LANDSCAPES | VIEWS | DARK NIGHT SKIES | LOCAL ECONOMY
RECREATION | AFFORDABLE LOCAL HOUSING | GREEN SPACES

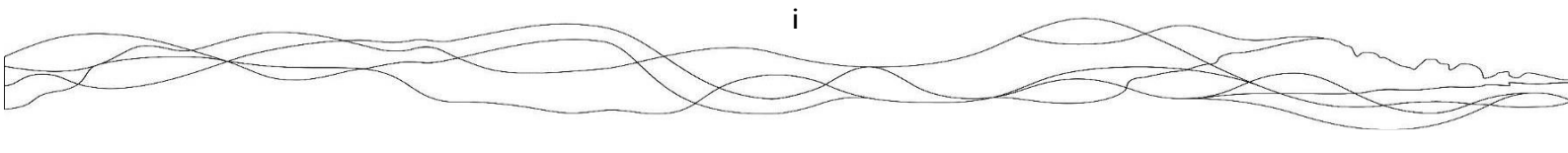
SOUTH DOWNS LOCAL PLAN

~~PRE-SUBMISSION~~

2014 - 2033

~~September 2017~~

SOUTH DOWNS
NATIONAL PARK



FOREWORD (new foreword to be provided on adoption)

Welcome to the pre-submission version of the South Downs Local Plan.

This is the first Local Plan ever produced for the National Park: a landmark for this very special place. It looks rather different from most other local plans because it must recognize the national importance of the landscapes and our duty to conserve and enhance them.

But this Plan is not just about these precious, nationally important, landscapes, their wildlife and cultural heritage. It is about the wide range of benefits they provide for us all that must be nurtured and protected for future generations. It is about our communities that live and work in the National Park and their social and economic needs.

I thank everyone who has helped us create this Plan: those of you who have guided us with your comments during the Options consultation in 2014 and the Preferred Options consultation in 2015. This version, which precedes submission to the Secretary of State for public examination, takes into account your previously expressed views as well as extensive backing evidence.

I am conscious that this is a large and complex document but urge you to provide your comments on it so we can produce a Plan worthy of the South Downs National Park.

MARGARET PAREN
CHAIR OF SOUTH DOWNS NATIONAL PARK AUTHORITY

KEY MESSAGES

This is a landscape led Local Plan, looking at the South Downs as a whole for the first time with National Park purposes and our 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.

The Local Plan considers the geology~~,~~ and geography and ~~river catchments~~ working practices that have shaped the landscapes of the National Park and their influence on the evolution of settlement patterns and communities. We ~~attempt~~ seek to capture the principles of 'ecosystem services' into the making and delivery of the Local Plan. This approach ~~seeks to~~ ensures the services nature provides us (such as woodfuel, clean water, health and well-being) from nature's own 'capital' (timber, water, fresh air) ~~is~~are factored into decision making and allocations.

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.

~~Development a~~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.~~

~~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.

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~~. 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.

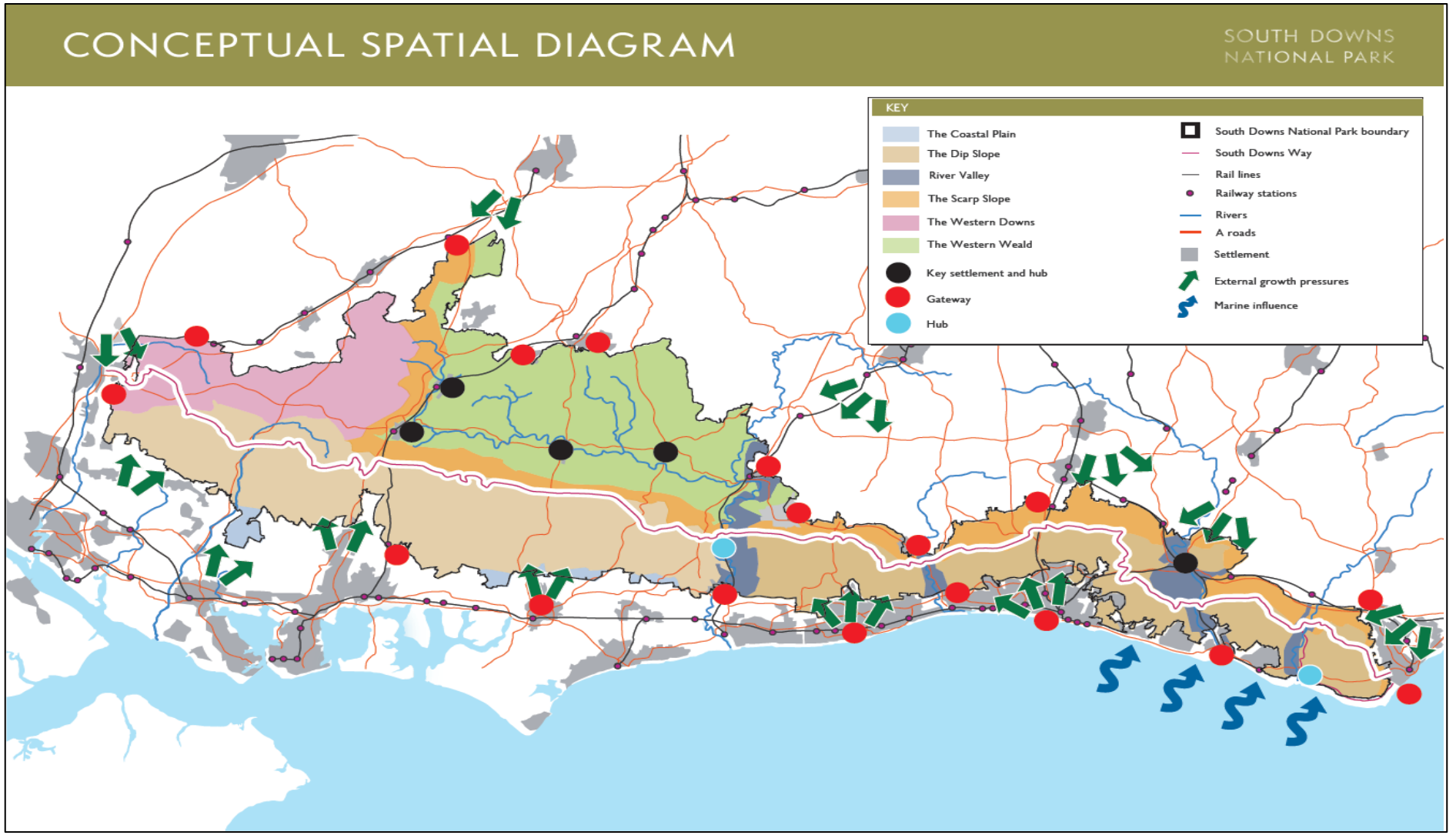
A strategic approach of dispersed growth combined with a landscape capacity analysis within the Local Plan, to formulate policies and allocate sites is driven by a number of key factors:

- Evidence Base – Studies / information such as Tranquillity mapping, Dark Night Skies, Transport Assessments, Ecoserve mapping to know what ecosystem services are available or in deficit
- Evidence Base – The Strategic Housing Land Availability Assessment where many parameters relate to landscape matters such as views, impact upon the special qualities of the National Park and other statutory assessments such as Habitat Regulation Assessments and Sustainability Appraisals
- Community Engagement and Feedback – particularly Neighbourhood Plans but also individual and collective ~~Parish Meetings~~ meetings with parish representatives, use of a Landowners network, the South Downs Partnership and discussions with statutory agencies
- Officer and Member knowledge and professional insight as to what may be possible and what may be available. Given the range of officers involved in the Local Plan, the extensive knowledge of the National Park and the experience of Members in so many areas relevant to plan making, this is key to sound plan making

We have, in advance of the Local Plan, but using the same approach ~~and where possible evidence base~~, actively promoted and assisted in 50 Neighbourhood Plans, all incorporated into the Local Plan. This ensures evidence base, local knowledge and experience is used to fullest effect in creating a single ~~Local Plan~~ Development Plan Document over such a large area.

CONCEPTUAL SPATIAL DIAGRAM

SOUTH DOWNS NATIONAL PARK



HAVE YOUR SAY

The consultation on the *Pre-Submission South Downs Local Plan* will run from 26 September to 21 November 2017.

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/

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:

Planning Policy
South Downs National Park Authority
South Downs Centre
North Street
Midhurst
West Sussex GU29 9DH

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 these questions[1]:

- 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?

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.

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.

[1] Tests of soundness

CONTENTS

CHAPTERS		PAGE No.
1.	Introduction	1
2.	Vision & Objectives	16
3.	Spatial Portrait and Spatial Strategy	18
4.	Core Policies	39
5.	A Thriving Living Landscape	50
	a) Landscape	51
	b) Biodiversity	68
	c) Historic Environment	79
	d) Water	87
6.	People Connected to Places	94
	a) Sustainable Transport	95
	b) Understanding and Enjoyment of the National Park	106
7.	Towards a Sustainable Future	113
	a) Development	114
	b) Homes (Strategic policies)	121
	c) Affordable Homes	129
	d) Homes (Development Management Policies)	136
	e) Gypsies and Travellers and Travelling Showpeople	142
	f) Employment	147
	g) Town Centres and Retail	155
	h) Agriculture and Forestry	163
	i) Infrastructure	171
	j) Green Infrastructure	177
	k) Climate Change	186
	l) Advertisements and ~~Signage~~ Shop Fronts	196
	m) Pollution and Contamination	198
8.	Strategic Sites	201
9.	Sites and Settlements	218
10.	Implementation and Monitoring	356

APPENDICES PAGE No.

1. Broad Areas and River Corridors 430
2. Local Plan Policies Superseded by the South Downs Local Plan 433
3. Marketing Requirements for Change of Use Applications 527

Glossary 530

POLICIES

PAGE No.

	Core Policy SD1: Sustainable Development	39
	Core Policy SD2: Ecosystems Services	45
	Core Policy SD3: Major Development	47
	Strategic Policy SD4: Landscape Character	53
	Strategic Policy SD5: Design	56
	Strategic Policy SD6: Safeguarding Views	60
	Strategic Policy SD7: Relative Tranquillity	61
	Strategic Policy SD8: Dark Night Skies	64
	Strategic Policy SD9: Biodiversity and Geodiversity	70
	Strategic Policy SD10: International Sites	74
	Development Management Policy SD11: Trees, Woodland and Hedgerows	77
	Strategic Policy SD12: Historic Environment	80
	Development Management Policy SD13: Listed Buildings	82
	Development Management Policy SD14: Climate Change Mitigation and Adaptation of Historic Buildings	83
	Development Management Policy SD15: Conservation Areas	84
	Development Management Policy SD16: Archaeology	85
	Strategic Policy SD17: Protection of the Water Environment	89
	Development Management Policy SD18: The Open Coast	91
	Strategic Policy SD19: Transport and Accessibility	96
	Strategic Policy SD20: Walking, Cycling and Equestrian Routes	98
	Development Management Policy SD21: Public Realm, Highway Design and Public Art	101
	Development Management Policy SD22: Parking Provision	104

- Strategic Policy SD23: Sustainable Tourism 108
- Development Management Policy SD24: Equestrian Uses 111
- Strategic Policy SD25: Development Strategy 116
- Strategic Policy SD26: Supply of Homes 122
- Strategic Policy SD27: Mix of Homes 126
- Strategic Policy SD28: Affordable Homes 130
- Strategic Policy SD29: Rural Exception Sites 134
- Development Management Policy SD30: Replacement Dwellings 136
- Development Management Policy SD31: Extensions to existing dwellings, and provision of annexes and outbuildings 138
- Development Management Policy SD32: New Agricultural and Forestry Workers' Dwellings 139
- Strategic Policy SD33: Gypsies and Travellers and Travelling Showpeople 144
- Strategic Policy SD34: Sustaining the Local Economy 148
- Strategic Policy SD35: Employment Land 151
- Strategic Policy SD36: Town and Village Centres 157
- Development Management Policy SD37: Development in Town and Village Centres 158
- Development Management Policy SD38: Shops outside Centres 160
- Development Management Policy SD39: Agriculture and Forestry 164
- Development Management Policy SD40: Farm and Forestry Diversification 166
- Development Management Policy SD41: Conversion of Redundant Agricultural or Forestry Buildings 168
- Strategic Policy SD42: Infrastructure 171
- Development Management Policy SD43: New and Existing Community Facilities 173

- Development Management Policy SD44: Telecommunications and Utilities Infrastructure 175
- Strategic Policy SD45: Green Infrastructure 178
- Development Management Policy SD46: Provision and Protection of Open Space, Sport and Recreational Facilities and Burial grounds / Cemeteries 180
- Development Management Policy SD47: Local Green Spaces 184
- Strategic Policy SD48: Climate Change and Sustainable Use of Resources 188
- Strategic Policy SD49: Flood Risk Management 190
- Development Management Policy SD50: Sustainable Drainage Systems 192
- Development Management Policy SD51: Renewable Energy 193
- Development Management Policy SD52: Shop Fronts 196
- Development Management Policy SD53: Adverts 197
- Development Management Policy SD54: Pollution and Air Quality 198
- Development Management Policy SD55: Contaminated Land 199
- Strategic Site Policy SD56: Shoreham Cement Works 209
- Strategic Site Policy SD57: North Street Quarter and adjacent Eastgate area, Lewes 215
- Allocation Policy SD58: Former Allotments, Alfriston 222
- Allocation Policy SD59: Kings Ride, Alfriston 225
- Allocation Policy: SD60: Land at Clements Close, Binsted 228
- Allocation Policy SD61: New Barn Stables, The Street, Binsted 230
- Allocation Policy SD62: Land at Greenway Lane, Buriton 233
- Allocation Policy SD63: Land South of the A272 at Hinton Marsh, Cheriton 237
- Allocation Policy SD64: Land South of London Road, Coldwaltham 242
- Allocation Policy SD65: Land East of Warnford Road, Corhampton 245

- Allocation Policy SD66: Land at Park Lane, Droxford 249
- Allocation Policy SD67: Cowdray Works Yard, Easebourne 253
- Allocation Policy SD68: Land at Egmont Road, Easebourne 256
- Allocation Policy SD69: Former Easebourne School, Easebourne 260
- Allocation Policy SD70: Land behind the Fridays, East Dean (East Sussex) 262
- Allocation Policy SD71: Land at Elm Rise, Findon 266
- Allocation Policy SD72: Soldiers Field House, Findon 269
- Allocation Policy SD73: Land at Petersfield Road, Greatham 273
- Allocation Policy SD74: Land at Fern Farm, Greatham 276
- Allocation Policy SD75: Half Acre, Hawkley 279
- Allocation Policy SD76: Land at Itchen Abbas House, Itchen Abbas 282
- Allocation Policy SD77: Land at Castelmer Fruit Farm, Kingston near Lewes 285
- Allocation Policy SD78: The Pump House, Kingston 287
- Strategic Housing Allocation Policy SD79: Land at Old Malling Farm, Lewes 293
- Allocation Policy SD80: Malling Brooks, Lewes 298
- Strategic Housing Allocation Policy SD81: West Sussex County Council Depot and former Brickworks site, Midhurst 302
- Strategic Housing Allocation Policy SD82: Holmbush Caravan Park, Midhurst 308
- Allocation Policy SD83: Land at the Fairway, Midhurst 312
- Allocation Policy SD84: Land at Lamberts Lane, Midhurst 315
- Allocation Policy SD85: Land at Park Crescent, Midhurst 318
- Allocation Policy SD86: Offham Barns, Offham 321
- Allocation Policy SD87: Land at Church Lane, Pyecombe 323
- Allocation Policy SD88: Land at Ketchers Field, Selborne 326
- Allocation Policy SD89: Land at Pulens Lane, Sheet 330

- Allocation Policy SD90: Land at Loppers Ash, South Harting 334
- Allocation Policy SD91: Land North of the Forge, South Harting 337
- Allocation Policy SD92: Stedham Sawmill, Stedham 340
- Allocation Policy SD93: Land South of Church Road, Steep 344
- Allocation Policy SD94: Land at Ramsdean Road, Stroud 348
- Allocation Policy SD95: Land South of Heather Close, West Ashling 351
- Allocation Policy SD96: Land at Long Priors, West Meon 354

1. INTRODUCTION

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 in a proportionate manner. The policies in this Local Plan do not list or cross-reference to all other policies that may be relevant. The Core Policies set out the overarching principles of development for the National Park.

What is the Local Plan?

1.1 The South Downs was established as a National Park in 2010. The South Downs National Park Authority (National Park Authority) became the local planning authority for the National Park in 2011. The National Park contains over 1,600km^2 of England's most iconic lowland landscapes stretching from Winchester in the west to Eastbourne in the east. The *South Downs Local Plan* is the first Local Plan to plan for the National Park as a single entity.

1.2 ~~On adoption~~, ~~t~~This Local Plan ~~will become~~ is the statutory development plan for the whole National Park, along with the minerals and waste plans and 'made' (adopted) Neighbourhood Development Plans. The planning system in this country is plan-led and statute states that decisions on planning applications must be taken in accordance with the development plan unless material considerations indicate otherwise. Accordingly this Local Plan will be used in the determination of planning applications.

1.3 This ~~*Pre-Submission*~~ *Plan* will accordingly be given some weight in the determination of planning applications by the National Park Authority and on its behalf. This weight will increase according to the stage of preparation of the Local Plan, the extent to which there are unresolved objections to relevant policies and the degree of consistency with the relevant policies with the NPPF.

1.4 ~~This is the *Pre-Submission version* of the *Local Plan* (subsequently referred to as the Local Plan) and is being published for public consultation under *Regulation 19 of The Town and Country Planning (Local Planning) (England) Regulations 2012*. This version of the plan follows on from the *Options* and the *Preferred Options* documents that were published for public consultation in 2014 and 2015 respectively~~.

1.5 This Local Plan does not deal with minerals and waste. Instead, policies on this subject are developed through joint minerals and waste plans with the adjoining relevant authorities covering the National Park.

