values of 20 <u>10</u> Lux.
5.48 (third bullet point)	66	Consistency	<ul style="list-style-type: none"> E3/4 Urban – the towns and villages <u>larger settlements</u> of the National Park have <u>substantially</u> lower quality of dark night sky, primarily due to street lighting and light spill from buildings.
5.51	66	Consistency	In the darkest areas, where control is more important, the overall impact of the lighting should <u>not harm the continuity of the dark landscape and</u> ideally not be visible in any direction or in any form such as glare, skyglow, spill and reflection.

Para Policy ref	Page	Reason for change	Precise change for input to Local Plan
5.58-5.61	67	Clarity	[Reorder paragraphs as follows: First 5.60, then 5.61, then 5.59, then 5.58]
5.67	68	Clarity	5.67-Development can also have a positive impact on biodiversity and geological features. <u>Important geological features can be lost through burial, damage, and scrub encroachment.</u> The impact on and conservation of geological features, landforms and processes is a crucial consideration when planning for <u>minerals extraction</u> , coastal defences and re-engineering of river catchments. [remainder of paragraph moved to new subsequent paragraph]
To follow 5.67	69	Clarity	[New paragraph with text moved from para 5.67] <u>Development can have a positive impact on biodiversity and geological features. For example, B</u> by supporting positive management of geomorphological features, and also by restoring an interconnected network of wildlife sites and achieving net gains in biodiversity, species will be more resilient to adapt to pressures such as climate change.
SD9 1d	70	To remove duplication from the policy	d) Be required to contribute to the protection, management and enhancement of biodiversity and geodiversity, for example by <u>supporting the delivery of green infrastructure and Biodiversity Action Plan targets and enhancing Biodiversity Opportunity Areas;</u> and <u>delivering Biodiversity Action Plan targets and delivering green infrastructure.</u>
SD9 2a	70	Clarity	<u>Internationally Protected Sites</u>
SD9 2b	70	Clarity	<u>Nationally Protected Sites</u>
SD9 2bi	71	Consistency	Development proposals considered likely to have a significant effect on <u>nationally protected sites</u> will be required to assess the impact by means of an Environmental Impact Assessment.
SD9 2bii	71	Clarity	<u>Development proposals should avoid impacts on these nationally protected sites.</u> Development proposals where any adverse effects 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 <u>at this site</u> clearly outweigh the likely impact to the notified features of the site and any broader impacts on the network of nationally protected sites.

Para Policy ref	Page	Reason for change	Precise change for input to Local Plan
SD9 2c	71	Clarity	Local Sites <u>Locally Protected Sites</u>
SD9 2d	71	To address comment from Natural England and consequential change arising from MMI7	[Moved higher up in the policy to follow (b) Nationally Protected Sites] b!) 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 there are wholly exceptional reasons need for, and benefits of, the development in that location clearly demonstrably outweigh the loss and a suitable compensation strategy exists.
To follow 5.72	71	To address comment from Natural England	[New headings and paragraphs :] <u>The mitigation hierarchy</u> 5.72a The mitigation hierarchy is set out in the National Planning Policy Framework. It requires that if significant harm to biodiversity resulting from development cannot be avoided, adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused. Avoidance of adverse impacts to biodiversity as a direct or indirect result of development must be the first consideration. Avoidance measures may include either locating development on an alternative site with less harmful impact, or locating development within the site to avoid damaging a particular habitat feature. Compensation is only considered after all other options have been explored and strictly as a last resort. <u>Protected and Priority Species</u> 5.72b Some species have special protection under international and national legislation (such as the <i>Wildlife and Countryside Act 1981 (as amended)</i>) 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. 5.72c Action is required for the protection of UK Biodiversity Action Plan priority species in the <i>Biodiversity 2020 Strategy</i> and are identified under Section 41 of the <i>Natural Environment & Rural Communities (NERC) Act</i> as species of

Para Policy ref	Page	Reason for change	Precise change for input to Local Plan
			<u>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.</u>
5.74	72	Correction	Under the Conservation of Habitats and Species Regulations 2017 (Habitats Regulations) (as amended) the Authority has...
5.79	73	To address comment from Natural England	5.79 These sites are designated under UK legislation as being of national importance for biodiversity or geodiversity and <u>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:</u> <ul style="list-style-type: none"> • There are no alternative solutions; and • The reasons for the development <u>at that site</u> clearly outweigh the nature conservation value of the site and the national policy to safeguard the national network of such sites.
5.80	73	To address comment from Natural England	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. <u>Further criteria relating to ancient woodland and veteran trees is found in Policy SD11: Trees, woodland and hedgerows.</u>
5.84	73	To address comment from Natural England	Outside of designated sites and ecological networks 5.84 <u>In addition to the range of nature conservation designations outlined above, there are other biodiversity assets</u> areas in the National Park which are <u>also not subject to statutory nature conservation</u> designated or legally protected , but which form an important element of the collective nature conservation resource. <u>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).</u> For example, € <u>The Habitats Directive highlights the need for effective management of linear or continuous features essential for</u>

Para Policy ref	Page	Reason for change	Precise change for input to Local Plan
			<p>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. <u>Brownfield land can also be of important ecological value.</u> These undesigned biodiversity assets are important components of green infrastructure.</p> <p>5.84a<u>Protection of UK Biodiversity Action Plan priority habitats is set out in the <i>Biodiversity 2020 Strategy</i> and under Section 41 of the <i>Natural Environment & Rural Communities (NERC) Act</i>. Priority habitats in the National Park include lowland calcareous grassland, woodland and lowland heathland, among many others.</u></p>
5.86 -5.87	74	Deleted from this location. Moved and amended to follow paragraph 5.72 to address comment from Natural England	<p>Protected and Priority Species</p> <p>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.</p> <p>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.</p>
5.88	75	Correction	...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 <u>SD9</u> : Biodiversity and Geodiversity.
5.89	76	Correction	Policy SD9: Biodiversity and Geodiversity, sets out the general requirements with regard to International Nature Conservation Designations and their protection under the Habitats Directive (2010Z)....
5.90	76	Correction	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

Para Policy ref	Page	Reason for change	Precise change for input to Local Plan
			the Habitats Directive (2010Z).
5.93	76	Clarity	Additon to the end of the paragraph: <u>...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.</u>
5.95	77	Update	... The National Park Authority has worked with East Hampshire District Council <u>to adopt^{FN} in the preparation of a joint Supplementary Planning Document (SPD)...</u> [Include the following footnote:] <u>^{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).</u>
5.95	77	Update	Added to the end of the paragraph: <u>...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.</u>
SD11 3	77	Clarification	3. The felling removal of protected trees, groups of trees or woodland <u>or hedgerows</u> will only be permitted in exceptional circumstances and in accordance with the relevant legislation...
SD11 4	77	Clearer ordering	[last sentence of the criteria moved to become first sentence] <u>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 must</u>

Para Policy ref	Page	Reason for change	Precise change for input to Local Plan
			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.
5.96	77	Update	...This policy should also be considered alongside Policies SD4: Landscape Character, and SD9: Biodiversity and Geodiversity <u>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.</u>
5.98	78	Clarity	...Ancient woodland is recognised as an irreplaceable habitat – please see <u>sub-heading ‘ancient woodland and veteran trees’ below and</u> policy SD9.
5.100	78	Deleted here and replaced with greater detail as part of 5.103	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 appropriate⁴⁸. 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.
5.101, 5.102	78	Clarity and to address NE comments	[add to end of 5.101:] 5.101 <u>...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.</u> 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.

Para Policy ref	Page	Reason for change	Precise change for input to Local Plan
To follow previous 5.102	78	Clarity and to address NE comments	<p><u>Planting new trees</u></p> <p><u>5.102b</u>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 appropriate⁴⁹. <u>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.</u> 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.</p>
5.105	79	Omission	Heritage assets include listed buildings, <u>buildings on an approved local list</u> , scheduled monuments...
SD13 (1a)	82	Correction	They preserve and enhance the significance of the listed building and its setting by demonstrating that unnecessary loss of historic fabric and detail of significance, including internal features, floor plans and the integrity of the rooms, is avoided; or
5.122	83	Clarity sought from Historic England	<u>The Authority will seek solutions for assets</u> Where listed structures at risk of loss or harm through decay, or neglect or other threats. This will be pursued through proactive discussion with owners and a readiness to engage with development proposals with the potential to secure repair and continued maintenance. <u>Where appropriate the Authority will</u> may resort to the use of its statutory powers, to serve Urgent Works or Repair Notices, where appropriate, to arrest decay of the asset.
SD17 (2)	89	Correction	Development within Groundwater Source Protection Zones will only be permitted provided there is no adverse impact on the quality of the groundwater source, and provided there is no risk to its ability to maintain a public water supply.
SD17 (3)	89	To include reference to	Development proposals must incorporate measures to eliminate risk of pollution to groundwater, and surface water <u>and watercourse corridor</u> features which would harm their ecological and/or chemical status.