1.6 All planning applications should make reference to all relevant policies in minerals and waste plans, this Local Plan and Neighbourhood Development Plans. All parts of the development plan are complementary, and aim to fulfil the statutory purposes and duty of the National Park Authority.

1.7 The Local Plan covers the time period 2014 to 2033. This means that it will cover a 15-year time period from its projected time of adoption in 2018.

What is the Policies Map?

1.8 The *South Downs Policies Map* illustrates how the policies in the adopted development plan will apply. The Policies Map consists of three overview maps covering all of the National Park and about 50 inset maps. Together, these show all site allocations and designations that are most relevant to the determination of planning applications, including all those contained in made NDPs. It also shows, where practicable, planning constraints, for example environmental designations and conservation areas. The published paper and PDF (portable document format) versions of the Policies Map show some but not all planning constraints. The National Park Authority will also maintain an interactive version of the Policies Map, which will include more features than the paper and PDF versions, and allow a more detailed look at specific localities.

1.9 The adopted Policies Map is not itself part of the statutory development plan. It will therefore be updated as required to reflect updated information, for example the making of further NDPs.

What does the Local Plan seek to achieve?

1.10 The Local Plan sets out how the National Park Authority will manage development over the next 15 years. This is based on the statutory purposes and duty for national parks as specified in the *National Parks and Access to Countryside Act 1949*, as amended by the *Environment Act 1995*:

FIGURE 1.1: THE PURPOSES AND DUTY

The National Park purposes are:

To conserve and enhance the natural beauty, wildlife and cultural heritage of the area

To promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public

The National Park Authority also has a duty when carrying out the purposes:

- To seek to foster the economic and social well-being of the local communities within the National Park

In addition, Section 62 of the Environment Act 1995 also requires all relevant authorities, including statutory undertakers and other public bodies, to have regard to these purposes. Where there is an irreconcilable conflict between the statutory purposes, statute requires the Sandford Principle to be applied and the first purpose of the National Park will be given priority.

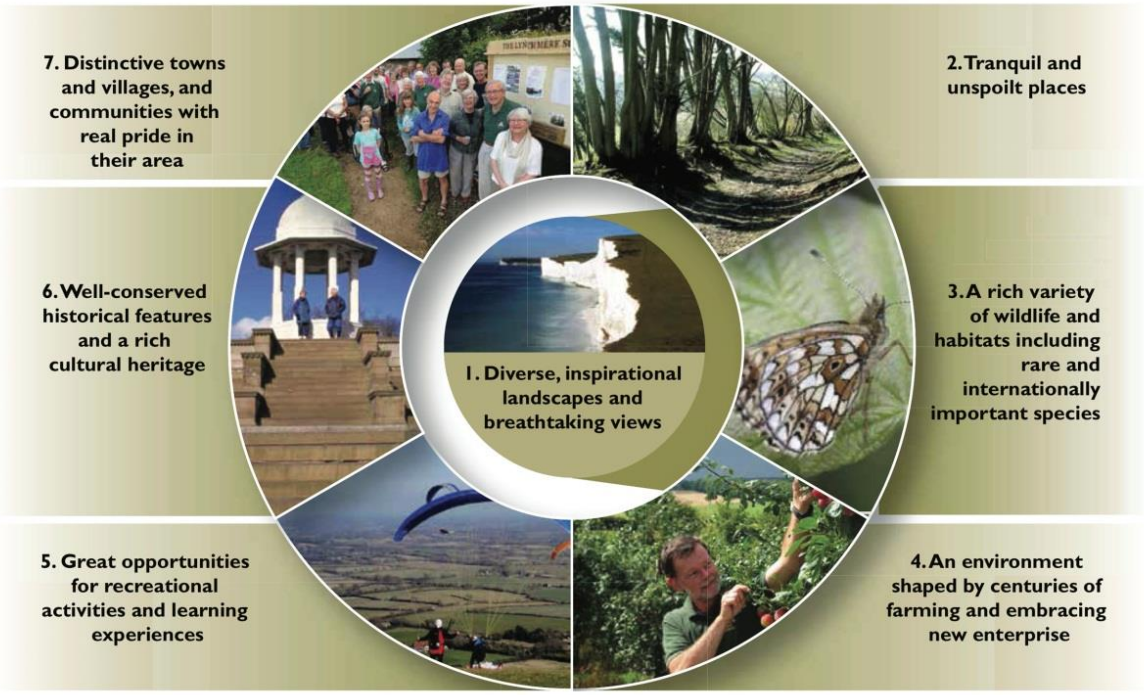
1.11 The *DEFRA Vision and Circular on English National Parks and the Broads*[2] provides guidance to national park authorities on how to achieve their purposes and duty. The Local Plan builds on the framework of the South Downs National Park *Partnership Management Plan*[3] (PMP), which was adopted by the National Park Authority in 2013 following extensive consultation and dialogue with many interested parties and groups. The PMP sets out an overarching strategy for the management of the National Park. Local Plan policies deliver many of the outcomes and policies of the PMP; this was set out in greater detail in tables throughout the *Preferred Options* document.

[2] Vision and Circular on English National Parks and the Broads (DEFRA, 2010)

[3] Partnership Management Plan: Shaping the future of your South Downs National Park 2014-2019 (South Downs National Park Authority, 2013)

1.12 The PMP's starting point was the *State of the South Downs National Park Report*[4], 2012, which provided baseline information against which the success of future action arising from the PMP could be measured. The facts set out in the report form a fundamental part of the Local Plan evidence base. The seven special qualities of the South Downs National Park formed the basis for the *State of the South Downs National Park Report*. The special qualities do not sit in isolation, but are interconnected and mutually reinforcing. The special qualities are illustrated in Figure 1.2.

FIGURE 1.2: THE SPECIAL QUALITIES OF THE SOUTH DOWNS NATIONAL PARK



1.13 Landscape is the key to all of the special qualities. The South Downs was designated as a National Park in recognition of its exceptional natural beauty, for the opportunities to learn about and appreciate its special qualities, and as a landscape of national importance. Therefore it is entirely appropriate to take a landscape-led approach to the formulation of its Local Plan. The *National Planning Policy Framework*[5] (NPPF) states that great weight should be given to conserving landscape and scenic beauty in national parks, which have the highest status of protection in relation to landscape and scenic beauty along with the Broads and Areas of Outstanding Natural Beauty (AONB).

[4] State of the South Downs National Park Report (South Downs National Park Authority, 2012)

[5] National Planning Policy Framework (2012)

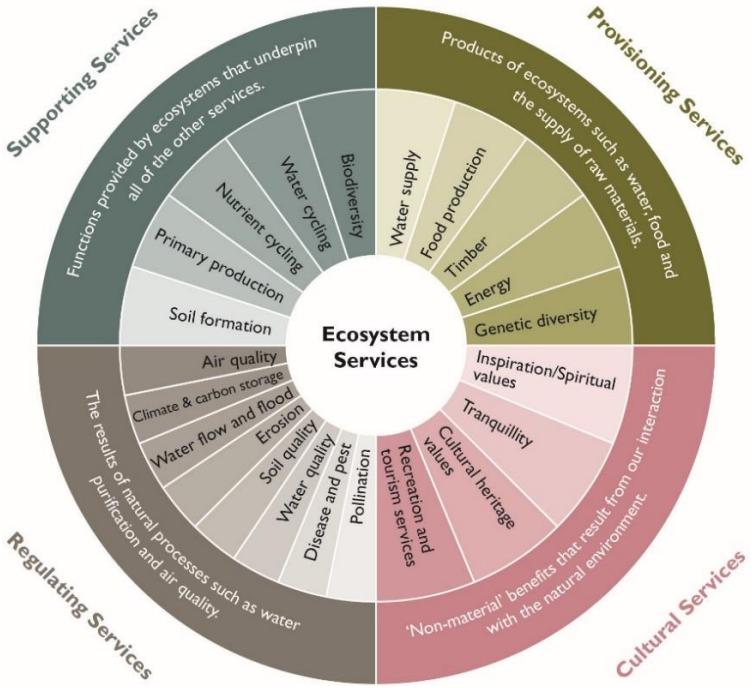
What are ecosystem services?

1.14 Ecosystem services come from our natural capital – our natural assets which provide valuable resources to people in a range of different ways. Some examples of natural capital are:

- Animal and plant species and their habitats;
- Soils;
- Freshwater rivers, streams, lakes and ponds;
- Aquifers storing water below the ground;
- Minerals resources; and
- Coasts and sea.

1.15 People are able to enjoy a huge variety of benefits from these natural assets, ranging from the food they eat and water they consume, to outdoor experiences and improved health. These benefits to society can be seen as services, all of which are interlinked. These benefits are called ecosystem services. More and better quality natural capital should lead to more and better benefits for people and society –in other words, enhanced ecosystem services. The landscapes of the South Downs provide a multitude of ecosystem services. This is illustrated in Figure 1.3.

FIGURE 1.3: THE FOUR ASPECTS OF ECOSYSTEM SERVICES



1.16 Our natural capital is extremely vulnerable to impacts from human activities, as it cannot be readily substituted. It is therefore important that it is conserved and enhanced in good condition. The concept of ecosystem services allows the environment to be seen as a valuable asset to society, in a way which can in turn be used to steer growth to the right places, and ensure that growth incorporates features that support these benefits. In addition, our natural capital needs careful management and stewardship to ensure that the multiple benefits it gives to society are supported and protected.

What is the Structure of the Local Plan?

1.17 The Local Plan includes a vision, objectives and sets of policies which together provide a policy framework for assessing planning applications and guiding development in the National Park as follows:

- The *2050 Vision* looks ahead to a future National Park. A set of objectives act as stepping stones between the *Vision*, the spatial strategy and the Local Plan's policies
- **The Spatial Portrait** provides a pen portrait of the National Park today. This includes a snapshot of the National Park in key facts and figures, and a description of the broad areas of the National Park, which represent the strategic landscape-defined areas upon which the Local Plan approach is built. The **Spatial Strategy** captures the high-level plan for managing growth and change across the National Park
- **Core Policies** deal with the overarching principles of development for the National Park. These core policies relate to the purposes and duty, the ecosystem services approach and major development
- The National Park-wide policies of the Local Plan are set out in three main chapters, which follow the headings of the PMP:
  - **A thriving living landscape**
  - **People connected to places**
  - **Towards a sustainable future**

1.18 The policies in these sections have been defined as:

  - **Strategic Policies,** which are considered fundamental to achieving the overall Vision for the National Park and are linked to its special qualities
  - **Development Management Policies,** which are listed alongside the relevant strategic policies. They provide more detail on specific issues such as shopfronts and advertisements

- **Strategic site allocations** relate to Shoreham Cement Works in Upper Beeding and the North Street Quarter and Eastergate Area of Lewes
- **Allocation Policies** allocate sites for development across the National Park
- **The Implementation and Monitoring chapter** explains the mechanisms for delivering the Local Plan objectives, and how the policies will be monitored. In addition, the Local Plan includes:
  - **Appendices** to set out further technical details and guidance to support policy implementation
  - A **Glossary** explains technical terms used in the Local Plan
  - The **Policies Map** is a spatial interpretation of the development plan policies covering the National Park

How have the Local Plan Policies been prepared?

Landscape and ecosystem services

1.19 All the Local Plan policies have been formulated putting landscape first and then peoples' interaction with it. This is in line with the purposes of national parks to conserve and enhance the natural beauty, wildlife and cultural heritage of the area, and promote opportunities for the understanding and enjoyment of the special qualities. The Local Plan and its policies seek to ensure that the benefits and services people and wider society get from the natural environment are recognised and enhanced. Many Local Plan policies require development proposals to conserve and enhance various aspects of natural beauty, wildlife and cultural heritage. The extent to which development proposals will be expected to both conserve and enhance is proportionate to the scale and impact of the development.

Evidence

1.20 All of the Local Plan policies are supported by adequate, up-to-date, relevant and proportionate evidence. A *Whole Plan Viability Assessment*[6] has been carried out, which tests the ability of a range of types of development to viably meet the emerging Local Plan requirements and adopted Community Infrastructure Levy (CIL). 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~~.

1.21 Figure 1.4 illustrates the statutory framework, planning policy documents and evidence based studies that are linked to the Local Plan.

Public consultation and engagement with parishes

1.22 Local Plan policies have been formulated in consultation with local communities, building on extensive engagement on the PMP and the *State of the Park Report*. The views and input of the local community are vital to us and we have undertaken a considerable amount of public engagement, particularly with the town and parish councils. The Authority also benefits from active engagement with a number of groups including the South Downs Partnership and the South Downs Land Managers' Group, who give us a wide range of expert views from people who work and invest in the National Park.

1.23 The first formal round of public consultation on the Local Plan was on the *Options Consultation Document* in spring 2014. The *Progress from Options to Preferred Options*[7] report sets out all the issues and options consulted on, the main issues raised and how these main issues were addressed in the formulation of the preferred options. The second public consultation was on the *Preferred Options Local Plan*[8] in autumn 2015. Approximately 400 individuals and organisations made approximately 2,640 individual representations on the Local Plan. 77% of people who expressed an opinion supported or, supported with changes, Local Plan policies and/or chapters.

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[6] Whole Plan Viability Assessment and Affordable Housing Update (BNP Paribas, 2017)

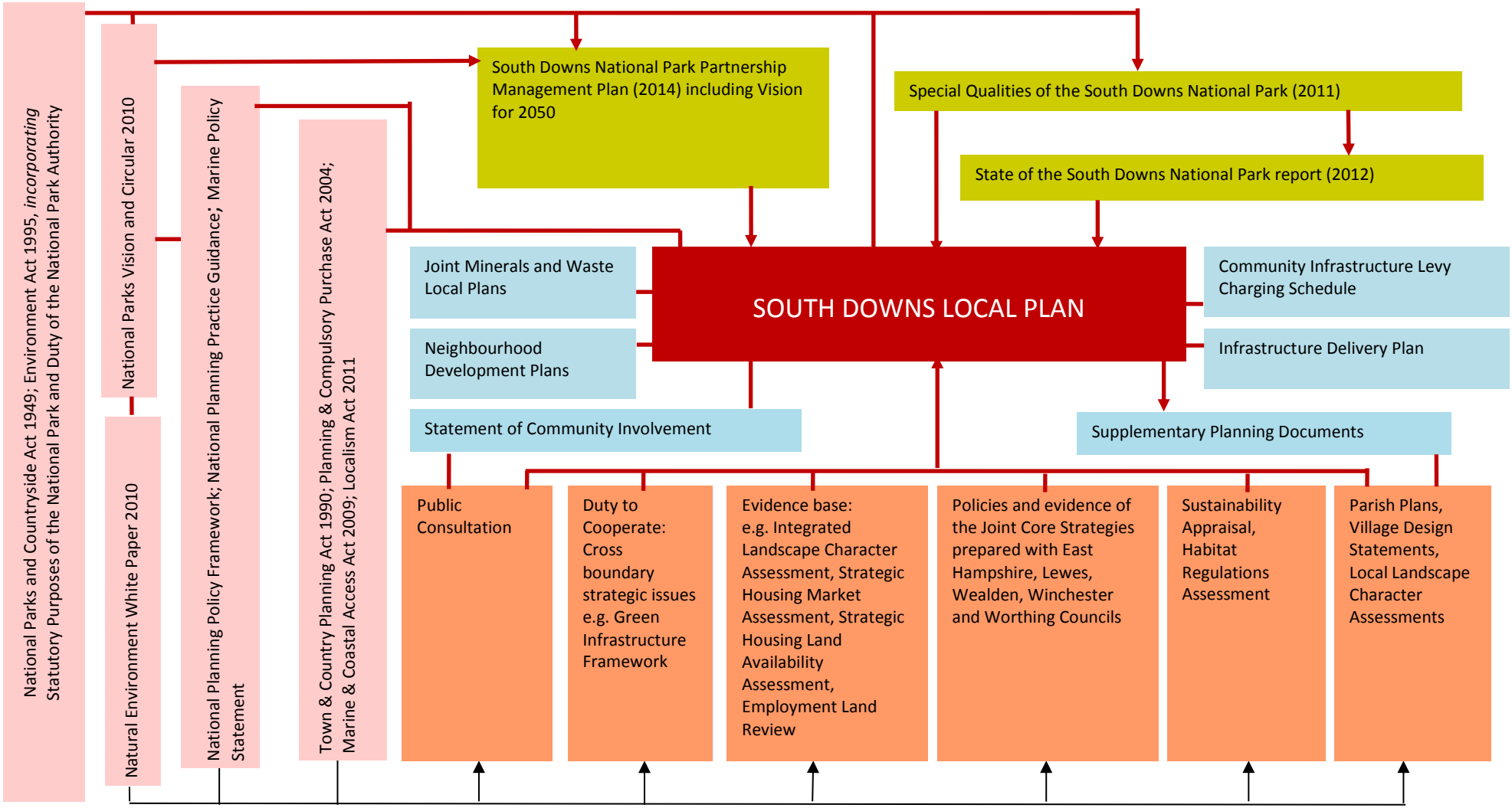
[7] South Downs Local Plan – Progress from Issues and Options to Preferred Options (South Downs National Park Authority, 2015)

[8] South Downs Local Plan: Preferred Options (South Downs National Park Authority, 2015)

~~A *Consultation Statement*[9] 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.

[9] ~~Statement in accordance with Regulation 22 (1) (c) of the Town and Country Planning (Local Planning) (England) Regulations 2012 (Consultation Statement) (South Downs National Park Authority, 2017)~~

FIGURE 1.4: POLICIES AND PLANS LINKED TO THE SOUTH DOWNS LOCAL PLAN



Sustainability Appraisal

1.24 The purpose of a Sustainability Appraisal (SA) is to promote sustainable development through the integration of social, environmental and economic considerations into the preparation of the Local Plan. Both the Local Plan and its accompanying SA meet the requirements of the Strategic Environmental Assessment (SEA) Directive. The Authority considers that this plan sets out the most appropriate strategy for development in the National Park when considered against the reasonable alternatives. The policies and sites identified in the Local Plan have been appraised against sustainability objectives on an iterative basis. These iterations identify how emerging policies help to achieve the relevant social, environmental and economic objectives, and recommend how sustainability could be improved. These recommendations have been taken into account in the drafting of this Local Plan.

Duty to Cooperate

1.25 The National Park Authority has worked collaboratively with many other bodies to ensure that strategic priorities across local boundaries are properly coordinated and clearly reflected in this Local Plan. The key cross-boundary strategic issues identified by the Authority for the purpose of fulfilling the duty to cooperate are:

- Conserving and enhancing the **natural beauty** of the area
- Conserving and enhancing the region's **biodiversity** including green infrastructure issues
- The delivery of new **homes**, including affordable homes and pitches for Gypsies and Travellers and Travelling Showpeople
- The promotion of sustainable **tourism**
- Development of the local **economy**
- Improving the efficiency of **transport** networks by enhancing the proportion of travel by sustainable modes and promoting policies which reduce the need to travel

1.26 The size of the National Park, and the numerous local authority and other boundaries, has made the duty to cooperate vital to the formulation of this Local Plan. Evidence of this is provided in the National Park Authority *Duty to Cooperate Statement*[10] published at the same time as this plan.

1.27 The positive engagement on cross-boundary issues has involved all the districts, boroughs, city and one unitary authority that fall partly within the National Park. The National Park Authority has engaged positively with all the strategic planning groupings both at an officer and member level that work across administrative boundaries. Figure 1.5 shows all of the local authorities within and adjoining the National Park.

1.28 The South Downs National Park Authority has also engaged constructively with all the relevant 'specific' bodies, who are responsible for advising on statutory and key infrastructure requirements. They include Natural England, Historic England, the Environment Agency, Highways England and the Marine Management Organisation.

[10] Duty to Cooperate Statement (South Downs National Park Authority, 2017)

1.29 There has been collaborative working with the three Local Enterprise Partnerships (LEPs) covered by the National Park – Coast to Capital (C2C), Enterprise M3 (EM3) and South East (SELEP). The National Park Authority is more involved with C2C than the other LEPs as it covers around two thirds of the National Park's area.

1.30 The National Park incorporates 17.5km of open coastline; as such, it has a duty under the *Marine and Coastal Access Act (MACAA) Section 58 (3)* to consider relevant marine planning documents for any decision that might affect the marine area. Preparation of the Local Plan has been integrated with the preparation of the *South Marine Plan* insofar as it affects the marine environment.

FIGURE 1.5: ADMINISTRATIVE BOUNDARIES AND THE SOUTH DOWNS NATIONAL PARK

Administrative boundaries affecting the South Downs National Park

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What are the statutory requirements of the Local Plan?

1.31 The statutory requirements for preparation of local plans are set out in the *Planning and Compulsory Purchase Act 2004*[11], and guidance is contained in the NPPF and the *National Planning Practice Guidance* (NPPG). The ~~submission version of the~~ Local Plan ~~will be~~ was 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 *Soundness Self-Assessment Checklist*[12] and the *Legal Compliance Checklist*[13] ~~published at the same time as this *Pre-Submission Local Plan*~~ demonstrate how the tests of soundness have been met and ~~proof~~ prove that all legal requirements have been met.

How will this Local Plan be implemented?

1.32 The National Park Authority delivers its planning function uniquely through a partnership with Local Authorities with land inside the National Park boundary. In 2016 - 17, some 87% of the 4,953 planning and related applications that were determined were dealt with by host authorities acting on behalf of the National Park Authority.

1.33 Any reference in this Plan to 'the Authority' relates to the South Downs National Park Authority or the host Authority determining applications on its behalf. Where the National Park Authority is specifically referred to, this means the South Downs National Park Authority itself and not any host authority.

What does this Local Plan replace?

1.34 ~~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 On adoption, the policies of this Local Plan ~~will replace~~ replaced 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~~ replaced all joint core strategies relating to the National Park adopted since April 2011 other than those plans relating to minerals and waste. The superceded policies ~~to be replaced~~ are listed in Appendix 2 along with the specific policies they ~~will be~~ are replaced by.

[11] Planning and Compulsory Purchase Act (2004)

[12] Soundness Self-Assessment Checklist for South Downs Local Plan (South Downs National Park Authority, 2017)

[13] Legal Compliance Checklist for South Downs Local Plan (South Downs National Park Authority, 2017)

What is the relationship between the Local Plan and neighbourhood development plans?

1.36 The Local Plan establishes the strategic planning policy framework. However at a local level, neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. When a Neighbourhood Development Plan (NDP) is 'made' (adopted), it becomes part of the development plan for the National Park, and its policies will be used to determine planning applications within the relevant parish alongside the Local Plan and mineral and waste plans.

1.37 NDPs are being prepared by many communities across the National Park. The National Park Authority is fully supportive of all parish and town councils that have expressed an interest in preparing an NDP for their community. The National Park Authority's website lists all made and emerging NDPs.

1.38 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. They can also formulate development management policies specific to their parish or town. It is important to note that the focus of NDPs is on guiding development rather than stopping it. The Authority is working proactively with all neighbourhood planning groups to ensure that emerging NDPs are consistent with the Local Plan. Any 'made' NDP that deviates significantly from this Local Plan when it is adopted will require a review.

1.39 It is important that all of the National Park is planned for. This Local Plan does not generally allocate any development in parishes with an NDP. Exceptions to this are strategic sites / strategic allocations, or where a NDP itself does not allocate sites to meet Local Plan provisions. It does allocate sites in areas without an NDP. It is necessary for NDPs to proceed in a timely fashion in order to avoid there being any policy gaps. Nearly all NDPs that are allocating development sites have progressed to a ~~pre-submission~~ stage. This is a significant and important achievement for all the volunteers who have contributed to these plans.

1.40 In order to provide some flexibility should unexpected delays occur to NDPs, further Development Plan Documents (DPD) may be programmed. These will allocate sites as necessary to accommodate the levels of growth set out in this plan. Additional DPDs may be taken forward if NDPs have not progressed in a timely fashion. This will be monitored and reported in the yearly *Authority Monitoring Report*.

1.41 Other forms of community-led plans, such as parish plans and village design statements may be more appropriate for some towns and villages than NDPs. Although these other plans would not be made part of the development plan for the National Park, they may form material considerations in the determination of planning applications. These types of community plans can become Supplementary Planning Documents (SPD), thereby assuming greater weight in the decision-making process, if they undergo the statutory periods of consultation set out in the regulations.

What are the next stages of the Local Plan?

1.42 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.

1.43 Figure 1.6 sets out the main stages in the preparation of the Local Plan along with key dates and references to the *Town and Country Planning (Local Planning) (England) Regulations 2012*.

FIGURE 1.6: TIMELINE FOR LOCAL PLAN PREPARATION

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

2. VISION AND OBJECTIVES

2.1 The Vision for the South Downs National Park (the National Park) is set out in the *Partnership Management Plan*[14] (PMP). This Vision describes where we want to be in 2050 and it is the overarching vision for the South Downs Local Plan. It applies across the whole National Park, but the ways in which it could be achieved will vary from area to area based on the characteristics and opportunities in that area.

FIGURE 2.1: A VISION FOR THE NATIONAL PARK

By 2050 in the South Downs National Park:

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

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

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

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

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

Achieving the Vision for the National Park

2.2 A number of strategic objectives, based on the National Park purposes and duty (Figure 1.1), outline the direction that the Local Plan will take in order to achieve the vision. These objectives deliver the vision within the remit of the Local Plan and consideration of planning applications. The core, strategic, development management and allocation policies will deliver these objectives.

[14] Partnership Management Plan: Shaping the future of your South Downs National Park 2014 - 2019 (South Downs National Park Authority, 2013)

FIGURE 2.2: LOCAL PLAN OBJECTIVES

1. To conserve and enhance the landscapes of the National Park.
2. To conserve and enhance the cultural heritage[15] of the National Park.
3. To conserve and enhance large areas of high-quality and well-managed habitat to form a network supporting wildlife throughout the landscape.
4. To achieve a sustainable use of ecosystem services[16] thus enhancing natural capital across the landscapes of the National Park and contributing to wealth and human health and wellbeing.
5. To protect and provide opportunities for everyone to discover, enjoy, understand and value the National Park and its special qualities.
6. To adapt well to and mitigate against the impacts of climate change and other pressures.
7. To conserve and enhance the villages and market towns of the National Park as thriving centres for residents, visitors and businesses.
8. To protect and provide for the social and economic wellbeing of National Park communities supporting local jobs, affordable homes and local facilities.
9. To protect and provide for local businesses including farming, forestry and tourism that are broadly compatible with and relate to the landscapes and special qualities of the National Park.

[15] The reference to 'cultural heritage' encompasses the historic environment.

[16] 'Ecosystem services' are the benefits people and society get from the natural environment.

3. SPATIAL PORTRAIT AND SPATIAL STRATEGY

Introduction

3.1 This chapter of the Local Plan introduces the spatial portrait, which is a new way of looking at the South Downs National Park (the National Park) as a single entity, arising from its geology, geography and settlement pattern. This is illustrated by the spatial diagram set out in Figure 3.4. The spatial strategy is also explained in this chapter and is summarised in Figure 3.1.

FIGURE 3.1: SUMMARY OF SPATIAL STRATEGY

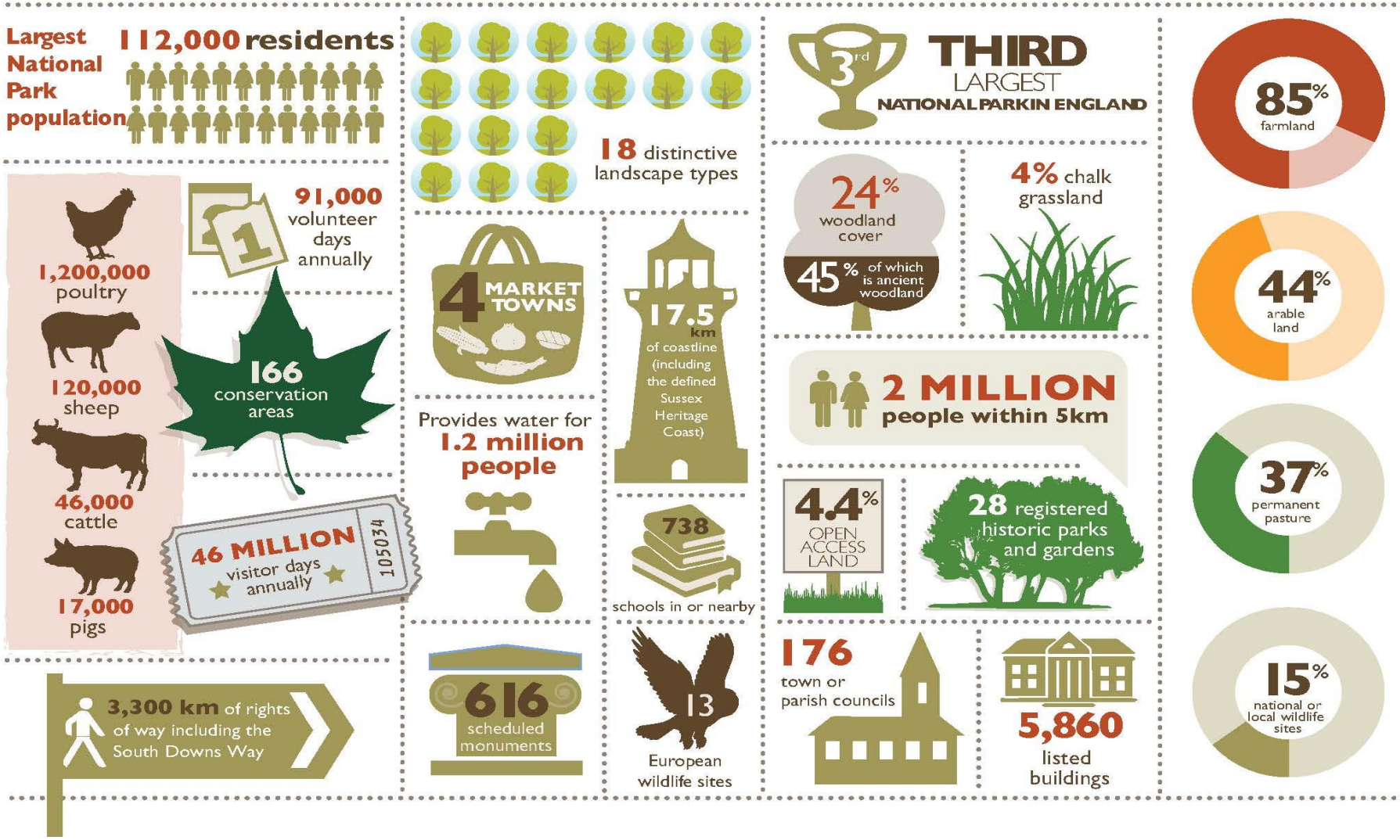
Having regard to the landscape and five broad areas and river corridors, the spatial strategy for the *South Downs Local Plan* is for a medium level of growth dispersed across the towns and villages of the National Park.

The National Park Today

3.2 Figure 3.2 is a map showing key features of the National Park. The National Park has a population of about 112,000, and approximately 2 million people live within 5 kilometres of its boundary. Figure 3.3 is a snapshot of the South Downs National Park today.

FIGURE 3.2: THE SOUTH DOWNS NATIONAL PARK

FIGURE 3.3: A SNAPSHOT OF THE SOUTH DOWNS NATIONAL PARK



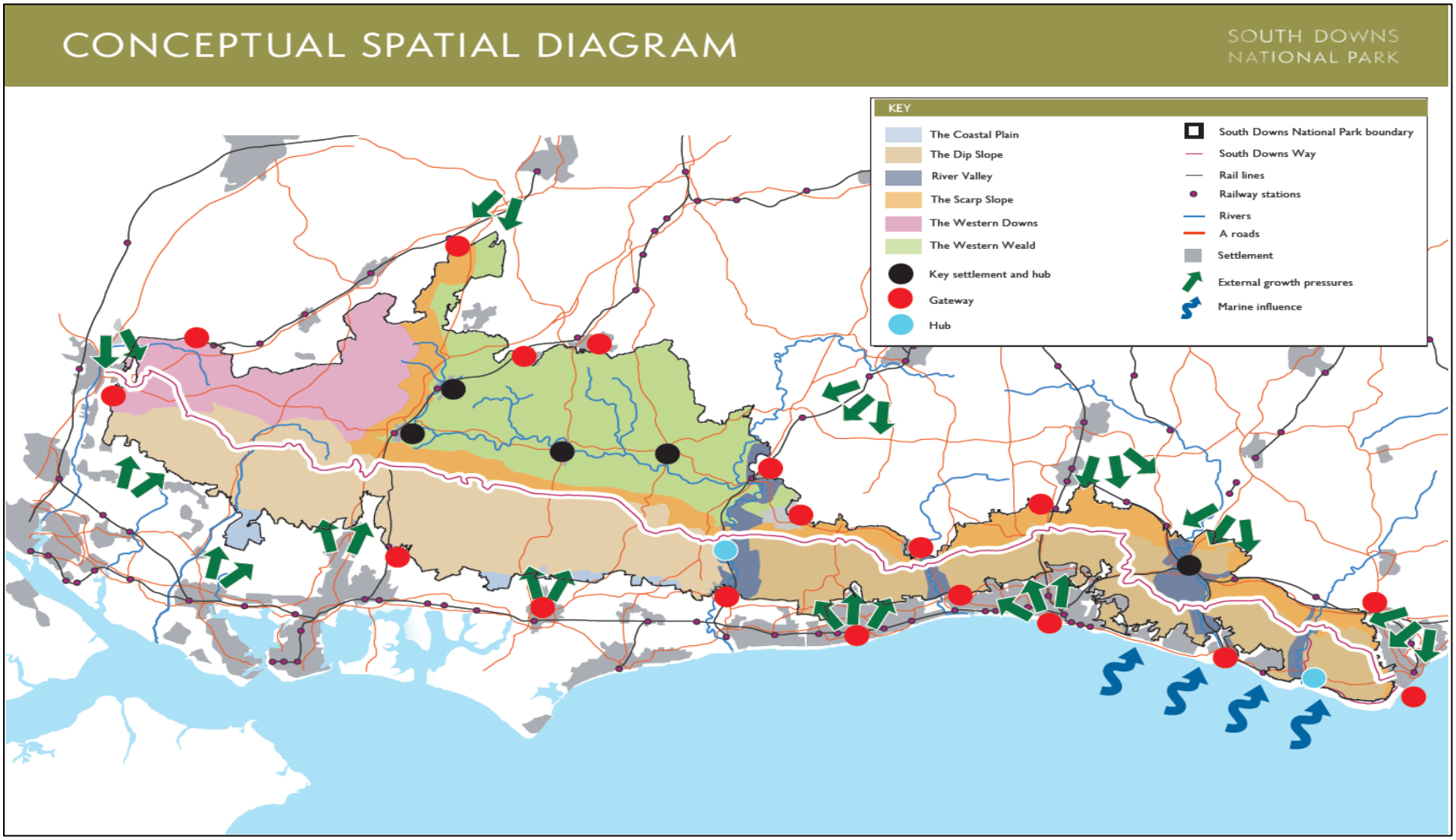
The Spatial Portrait

3.3 This Local Plan introduces a new way of looking at the South Downs National Park as a single entity, arising from its geology, geography, and hydrology and settlement pattern. This is illustrated in the spatial diagram set out in Figure 3.4. The spatial portrait is based on five broad areas and four river corridors. These are the Western Downs, the Western Weald, the Scarp Slope, the Dip Slope and the Coastal Plain broad areas and the Arun, Adur, Ouse and Cuckmere river corridors. The four river corridors highlighted all flow north to south bisecting the National Park; there are several other important rivers in the National Park such as the Itchen, Meon and Rother whose whole catchment area lies within the National Park. The spatial portrait:

- Is informed by the characteristics of the different landscapes, as defined in the SDILCA and the historic patterns of development. For example, the springline villages that run along the Scarp Slope from east to west face common challenges and opportunities, which are different to those faced by communities in the Western Weald
- Seeks to recognise the ecosystem services and special qualities that exist in different 'amounts' and provide opportunities for multiple benefits stemming from development, as well as constraints to growth
- Combines this with the reality of a long, relatively thin protected landscape which is strongly influenced by the areas around it

3.4 The spatial portrait stretches beyond the National Park's boundary, and acknowledges the many interdependencies and connections that exist across the boundary. For example, the Coastal Plain only covers the southern fringes of the National Park but extends southwards down to the coast. The spatial portrait and strategy have informed the National Park Authority's approach to the Duty to Cooperate.