Para Policy ref	Page	Reason for change	Precise change for input to Local Plan
		watercourse corridor	
5.155	90	Clarification	The Environment Agency provides information on areas which are sensitive to groundwater pollution <u>and on the presence of solution features (karst) in the chalk which are preferential pathways for pollutants.</u> ...
To follow 5.155	91	Clarification	[New paragraph]: <u>There are also a number of private water supplies, which are not under the control of a licensed water undertaker. These supplies have their own SPZs the details of which are held by local authorities who should be consulted on any development proposals that are in the vicinity.</u>
5.159	91	Clarification	In general, reservoirs are not supported within the National Park due to their impact on the landscape. <u>Proposals for large scale reservoirs would be subject to the requirements of Policy SD3: Major Development.</u> ...
SD19 (I)	96	Clarification	Development proposals will be permitted provided that they are located and designed to minimise the need to travel or <u>and</u> promote the use of sustainable modes of transport.
6.9	97	Clarification	The impact of traffic generated from a development should be considered cumulatively by taking into account all committed development in the area <u>including, where relevant, outside the National Park.</u>
SD20 (2h)	98	Clarification	New Alresford to Kingsworthy (<u>Watercress Way</u>)
6.24	100	Clarification	...Development which harms views from, or is otherwise detrimental to the amenity value, <u>character and tranquility</u> of public rights of way and other non-motorised user routes, will not be permitted. This includes development that would increase vehicular traffic on the network, for example, on a public footpath <u>right of way</u> that follows the line of a private driveway, to the detriment of its enjoyment by walkers, cyclists and horse riders. Developments that are likely to generate significant additional pressure on the surrounding rights of way network may <u>will</u> be required to provide a mitigation contribution to the Local Transport Authority towards enhancing the local network.
6.25	101	Correction	...such changes will also be subject to application for a Public Path Order to the relevant local transport authority for the area.

Para Policy ref	Page	Reason for change	Precise change for input to Local Plan
6.31	102	Correction	Conserve or <u>and</u> enhance
Footnote 57	102	Clarification	Footnote: Ordnance Survey 2 nd edition, Six-inch to the mile, England and Wales, 1891-1914: accessible online through various providers including National Library of Scotland, http://maps.nls.uk/os
Para 6.56	109	Better reflect National Park purposes	...The Authority will support proposals for sustainable attractions and recreational activities, which by reducing or mitigating against any <u>avoid</u> undesirable impacts <u>and contribute to the conservation and enhancement of the natural environment whilst providing for,</u> will appropriately balance the needs of users and bringing benefits to the local economy, <u>provide benefits to the economy and will not adversely impact the environment.</u>
SD25 (3a)	118	Clarity	The development proposals are part of a Whole Estate Plan or Large Farm Plan that has been endorsed by the National Park Authority; and
7.15	120	Clarity	Estates, <u>institutions</u> and farms across the National Park have an important role to play in the conservation of the landscape, the development of a sustainable rural economy and ecosystem services. ...
SD26 (3)	122	Update and clarity	Sites will be allocated in this Local Plan or in Neighbourhood Development Plans to accommodate approximately the following levels of housing in addition to extant planning permissions granted prior to 1st April 2015, and windfalls: Approximately the following levels of housing are provided for, in addition to extant planning permissions granted prior to 1 st April 2015 and windfalls, through sites either <ul style="list-style-type: none"> • allocated in this Local Plan or in Neighbourhood Development Plans, or • substantially completed at the time of Local Plan submission:
7.24	124	Consequential change	...The components of supply to deliver the target set in Policy SD26 are set out in Figure 7.3.
7.25	124	Consequential change and update	There are particular challenges posed by the National Park's protected status and uncertainties on NDP progress. It is therefore appropriate that the supply of homes set out in Figure 7.3 is slightly more than the Local Plan housing provision figure set in Policy SD26. An up-to-date housing trajectory, is published each year in the Authority Monitoring Report.

Para Policy ref	Page	Reason for change	Precise change for input to Local Plan																		
Figure 7.3	124	Removal of unnecessary detail (will instead be published in the AMR and updated annually)	<p>[Delete table 7.3]</p> <p>FIGURE 7.3: ELEMENTS OF HOUSING DELIVERY IN THE SOUTH DOWNS NATIONAL PARK</p> <table border="1"> <thead> <tr> <th></th> <th>Element of Delivery</th> <th>Dwellings</th> </tr> </thead> <tbody> <tr> <td>a</td> <td>Allocations in the Development Plan, including those to come forward in NDPs and on strategic sites</td> <td>2,787</td> </tr> <tr> <td>b</td> <td>Implementation of extant planning permissions granted before 1st April 2015 on sites that have not been allocated</td> <td>965</td> </tr> <tr> <td>c</td> <td>Anticipated windfall development</td> <td>714</td> </tr> <tr> <td>d</td> <td>Completions in monitoring years 2014 / 15 and 2015 / 16</td> <td>511</td> </tr> <tr> <td></td> <td>Total</td> <td>4,977</td> </tr> </tbody> </table>		Element of Delivery	Dwellings	a	Allocations in the Development Plan, including those to come forward in NDPs and on strategic sites	2,787	b	Implementation of extant planning permissions granted before 1 st April 2015 on sites that have not been allocated	965	c	Anticipated windfall development	714	d	Completions in monitoring years 2014 / 15 and 2015 / 16	511		Total	4,977
	Element of Delivery	Dwellings																			
a	Allocations in the Development Plan, including those to come forward in NDPs and on strategic sites	2,787																			
b	Implementation of extant planning permissions granted before 1 st April 2015 on sites that have not been allocated	965																			
c	Anticipated windfall development	714																			
d	Completions in monitoring years 2014 / 15 and 2015 / 16	511																			
	Total	4,977																			
SD28 (2)	130	Clarification	Where, exceptionally, provision of affordable housing which complies with the above part 1. of this policy is robustly shown to be financially unviable, priority will be given to achieving the target number of on-site affordable homes over other requirements set out in this policy.																		
7.87	136	Update	Where outbuildings were utilised for ancillary domestic purposes on 01 April 2011 18 December 2002, and where the number of outbuildings would be rationalised to improve the appearance of the site, the GIA of the outbuildings																		

Para Policy ref	Page	Reason for change	Precise change for input to Local Plan
			may be considered in the assessment of whether the proposed extension is materially larger than the existing dwelling.
7.89	137	Clarification	Within the broad principles set out in criteria 1e above the policy, proposals for replacement dwellings will be expected to be of a high standard of design, in accordance with <u>Policy SD4: Landscape Character and Policy SD5: Design</u> . Proposals should take account of local and traditional elements of design and should not introduce discordant or intrusive features in the landscape. It will be appropriate to maintain existing gaps between dwellings to ensure that the existing rural character is not prejudiced. <u>It is particularly important that the cumulative impact of increasing the overall number of homes does is not detrimental to local or wider landscape character.</u> ...
7.92	138	Clarification	The purpose of this policy is to avoid the over-extension of existing dwellings and the adverse impact that this has on the character and appearance of both settlements and the countryside. <u>This policy is consistent with Policy SD27: Mix of Homes and seeks to protect the limited supply of small and medium-sized homes in the National Park.</u> This policy relates to the extension of existing houses and the provision of new annexes and outbuildings across the National Park. Within the broad principles set out in Policy SD31, proposals will be expected to be of a high standard of design and compliance with any size limits will not alone be sufficient in itself to secure planning permission. Proposals should respect local character and complement the scale, height, massing, appearance and character of the existing dwelling. <u>All applications for extensions, annexes and outbuildings will therefore need to comply with SD4: Landscape Character and SD5: Design.</u>
7.93	138	Consistency /omission	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 or, if built after that date, as originally built. Where outbuildings were utilised for ancillary domestic purposes on 18 December 2002, and where the number of outbuildings would be rationalised to improve the appearance of the site, the GIA of the outbuildings may be considered in the assessment of any increase in floorspace.</u>
7.111	142	Consequential change to figure 7.5 deletion. Text has moved to later in the section	A summary of the need for permanent and transit pitches within the National Park as of the 1st December 2016 is presented in Figure 7.5. The slight variation in the periods covered reflects the different dates of the studies. The assessment of need is undertaken by the relevant Local Authority and any subsequent updates will need to be taken into account as appropriate.