FIGURE 3.4: CONCEPTUAL SPATIAL DIAGRAM OF THE SOUTH DOWNS NATIONAL PARK AND SURROUNDING ARE



3.5 Each of the broad areas and river corridors are now discussed in greater detail under the following sub-headings:

- Special qualities: describes how the special qualities are expressed within that area (**SQ references in bold**).
- Towns and villages
- Gateways: settlements outside the South Downs with good bus, ferry or rail links to the wider region and beyond, and bus and cycle links into the National Park
- Hubs: settlements in the National Park that have public transport links, accommodation and hospitality businesses and tourist information points
- Ecosystem services: benefits people and society get from the natural environment. Most ecosystem services are provided Park-wide, but the stock of natural capital from which these services flow does vary spatially between the different areas. This differentiation is particularly clear with 'provisioning services,' which are the goods or products obtained from ecosystems such as food crops and timber. Ecoserv[16] maps have been produced for the whole National Park and its different areas, and are explained in more detail in the next chapter. They have been compiled into the document *Mapping of Ecosystem Services within the South Downs National Park using the EcoServ GIS Tool*[17], which is part of the core document library and will be updated as new data becomes available (**main type of ecosystem service in bold**)
- Challenges and issues: identifies distinctive challenges and opportunities for individual broad areas

3.6 The settlements, strategic sites, gateways and hubs for the broad areas and river corridors are listed in Appendix 1. The *Settlement Context Study*[18] provides a strategic overview of the landscape context of the settlements in the National Park.

THE WESTERN DOWNS

3.7 This broad area is located in the north west of the National Park and is close to the historic city of Winchester where the South Downs Way starts.

Special Qualities

3.8 The Western Downs are characterised by large-scale open farmland dotted with the remnants of ancient woodland. In terms of **landscapes (SQ1)** there is Open Downland to the west. Downland Mosaic covers the central and eastern part of this area, which is intersected by Clay Plateau in places. The Western Downs contain some of the most **tranquil (SQ2)** areas and darkest night skies in the National Park. However, it also contains some areas of relatively low tranquillity, for example, the area surrounding the city of Winchester.

[16] EcoServ-GIS Toolkit V2

[17] Mapping of Ecosystem Services within the South Downs National Park using the EcoServ GIS Tool (South Downs National Park Authority, 2016)

[18] Settlement Context Study: Report and User Guide (South Downs National Park Authority, 2017)

3.9 In terms of its **wildlife (SQ3)**, this area has a rich variety of habitats, which support a variety of rare and internationally important species. These include ancient woodland, chalk grassland fragments, and the river Itchen, within the north-western boundary of the National Park. This is a chalk stream which is designated both as a Special Area of Conservation (SAC) and a site of Special Scientific Interest (SSSI) due to its high-quality habitats, which support a range of protected species including the water vole and otter.

3.10 In this area, **farming and new enterprise (SQ4)** takes the form of larger, diversified holdings such as the Rotherfield, Estate which include arable, managed woodland, shoots and fisheries. Nationally important watercress production occurs in the Itchen Valley.

3.11 Opportunities **for access (SQ5)** are more dispersed than in some of the other areas where the National Park is narrower with a larger population close at hand. Winchester is linked to its adjacent downland by the South Downs Way, and there are other hotspots, such as Cheesefoot Head.

3.12 This broad area also has a rich **cultural heritage and historical features (SQ6)**, including the site of the Battle of Cheriton (English Civil War battle of1644) and the National Trust house and garden at Hinton Ampner.

3.13 Picturesque villages, many with literary links, are situated in the Western Downs, such as Chawton, which was home to Jane Austen. These **distinctive settlements (SQ7)** are more scattered than in other areas of the National Park as they are less strongly influenced by the drainage pattern and the proximity of rivers or springlines.

Towns and villages

3.14 There are no market towns in this area of the National Park. Villages in the Western Downs are clustered along the northern boundary of the National Park and relate most closely to the gateway towns, along the A31 corridor.

Gateways

3.15 The city of Winchester is the main western gateway to the National Park and is the county town of Hampshire. Alton and Alresford are smaller gateways to the north.

Hubs

3.16 There are no hubs within this sparsely populated area of the National Park.

Ecosystem services

3.17 Food provision in the Western Downs is of national importance with extensive areas of arable production including fodder crops for livestock. The chalk rivers and streams in this area are among the finest in the world, providing high-quality water for domestic, agricultural and commercial uses including paper mills, fish farms and water cress beds **(provisioning services)**. The high relative tranquility and sense of isolation in this area provides a **cultural service** to visitors and locals.

Challenges and Opportunities for the Western Downs

3.18 Parts of the Western Downs are easily accessible from more densely populated areas around the National Park, such as Winchester and Alton, and there are opportunities to create better multi-user routes and circular itineraries based on railway stations.

3.19 A specific challenge in this area lies with the need to safeguard the important habitats and species of the Itchen and to reconcile these with the commercial imperatives of watercress production by finding more sustainable methods of cultivation and processing.

THE WESTERN WEALD

3.20 The Western Weald runs from the northernmost point of the National Park at Alice Holt Forest down to the market town of Petersfield, and east along to Petworth and Pulborough.

Special Qualities

3.21 The Western Weald is made up of wooded hills, deep valleys and open heaths linked by sandy sunken lanes. It includes Black Down, which is the highest point in the National Park.

3.22 This area is made up of a diverse range of types of **landscapes (SQ1)**, including the following SDILCA areas –Scarp Footslopes, Greensand Terrace, Mixed Farmland and Woodland Vale, Wealden Farmland and Heath Mosaic, Sandy Arable Farmland, Greensand Hills, Low Weald and Major Scarp. It has some of the most **tranquil (SQ2)** areas and darkest night skies in the National Park, such as Ambersham Common. However, it also contains some areas of relatively low tranquillity, for example, along the northern boundary and around the towns of Petersfield, Midhurst and Petworth.

3.23 The area has a rich variety of **wildlife (SQ3).** This includes the river Rother, which is unusual in that it flows through chalk and greensand, large areas of ancient semi-natural woodland and a chain of lowland heathland sites. Internationally important woodland sites include Ebernoe Common NNR / SAC and The Mens SAC. Heathlands are of considerable international biodiversity importance and home to a large number of rare plants, insects, birds, amphibians and reptiles. Designated sites and priority sites include Woolmer Forest SAC and the Wealden Heaths (Phase II) SPA.

3.24 The thin sandy soils in the majority of the Western Weald provide very poor agricultural land for **farming and new enterprise (SQ4)** and instead there is a large amount of heathland and woodland. However, there are areas of Grade 3 and Grade 2 agricultural land; the most fertile soils being found in the north and alongside the river Rother in Hampshire.Ancient, species-rich and ecologically important coppice woodlands, traditionally intensively managed for fuel and timber, are a feature, and the area is home to a number of wineries.

3.25 There are particular opportunities for **access (SQ5)** to activities based on the special qualities of the National Park. These include large areas of open access land and accessible woodland. Examples include Alice Holt Forest, Black Down, Iping Common, Woolbeding Common and the Serpent Trail.

3.26 There are **rich cultural heritage and historical features (SQ6)** in the area, including Cowdray Park and Petworth Park, and the historic market towns of Petersfield, Midhurst and Petworth. There are a number of large ponds, representing hammerponds associated with the Wealden iron industry or later mill ponds, and the most significant Bronze Age barrow cemetery in the National Park is on Petersfield Heath.

Towns and Villages

3.27 Four of the National Park's five main settlements are located in the Western Weald, namely Petersfield, Liss, Midhurst and Petworth. These settlements serve a wide rural hinterland. Petersfield lies well-hidden from longer views in the valley of the Rother, with a historic core and medieval market square. It is well connected, situated on the A3 and a mainline railway line between London and Portsmouth. Liss is sometimes known as the 'hidden village' located in the wooded valley of the River Rother. It is also well connected by road and rail to London and the south coast. Midhurst and Petworth are smaller market towns than Petersfield located in the heart of the National Park. The historic town of Midhurst is located on a key junction of the A272 and A286 and on the river Rother; it is located close to Cowdray House and Park and the home to the ruin of the Tudor Cowdray House. Petworth is the centre of a nationally significant antiques trade. It is home to the 17th century Petworth House situated on the edge of town, with high walls surrounding the house and Capability Brown designed gardens.

Gateways

3.28 Liphook, Haslemere and Pulborough all provide easy access to the National Park from their train stations and have direct services to London.

Hubs

3.29 Petersfield, Liss, Midhurst and Petworth all provide a variety of services for visitors to the National Park.

Ecosystem services

3.30 The heavily wooded Western Weald has one of the highest densities of ancient woodlands in England and provides a number of **provisioning services** particularly timber from commercial plantations on the larger estates. It is a mixed farming area producing significant amounts of cereals and arable crops and is important for livestock including sheep, pigs and cattle. Vineyards are increasingly a feature on the south facing slopes. This broad area forms part of a sandstone aquifer, which has an important role in maintaining springs and base flows into rivers. The woodlands and heaths of the Western Weald provide **regulatory services**, for example, through carbon sequestration and storage. The woods at Alice Holt provide **cultural services** to children and young people with school field trips and forest schools.

Challenges and Opportunities for the Western Weald

3.31 There are opportunities to improve facilities in the three market towns.

3.32 The redevelopment of the former Syngenta site in Fernhurst provides an opportunity for an exemplar sustainable development of a strategic scale.

3.33 Heathlands are very vulnerable to rapid loss and degradation, for example, through neglect, and require careful management.

3.34 There is a risk of creeping urbanisation encroaching on the hills, which would dilute the hidden character of most of the larger settlements.

THE SCARP SLOPE

3.35 The Scarp Slope runs from Butser Hill in the west to Eastbourne in the east and is the steep, largely north facing aspect of the South Downs. It also runs north from Petersfield to mark the edge of the Western Downs. There are many picturesque springline settlements at the foot of the chalk Scarp Slope.

Special Qualities

3.36 The escarpment provides sweeping views north across the Weald. Distinctive sunken lanes link the Western Weald with the scarp slopes emerging on open commons such as Noar Hill, known for its wild flowers and rare butterflies like the brown hairstreak.

3.37 This area is made up of a diverse range of inspirational **landscapes (SQ1)** as defined in the SDILCA. The Major Scarp, Greensand Terraces and Scarp Footslopes run from Petersfield in the west to Eastbourne in the east and north towards Alton.

3.38 This broad area has a rich variety of **wildlife (SQ3).** 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 Lewes Downs SAC, together with many other fragments of chalk grassland and deciduous woodland.

3.39 In terms of **farming and new enterprise (SQ4),** the steep topography in much of this area has meant that conversion of grassland to arable has been less prevalent as has wholesale intensive forestry despite the heavily wooded nature of the central downs. However, less livestock has meant many important habitats have been under grazed. More intensive arable cultivation is the norm on the clay soils below.

3.40 There are particular opportunities for **access (SQ5)** and overnight stays linked to the South Downs Way. Along the route there are a number of landmarks and key visitor attractions, including Butser Hill, Chanctonbury Ring, Devil's Dyke and Ditchling Beacon. This broad area also has a rich **cultural heritage and historical features (SQ6)**, including Charleston Farmhouse, Roman villas such as at Bignor, Iron Age hill forts and Parham House and Gardens.

3.41 At the foot of the chalk slopes and hangers are a number of springline villages including the village of Selborne, which was the home to the 18th century 'father of ecology' Gilbert White.

Towns and villages

3.42 Villages are distributed along this broad area as far east as Ditchling. The strongest relationships are mainly with towns outside the broad area such as Midhurst and Petersfield in the Western Weald.

Gateways

3.43 There are a number of gateways that lie just outside the National Park and cover both the scarp and dip slopes such as Worthing, Brighton & Hove, Eastbourne, Polegate, Storrington, Steyning and Hassocks.

Hubs

3.44 There are no notable hubs on the scarp slope.

Ecosystem services

3.45 The lowland calcareous grassland that covers the Scarp Slope has been called the European equivalent of tropical rainforest as up to 45 species of flowering plants can be found within one square metre of this habitat. This is part of a **supporting service** that helps to maintain the other ecosystem services. The breath-taking views from the top of the Scarp Slope from, for example, Butser Hill and Ditchling Beacon are a form of **cultural service** from which people derive happiness and inspiration. The sheep that graze the steep Scarp Slope are an important source of local and regional food and provide a **provisioning service**. The underlying chalk aquifers act as a storage reservoir forming the principle source of water for all of the settlements in and around the South Downs ridge. This in turn provides **regulatory services** with the chalk geology acting as a natural filtering system, which helps to maintain the chemical and ecological status of water bodies in and around the Dip Slope.

Challenges and Opportunities for the Scarp Slope

3.46 Flooding is the major challenge for the springline villages that run along the bottom of the scarp slope. There is great potential for these communities to benefit from being access points and gateways for visitors coming to the National Park. There is also a need for more good-quality, low-cost accommodation for users of the South Downs Way. The challenge, given the small size of most settlements, the narrow roads and the scarcity of parking, is to provide facilities and routes which encourage more walkers and cyclists and fewer cars. There is also a need to spread visits across a wider area to reduce pressure on hotspots such as Devil's Dyke.

3.47 The views out from the Scarp Slope are one of the reasons so many people visit this area. These views of the surrounding landscapes are vulnerable to development, such as creeping urbanisation on the lower scarp slope, which has the potential to create intrusion and alter the scale of views due to urbanising and incongruous elements.

THE DIP SLOPE

3.48 The Dip Slope extends along the entire length of the South Downs ending in the east at the spectacular sheer white cliffs of the Sussex Heritage Coast. This broad area includes villages such as Twyford, Singleton and Findon, and parts of country estates such as Uppark and Goodwood. Along with the Scarp Slope, it includes the downland part of the Brighton and Lewes Downs Biosphere Reserve, one of ~~five~~ six areas (including the Isle of Man) in the United Kingdom recognised by UNESCO.

Special Qualities

3.49 In terms of **landscapes (SQ1),** the south-facing chalk Dip Slopes are intersected by river valleys, until the eastern end where the Dip Slope ends dramatically at the white cliffs of the Seven Sisters and Beachy Head.

3.50 The Dip Slope includes parts of the following landscape types defined in the SDILCA – Chalk Valley Systems (associated with the rivers Itchen, Meon and Lavant), Downland Mosaic, Wooded Estate Downland, Upper Coastal Plain and Open Downland.

3.51 The area has a rich variety of **wildlife (SQ3).** There are extensive areas of deciduous and coniferous woodland, such as Queen Elizabeth Country Park, Houghton and Friston Forests. Other designated sites and priority habitats include Kingley Vale National Nature Reserve (NNR) and Special Area of Conservation (SAC), one of Europe's finest yew forests, areas of outstanding south facing Dip Slope chalk grassland such as at Castle Hill NNR / SAC near Brighton and Lullington Heath NNR.

3.52 To the west, the river Meon is a high quality chalk stream which supports a range of protected species including the water vole and otter. To the east there are important coastal, marine and estuarine habitats, including the chalk sea cliffs which are home to breeding colonies of seabirds such as kittiwakes and fulmars. A Marine Conservation Zone (designated in 2013) protects the chalk reef offshore and runs from Brighton Marina to Beachy Head, providing a valuable habitat supporting species such as the Short-snouted Seahorse.

3.53 The majority of the Dip Slope is Grade 3 agricultural land **(farming and new enterprise (SQ4)).** However, there are pockets of Grade 2, some of the most fertile soils in the National Park. The farmed south-facing slopes provide for a range of food and drink production, including arable, grazing, vineyards such as those at Hambledon and Alfriston, and breweries such as those at Dundridge and Lewes.

3.54 The Dip Slope has many **access (SQ5) opportunities with** Rights of Way (RoW) linking the coast to the crest of the South Downs, long-distance footpaths such as the Monarch's Way and large areas of accessible woodland and estates open to the public. This broad area also has a rich **cultural heritage and historical features (SQ6),** including West Dean Estate, Weald and Downland Open Air Museum and Goodwood.

Towns and villages

3.55 The villages on the Dip Slope are nearly all situated in southern-oriented valleys and have relationships of varying strength with towns beyond the southern boundary of the National Park. The exceptions are Twyford in Hampshire and East Dean in East Sussex, at either end of the National Park, which look across the chalk ridge towards Winchester and Eastbourne respectively.

Gateways

3.56 There are a number of gateways that lie just outside the National Park and cover both the scarp and dip slopes such as Worthing, Brighton & Hove, Eastbourne, Polegate, Storrington, Steyning and Hassocks. Shawford is a western gateway providing convenient access to the Itchen Way and the village of Twyford.

Hubs

3.57 ~~There are no notable hubs on the Dip Slope.~~ Stanmer is an important hub on the Dip Slope located close to ~~Stanmer~~ Falmer Station and with cycle links both into Brighton and the South Downs.

Ecosystem services

3.58 The gently sloping, south facing Dip Slope provide many of the **Provisioning Services** within the National Park. This includes viticulture, cereal production, sheep grazing and both beef and dairy cattle. The underlying chalk aquifers provide the same **Regulatory and Provisioning Services** described for the Scarp Slope. There are a number of notable attractions on the Dip Slope that provide world famous **cultural services** such as Glyndebourne, home to the world famous opera festival.

Challenges and Opportunities for the Dip Slope

3.59 The Dip Slope is easily accessible from the densely populated Coastal Plain and so similar challenges and opportunities arise in ensuring that extra visitor pressure does not damage the special qualities. Improving the RoW network as a whole and providing new off-road multi-user routes can also relieve the pressure on very sensitive sites such as Kingley Vale.

3.60 Areas of more fertile soil on these warm south-facing slopes, coupled with the effects of climate change, mean there are particular opportunities for viticulture and wine production. As this is one of the most productive areas agriculturally, the incentive for more intensive production and related agricultural developments is higher than in other areas, and over time more sustainable ways to farm on the thin chalk soils may be found which provide benefits in terms of carbon sequestration and reducing soil erosion alongside crop production. The potential fragmentation of the remaining Dip Slope chalk grassland habitats is a key challenge for the National Park.

3.61 The undeveloped coast is an important aspect of the National Park landscape. The boundary of the National Park was intentionally drawn to include several narrow locations in addition to the Heritage Coast where settlements do not extend across the coastline. These areas are subject to particular developmental and recreational pressures from surrounding urban settlements.

THE COASTAL PLAIN

3.62 The northernmost part of the Coastal Plain is located within the National Park. The entire Coastal Plain extends southwards from the South Downs to the Solent and the English Channel and includes large towns and cities such as Southampton, Portsmouth and Chichester.

Special Qualities

3.63 The fragments of this broad area that lie within the National Park include Wooded Claylands, Upper Coastal Plain and Shoreline **landscapes (SQ1).**

3.64 Due to the proximity of large urban areas to the south, much of this area is relatively less **tranquil (SQ2)** than others in the National Park, and light pollution is more prevalent; this makes the parts that are quieter and have darker skies particularly special.

3.65 In terms of **farming & new enterprise (SQ4),** this broad area and the adjacent Dip Slope to the north, include some of the most fertile soils in the National Park, which has led to a larger proportion than elsewhere of intensively farmed Grade 2 agricultural land.

3.66 The proximity of the coastal towns and the largely gentle topography means there are particular opportunities to provide **access (SQ5),** for example, to areas of accessible woodland such as West Walk in the Forest of Bere.

3.67 There are rich **cultural heritage and historical features (SQ6)** in the Coastal Plain area, which has been settled from prehistoric times forward.

3.68 The part of the Coastal Plain located within the National Park is sparsely populated with small hamlets and valley villages **(distinctive towns and villages (SQ7)),** such as Lavant. Many of these are relatively well connected to settlements beyond the southern boundary, on which they rely for many essential services.

Towns and Villages

3.69 The villages within the fragment of the Coastal Plain within the National Park are all closely related to the city of Chichester.

Gateways

3.70 Chichester is the main gateway into the Coastal Plain within the National Park.

Hubs

3.71 There are no notable hubs on the Coastal Plain within the National Park.

Ecosystem Services

3.72 It is mainly provisioning services that are provided here, with highly fertile soils covering the river flood plains; this broad area also overlies chalk aquifers.

Challenges and Opportunities for the Coastal Plain

3.73 There is very significant development pressure on this southernmost broad area because of the growth of housing to the north of the coastal towns and along the A27. The A27 itself forms a noisy and congested barrier to people from the south accessing the National Park. As the population of the wider Coastal Plain grows, the thin strip within the National Park provides opportunities for family days out, hiking, cycling, dog walking and other leisure activities. Managing this increased pressure so that visitors can discover, enjoy, understand and value the National Park without damaging its special qualities is a challenge, and as the first point of entry from the south, this area can play a part by providing good facilities at gateway points which orientate visitors, raise awareness of the importance of the landscapes and encourage more sustainable travel choices and behaviour.

3.74 Significant parts of this broad area are at a relatively higher risk from coastal, groundwater and / or fluvial flooding. To ensure these areas are adapting well to the impacts of climate change will involve using natural processes such as changes in cultivation and land-use in flood sensitive zones rather than major engineering solutions more suited to urban areas.

RIVER ARUN CORRIDOR

3.75 The source of the River Arun lies outside the National Park to the east of Horsham. It flows northsouth across the National Park from Pulborough to Arundel and enters the English Channel at Littlehampton. Its main tributary is the River Rother.

Special Qualities

3.76 In terms of **landscapes (SQ1)**, the River Arun flows through Major River Floodplains and Major Valley Sides.

3.77 The Arun Valley area has a rich variety of **wildlife (SQ3**) and is designated partly as an SAC, SPA and Ramsar site and partly as a Local Wildlife Site. Pulborough Brooks is an RSPB reserve that can be accessed from the gateway village of Pulborough. The Wildfowl and Wetlands Trust reserve at Arundel is also at a gateway location. Both sites are important in providing managed **access (SQ5)** to the sensitive wildlife of the valley.

3.78 The Arun Valley has many rich **cultural heritage and historical features (SQ6)** including the Castle Park of Arundel, which forms a southern gateway, the industrial museum at Amberley, the painted church at Hardham, and the route of the Wey and Arun Canal north of Pulborough. The villages of Bury and Burpham have literary connections.

Towns and Villages

3.79 The villages of Bury, Amberley, Coldwaltham and Watersfield are located in the Arun Valley.

Gateways

3.80 Arundel and Pulborough are important gateways into the National Park.

Hubs

3.81 Amberley Station forms a small hub in this river corridor.

Ecosystem Services

3.82 The principal ecosystem services provided by all the river corridors are **Regulating Services** particularly the regulation of water timing and flows. However, the River Arun has lost much of its flood storage capacity through land drainage and conversion for agriculture. In terms of **Provisioning Services** highly fertile soils cover the river flood plains and significant areas have been drained and converted to intensive agriculture. There are extensive areas of brooks and flood plain grazing marshes on the lower stretches of the River Arun at Amberley. There are also **Cultural Services** with people enjoying both recreational pursuits and the aesthetic qualities of this major river.

Challenges and Opportunities for the River Arun Corridor

3.83 The principal challenge for all the river corridors relate to flooding. The principal opportunities relate to recreational opportunities along the river.

RIVER ADUR CORRIDOR

3.84 The River Adur is formed at the confluence of the western Adur and eastern Adur just west of Henfield. It flows north to south across the National Park from Coombes Farm and through a gap in the South Downs near Lancing College where it is fed by the Ladywell Stream. It travels past the strategic site of Shoreham Cement Works and leaves the National Park just north of Shoreham-by-Sea. It enters the English Channel at Shoreham-by-Sea.

Special Qualities

3.85 In terms of **landscapes (SQ1),** the River Adur flows through Major River Floodplains and Major Valley Sides.

3.86 Coombes Farm gives visitors an insight into the **farming way of life (SQ4)** of the South Downs.

3.87 The **historic buildings (SQ6)** of Bramber village and Lancing College mark the northern and southern entrances to the section of valley in the National Park.

3.88 The Downs Link ~~cycle~~ non-motorised travel route runs along the Adur Valley, providing opportunities for **access (SQ5).**

Towns and Villages

3.89 There are no notable settlements in that part of the National Park within the Adur Valley.

Gateways

3.90 Shoreham-by-Sea is an important gateway to the south of the National Park.

Hubs

3.91 There are no notable hubs in this river corridor although Shoreham Cement Works does offer opportunities to become an important hub for the National Park.

Ecosystem Services

3.92 The main ecosystem services provided by all the river corridors are **Regulating Services** particularly the regulation of water timing and flows. The Adur's floodplain and wetlands retain water, which can decrease flooding and reduce the need for engineered flood control infrastructure. There are also **Cultural Services** with people enjoying both recreational pursuits and the aesthetic qualities of this major river.

Challenges and Opportunities for the River Adur Corridor

3.93 The principal challenge for all the river corridors relates to flooding. The principal opportunities relate to recreational opportunities along the river and in the case of the River Adur these principally lie at Shoreham Cement Works. They are all substantially tidal, which limits their recreational use.

RIVER OUSE CORRIDOR

3.94 The River Ouse rises near Lower Beeding and then travels eastwards into East Sussex. It flows into the National Park near Hamsey and through the town of Lewes where it is crossed by Willey's Bridge, the Phoenix Causeway next to North Street Quarter, and Cliffe Bridge. It flows on past the villages of Glyde, Rodmell and Southease and leaves the National Park just south of Piddinghoe. It enters the English Channel at Newhaven.

Special Qualities

3.95 In terms of **landscapes (SQ1),** the River Ouse flows through Major River Floodplains and Major Valley Sides.

3.96 In terms of its **distinctive towns and villages (SQ7)**, Lewes is considered to be one of the best preserved small market towns in England, with significant artistic and **cultural heritage (SQ6)** making it a popular tourist destination. Springline settlements lie at the foot of the chalk scarp, including the village of Rodmell, which has literary connections with Virginia Woolf.

3.97 A large part of the floodplain is designated as Lewes Brooks SSSI for its nationally important **wildlife and habitats (SQ3),** notably in the ditches that criss-cross the area.

3.98 The South Downs Way crosses the River Ouse at the small hamlet of Southease, which has a railway station served by trains direct from Brighton, and from London via Lewes. The construction of the Egrets Way multi-user route along the river provides an opportunity to improve **access (SQ5)** to the valley for walkers, cyclists, mobility scooters and, in places, horse-riders.

Towns and Villages

3.99 The historic market town of Lewes is located in the River Ouse corridor and is the county town of East Sussex. The villages of Kingston-near-Lewes and Rodmell also lie on the valley sides.

Gateways

3.100 Newhaven, with its ferry service, is a gateway into the National Park from the continent.

Hubs

3.101 Lewes is also an important hub within the National Park providing a full and varied range of services and attractions to visitors.

Ecosystem Services

3.102 The principal ecosystem services provided by all the river corridors are **Regulating Services** particularly the regulation of water timing and flows. The Ouse's floodplain and wetlands retain water, which can decrease flooding and reduce the need for engineered flood control infrastructure. In terms of provisioning services highly fertile soils cover the river flood plains and significant areas have been drained and converted to intensive agriculture. here are extensive areas of brooks and flood plain grazing marshes at Lewes Wild Brooks. There are also **Cultural Services** with people enjoying both recreational pursuits and the aesthetic qualities of this major river.

Challenges and Opportunities for the River Ouse Corridor

3.103 A key challenge for the town of Lewes is flooding as it is located on a stretch of the River Ouse where it flows southwards through a narrow gap in the South Downs. Restoring the natural capacity of the floodplain to the north of the town to absorb floodwater also brings opportunities in terms of wildlife and access. The redevelopment of the North Street Quarter of Lewes offers major regeneration opportunities for the town and the wider area.

RIVER CUCKMERE CORRIDOR

3.104 The River Cuckmere rises near Heathfield, flows across the Weald and enters the National Park just north of Alfriston. The Cuckmere Valley Nature Reserve is located on the lower estuary stretch of the river and it flows into the English Channel on the Sussex Heritage Cost at Cuckmere Haven.

Special Qualities

3.105 In terms of landscapes (SQ1), the River Cuckmere flows through Major River Floodplains and Major Valley Sides. The meanders of the River Cuckmere are an iconic feature of the National Park.

3.106 Multiple opportunities exist for **access (SQ5),** with Berwick station nearby, the Seven Sisters Country Park and footpaths along the river.

3.107 Alfriston is a **distinctive, historic settlement (SQ6, SQ7)** that is a magnet for visitors to the area.

3.108 The southern part of the valley is designated as an SSSI for its **wildlife (SQ3),** in particular for its plants and birds. The Cuckmere is one of few undeveloped estuaries along this stretch of coastline.

Towns and Villages

3.109 The picturesque and historic village of Alfriston is located on the River Cuckmere.

Gateways

3.110 There are no notable gateways into the River Cuckmere Corridor.

Hubs

3.111 The Seven Sisters Country Park at Exceat forms a small hub next to the river.

Ecosystem Services

3.112 The principal ecosystem services provided by all the river corridors are **Regulating Services**, particularly the regulation of water timing and flows. The Cuckmere Valley provides **Supporting Services** in terms of biodiversity and **Regulating Services** in relation to water flow. In terms of **Cultural Services** there is a sense of relative remoteness and wildness associated with the undeveloped heritage coast and Cuckmere Haven.

Challenges and Opportunities for the River Cuckmere Corridor

3.113 The principal challenge for all the river corridors relate to flooding. The principal opportunities relate to recreational opportunities along the river and in the case of the River Cuckmere these opportunities can be accessed at the Seven Sisters Country Park hub at Exceat.

The Spatial Strategy

3.114 The spatial strategy seeks to deliver the vision and objectives of the Local Plan. It guides how the National Park will evolve and develop over the plan period (2014 - 2033). **Having regard to the landscape and five broad areas and river corridors, the spatial strategy for the South Downs Local Plan is for a medium level of growth dispersed across the towns and villages of the National Park**. This starts from the following key principles:

- The Local Plan must first and foremost reflect the purposes of the National Park, and is therefore based on the capacity of the landscape to accommodate growth (landscape-led); and
- Pursuant to this, the Local Plan must reflect the duty of the National Park, and should therefore seek to foster the economic and social wellbeing of local communities, across the breadth of the National Park.

3.115 The spatial strategy therefore seeks to ensure that our towns and villages remain vibrant centres, whilst conserving and enhancing the special qualities.

3.116 There are several hundred settlements in the National Park, ranging from a collection of a few buildings, to large market towns. However, the spatial strategy of dispersed growth is limited to the 53 settlements listed in Policy SD25: Development Strategy of this plan. These are the settlements for which there are defined boundaries, and where the principle of growth is accepted.

Level and distribution of housing growth

3.117 The level and distribution of growth is informed by a robust evidence base and engagement exercise that incorporates the results of informal and formal consultations on the Local Plan. The proposed **level** of housing growth is a matter that has been carefully considered through a wide ranging evidence base including the *Housing and Economic Development Needs Assessment* (HEDNA)[19], (which builds on the *Strategic Housing Market Assessment* (SHMA)[20]), the *Strategic Housing Land Availability Assessment* (SHLAA)[21], and the *Sustainability Appraisal*[22] (SA). The scenarios considered in the context of a landscape-led approach were:

1. Low growth: the minimum number of homes needed to maintain the size of the current population;
2. Medium growth: the number of homes to reflect the historic delivery rate in the area now covered by the South Downs National Park, for the period 2004 - 2014;
3. Medium growth + 60%: the number of homes to reflect the Winchester, East Hampshire and Lewes Joint Core Strategies, **and** a 60% uplift on historic delivery for settlements outside the Joint Core Strategy areas; and
4. High growth: projects forward population growth for the period 2013 - 20133 based on five year trends, as set out in the SHMA – this scenario fully meets the objectively assessed housing need (OAN) identified in the SHMA.

3.118 For each of these scenarios, two high-level development strategies were initially considered: dispersed development, where development would be spread across a wide range of settlements, and a concentrated strategy, where housing growth would be restricted to the five key settlements of Petersfield, Lewes, Midhurst, Liss and Petworth.

3.119 Some scenarios were, at an early stage, considered not to be reasonable alternatives. Low growth would have resulted in little growth occurring anywhere but the five large settlements, which would fail to meet social and economic sustainability objectives. For higher growth scenarios, a concentrated strategy would lead to such high levels of development in the larger settlements that negative landscape impacts would be inevitable.

[19] Housing and Economic Development Needs Assessment (G.L. Hearne, 2017)

[20] Strategic Housing Market Assessment (G.L. Hearn, 2015)

[21] South Downs Strategic Housing Land Availability Assessment (South Downs National Park Authority, 2016)

[22] South Downs Local Plan Sustainability Appraisal (AECOM, 2014, 2015 and 2017)

3.120 Of the remaining options tested through the SA, it was determined that a 'dispersed **medium**' development strategy would do most to promote the vitality of a wide range of settlements in the National Park and support the rural economy, whilst protecting and enhancing the special qualities of the National Park. The SA also identified the sustainability benefits of encouraging development in a range of small settlements to support local services, rather than limiting growth only to locations with public transport opportunities.

3.121 A dispersed **medium** development strategy also reflects the outcome of public consultation. There has been strong community support for addressing local housing need within many settlements across the National Park. Equally, there was little appetite within the large settlements for high levels of growth over the period of the Local Plan, given their landscape setting.

Objectively assessed housing need and the Duty to Cooperate

3.122 The 'objectively assessed need' for housing (OAN) is the forecast amount of housing needed for an area to fully meet the needs of its population. Footnote 9 of the *National Planning Policy Framework* (NPPF) identifies national parks as an area where development should be restricted and OAN does not need to be met, notwithstanding the more generally applied national policy requiring local plans to meet the full OAN for housing in the housing market area. For the South Downs National Park, the HEDNA has set out a housing need of 447 new dwellings per year. The SA has confirmed that the National Park Authority would not be meeting its statutory purpose if it were to seek to fully meet the OAN within the National Park boundaries. Figure 3.5 sets out the overall picture of housing provision in the South Downs Local Plan, compared with the OAN range as advised in the HEDNA.

FIGURE 3.5 HOUSING PROVISION COMPARED WITH OAN

Annualised OAN in the National Park	447
(over whole Plan period)	(8,493)
South Downs Local Plan housing provision	250
(over the whole Plan period)	(4,750)
Annual shortfall in the National Park	197
(over the whole Plan period)	(3,743)

3.123 The National Park Authority has tested all known possible housing sites for development potential through the SHLAA, and made provision for housing within a limited landscape capacity. The National Park Authority is also working with partner authorities to fully test all reasonable options for meeting unmet housing need in suitable locations outside the National Park boundaries. Chapter 1 of this Local Plan explains what the National Park Authority has done to engage positively with its neighbouring local authorities and others on cross-boundary issues, including housing. The *Duty to Cooperate Statement*[23] sets out further details of how the unmet need relates to specific district, borough and city areas, and also sets out in detail the processes by which partners are seeking to address the need.

[23] Duty to Cooperate Statement (South Downs National Park Authority, 2017)

Level and distribution of employment and retail growth

3.124 This Local Plan seeks to provide local employment and facilities primarily to address the social and economic wellbeing of local communities, and to provide for local businesses that contribute to the special qualities of the National Park. Chapter 7 sets out relevant strategic policies.