Para Policy ref	Page	Reason for change	Precise change for input to Local Plan																								
7.112	143	Text moved to later in the section	7.112— In addition there is a need for around 8 transit pitches within the East Sussex area.																								
Figure 7.5	143	The information in the table duplicates figure 7.6	<p>[Delete Figure 7.5:]</p> <p>FIGURE 7.5: PERMANENT PITCH NEED WITHIN THE NATIONAL PARK FOR GYPSIES, TRAVELLERS AND TRAVELLING SHOWPEOPLE</p> <table border="1"> <thead> <tr> <th>Area (Within National Park)</th> <th>Permanent Pitch Need</th> <th>Showpersons' Plot Need</th> </tr> </thead> <tbody> <tr> <td>Brighton & Hove</td> <td>13 (2016—2028)</td> <td>0</td> </tr> <tr> <td>Coastal West Sussex (Arun, Adur, Chichester, Worthing)</td> <td>0</td> <td>0</td> </tr> <tr> <td>East Sussex (Lewes, Eastbourne, Wealden)</td> <td>8 (2016—2028)</td> <td>0</td> </tr> <tr> <td>Hampshire (East Hampshire, Winchester)</td> <td>11 (2016—2027)</td> <td>4 (2016—2027)</td> </tr> <tr> <td>Horsham</td> <td>0</td> <td>0</td> </tr> <tr> <td>Mid Sussex</td> <td>0</td> <td>0</td> </tr> <tr> <td>Total</td> <td>32</td> <td>4</td> </tr> </tbody> </table>	Area (Within National Park)	Permanent Pitch Need	Showpersons' Plot Need	Brighton & Hove	13 (2016—2028)	0	Coastal West Sussex (Arun, Adur, Chichester, Worthing)	0	0	East Sussex (Lewes, Eastbourne, Wealden)	8 (2016—2028)	0	Hampshire (East Hampshire, Winchester)	11 (2016—2027)	4 (2016—2027)	Horsham	0	0	Mid Sussex	0	0	Total	32	4
Area (Within National Park)	Permanent Pitch Need	Showpersons' Plot Need																									
Brighton & Hove	13 (2016—2028)	0																									
Coastal West Sussex (Arun, Adur, Chichester, Worthing)	0	0																									
East Sussex (Lewes, Eastbourne, Wealden)	8 (2016—2028)	0																									
Hampshire (East Hampshire, Winchester)	11 (2016—2027)	4 (2016—2027)																									
Horsham	0	0																									
Mid Sussex	0	0																									
Total	32	4																									
7.119	145	Text moved from deleted 7.111 and 7.112	<u>A summary of the need for permanent and transit pitches within the National Park as of the 1st December 2016, together with a summary of the allocations and remaining need, is presented in Figure 7.6. The slight variation in the periods covered reflects the different dates of the studies. In addition, there is a need for around 8 transit pitches within the East Sussex area. The assessment of need is undertaken by the relevant Local Authority and any subsequent updates will need to be taken into account as appropriate. The Local Plan allocates 13 pitches within the National Park for Gypsies & Travellers. A summary of the allocations and remaining need is presented in Figure 7.6.</u>																								
7.120	145	Update and to remove duplication	Within the Coastal West Sussex area a need for 6 Gypsy & Traveller and 10 transit pitches was identified. Since the completion of the study 16 pitches have been supplied within the South Downs National Park. In addition it is expected that 2 pitches will become available through the movement of people to bricks and mortar accommodation. This results in the provision of 18 pitches which is 12 above the identified need of 6 in the period to 2027. A transit site containing 9 pitches has also been completed just outside the National Park in Chichester.																								

Para Policy ref	Page	Reason for change	Precise change for input to Local Plan
7.121	146	Clarification	...As a result the National Park Authority will only permit a development, in addition to those sites allocated within the Local Plan, when there is an identified need. That need should be a local rather than regional or national one and will be judged on a case by case basis taking into account family history, the availability of alternative sites in the area and the most up to date need assessment. <u>The current identified local need as established through various Gypsy & Traveller Accommodation Assessments is set out in SD33.</u> However, this will be subject to change as Local Housing Authorities update respective studies. The SDNPA will input as required into these pieces of work.
7.141	151	Clarity and in response to Goodwood Estate	The purpose of this policy is to set out employment land provision figures for the National Park and safeguard existing employment sites. <u>For the purpose of this policy 'employment' is defined as a type of economic development relating to the B uses as defined by the Use Class Order namely B1 business, B2 general industrial and B8 storage and distribution.</u>
7.157	155	Further info	The market towns of Petersfield, Midhurst, Petworth and Lewes are the principal town centres within the South Downs National Park <u>and provide services to the surrounding rural communities.</u>
7.158	155	Clarification	[Delete final sentence] ... Lewes NDP does not deal with retail and the town centre.
7.164	156	Omissions	...Should permission be sought, the National Park Authority would, expect the development to be accompanied by a range of measures to ensure there is improved connectivity between the site and the historic town centre. There will also be a need to consider <u>address car and cycle parking provision; the impact on traffic and air quality particularly on Rumbolds Hill; and landscaping; (particularly incorporating the South Pond improvements); as well as the more day-to-day development management issues such as design, noise, drainage (ensuring there is no increase in pollution of the pond), and amenity.</u> ...
SD36	157	Duplicate SD37 (5) and (6)	1. Within the smaller village centres, development proposals for retail purposes will be permitted where they are compatible with its historic nature and of a scale appropriate to the community they sit within. Such development should be well related to any existing shops and services within the village unless it can be demonstrated that this is not feasible or practicable.

Para Policy ref	Page	Reason for change	Precise change for input to Local Plan
			2. The loss of units in Use Class A that are fit for purpose will not be permitted within smaller village centres unless evidence of a marketing campaign of at least 24 months demonstrates that there is no market demand for the premises, and that its continued use for retail purposes is not viable. Details of marketing requirements are set out in Appendix 6.
7.184	163	Clarity	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 <u>and forestry</u> in the National Park by enabling farmers <u>and forest managers</u> to set up additional income streams to their core business. ...
7.185	163	Clarity	Land used for <u>farming agriculture</u> 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 <u>It provides</u> habitats to <u>for</u> 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. ...
7.186	163	Clarity	Farming <u>Agriculture</u> and forestry are also a crucial part of the National Park's economy. ...
7.187	163	Clarity	...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.
7.189	164	Clarity	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.
7.190	165	Consequential change	Design, location and landscape 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

Para Policy ref	Page	Reason for change	Precise change for input to Local Plan
			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.
7.191	165	Update	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 Framework^{FN} 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.
New footnote to 7.191	165	Citation	^{FN} Farmstead Assessment Framework, Historic England, 2015
7.195	165	Update	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.
7.199	166	Clarity	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	166	Consequential change	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.

Para Policy ref	Page	Reason for change	Precise change for input to Local Plan
7.204	168	Provide clarity in response to PS from Southern Planning Practice	The purpose of the policy is to enable the conservation of agricultural or forestry buildings, <u>some of</u> which are heritage assets., and allow for the beneficial re-use of other rural buildings to <u>This in turn will support</u> the rural economy, tourism and local communities whilst protecting and enhancing the character of the countryside.
SD41 (2)	168	Clarity	1. The conversion of redundant agricultural or forestry buildings outside of defined settlement boundaries identified as heritage assets will be permitted where: <ol style="list-style-type: none"> a) Part I of this policy is complied with; b) The optimal viable use is proposed to conserve and enhance its <u>the</u> architectural and historic significance and setting <u>of the heritage asset</u>; c) Wherever possible, <u>Essential</u> 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 <u>and respected</u>.
7.209	169	Clarity	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, <u>and, where relevant and practical, relate to any lost traditional structures</u> .
7.210	169	Clarity	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. <u>Where relevant and practical, these should relate to any lost traditional structures</u> .
7.211	169	Clarity	A sensitive conversion respects the relationship the buildings <u>have with each other and</u> with the surrounding landscape. It is the buildings in their setting and not just the buildings themselves which <u>contribute to landscape character and to</u> 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, <u>spaces and routes</u> around and within a farmstead are likely to be of value and should be respected from the start of the design process.
7.212	169	Clarity	Where a farmstead is proposed for conversion into multiple units, care must be taken in the subdivision of surrounding land, <u>and the potential for introduction of accoutrements and paraphernalia</u> . as, f For example, ...
SD43 (2c)	173	Omission	Alternative community facilities are provided that are accessible, inclusive and available, <u>and of an equivalent or better quality to those lost,</u> without causing unreasonable reduction or shortfall in the local service provision.

Para Policy ref	Page	Reason for change	Precise change for input to Local Plan
New footnote to 'Multi-residential'	188	Clarification	<u>Multi-Residential as defined by the Building Research Establishment (BRE). These developments can include: student halls of residence; key worker accommodation; care homes; sheltered housing; and other multi-residential buildings that have communal areas making up more than 10% of the total net internal floor area.</u>
Footnote 93	188	Clarification	^{FN} This standard is equivalent to <u>CO2 emissions allowed under Ene I of the former Code for Sustainable Homes Level 4 in-energy use.</u>
Footnote 95	188	Consequential change	^{FN} Major non-residential development is defined as Development over 1,000 sq/m; or development on a site of 0.5ha or more. <u>Major residential is defined as Development of 10 houses or more; or development on a site of 0.5ha or more.</u>
Para 7.279	189	Consequential change	...Until superseded by nationally prescribed standards, the BREEAM standards for non-residential and <u>multi-residential buildings</u> by nationally recognised certification bodies may also be accepted.
Para 7.282	189	Consequential change	...Accordingly, all new homes in the National Park will be required to achieve <u>total mains</u> water consumption of no more than 110 litres per person per day. ...
SD49 (1a)	190	Clarification and consistency	Steering development away from areas of flood risk as identified by the Environment Agency and the Strategic Flood Risk Assessment <u>and directing development to Flood Zone 1, wherever possible.</u> Development in areas of flood risk will, where relevant, be required to meet the national Sequential and Exception tests;
Para 7.286	190	Clarity and consistency	Development proposals should <u>not</u> increase the risk of flooding elsewhere. <u>Site-specific Flood Risk Assessments (FRA) should be provided in conjunction with planning applications in line with national planning guidance. An FRA will be needed for development (except minor development) within Flood Zones 2 or 3. For sites within Flood Zone 1 and larger than 1 hectare, an FRA is likely to be required where there are known flood risks and critical drainage problems. The Environment Agency (EA) further advises that FRAs should be undertaken if the site is in an area known to have flooding problems from any particular source, or is within 20m of a watercourse irrespective of the land's Flood Zone classification. If there is any potential for flood risk issues, advice from the EA should be sought before submitting an application. A site-specific flood risk assessment is required for proposals of one hectare or</u>

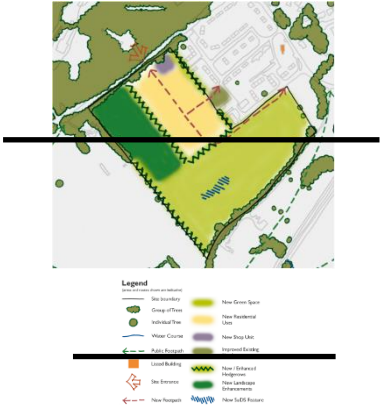
Para Policy ref	Page	Reason for change	Precise change for input to Local Plan
			greater in Flood Zone 1; all proposals for new development in Flood Zones 2 and 3, or in an area within Flood Zone 1 which has critical drainage problems (as notified to the local planning authority by the Environment Agency); and where proposed development or a change of use to a more vulnerable class may be subject to other sources of flooding. If there is any potential for tidal or fluvial flood risk issues, advice from the Environment Agency should be sought before submitting an application. Advice from the Lead Local Flood Authority, Local Authority and relevant water company should be sought on local sources of flooding.
To follow 7.286	191	Clarification	[New paragraph] <u>Recommendations for a site specific FRA are set out in Box 5.1 page 43 of the South Downs National Park Authority’s Level 1 Update and Level 2 SFRA report.</u>
SD 50 (2)	192	Clarification	All other development proposals in areas of flood risk must provide give priority to the use of suitable sustainable drainage systems where advised by the Lead Local Flood Authority (LLFA).
Para 7.294	192	Minimise risk	...Where infiltration is proposed, this should be supported by suitable evidence which demonstrates that annual high groundwater levels are below the base of infiltration. <u>Development proposals for the construction and installation of deep borehole soakways should be accompanied by an adequate risk assessment demonstrating how the risk to groundwater would be mitigated in the proposed design.</u> Further guidance on the appropriate design of SUDS can also be found in the SDNPA’s Level 1 Update and Level 2 SDNPA. ^{FN}
7.296	193	Correction	...In determining the suitability of SuDS for individual development sites, developers should seek advice from the Environment Agency and the relevant LLFA.
71 Title	196	Consistency	Advertisements and Signage Shop Fronts
SD52 (4)	196	Consistency	External lighting is only normally appropriate for businesses operating in the evening. <u>If required it can not be avoided,</u> it should be kept to a minimum, be discreetly positioned and incorporated into the design.

Para Policy ref	Page	Reason for change	Precise change for input to Local Plan
SD53 (3)	197	Consistency	Externally lit <u>advertisements</u> are normally only appropriate for businesses operating in the evening. If required it can not be avoided they should be kept to a minimum, be discreetly positioned and incorporated into the design of the building.
7.317	197	Consistency	The purpose of this policy is to ensure that <u>advertisements</u> do not adversely detract from the location in which they are placed. This policy relates to outdoor <u>advertisements</u> and excludes road traffic signage, which is covered by separate legislation. ...
SD55	199	Clarification	Development proposals for sites with either known or suspected contamination or the potential to contaminate land either on site or in the vicinity, will require the submission of robust evidence regarding investigations and remedial measures sufficient to ensure that any unacceptable risk to <u>human health</u> or environmental health <u>the health of the environment</u> is removed prior to development proceeding.
7.329	199	Further detail	...Consideration must be given to the potential impact on neighbouring developments, residents, <u>the environment</u> and the road network of any decontamination process. <u>This includes groundwater which is at significant risk if decontamination is not carried out correctly.</u>
8.3	201	Clarification	This chapter identifies how the strategic sites can collectively and individually contribute to meeting the National Park’s purposes <u>and duty</u> and how their development could be justified by exceptional circumstances and be in the public interest, in accordance with Policy SD3: Major Development in the South Downs National Park.
8.5	202	Clarification	There are two types of need for development on these sites. Firstly, there is a need to restore and regenerate underused sites that are having an adverse impact on the landscape and scenic beauty of the National Park. This need is self-evident from the site descriptions.
8.9	203	Update	Policy SD35: Employment Land makes overall provision for approximately 5.3 hectares of land for offices, 1.8 hectares for industrial and 3.2 hectares of land for small-scale warehousing. The Employment Land Review (ELR) identified a limited need for further development, namely 2 to 3 hectares gross of offices (B1 a / b) and up to 5 hectares gross of industrial and warehousing (B1c / B2 / B8). It suggests some qualitative need for office floorspace in Lewes and It also identifies the potential for the Shoreham Cement Works site to provide about 5 hectares of employment (B1, B2 and B8) uses as ‘secondary supply.

Para Policy ref	Page	Reason for change	Precise change for input to Local Plan
SD57 [Amendment to criterion 3a]	215	Consistency	[additional criterion] f) Appropriate flood mitigation measures are incorporated as set out in the Level 1 Update and Level 2 SFRA final report 2017. a) It includes the early provision of flood defences to an appropriate standard and to the approval of the Environment Agency. <u>Appropriate flood mitigation measures are incorporated into any redevelopment scheme, to include measures as set out in the Level 1 Update and Level 2 SFRA final report 2017.</u>
Text box - Former Allotments, Alfriston	220	Omission	[addition:] <u>Environmental designations: Within 50m of Floodplain Grazing Marsh priority habitat</u> <u>Dark Skies: E0/EI (a)</u>
SD 58	222	Consistency with other allocation policies; Omission of Flood Risk criterion set out in the Level 1 Update and Level 2 SFRA	...k) 2. <u>Proposals which include security gates or other barriers which preclude the residential areas of the redevelopment from becoming fully accessible, inclusive and integrated to the local community will not be permitted.</u> 2. <u>3.</u> <u>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:</u>
Text box – Kings Ride, Alfriston	224	Clarification & consistency	[additions:] <u>Environmental Designations: Dark Skies: E0/EI (a)</u> <u>Other constraints: Adjacent to South Downs Way</u>
Text box – Land at St Clements Close	227	Consistency	[additional Environmental Designation:] <u>Dark Skies: E0/EI (a)</u>

Para Policy ref	Page	Reason for change	Precise change for input to Local Plan
9.26	227	Consistency	Given The site is not widely visible in the wider landscape and <u>is situated</u> away from the Binstead Conservation Area, there are no particular design requirements but <u>however</u> the appropriate use of traditional materials would be supported.
9.28	227	Consistency with SD60	[additional bullet] <ul style="list-style-type: none"> • <u>Project level HRA</u>
9.33	232	Clarification	The spring line contributes a lot to its character.
Text box – Land at Greenway Lane, Buriton	232	Consistency	[addition:] <u>Environmental Designations: Dark Skies: EI(a)</u>
9.35	232	Grammatical correction	The site has no notably <u>known</u> environmental designations or constraints.
To follow 9.35	232	Reps	[new paragraph:] <u>All suitable opportunities should be taken to create a new public footpath, parallel to Greenway Lane, between the site and the Greenway Lane railway bridge</u>
9.36	232	Omission	[additional bullet:] <ul style="list-style-type: none"> • <u>Landscape and Visual Impact Assessment</u>
Text box – Land South of the A272,	235	Consistency	[additions:] <u>Flood risk: Groundwater</u>