3.125 The HEDNA indicates a modest need for new employment land supply, and much of the requirement is met by extant planning permissions. Opportunities for new sites, as well as extant permissions, are focused on larger settlements. The SA recognised that the National Park's business base is based on small businesses that do not require large scale allocations. The spatial strategy for employment is therefore to focus on safeguarding local employment sites, and modest employment growth in the main towns.

3.126 The spatial strategy for retail is focused on supporting and sustaining local settlements and the rural economy. The market town centres within the National Park are Petersfield, Midhurst, Petworth and Lewes. Liss forms a larger village centre and smaller village centres are identified at Alfriston, Ditchling, Fernhurst and Findon.

3.127 There is no provision in the spatial strategy for strategic or large scale retail development, as this would not be appropriate for a National Park.

Broad areas

3.128 The spatial strategy applies across all the broad areas and river corridors and will be delivered through the policies of this Local Plan. It follows that the Local Plan policies will need to be interpreted in slightly different ways in the different areas if they are to operate effectively. For example, opportunities for agricultural diversification exist throughout, but we are likely to see more applications for development related to vineyards across the Dip Slope, and more for woodfuel supply chains in the Western Weald. The spatial portrait and spatial strategy will help to inform the preparation of further Neighbourhood Development Plans (NDP). Planning applications should reference it as appropriate.

4. CORE POLICIES

4.1 The core policies set out in this chapter provide the overarching framework for evaluating all development proposals in the National Park. These core policies will be used in the assessment of all planning applications and thereby avoids the need for duplicating criteria in other policies. The core policies apply equally across the National Park. The three core policies relate to sustainable development, ecosystem services and major development.

4.2 These core policies are relevant to all the Local Plan objectives.

MANAGING DEVELOPMENT IN THE NATIONAL PARK

Introduction

4.3 The NPPF sets out how the presumption in favour of sustainable development is a golden thread running through both plan-making and decision-making. This means that local planning authorities should positively seek opportunities to meet the development needs of their area. They should also take a positive approach when deciding planning applications. Core Policy SD1 and its supporting text reflects these principles, within the context of the National Park's statutory purposes and duty. The supporting text also provides general guidance to clarify on the development management process.

Core Policy SD1: Sustainable Development

1. When considering development proposals that accord with relevant policies in this Local Plan and with National Park purposes, the Authority will take a positive approach that reflects the presumption in favour of sustainable development. It will work with applicants to find solutions to ensure that those development proposals can be approved without delay, unless material planning considerations indicate otherwise.
2. The National Park purposes are i) to conserve and enhance the natural beauty, wildlife and cultural heritage of the area; and ii) to promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public. Where it appears that there is a conflict between the National Park purposes, greater weight will be attached to the first of those purposes. In pursuit of the purposes, the National Park Authority will pay due regard to its duty to seek to foster the economic and social well-being of the local communities within the National Park.
3. When determining any planning application, the Authority will consider the cumulative impacts of development.
4. Planning permission will be refused where development proposals fail to conserve the landscape, natural beauty, wildlife and cultural heritage of the National Park unless, exceptionally:
    a) The benefits of the proposals demonstrably outweigh the great weight to be attached to those interests; and
    b) There is substantial compliance with other relevant policies in the development plan.

4.4 The purpose of this policy is to reflect the three guiding principles of this Local Plan. The three principles are reflected in the policies that appear throughout the Local Plan. These are:

- Firstly, the presumption in favour of sustainable development set out in the *National Planning Policy Framework* (NPPF);
- Secondly, the statutory duty of the Authority to have regard to National Park purposes when determining planning application and;
- Thirdly, the great weight to be attached, in the determination of planning applications, to conserving and enhancing the natural beauty, wildlife and cultural heritage of the National Park.

National Park purposes and duty

4.5 The Authority will seek to achieve the right balance between conservation and recreation in the National Park when delivering the purposes of the National Park. However, at times this can cause conflict. To help national park authorities make decisions relating to conservation and recreation, the National Parks Policy Review Committee made a recommendation in 1974, which is now known as the '*Sandford Principle*'. This principle was included in the *Environment Act 1995 (as amended)* which states that: "If it appears that there is a conflict between those purposes, [the National Park Authority] shall attach greater weight to the purpose of conserving and enhancing the natural beauty, wildlife and cultural heritage of the area"

4.6 The *Environment Act 1995 (as amended)* states that a national park authority, in pursuing the purposes, shall seek to foster the economic and social well-being of local communities within the national park and shall for that purpose co-operate with local authorities and public bodies whose functions include the promotion of economic or social development within the area of the national park.

Cumulative impacts of development

4.7 **It is important to consider the impact of cumulative development in the National Park. Cumulative impacts can be defined as the additional changes caused by a proposed development in conjunction with other similar developments or as the combined effect of a set of developments.**

Determination of planning applications

4.8 On adoption, the *South Downs Local Plan* will form part of the statutory development plan for the whole of the National Park, along with the minerals and waste plans and 'made' (adopted) Neighbourhood Development Plans. It is important that the Local Plan should be read as a whole because all relevant policies apply to all planning applications.. Decisions on planning applications must be taken in accordance with the development plan unless material planning considerations indicate otherwise. It is implicit within criterion 1 of Policy SD1 that if a development proposal does not comply with key policies in the development plan, then it will be contrary to the development plan, and may therefore be refused. The Authority is committed to working with applicants to find solutions where they are seeking to conserve and enhance the landscapes of the National Park and in accordance with the development plan.

4.9 The application of planning policies will be proportionate to the nature and scale of development proposals, and the combination of policies will depend on the details of the development proposal.

4.10 A material planning consideration is one which is relevant to making the planning decision in question, and will generally be concerned with ensuring that land use is in the public interest. The weight attached to material considerations in reaching a decision is a matter of judgement for the decision-maker.

4.11 The National Park Authority will work positively and in partnership with other local authorities to ensure that development outside of the National Park does not have a detrimental impact on its setting or otherwise prejudice the achievement of the National Park purposes. *Section 62 of the Environment Act 1995* requires all relevant authorities, including statutory undertakers and other public bodies, to have regard to these purposes.

ECOSYSTEM SERVICES

Introduction

4.12 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. In Chapter 1, Figure 1.3 - The Four Aspects of Ecosystem Services illustrates how the landscapes of the South Downs provide a multitude of ecosystem services. Figure 4.1 below illustrates the inter-relationships between ecosystem services and people's enjoyment and understanding of the National Park. Figure 4.2 provides further detail on ecosystem services within the National Park.

4.12a The National Park Authority adopted an ecosystems approach to the *South Downs Partnership Management Plan* (PMP)[24], and this is embedded into the Local Plan. This has been achieved in three main ways:

- Firstly, there is a core policy on ecosystems services (SD2)
- Secondly, an assessment has been made of all the strategic and development management policies, to identify those that make a positive contribution to a significant number of ecosystem services; these are identified with the icon ☆
- Thirdly, consideration was given to the site allocations, the settlements within which they sit and the ability to deliver multiple ecosystem services. ~~Icons~~ Symbols and site specific development requirements relating to specific ecosystem services indicate how these sites in particular are expected to contribute. These symbols are set out in figure 9.1 and throughout chapter 9: Sites and Settlements.

[24] Partnership Management Plan: Shaping the future of your South Downs National Park 2014-2019 (South Downs National Park Authority, 2013)

4.13 A GIS based tool (EcoServ GIS) has been developed to provide supporting evidence for the Local Plan on ecosystem services. The EcoServ models and maps have been used to map and understand the delivery of ecosystem services within the National Park in spatial terms. Ecoserv maps have been generated, which have informed the spatial portrait and all the allocations in the Local Plan. Further details are set out in the evidence based study *Mapping of Ecosystem Services within the South Downs National Park using the EcoServ GIS Tool.*[25]

4.14 ~~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.~~

[25] Mapping of Ecosystem Services within the South Downs National Park using the EcoServ GIS Tool (South Downs National Park Authority, 2016)

FIGURE 4.1: 'PEOPLE SUPPORTING LANDSCAPE, LANDSCAPE SUPPORTING PEOPLE

FIGURE 4.2: THE FOUR ASPECTS OF ECOSYSTEM SERVICES IN THE SDNP

The Four Aspects of Ecosystem Services in the SDNP

There are four main categories of ecosystems services, namely, supporting, provisioning, regulating and cultural services. The natural environment is a dynamic system and these four services cannot be viewed in isolation from one another. They are ecologically and functionally interdependent.

Supporting services offered by flora and fauna and micro-organisms are essential for healthy soils, habitats and nutrient cycling, which underpin the environment's natural goods and services which benefit people. The National Park has a rich variety of species, landscapes, rivers and coastline which support the other ecosystems services, such as soil and water quality.

Provisioning services relate to the products and productivity of the natural environment. Approximately 85 per cent of the National Park is farmed and its soils support it being a major producer of cereal crops, which are grown mainly on the dip slopes. These soils also support grazing and biodiversity of important native habitats and species like the Duke of Burgundy butterfly. Approximately 25 per cent of the National Park is wooded, which contributes renewable fuel like biomass. The chalk hills, which sweep across the National Park, filter and store fresh water, providing us with high-quality drinking water.

Regulating services are the controls from the natural environment. For example, rivers which help to control water flow, drainage and flooding. Rivers such as the Meon, Ouse and Cuckmere support habitats and biodiversity. Enhancing species like bees and other pollinators are vital for food crops as well as other plants and wildflowers. Woodland also prevents soil erosion and is an important resource for carbon storage which helps to mitigate climate change. These services also regulate pollution in the air, water and on land. These include regulating carbon dioxide and air quality from cars and industry, chemicals from the treatment of agricultural fields or viticulture or surface water run-off and percolation from the urban environment into rivers and ground water.

Cultural services relate to people's enjoyment of the National Park and its special qualities. The distinctive landscape of the Western Weald, the chalk ridge, scarp and dip slopes and the dramatic Seven Sisters cliffs are of inspirational value through their sense of place and tranquillity, including dark night skies. Embedded in the landscape is important cultural heritage which is rich in arts and literature, archaeological remains, traditional historic towns and villages and architecture. These special qualities and an extensive network of bridleways and footpaths enhance people's health and wellbeing.

All of these ecosystem services can be utilised and enhanced to provide for sound growth within properly understood limits. The services described above are assets that should guide all growth, hence their thinking underpins this Core Policy. Through careful management of development, the various provisions of ecosystem services can be used to ensure that the multiple benefits they give to society are supported and protected.

Core Policy SD2: Ecosystem Services

1. Development proposals will be permitted where they have an overall positive impact on the ability of the natural environment to contribute goods and services. This will be achieved through the use of high quality design, and by delivering all opportunities to:

    a) Sustainably manage land and water environments;

    b) Protect and provide more, better and joined up natural habitats;

    c) Conserve water resources and improve water quality;

    d) Manage and mitigate the risk of flooding;

    e) Improve the National Park's resilience to, and mitigation of, climate change;

    f) Increase the ability to store carbon through new planting or other means;

    g) Conserve and enhance soils, use soils sustainably and protect the best and most versatile agricultural land;

    h) Support the sustainable production and use of food, forestry and raw materials;

    i) Reduce levels of pollution;

    j) Improve opportunities for peoples' health and wellbeing; and

    k) Provide opportunities for access to the natural and cultural resources which contribute to the special qualities.

Development proposals must be supported by a statement that sets out how the development proposal impacts, both positively and negatively, on ecosystem services.

4.15 The purpose of this policy is to embed a holistic approach to managing our natural resources sustainably for the future. Its criteria encapsulate the ecosystem services that the natural environment contributes to people. This integrated approach is important because development can have multiple effects across these services. Development proposals should take a positive approach to the delivery of ecosystem services and take adequate account of the economic benefit of enhancing ecosystem services. There are many ways to deliver on these criteria. These should be delivered on a site by site basis with reference to the aspects of ecosystem services set out in Figure 4.2.

4.16 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, and other evidence that can be sourced from a variety of sources such as the Habitat Connectivity Study and the Strategic Flood Risk Assessment, when available. ~~A~~ Two technical advice notes[25a] ~~will be~~ have been produced by the National Park Authority, which provide checklists to help applicants meet the requirements of Policy SD2 and ~~to~~ provide further guidance to applicants on this policy.

[25a] Ecosystem Services and Householder Planning Applications Technical Advice Note (South Downs National Park Authority, 2018) and Ecosystem Services Technical Advice Note (non-householder) (South Downs National Park Authority, 2018)

4.17 This core policy should not be read in isolation but instead linked to all other Local Plan policies**.** For example, criterion (d) of policy SD2 is about managing and mitigating the risk of flooding and is linked to the ecosystem services of water flow and flood. The relevant Local Plan policies are SD45: Green Infrastructure, SD17: Protection of the Water Environment, SD48: Climate Change and Sustainable Use of Resources. 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. Site specific development requirements linked to ecosystem services are set out in allocation policies as appropriate.

MAJOR DEVELOPMENT

Introduction

4.18 The NPPF (paragraph 116) sets out the approach local planning authorities should take to development in national parks. The *National Planning Practice Guidance* (NPPG) states that: *"Whether a proposed development in these designated areas should be treated as a major development, to which the policy in paragraph 116 of the Framework applies, will be a matter for the relevant decision taker, taking into account the proposal in question and the local context."*

4.19 The NPPF does not define major development. The National Park Authority has sought legal opinions[26] on what constitutes major development. These opinions are that the definition of "major development" is based on whether, prima facie, the development might potentially have adverse impacts on a national park, rather than whether, after a careful and close assessment, it will have such adverse impacts.

4.20 Major development can include various forms of both infrastructure and works associated with infrastructure projects. Development proposals should address the requirements of policies SD3: Major Development, SD42: Infrastructure and any other specific policy relevant to that form of infrastructure.

[26] Legal Opinion In the matter of the South Downs National Park Authority and in the matter of paragraph 22 of PPS7 (James Maurici, 2011); Legal Opinion In the matter of the National Planning Policy Framework and In the matter of the South Downs National Park Authority (James Maurici, 2014); Further Opinion In the matter of the National Planning Policy Framework and In the matter of the South Downs National Park Authority (James Maurici, 2014)

Core Policy SD3: Major Development

1. In determining what constitutes major development the National Park Authority will consider whether the development, including temporary events should they be deemed to constitute development, by reason of its scale, character or nature, has the **potential** to have a ~~serious~~ significant adverse impact on the natural beauty, wildlife or cultural heritage of, or recreational opportunities provided by, the National Park. The potential for significant adverse impact on the National Park will include the consideration of both the impact of cumulative development and the individual characteristics of each proposal and its context.
2. Planning permission will be refused for major developments in the National Park except in exceptional circumstances, and where it can be demonstrated they are in the public interest. Consideration of such applications should include an assessment of:
    a) The need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;
    b) The cost of, and scope for, developing elsewhere outside the designated area, or meeting the need for it in some other way; and
    c) Any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.
3. If it is considered that exceptional circumstances exist and development would be in the public interest, all opportunities to conserve and enhance the special qualities should be sought. Development proposals should be sustainable as measured against the following factors:
    - Zero Carbon
    - Zero Waste
    - Sustainable Transport
    - Sustainable Materials
    - Sustainable Water
    - Land Use and Wildlife
    - Culture and Community
    - Health and Wellbeing

4.21 The purpose of this policy is to set out how the National Park Authority will determine what constitutes major development and, if an application is deemed to constitute major development, how that application will be considered. It should be noted that this policy applies to all development proposals that require planning permission including temporary events should they be deemed to constitute development.

Major Development Test

4.22 Core Policy SD3 sets out the two stages of decision making in relation to major development. Firstly, an assessment will be made to determine whether development constitutes major development. For the purposes of this policy, all of the following principles will be applied when determining whether an application constitutes major development:

- A judgement will be made in light of all of the circumstances of the application and the context of the application site
- The phrase 'major development' will be given its common usage, and will not be restricted to the definition of major development in the *Town and County Planning (Development Management Procedure) (England) Order 2015*, or to proposals that raise issues of national significance
- The determination as to whether the development is major development will consider whether it has the potential to have a serious adverse impact. It will not include an in-depth consideration of whether the development will in fact have such an impact
- The application of other criteria may be relevant to the considerations, but will not determine the matter or raise a presumption either way

4.23 It is important to consider the impact of cumulative development in the National Park. An individual development viewed in isolation may, in itself, constitute minor development, but when viewed with neighbouring development within the National Park could be considered to form part of a major development. In such cases the National Park Authority will apply all of the principles in paragraph 4.21 to assess whether major development is proposed.

4.24 ~~All allocations, including those for strategic sites, within this Local Plan have been screened to determine if they would constitute major development. If development on the site is expected to constitute major development then the second part of Core Policy SD3 will have been applied when the allocation was made. This is set out in detail in the evidence-based study, *Assessment of Site Allocations against Major Development Considerations – Technical Report.*~~[27]

~~[27] Assessment of Site Allocations against Major Development Considerations – Technical Report (Envision, 2015 and update 2017)~~

Consideration of major development proposals

4.25 If the proposal is considered to be major development, then the second part of the policy will apply. It will then be assessed against the following considerations which are consistent with paragraph 116 of the NPPF:

- The need for development in the location proposed. Where residential development is proposed, taking account of any local need identified by the relevant housing authority and bearing in mind that housing in the National Park should focus on the needs of its local communities;
- The possible impact on the local economy, in particular any that is specific to the site or location as opposed to general benefits such as on the construction industry;
- The cost of, and scope for, meeting the need in some other way, on the assumption that it is a local need which should ideally not be met outside the designated area (the National Park);
- Detrimental effects on the environment, including wildlife and cultural heritage, and the extent to which the effects can be moderated;
- Detrimental effects on the landscape and the extent to which the effects can be moderated; and
- Detrimental effects on recreational opportunities and the extent to which the effects can be moderated.

4.26 A consideration will then take place as to whether there is a reasonable expectation that the exceptional circumstances exist, and that it could be demonstrated that development would be in the public interest.