Para Policy ref	Page	Reason for change	Precise change for input to Local Plan
Hinton Marsh, Cheriton			<u>Environmental Designations:</u> ... <u>Dark Skies: EI (a)</u>
9.45	236	Update in response to further evidence	[additional bullet:] <ul style="list-style-type: none"> • <u>Transport assessment including vehicular access assessment</u>
Text box – SD64	239	Consistency	[additional Environmental Designation:] <u>Dark Skies: EI (a)</u>
9.48	239	Update and in response to HRA	‘The proposed allocation site is considered to comprise major development and as such proposals should address Core Policy SD3. Development proposals should provide suitable mitigation of the impact of the development on the closely sited designated sites. <u>Possible solutions involve working with the site management to implement schemes including:</u> <ul style="list-style-type: none"> • <u>Provide signage requiring dogs on leads and giving information on the nature designations;</u> • <u>Funding for leaflets regarding recreational disturbance, to be delivered to new householders;</u> • <u>Funding for Take the Lead Campaign, dog ambassadors and the provision of dog bins;</u> • <u>Ten year monitoring programme of dog numbers visiting the SSSI and of any changes to subsequent management burden arising from an increase in dog numbers</u> <p>These<u>The designated</u> sites are sensitive to change in local hydrology and as such development proposals should incorporate suitable surface water and foul water drainage. ...</p>
9.50	240	Update	The National Park Authority will be producing <u>has produced</u> a Development Brief for the allocation site ^{FN} and will expect proposals to accord with the Brief. The site has medium / high to high landscape sensitivity and as such will need to come forward within a robust and appropriate landscape and townscape led development strategy. The northern, western and southern boundaries of the site each have specific landscape sensitivities, which development must respond to and reinforce where appropriate. A Concept Plan (overleaf), which will form the design principles

Para Policy ref	Page	Reason for change	Precise change for input to Local Plan
			to be provided in the Development Brief, sets out the extent of the proposed built development and key topographical features.
New footnote to 9.50	240	Update	^{FN} Land South of London Road, Coldwaltham Development Brief (South Downs National Park Authority, 2018)
9.53	240	Improve effectiveness (biodiversity)	The westernmost and southern portions of the site should provide accessible and be retained as open space to be secured permanently through a suitable planning obligation. The form of that open space should be informed by local community engagement <u>and biodiversity evidence</u> . The open space should provide a suitable transition from the existing and proposed residential areas to the Waltham Brooks SSSI. A small area of vehicular parking to serve users of the open space would be acceptable adjacent to the existing allotments on Brookland Way.
9.55	240	Consistency	...Existing boundary treatments <u>not formed by mature trees and hedgerows</u> should be removed and replaced, where appropriate, with suitable alternatives.
SD64: Concept Plan	244	Update	[Delete Concept Plan:] 
Text box – Land at	247	Consistency	[addition:]

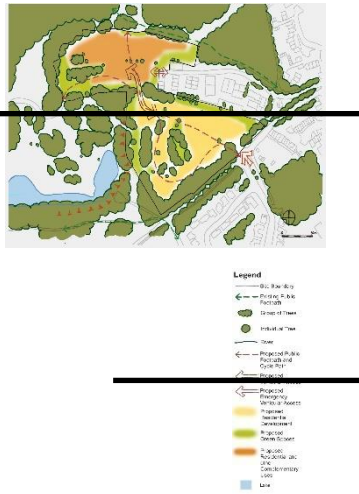
Para Policy ref	Page	Reason for change	Precise change for input to Local Plan
Park Lane, Droxford			<u>Other constraints: Wayfarers Way long distance footpath</u>
9.64	247	Highways assessment	A Transport Assessment will be required to understand what effect the additional trips generated by the development will have on the operation of Park Lane and more importantly the impact on the Park Lane / Police Station Lane junction and surrounding road network, <u>and taking account of the junior school. The precise number and type of homes should be informed by this evidence, and ensure that safe access can be achieved to proposed and existing development accessed via Park Lane.</u>
9.82	258	Clarify key purpose of allocation	The listed core of the school building is considered suitable for residential conversion. <u>Any scheme must demonstrate the enhancement and long-term conservation and integrity of the listed building and its setting.</u> The demolition of modern elements of the school building would improve the setting of the adjacent listed buildings and the Easebourne Conservation Area within which they are located.
9.83	258	Omission	The reprofiling of the existing vehicular access from Easebourne Lane to the large area of hardstanding adjacent to the school buildings is acceptable subject to suitable landscape improvements. <u>Given the lack of a footway on Easebourne Lane, the opportunity to provide a new footpath/cycle path linking the site to Glaziers Lane to the west of the site should be explored.</u>
SD69 (I)	260	Clarify key purpose of allocation / omission	Land at the former Easebourne School is allocated for the development of 16 to 20 residential dwellings (class C3 use) including any formed through the conversion of the listed portion of the existing school building. Planning permission will not be granted for any other uses.
Text box – Land at Elm Rise, Findon	264	Consistency	[addition:] <u>Flood risk: Groundwater or surface water flooding to access</u>
Text box – Land at Soldiers Field	268	Consistency	[addition:] <u>Flood risk: Groundwater or surface water flooding</u>

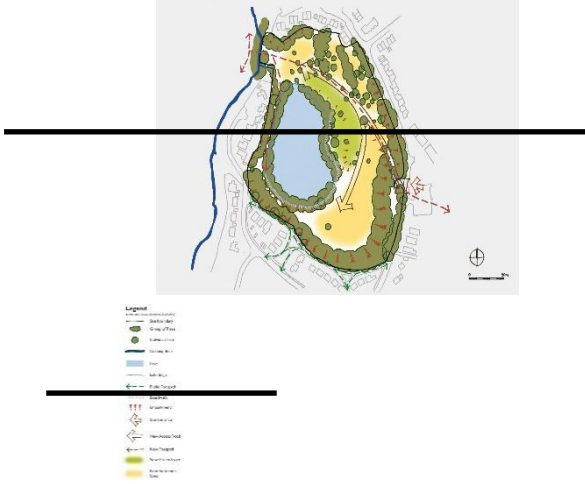
Para Policy ref	Page	Reason for change	Precise change for input to Local Plan
House, Findon			
Text box - Land at Petersfield Road, Greatham	271	Consistency	[addition to Environmental Designations:] <u>Dark Skies: E0</u>
9.105	271	Update & new evidence (landscape and design)	The proposed allocation site is considered to comprise major development and as such proposals should address Core Policy SD3. The allocation site is considered suitable to provide up to 40 residential dwellings and an area of public open space, within the central portion of the site. This may be toward the south east of the boundary, where density should decrease in order to mitigate landscape impact. The allocation site also provides <u>may also provide</u> an opportunity to provide Greatham with a modestly sized retail unit in the heart of the village next to the school and village hall. ...
9.107	272	New evidence (landscape and design)	Development should be supported by a Landscape and Visual Impact Assessment and the form and fabric of development should seek to reinforce the local distinctiveness of Greatham, <u>with the density of development decreasing from north-west to south-east</u> . The appropriate use of local building materials such as coursed ironstone or malmstone would be welcomed. Existing mature trees and hedgerows should be retained and enhanced. New boundary treatments should be carefully considered. The eastern boundary of the site should be appropriately landscaped, <u>with a significant vegetative buffer</u> , to provide a suitable transition to the river valley. <u>A sewer easement runs along the north-west boundary, and development within this easement must be avoided.</u>
9.109	272	New evidence (landscape and design)	Development should facilitate a publicly accessible off-road pedestrian and cycle route from <u>opposite the existing PROW next to Hill View</u> the existing site entrance on Petersfield Road through to the existing Public Right of Way on the eastern boundary of the site.
9.111	272	New evidence (landscape and design assessments)	[New bullet point:] <ul style="list-style-type: none"> • <u>Green Infrastructure Strategy</u>

Para Policy ref	Page	Reason for change	Precise change for input to Local Plan
SD73 (2b)	273	Additional information	Development proposals should conserve and enhance the setting of local heritage assets including the Greatham Conservation Area and local Listed Buildings and use local building materials to reinforce local distinctiveness (<u>which may include sandstones</u>);
SD73 (2g)	273	New evidence (landscape and design)	Provide a publicly accessible off-road pedestrian and cycle route from Petersfield Road to the existing Public Right of Way to the east of the allocation site;
Text box - Land at Fern Farm, Greatham	275	Consistency	[additions:] Environmental Designations: ... <u>Dark Skies: E0</u> Flood risk: <u>Risk of surface water flooding</u>
SD 74 (2)	276	Consistency (update as now single use development)	The development of this site must be considered in a comprehensive manner to ensure the cumulative impact of the proposals can be considered and appropriate assessments undertaken.
Text box - Land at Itchen Abbas House, Itchen Abbas	281	Site availability / consistency with allocation plan	Site Area: <u>Approximately 0.66 ha 0.50 ha</u> Environmental Designations: ... <u>Dark Skies: Transition</u> <u>Historic Environment: Avington park Conservation Area and Grade II* Registered Park and Garden 150m to the south</u> <u>Contamination: within 250m of historic landfill site</u>
SD76 (1e)	282	Omission	Not to harm the amenity of the adjacent Public Right of Way <u>Enhance the amenity, character and functionality of the adjacent Public Right of Way.</u>

Para Policy ref	Page	Reason for change	Precise change for input to Local Plan
Text box - Castelme r Fruit Farm, Kingston near Lewes	284	Consistency, Factual correction	Site area: Approximately 0.72ha Current Use: Woodland Mixed: Residential, Commercial (Garage), <u>a portion of extensive Orchard,</u> Environmental Designations: The northern half of the site is Priority Habitat Lowland Calcereous Grassland <u>Flood risk: Groundwater emergence from chalk aquifer</u>
9.128	284	Factual correction	The allocation site comprises a large area of mature woodland, extensive orchards, a small commercial garage, two large but dilapidated greenhouses, and a residential dwelling, and gardens <u>and a portion of extensive orchards</u> . There is an existing vehicular access from Ashcombe Lane which serves the allocation site and five other existing residential dwellings.
9.135	284	Textual error as woodland is outside allocation site boundary	...Adjacent to the north of the site is a large area of woodland which is in the same ownership as the site allocation and is identified as a Priority Habitat. The northern portion of the allocation site <u>This offers the opportunity to provide both public access to a high quality woodland and ecological improvements to a Priority Habitat. Working with the local community and relevant stakeholders, pedestrian and cycle access for the public should be secured across the site through a planning obligation.</u>
9.136	285	For clarity	Opportunities should be sought <u>There is a potential</u> to provide a suitable off-site link to existing Public Rights of Way to the north and east of the allocation site.
Text box - Land at Old Malling Farm, Lewes	289	Omission	[addition:] <u>Historic Environment: Malling Deanery Conservation Area, Grade II* St Michael's Church, High archaeological potential</u>
SD79 (m)	294	Clarification	Suitable on-site equipped play space for youngsters.
SD 80 Malling	298	Clarification	Land at Malling Brooks, Lewes is allocated for the development of approximately 7,040m2 of B1/B2/B8 employment uses and appropriate landscaping. Planning permission will not be granted for any other uses. Detailed proposals that

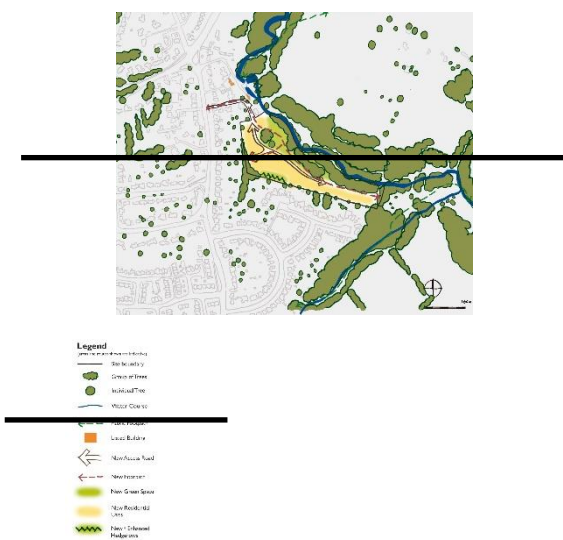
Para Policy ref	Page	Reason for change	Precise change for input to Local Plan
Brooks, Lewes			meet <u>or exceed</u> the following site specific development requirements will be permitted: ...
9.170	300	Update	The proposed allocation site is considered to comprise major development and as such proposals should address Core Policy SD3. ...
SD81 (1)	302	Update and consistency	The West Sussex County Council Depot and former Brickworks site is allocated for a residential-led development (class C3 use). A masterplan for the whole site should be submitted as part of any Outline or Full planning application. Development for between approximately 65 to 90 dwellings will be permitted. Development for other complementary uses will be permitted where such uses are justified through the whole-site masterplan, and are shown to meet a local need. Planning permission will not be granted for any proposals which prejudice the whole of the site being bought forward for development. The National Park Authority will prepare a Development Brief to assist the delivery of the site. Detailed proposals that are in broad conformity with the Development Brief and that meet the following site specific development requirements will be permitted:
SD81 (3)	303	Update and consistency	The National Park Authority will prepare <u>has prepared</u> a Development Brief to assist the delivery of the site. Development proposals in broad conformity with the Development Brief will be permitted. ^{FN}
New footnote to SD81 (3)	303	Update	^{FN} West Sussex County Council Depot and Former Brickworks Site, Development Brief (South Downs National Park Authority, 2018)

Para Policy ref	Page	Reason for change	Precise change for input to Local Plan
SD81: Concept Plan	305	Update	<p>[Delete Concept Plan:]</p> <p>SD81: WSCC DEPOT & BRICKWORKS, MIDHURST: CONCEPT PLAN</p> 
9.178	306	Update	<p>The proposed allocation site is considered to comprise major development and as such proposals should address Core Policy SD3. This strategic housing allocation site is previously developed land comprising...</p>
9.161	306	Update	<p>The National Park Authority has produced a Development Brief for the allocation site and will expect proposals to accord with the Brief. The Authority will expect the site promoters to deliver an exemplar ecosystem-led development which delivers a suitable housing scheme in conjunction with local environmental improvements. Given its landscape context it is considered that the site could be suitable for housing of either contemporary or traditional design.</p>
New footnote to 9.161	306	Update	<p>^{FN}Holmbush Caravan Site, Development Brief (South Downs National Park Authority, 2018)</p>
9.162	306	Update	<p>The National Park Authority will be producing a Development Brief for the allocation site and will expect</p>

Para Policy ref	Page	Reason for change	Precise change for input to Local Plan
			<p>proposals to accord with the Brief. A Concept Plan (overleaf), which will form the design principles to be provided in the Development Brief, sets out the extent of the proposed built development and key topographical features.</p>
SD82 (1)	308	Consistency and update	<p>Holmbush Caravan Park, Midhurst is allocated for the development of 50 to 70 residential dwellings (class C3 use). Planning permission will not be granted for any other uses. The National Park Authority will prepare a Development Brief to assist the delivery of the site. Detailed proposals that are in broad conformity with the Development Brief and that meet the following site specific development requirements will be permitted:</p>
SD 82 (3)	308	Consistency and update	<p>The National Park Authority will prepare <u>has prepared</u> a Development Brief to assist the delivery of the site. Development proposals in broad conformity with the Development Brief will be permitted.</p>
SD82: Concept Plan	310	Update	<p>[Delete Concept Plan:]</p> <p>SD82: HOLMBUSH CARAVAN PARK, MIDHURST: CONCEPT PLAN</p> 

Para Policy ref	Page	Reason for change	Precise change for input to Local Plan
Text box - Land at the Fairway, Midhurst	311	Consistency	[addition:] Environmental designations: ... <u>Proximity to Singleton and Cocking Tunnels SAC</u>
9.165	312	Consistency	The possible impacts of the development on bats in general and barbastelle bats in particular should be taken into account as part of the development control process. <u>A project level HRA is required to ensure there is no likely significant effect on the Singelton and Cocking Tunnels SPA.</u>
Text box - Land at Lamberts Lane, Midhurst	314	Consistency	[additions:] <u>Environmental Designations: Proximity to Singleton and Cocking Tunnels SAC</u> <u>Historic Environment: Edge of Midhurst Conservation Area, within 20m of Lassiters Cottage (Grade II listed building)</u>
Text box - Land at Park Crescent, Midhurst	317	Consistency	[addition:] <u>Flood risk: Potential for surface water and groundwater flooding</u>
Text box - Offham Barns, Offham	320	Consistency	[additions:] <u>Environmental Designations: Dark Skies: E0</u> <u>Flood risk: Potential for spring flow and localised groundwater flooding</u>
Text box -Land at Ketcher's Field, Selborne	325	Consistency	[addition:] Environmental Designation: ... <u>Dark Skies: E1(a)</u>