Principles of Sustainable Development

4.27 The third part of the policy applies to applications for major development for which the Authority considers exceptional circumstances exist and would be in the public interest. The extent to which mitigation can overcome any detrimental effect on the environment, the landscape and recreational opportunities will be taken into account when considering proposals. Any short-term and long-term harm or adverse impact will need to be minimised and it should be clearly demonstrated how the proposals have incorporated all opportunities to conserve and enhance the special qualities of the National Park.

4.28 The sustainability of the development proposals will be measured against the following principles of sustainable development:

- Zero Carbon - Making buildings energy efficient, supplying energy from on-site renewable sources, where possible, and seeking to deliver all energy with renewable technologies
- Zero Waste - Reducing waste generation through good design, encouraging reuse, recycling and composting and seeking to send zero waste to landfill
- Sustainable Transport - Reducing the need to travel and dependence on fossil fuel use and encouraging low and zero carbon modes of transport to reduce emissions
- Sustainable Materials - Where possible, using local, reclaimed, renewable and recycled materials in construction and products, which minimises transport emissions, encourages investment in local natural resource stocks and boosts the local economy
- Sustainable Water - Implement water use efficiency measures, reuse and recycling and minimise the need for water extraction. Designing to avoid local issues such as flooding, drought and water course pollution
- Land Use and Wildlife - Protecting and restoring biodiversity and creating new natural habitats through good land use and integration into the built environment
- Culture and Community - Celebrate, respect and revive cultural heritage including the historic environment and the sense of local and regional identity. Encourage the involvement of people in shaping their community and creating a new culture of sustainability
- Health and Wellbeing - Promote healthy lifestyles and physical, mental & spiritual well-being through design and community engagement

5. A THRIVING LIVING LANDSCAPE

5.1 The theme for this chapter, Thriving Living Landscape, is primarily based on the first purpose of the National Park. The policies in this chapter are divided into four sub-sections: Landscape, Biodiversity, Historic Environment and Water.

5.2 Conserving and enhancing the natural beauty of the area and the region's biodiversity, including green infrastructure, are both key cross-boundary strategic issues identified by the National Park Authority for the purpose of fulfilling the Duty to Cooperate.

Local Plan Objectives

The following Local Plan objectives are considered most relevant for this section:

Objective 1: To conserve and enhance the landscapes of the National Park.

Objective 2: To conserve and enhance the cultural heritage of the National Park.

Objective 3: To conserve and enhance large areas of high-quality and well-managed habitat to form a network supporting wildlife throughout the landscape.

Objective 4: To achieve a sustainable use of ecosystem services thus enhancing natural capital across the landscapes of the National Park and contributing to wealth and human health and wellbeing.

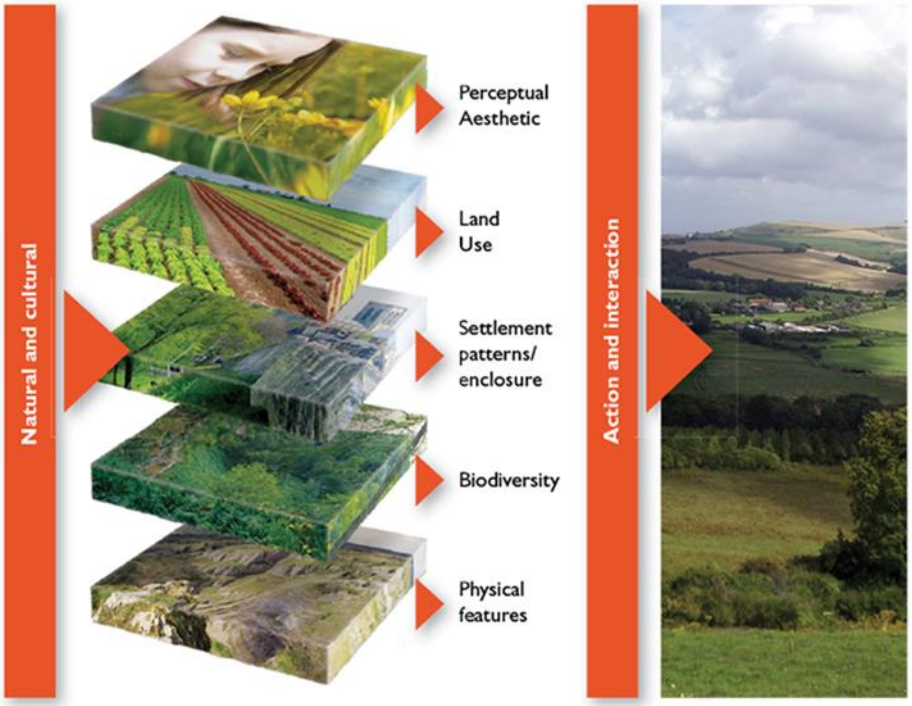
5a. LANDSCAPE

Introduction

5.3 This section of the Local Plan includes five strategic policies which relate to the landscape and associated special qualities of the National Park. These set a positive strategy for conserving and enhancing landscape character (SD4), views (SD6), relative tranquillity (SD7) and dark night skies (SD8), and sets out a landscaped-led approach to design (SD5).

5.4 The diverse and inspirational landscapes of the National Park are defined as one of its special qualities. The landscape is also the foundation for the other special qualities of the National Park, including its views, tranquil and unspoilt places and its distinctive towns and villages. As set out in Chapter 4, Spatial Strategy and Portrait, the varied landscapes of the National Park collectively contribute to the range of ecosystem services which the National Park provides. The condition of landscape features, and their management, is therefore essential to the continued function of ecosystem services and the benefits they provide. Any development in the National Park has the potential to cause harm to the landscape both individually and cumulatively. These policies seek to ensure that development avoids having a detrimental impact on the landscape and its special qualities, and, wherever possible, enhances the landscape. Figure 5.1 explains how the landscape is formed.

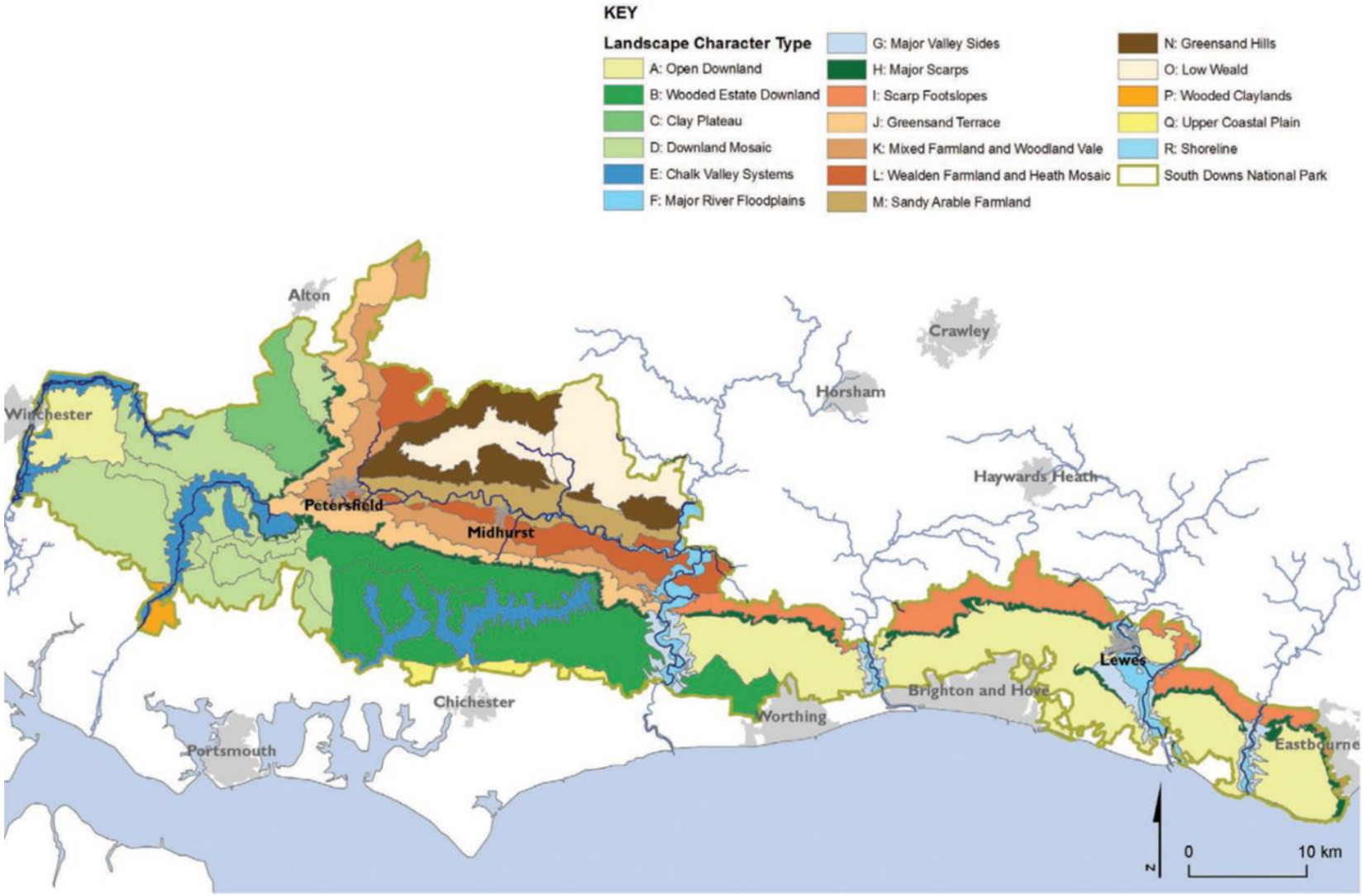
FIGURE 5.1: LANDSCAPE



5.5 The *South Downs Integrated Landscape Character Assessment* (SDILCA)[28] divides the rich and complex landscape character of the National Park into 18 general landscape types (as shown in Figure 5.2) and 49 more place-specific 'character areas'. It identifies the features that create local distinctiveness, a 'sense of place' and is an aid to decision making.

[28] South Downs Integrated Landscape Character Assessment (SDILCA) (LUC, 2005, updated 2011)

FIGURE 5.2: LANDSCAPE CHARACTER TYPES[29]



[29] https://www.southdowns.gov.uk/planning/planning-advice/landscape/

☆Strategic Policy SD4: Landscape Character

1. Development proposals will only be permitted where they conserve and enhance landscape character by demonstrating that:
    a) They are informed by landscape character, reflecting the context and type of landscape in which the development is located;
    b) The design, layout and scale of proposals conserve and enhance existing landscape and seascape character features which contribute to the distinctive character, pattern and evolution of the landscape;
    c) They will safeguard the experiential and amenity qualities of the landscape;
    d) Where planting is considered appropriate, it is consistent with local character, enhances biodiversity, contributes to the delivery of green infrastructure and uses native species, unless there are appropriate and justified reasons to select non-native species; and
2. Where development proposals are within designed landscapes, or the setting of designed landscapes, (including historic parkscapes and those on the *Historic England Register of Historic Parks and Gardens*) they should be based on a demonstrable understanding of the design principles of the landscape and should be complementary to it.
3. The settlement pattern and individual identity of settlements and the integrity of predominantly open and undeveloped land between settlements will not be undermined.
4. Green and blue corridors will be safeguarded. Development proposals should identify and take opportunities to create and connect green and blue corridors.
5. The restoration of landscapes where ~~either natural or cultural heritage~~ features have been lost or degraded will be supported where it contributes positively to landscape character.

5.6 The purpose of Policy SD4 is to set out how development proposals will be expected to conserve and enhance landscape character in the National Park.

5.6a Landscape character is what make 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.

Understanding of landscape context and character

5.7 The ability of proposals to meet the requirements to enhance landscape character in Policy SD4 will be considered in proportion to the size, scale and likely impacts of the proposals.

5.8 It is important that proposals are based on a meaningful understanding of the context and character of an area and those positive characteristics which define local distinctiveness. The use of standard design solutions and features can erode local distinctiveness in urban and rural areas. Therefore, this policy is closely linked to Policy SD5: Design, and they need to be read together.

5.9 Proposals should be informed by the SDILCA, community-led / local landscape character assessments and appropriate site-based investigations. Local landscape character assessments may include community, parish or Village Design Statements and other community planning documents. However, references to these will not be a substitute for appropriate professional site based assessment and research.

5.10 Proposals should be accompanied by a Landscape Appraisal, which should be proportionate to the size and likely impacts of the scheme. Landscape Appraisals should be carried out in accordance with the *Guidelines for Landscape and Visual Impact Assessment*[30] and successor documents. If the proposals require a full Environmental Impact Assessment then a Landscape and Visual Impact Assessment undertaken by a Chartered Landscape Architect will be required. Most applications will be likely to require a bespoke Landscape Appraisal. Applicants are advised to consult the Authority on the proposed scope for such a study at the earliest opportunity. Householder applications should be informed by the *Landscape and Biodiversity Baseline Checklist* which is available on the Authority's website in the first instance. Further study may be required following on from completion of the checklist which the Authority would advise on.

5.11 The cumulative impact of development or land-use change can detrimentally affect landscape character. There are many ~~cultural~~ heritage features in the landscape these contribute to local distinctiveness reflecting the time depth which is present in the landscape.

Design and layout

5.12 The design and layout of proposals should be consistent with local landscape character. Good design should avoid the need for screening which could appear incongruous in the landscape. Proposals should be designed to be complementary to their context and setting. Policy SD5: Design, includes further requirements and guidance on design and landscape matters. The introduction of undesirable exotic plant species into the wider countryside and at the settlement edge as part of scheme planting proposals will be strongly resisted. The use of non-native plant species may be justifiable in some cases where there are clear reasons for this, for example, based on biodiversity or other ecosystem services functions.

Designed landscapes

5.13 There are many locations where designed landscapes, gardens and parkscapes exist within the towns, settlements and wider countryside, often associated with land holdings. There are 30 parks and gardens on the *Historic England Register of Historic Parks and Gardens*[31], for example, Petworth Park, designed by Capability Brown. In addition, there are many other sites which are identified as being designed landscapes, but not included on the Historic England list. These are identified in the *Historic Landscape Character Assessments*[32] for the National Park and are important cultural heritage assets.

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[30] Guidelines for Landscape and Visual Impact Assessment 3rd Edition (Landscape Institute & IEMA, 2013)

[31] Link to the Historic England website to view / search the Historic Parks and Gardens Register: https://historicengland.org.uk/listing/the-list/

[32] Link to the Sussex Historic Landscape Characterisation study: https://www.westsussex.gov.uk/land-waste-and-housing/landscape-and-environment/sussex-historic-landscape-characterisation/; the Historic Landscape Assessment of Hampshire is underway.

5.14 Policy SD12: Historic Environment, sets relevant requirements for heritage assets. Detailed records of historic parks, gardens and designed landscapes are available from the County Garden Trusts, which are independent charities engaged in caring for gardens and designed landscapes.

5.15 Proposals which may affect designed landscapes, gardens and parkscapes should be informed by a design process which understands and identifies the key features within the designed landscape. This process should ensure that development will enhance the designed character of the landscape.

The individual identity of settlements

5.16 The gaps between settlements protect the individual character and identity of towns and villages. They retain the open nature and the physical and, either real or perceived, visual separation between settlements. The land at the edge of settlements often forms part of the historic setting of the settlement and can include areas which have cultural importance. Public Rights of Way can often provide access to these areas and connections to the open landscape of the National Park beyond.

Green and Blue Corridors

5.17 Green and blue corridors are areas or linear features which connect habitat and wildlife populations and can provide opportunities for walking and cycling, and also facilitate the movement of wildlife. Green and blue corridors are an essential component of the National Park's green infrastructure, and can provide benefits for people and wildlife at both the landscape scale and more local scale. More information is provided under policy SD45: Green Infrastructure.

Landscape features

5.18 Natural and historic features such as trees, woodlands, hedgerows, field boundaries, historical water systems, chalk pits and sandpits, should be conserved and enhanced through design. The restoration of degraded characteristic landscape features is supported.

5.18a 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~~ that should be used to inform development proposals.

Strategic Policy SD5: Design

1. Development proposals will only be permitted where they adopt a landscape-led approach and respect the local character, through sensitive and high quality design that makes a positive contribution to the overall character and appearance of the area. The following design principles should be adopted as appropriate:

    a) Integrate with, respect and sympathetically complement the landscape character by ensuring development proposals are demonstrably informed by an assessment of the landscape context;

    b) Achieve effective and high quality routes for people and wildlife, taking opportunities to connect green infrastructure;

    c) Contribute to local distinctiveness and sense of place through its relationship to adjoining buildings, spaces and landscape features, including historic settlement pattern.

    d) Create high-quality, clearly defined public and private spaces within the public realm;

    e) Incorporate hard and soft landscape treatment which takes opportunities to connect to the wider landscape, enhances green infrastructure, and is consistent with local character;

    f) Utilise architectural design which is appropriate and sympathetic to its setting in terms of height, massing, density, roof form, materials, night and day visibility, elevational and, where relevant, vernacular detailing;

    g) Provide high quality, secure, accessible, and where possible, integrated storage for general and recycling waste, heating fuel, and transport related equipment;

    h) Provide high quality outdoor amenity space appropriate to the needs of its occupiers or users;

    i) Ensure development proposals are durable, sustainable and adaptable over time, and provide sufficient internal space to meet the needs of a range of users;

    j) Give regard to improving safety and perceptions of safety, and be inclusive and accessible for all; and

    k) Have regard to avoiding harmful impact upon, or from, any surrounding uses and amenities.

5.19 The purpose of Policy SD5 is to ensure that all development is of the highest possible design quality which reflects and respects the exceptional quality of the natural, agricultural and built environment of the National Park. Proposals should adopt a landscape-led design approach and seek to enhance local character and distinctiveness of the area as a place where people want to live and work now and in the future. The definition of landscape encompasses all types and forms, including the historic landscape character and also townscape. Townscape ~~This~~ refers to areas of buildings and related infrastructure, and the relationships between buildings and different types of urban greenspace.