Para Policy ref	Page	Reason for change	Precise change for input to Local Plan
9.189	325	Further evidence (landscape advice)	The allocation site is suitable for modern housing but given its location on the edge of Selborne the use of appropriate use of traditional materials and vernacular, <u>including low rise buildings</u> , that reinforces local distinctiveness would also be welcomed. Development should provide suitable <u>appropriate</u> site boundaries given the open countryside to the east, <u>and should continue the existing adjacent off site vegetative boundaries using appropriate species.</u>
9.190	325	Further evidence (landscape advice)	Development must include suitable vehicular access and on-site parking. The likely access is an existing Public Right of Way and as such development is dependant on this being suitable for vehicular use. <u>The surface treatment of the access should be informed by its use also for non-motorised users and by the character of the vicinity.</u>
SD 88 (1h)	326	Clarification	Retention and protection of existing mature trees <u>along the public right of way / likely existing access.</u>
SD88 (2b)	326	Correction	Protect and enhance trees within the site <u>located at and close to the site boundaries</u> where possible, and where trees are lost, provide at least the equivalent in new tree planting on site. Trees should be retained and additional planting should be undertaken at the north east and south site boundaries;
9.195	328	Update	'The proposed allocation site is considered to comprise major development and as such proposals should address Core Policy SD3. The allocation site comprises a large area of open paddock and woodland adjacent to the River Rother. The site is located adjacent to established residential areas in Petersfield but within Sheet Parish. The National Park Authority will be producing <u>has produced</u> a Development Brief for the allocation site and will expect proposals to accord with the Brief. ^{FN} A Concept Plan (overleaf), which will form the design principles to be provided in the Development Brief, sets out the extent of the proposed built development and key topographical features.
New footnote to 9.195	328	Update	^{FN} <u>Land at Pulens Lane, Sheet Development Brief (South Downs National Park Authority, 2018)</u>
SD89 (1)	330	Update and consistency	Land at Pulens Lane, Sheet is allocated for the development of 30 to 32 residential dwellings (class C3 use) and publicly accessible open space. Planning permission will not be granted for any other uses. The National Park Authority will prepare a Development Brief to assist the delivery of the site.

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

Para Policy ref	Page	Reason for change	Precise change for input to Local Plan
		design requirements	
9.206	333	Clarification	The site is immediately to the west of the main core zone for the Dark Night Sky Reserve and this should be accounted for in design proposals, <u>with south and east facing fenestration minimised. The site is also prominent in views of South Harting village from the east and south-east, including Harting Down, and the quality of these views, including key landscape features, must be protected through the design and landscaping of development.</u>
Text box - Land North of the Forge, South Harting	336	Consistency	[addition:] Environmental Designations: ... <u>Dark Skies: Part EI (a)</u> Historic Environment: <u>South Harting Conservation Area</u>
Text box – Stedham Sawmill, Stedham	339	Consistency	Heritage Designation: <u>Dark Skies: EI (a)</u> Listed building adjacent to northern boundary of site
9.218	339	Update	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 <u>as a joinery workshop and for</u> commercial storage. ...
9.219	339	Clarification	The allocation site is located close to the <u>Stedham Common and Iping Common Sites of Special Scientific Interest (SSSI)</u> which is <u>are</u> south of the A272. <u>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.</u> The site is within the SSSI impact risk zone and...
9.220	343	Clarification	...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. <u>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.</u>

Para Policy ref	Page	Reason for change	Precise change for input to Local Plan
			<u>This could include live – work units and small workshops that are compatible and can be integrated with residential uses.</u>
Text box - Land South of Church Road, Steep	343	Consistency	[additions:] <u>Environmental Designations: Closely sited to Hampshire Hangers BOA</u> <u>Flood risk: Potential for surface water flooding in small area of site</u>
SD93 (1e)	344	Consequential change	The location of housing and access roads to have regard to localised areas of potential surface water flood risk, <u>and</u>
Text box - Land at Ramsden Road, Stroud	346	Consistency	[addition:] <u>Historic Environment: Roman Villa (Scheduled Ancient Monument) within 200m</u> <u>Flood Risk: Surface water flooding and adjacent to</u> <u>watercourse</u>
9.229	346	Update	'The proposed allocation site is considered to comprise major development and as such proposals should address Core Policy SD3.' The allocation site is suitable for residential development delivering between 26 and 30 new dwellings. ...
SD 94 (1g)	348	Duplication of (2b)	Existing mature trees to be retained and enhanced, and
9.236	350	Further evidence	Add to end of paragraph: <u>'It is one of a collection of small communities in the Parish of Funtington. Its most well known features are the West Ashling Mill and large mill pond and during the War was the location of two runways.'</u>
Text box - Land South of Heather	350	Consistency	[additions:] <u>Environmental Designations: Within 5.6km of the Solent Coast SPA</u> <u>Dark Skies: EI(a)</u>

Para Policy ref	Page	Reason for change	Precise change for input to Local Plan
Close, West Ashling			
9.242	350	Consistency	[additional bullet point:] <ul style="list-style-type: none"> • <u>Minerals Assessment Report</u>
SD95 (1c)	351	Clarification	The site boundaries should be suitably landscaped and the mature trees <u>and hedgerows</u> on the western boundary protected;
Text box - Land at Long Priors, West Meon	353	Consistency	[addition:] <u>Flood Risk: Surface water flooding and potential for groundwater emergence</u>
Figure 10.2	358	Reappraised feasibility	SDLPI: Citation of policy SD2 in planning decisions
Figure 10.2	358	Consequential to deletion of associated indicator	['Data Sources' column:] Development Management filing system
Figure 10.2	359	Consequential to deletion of associated indicator	Triggers: Policy SD2 not cited as a material consideration in 20% or more of planning decisions
Figure 10.2	360	Reappraised feasibility	SDLP4: Citation of policy SD3 in planning decisions
Figure 10.2	360	Consequential to deletion of associated indicator	['Data Sources' column:] Development Management filing system

Para Policy ref	Page	Reason for change	Precise change for input to Local Plan
			Triggers: 1 major development proposal granted permission in 3 consecutive years or 3 such developments in 1 year.
Figure 10.2	361	Reappraised feasibility	SDLP6: Citation of policy SD4 in planning decisions
Figure 10.2	361	Consequential to deletion of associated indicator	[‘Data Sources’ column:] Development Management filing system
Figure 10.2	362	Consequential to deletion of associated indicator	[‘Triggers’, etc, column:] Planning decisions citing landscape character overturned at appeal
Figure 10.2	363	Reappraised feasibility	SDLP11: Changes to views identified in the Viewshed Characterisation Study
Figure 10.2	363	Consequential to deletion of associated indicator	[‘Data Sources’ column]: Evidence base work (Viewshed Characterisation Study)
Figure 10.2	364	Consequential to deletion of associated indicator	Trigger: Negative changes to views identified in VCS
Figure 10.2	368	Duplication	SDLP16: Condition of Sites of Special Scientific Interest
Figure 10.2	368	Reappraised feasibility	SDLP17: Developments granted planning permission contrary to ecological advice from Natural England or county councils
Figure 10.2	369	Consequential to deletion of associated indicator	[‘Triggers’, etc, column:] Reduction in percentage of SSSIs in favourable condition

Para Policy ref	Page	Reason for change	Precise change for input to Local Plan
Figure 10.2	371	Update to reflect outcome of joint working	[Target(s) column] No more than 30 approximately 43 new dwellings, within the East Hampshire district area, permitted within 400m of the Wealden Heaths Phase II SPA
Figure 10.2	377	Reappraised usefulness	SDLP25: Planning permissions granted for enabling development
Figure 10.2	377	Consequential to deletion of associated indicator	['Data Sources' column:] Officer knowledge
Figure 10.2	378	Consequential to deletion of associated indicator	['Triggers', etc, column:] Enabling development: 3 such developments granted planning permission by 2023
Figure 10.2	382	Reappraised usefulness	SDLP28: Planning permissions for development on the site of a Scheduled Monument
Figure 10.2	382	Reappraised feasibility	SDLP29: Developments granted planning permission with a condition requiring archaeological assessment
Figure 10.2	382	Consequential to deletion of associated indicator	['Data Sources' column:] Development Management filing system Archaeological Advisers Trigger: Development granted permission that causes harm to or loss of a Scheduled Monument
Figure 10.2	383	Reappraised usefulness	SDLP30: Number of additions to the Historic Environment Record
Figure 10.2	383	Reappraised usefulness	SDLP32: % surface and groundwater bodies achieving 'high' chemical status [Trigger:]

Para Policy ref	Page	Reason for change	Precise change for input to Local Plan
			Percentage of surface water bodies achieving ‘good’ ecological status, or of surface or groundwater bodies achieving ‘high’ chemical status, fails to increase by 2023
Figure 10.2	383	Reappraised usefulness	SDLP33: Percentage of water resource available for licensing [Trigger:] Decline in percentage of water resource available for licensing. Low base flows resulting from over abstraction
Figure 10.2	386	Conciseness	SDLP35: CIL funds spent on transport projects, by type of project
Figure 10.2	386	Reappraised usefulness	SDLP37: Proportion of visits to the National Park by public transport [Trigger:] Increase in the proportion of journeys made within the National Park by private car No net increase in the proportion of journeys made within the National Park by public transport by 2023
Figure 10.2	386	Reappraised usefulness	SDLP38: Development of hubs and gateways schemes
Figure 10.2	388	Reappraised usefulness	SDLP40: Proportion of visits by non-motorised means <u>transport mode</u> [Trigger:] Increase in the proportion of journeys made within the National Park by private car No net increase in the proportion of journeys made within the National Park by non-motorised means by 2023
Figure 10.2	388	Reappraised usefulness	SDLP41: Length of public rights of way
Figure 10.2	389	Reappraised usefulness	No indicator proposed SDLP42:

Para Policy ref	Page	Reason for change	Precise change for input to Local Plan
			<p>Visitor enjoyment levels</p> <p>[Data source(s) column:] n/a Evidence base (Visitor Survey)</p> <p>[Partners/triggers:] n/a Partners: SDNPA / Local Transport Authorities / Developers Triggers: No net increase in visitor enjoyment levels by 2023</p>
Figure 10.2	389	Reappraised feasibility	<p>SDLP43: Road accidents involving death or serious injury Yearly number of road accidents involving death or serious injury shows an upward trend over 2018–2023</p>
Figure 10.2	389	Consequential to deletion of associated indicator	<p>[‘Triggers’, etc, column:] Yearly number of road accidents involving death or serious injury shows an upward trend over 2018–2023</p>
Figure 10.2	390	Conciseness	<p>No indicator proposed SDLP44: Proportion of visits by private car</p> <p>[Data source(s):] n/a Evidence base (Visitor Survey)</p> <p>[Triggers:] n/a Partners: SDNPA / Local Highway Authorities / Local communities / Businesses Triggers:</p>

Para Policy ref	Page	Reason for change	Precise change for input to Local Plan
			Increase in the proportion of journeys made within the National Park by private car No net increase in the proportion of journeys made within the National Park by non-motorised means by 2023
Figure 10.2	391	Conciseness	SDLP45: CIL funds spent on leisure and recreational projects connected with the National Park's Special Qualities SDLP35: CIL funds spent, by type of project (leisure and recreational projects connected with the National Park's Special Qualities)
Figure 10.2	392-3	Reappraised usefulness	SDLP48: Average length of visitor stay and spend per visitor per day [Triggers:] Reduction in length of visitor stay and spend No upwards trend of visitor stay and spend by 2023
Figure 10.2	395-6	Reappraised usefulness	SDLP55: Net additional dwellings expected to come forward within the next five <u>fifteen</u> years from the date of monitoring
Figure 10.2	396	Conciseness	SDLP56: Net additional dwellings expected to come forward between five and fifteen years from the date of monitoring
Figure 10.2	396	Conciseness	SDLP57: Carrying out of functions in relation to self build and custom housebuilding <u>and starter homes</u>
Figure 10.2	398	Conciseness	SDLP59: Number of affordable dwellings completed (net), broken down by tenure <u>and type of site</u>
Figure 10.2	398	Conciseness	SDLP60: Number of affordable dwellings completed on rural exception sites
Figure 10.2	398	Conciseness	SDLP61: Carrying out of functions in relation to starter homes
Figure 10.2	400-401	Conciseness	SDLP63: Net additional Agricultural and forestry workers' dwellings granted planning permission <u>and lost due to removal of agricultural or forestry worker conditions</u>

Para Policy ref	Page	Reason for change	Precise change for input to Local Plan
Figure 10.2	401	Conciseness	SDLP64: Permissions for the removal of agricultural or forestry worker occupancy conditions
Figure 10.2	401	Conciseness	SDLP65: Net additional permanent <u>and transit</u> Gypsy or Traveller pitches and Travelling Showpeople plots per annum, on allocated and windfall sites
Figure 10.2	402	Conciseness	SDLP66: Net additional transit pitches with extant planning permission
Figure 10.2	409	Reappraised usefulness	SDLP74: Hectareage of woodland in active management
Figure 10.2	409	Reappraised feasibility	SDLP75: Citation of policy SD40 in planning decisions
Figure 10.2	409	Consequential to deletion of associated indicator	[‘Data Sources’ column:] Development Management filing system
Figure 10.2	412	Conciseness	SDLP78: Total CIL monies passed to parish councils partners, by type
Figure 10.2	412-13	Conciseness	SDLP79: Total CIL monies passed to other infrastructure delivery partners SDLP80: Level of match funding secured through commitment of CIL funds
Figure 10.2	413	Conciseness	SDLP81: CIL funds spent on facilities/services, education, health and wellbeing projects SDLP35: CIL funds spent, by type of project
Figure 10.2	414	Reappraised usefulness	SDLP82: Schemes carried out for undergrounding of cables
Figure 10.2	415	Conciseness	SDLP83: CIL funds spent on utility services projects SDLP35: CIL funds spent, by type of project
Figure 10.2	415	Reappraised feasibility	SDLP84: Refusals citing SD44

Para Policy ref	Page	Reason for change	Precise change for input to Local Plan
Figure 10.2	415	Consequential to deletion of associated indicator	Triggers: No schemes carried out for undergrounding of cables for three consecutive years Refusals on SD44 overturned at appeal
Figure 10.2	415-16	Conciseness – see SD46 indicators	<p><u>No indicator proposed</u></p> <p>SDLP85: CIL funds spent on Green Infrastructure projects SDLP86: Developments granted planning permission for new Green Infrastructure assets SDLP87: Quality of Green Infrastructure in new developments</p> <p>[Data source(s):] n/a CIL database Monitoring of weekly lists Post construction review assessments</p> <p>[Partners / Triggers:] n/a</p> <p>Partners: SDNPA / District, County and Unitary Councils / NGOs / Community Groups / Developers</p> <p>Triggers: Downward trend in number of developments granted planning permission for new Green Infrastructure assets per annum between 2018 and 2023 10% of new developments (assessed through post construction review) have on-site green infrastructure scored as inadequate</p>
Figure 10.2	417	Reappraised feasibility	<p>SDLP88: Developments granted planning permission within recreational areas, as mapped in the HLC</p> <p>[Triggers:] Triggers: Developments granted planning permission within recreational areas that do not comply with the policy: 1 development of this type in 3 consecutive years or 3 such developments in 1 year</p>

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

Para Policy ref	Page	Reason for change	Precise change for input to Local Plan
Figure 10.2	422	Reappraised feasibility	SDLP96: Decisions on planning applications that cite Strategic Policy SD50
Figure 10.2	422-23	Consequential to deletion of associated indicator	[‘Data Sources’ column:] Development Management filing system Trigger: 30% or more of new development of 3 or more houses, granted planning permission by 2023, does not incorporate SuDS
Dip Slope, under ‘Hubs’	431	Omission	None Falmer
Dip Slope, under ‘Gateways’	431	Omission	[addition:] <u>Shawford</u>
To follow row entry ‘C13’	470	Omission	[additional row:] <u>C14: Conversion of Buildings in the Countryside; SD41: Conversion of Redundant Agricultural or Forestry Buildings</u>
To follow row entry ‘CP31’	479	Omission	[additional row:] <u>CP32: Infrastructure; SD42: Infrastructure</u>
To follow row entry ‘RT1’	516	Omission	[additional row:] <u>RT2: Important Recreational Space; SD46: Provision and Protection of Open Space, Sport and Recreational Facilities and Burial Grounds / Cemeteries; SD47: Local Green Spaces</u>
Glossary	531	Omission	[additional Glossary entry:]

Para Policy ref	Page	Reason for change	Precise change for input to Local Plan
			<u>Blue infrastructure – Networks, or features within a network which relate to water, these include rivers, streams, ponds and lakes. These are typically considered, designed and managed within the definition of green infrastructure.</u>
Glossary	537	Clarification and response to NFU	Succession housing <u>Succession housing enables former essential agricultural and forestry workers to continue living on-site in tied accommodation after they have retired. It also releases on-site housing for new entrants.</u>
Glossary	539	Omission	[additional Glossary entry:] <u>Landscape features – prominent or eye-catching elements such as tree clumps, church towers and wooded skylines.</u>
Parish Plans	543	Clarification	A plan produced by a community group, generally including an action plan to deal with a range of issues of interest to that community. Parish Plans do not in themselves carry any weight in the planning decision-making process <u>may form material considerations in the determination of planning applications.</u>
Glossary	548	Clarification and response to NFU	<u>Succession housing - Succession housing enables former essential agricultural and forestry workers to continue living on-site in tied accommodation after they have retired. It also releases on-site housing for new entrants.</u>
Glossary	550	Omission	<u>Veteran trees – Veteran trees refers to veteran, ancient, or aged trees and an irreplaceable habitat. They have cultural, historical, landscape and nature conservation value because of their great age, size, or condition. They can be individual trees or groups of trees within wood pastures, historic parkland, hedgerows, orchards, parks, or other areas.</u>