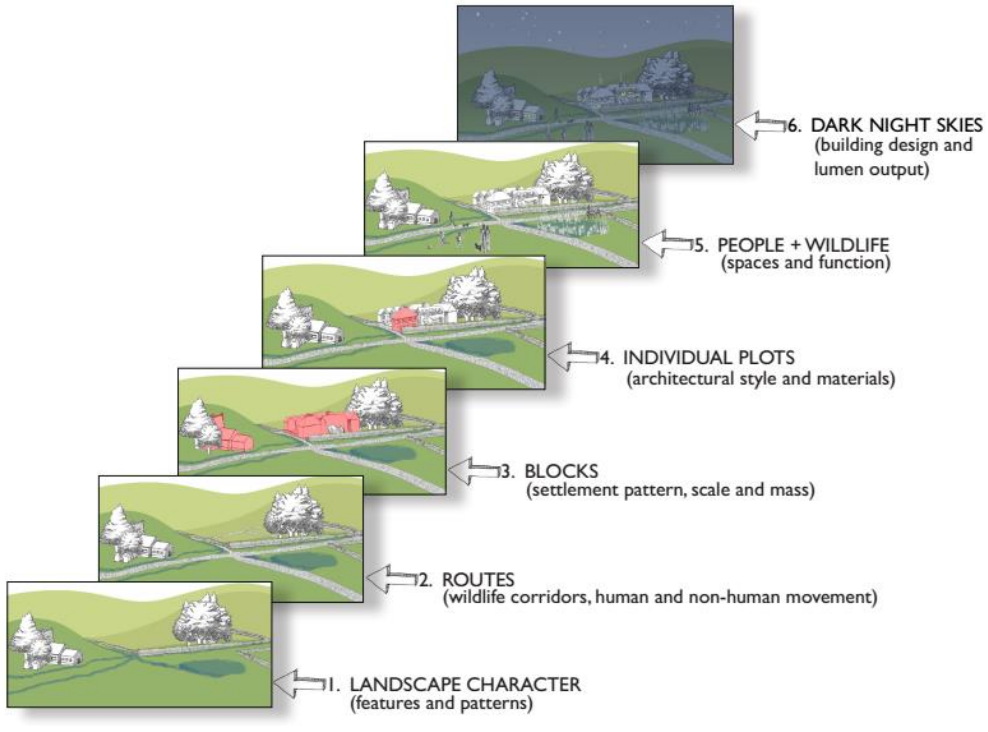
A landscape-led approach

5.20 Development should enhance, respect and reinforce the landscape through a landscape-led design approach, informed by contextual analysis of the local landscape character and built character, as set out in Figure 5.3. This contextual analysis should include considerations, as relevant, of topography, landscape features, historic landscape features, 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. The surrounding mix of uses should also inform proposals. Appropriate study areas and methodology would be determined in discussion with the Authority and will be dependent on the size, height and location of proposals.

5.21 Individual design elements, such as use of materials and detailing of elements such as windows, are critical to the success of the overall design and should be considered once the character of the area has been assessed.

5.22 Supporting information accompanying planning applications should be proportionate to sensitivity of the location and the scale of what is being proposed. The Authority will engage with applicants and agents to offer advice on what is required. It will need to demonstrate how the design has been informed through an analysis of the opportunities and constraints of the site, its context, and how it responds positively to these. Some schemes may be asked to go through the National Park Authority's Design Review Panel process. Depending on the scale of development, a comprehensive masterplan outlining the principles for a site should address all of these elements and any other site-specific issues, to achieve an exemplary design.

FIGURE 5.3: A LANDSCAPE-LED APPROACH TO DESIGN



Connections for people and wildlife

5.23 Good design provides effective and high quality connections for people and wildlife, ensuring sustainable ease of movement. Opportunities should be identified and taken to connect green infrastructure assets and make a positive contribution to local character. The purpose of an open space, for example a playground or orchard, should be clear, otherwise it will most likely become a forgotten space which serves no purpose or benefit. Open spaces should be connected to the existing environment, for example by footpaths or cycleways. Where public open spaces are provided, there should be no restrictions, such as locked / keypad entry gates, to accessing these areas, and they should be accessible to all. Policies SD45 and SD46 set out criteria related to the provision of green infrastructure and open space, respectively.

High quality landscape and architectural design

5.24 The Authority will seek the highest quality design for development proposals in line with the first purpose of the National Park. This includes truly outstanding or innovative design and contemporary design which reinforce local distinctiveness, taking reference and visual cues from the landscape and local settlement identity and character. The Authority will encourage the use of locally sourced materials to support local character and distinctiveness, and to reduce the cost both financially and environmentally of transporting materials long distances. Reference should be made to the respective strategic stone studies for each of the three counties.

5.25 The design of streets has a significant influence on the layout and setting of development, and should respect local character, and respond to the historic form and layout of existing streets. Further criteria relating to the public realm and street design is set out in Policy SD21: Public Realm, Highway Design and Public Art.

5.26 The spaces around new buildings are integral to the success of new development and should be well designed to create a high quality built environment. This includes the gaps between houses, gardens, driveways, parking areas, waste and recycling storage, street composition and open space / amenity space. Careful consideration should be given to the siting, use / function and materials used. Spaces should be defined through use of suitable landscaping, such as boundary treatments, planting and varied use of materials, which differentiate between private and public areas. The use of hard and soft landscaping should be consistent with local character and enhance green infrastructure. Existing landscape 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.

5.27 Development should comply with design policies set out in Neighbourhood Development Plans, and take into account village and town design statements.

Adaptable, durable, and sustainable design

5.28 New housing needs to be appropriate for the widest range of households and should therefore be adaptable, accessible and durable over time to accommodate people of all ages and abilities, without diminishing overall appearance and function.

5.29 Development should maximise sustainable technologies. The sourcing and performance of materials, and construction methods, should maximise energy and resource efficiency. The wood fuel economy is one example of this. Dwellings which utilise local sustainable wood fuel schemes support the local economy, repurpose what would otherwise be a waste product and can support reductions in fuel poverty. This should be undertaken in accordance with Policy SD48: Climate Change and Sustainable Use of Resources.

5.30 Development should be durable and adaptable to change. The ongoing management and long term maintenance of the scheme, including all design elements, should be addressed.

Amenity and functional needs

5.31 It is important that all types of development meet the day-to-day functional needs of its users, and of those responsible for its servicing. Internal space should have internal proportions that allow quality of experience for its occupiers and users. High quality, accessible, secure and where possible integrated on site storage should be available for the storage of transport equipment which includes bicycles, mobility scooters, push chairs and wheelchairs. Refuse and recycling storage should take account of the operational requirements of refuse collection services.

5.32 High quality garden, terrace or balcony space should be provided for residential occupiers, of a size and nature that befits future occupiers' needs, for example families with children. Other uses may need to provide outdoor space for staff and / or visitors depending on the use and context.

5.33 In addition, the privacy and amenity of existing neighbours and future occupiers should be respected. Proposals should ensure good natural light for new and, where relevant, existing buildings and their occupiers. Proposals affecting residential properties in particular should not be unduly overbearing, or compromise others' reasonable privacy, unless outweighed by innovative design solutions that mitigate these impacts.

5.34 Reference should also be made to policies SD30 and SD31 on Replacement Dwellings and Extensions to Existing Dwellings, Annexes and Outbuildings.

Strategic Policy SD6: Safeguarding Views

1. Development proposals will only be permitted where they preserve the visual integrity, identity and scenic quality of the National Park, in particular by conserving and enhancing key views and views of key landmarks within the National Park.

2. Development proposals will be permitted that conserve and enhance the following view types and patterns identified in the *Viewshed Characterisation Study*:

    a) Landmark views to and from viewpoints and tourism and recreational destinations;

    b) Views from publically accessible areas which are within, to and from settlements which contribute to the viewers' enjoyment of the National Park;

    c) Views from public rights of way, open access land and other publically accessible areas; and

    d) Views which include or otherwise relate to specific features relevant to the National Park and its special qualities, such as key landmarks including those identified in Appendix 2 of the Viewshed Characterisation and Analysis Study, heritage assets (either in view or the view from) and biodiversity features.

3. Development proposals will be permitted provided they conserve and enhance sequential views, and do not result in adverse cumulative impacts within views.

5.35 The purpose of Policy SD6 is to ensure that development does not harm views or landmarks, to encourage conservation and enhancement of key view types and patterns, and to ensure development does not detract from the visual integrity, identity and scenic quality that are characteristic of the National Park.

Landscape and Visual Impact Assessment

5.36 The *View Characterisation and Analysis Study*[33] provides baseline information about the major viewtypes, and about possible and likely ranges of visibility within, to and from the National Park. Proposals should take into account the *View Characterisation and Analysis Study* and the *Seascape Assessment for the South Marine Plan*[34]. However, representative views and landmarks set out in the View Characterisation and Analysis Study do not provide an exhaustive list and reference to these studies will not be a substitute for appropriate site based assessment in accordance with the *Landscape Institute & IEMA's Guidelines* for Landscape and Visual Impact Assessment (LVIA). A LVIA should be carried out in accordance with these guidelines, and should be proportionate to the size and likely impacts of the scheme. If the applicant can demonstrate to the satisfaction of the Authority that an LVIA is not required, a simple landscape assessment may be appropriate. More information on landscape assessments is available in the supporting text of Policy SD4: Landscape Character. Applicants are advised to consult the Authority on proposed viewpoint locations to inform such studies at the earliest opportunity.

[33] South Downs National Park: View Characterisation and Analysis (LUC, 2015)

[34] Draft South Marine Plan (Marine Management Organisation, 2016)

5.37 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~~ inform development proposals. This information, together with essential field and desktop studies which are undertaken at an appropriate level to the application, should be provided at the earliest possible stage in the planning application process and would form part of LVIA.

5.38 For large scale applications, it is recommended that digital Zone of Theoretical Visibility (ZTV) data is used to determine potential visibility in the surrounding landscape and to demonstrate areas of zero visibility, based on topography. ~~analysis is the process of determining the visibility of an object in the surrounding landscape and illustrates the potential (or theoretical) visibility of an object in the landscape, based on topography. The use of digital ZTV data is recommended for larger applications in order to identify potential visibility and to demonstrate areas of zero visibility.~~

5.39 Sequential views are the series of views which we see unfold when moving through the landscape, for example, when walking along a footpath or travelling along a road. 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~~.

Strategic Policy SD7: Relative Tranquillity

1. Development proposals will only be permitted where they conserve and enhance relative tranquillity and should consider the following impacts:
    a) Direct impacts that the proposals are likely to cause by changes in the visual and aural environment in the immediate vicinity of the proposals;
    b) Indirect impacts that may be caused within the National Park that are remote from the location of the proposals themselves such as vehicular movements; and
    c) Experience of users of the Public Right of Way network and other publicly accessible locations.
2. Development proposals in highly tranquil and intermediate tranquillity areas should conserve and enhance, and not cause harm to, relative tranquillity.
3. Development proposals in poor tranquillity areas should take opportunities to enhance relative tranquillity where these exist.

5.40 The purpose of Policy SD7 is to ensure that development does not harm the relative tranquillity of the National Park and to encourage the conservation and enhancement of positive tranquillity factors.

5.41 Tranquillity is considered to be a state of calm, quietude and is associated with a feeling of peace. It relates to quality of life, and there is good scientific evidence that it also helps to promote health and well-being. It is a perceptual quality of the landscape, and is influenced by things that people can both see and hear in the landscape around them. The tranquillity scores apply specifically to the South Downs National Park; they are therefore to be considered relative to the National Park area only. They are not intended to be comparative or considered in relation to tranquillity scores for other national parks or other areas of the country.

The South Downs National Park Tranquillity Study

5.42 In preparing proposals, applicants are advised to take into account the evidence of relative tranquillity in the *South Downs National Park Tranquillity Study*[35]. For the *Tranquillity Study*, positive and negative tranquillity factors at locations across the National Park were scored on a sliding scale. The tranquillity scores from the study are shown on the map in Figure 5.4. In order to assess impacts on relative tranquillity the *South Downs Tranquillity Study* should be used as a baseline from which to assess changes in the aural and visual environment which are likely to result from the proposals, including considerations of temporary / permanent or varying nature of the impact.

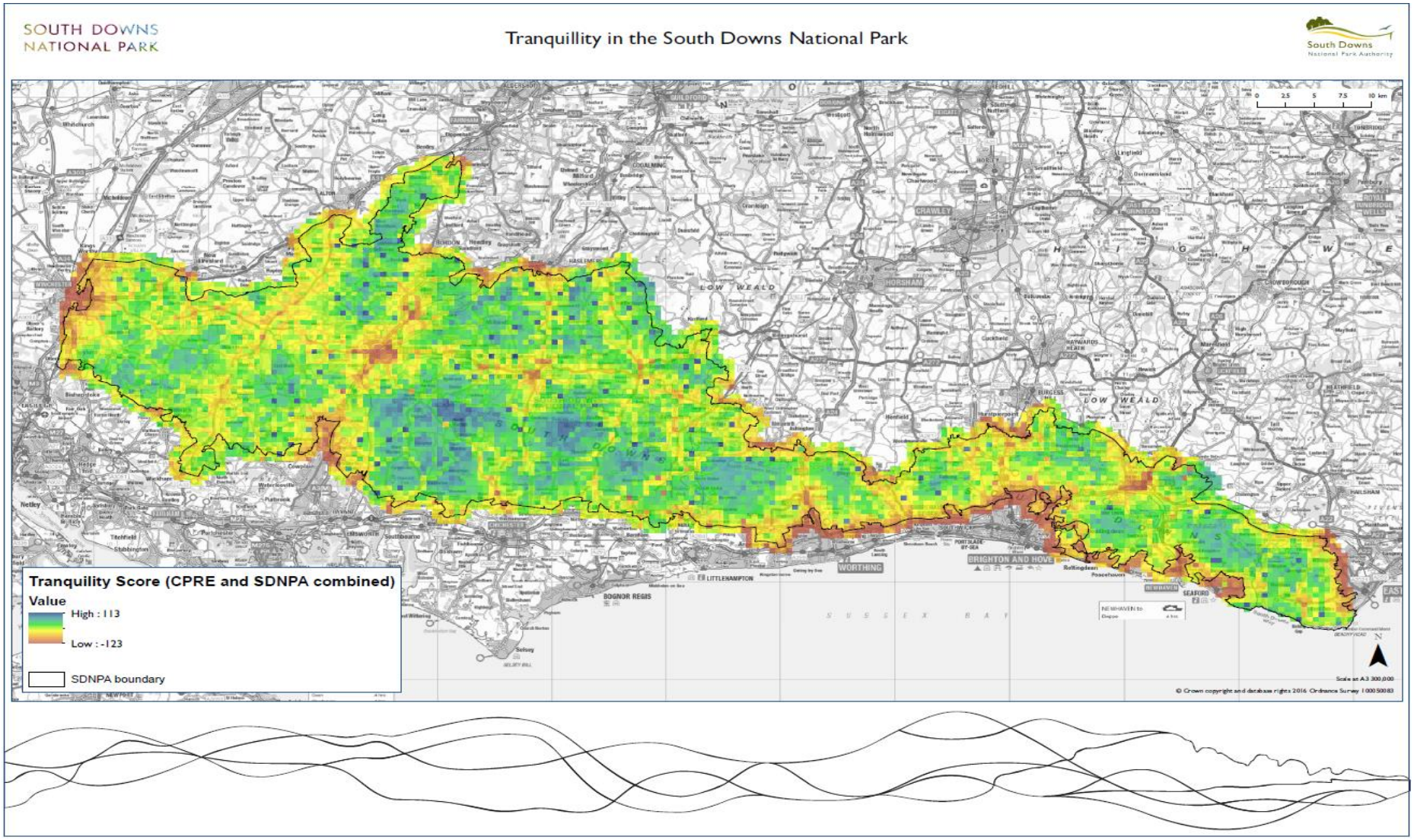
5.43 The assessment of impacts on relative tranquillity is not the same as a noise assessment, and the assessment of zero noise impact for an application will not be taken necessarily as meaning that there would be a similar impact on relative tranquillity.

5.44 The Tranquillity Study identified areas which are highly tranquil, of intermediate tranquillity, and those of low tranquillity. Applications for development proposals in highly tranquil areas should demonstrate that they conserve and enhance, and do not harm, relative tranquillity. Development proposals in areas of intermediate relative tranquillity are the areas which are most vulnerable to change, and should avoid further harm to relative tranquillity and take every opportunity to enhance it. Development proposals in areas of poor tranquillity are often located within or on the edge of urban areas and thus there may be limited scope for enhancing relative tranquillity in these area; opportunities to enhance relative tranquillity should be taken wherever possible.

5.45 The extent that proposals conserve and enhance relative tranquillity will be determined by an assessment of the impact on relative tranquillity, which is proportionate to the scale and expected impact of the development in relation to the surrounding context.

[35] South Downs National Park Tranquillity Study (South Downs National Park Authority, 2017)

FIGURE 5.4: TRANQUILLITY SCORES IN THE NATIONAL PARK



Strategic Policy SD8: Dark Night Skies

1. Development proposals will be permitted where they conserve and enhance the intrinsic quality of dark night skies and the integrity of the Dark Sky Core as shown on the Policies Map.

2. Development proposals must demonstrate that all opportunities to reduce light pollution have been taken, and must ensure that the measured and observed sky quality in the surrounding area is not negatively affected, having due regard to the following hierarchy:

   a) The installation of lighting is avoided;

   b) If lighting cannot be avoided, it is demonstrated to be necessary and appropriate, for its intended purpose or use:

      i. any adverse impacts are avoided; or

      ii. if that is not achievable, then adverse impacts are mitigated to the greatest reasonable extent.'

3. Lighting which is proposed to be installed must meet or exceed the level of protection appropriate to the environmental zone, as shown on the Policies Map, as set out in the table below.

Location **Dark Sky Zone Description**	**Requirements for level of protection**				
	ILP Guidance[36]	**Landscape Impact**	**Maximum Lux Level (Suggested 10 Lux)**	**~~Evening Curfew~~** **Preferred lights-off curfew**	**Astronomical Darkness Curfew**
E0 Dark Sky Core and areas outside this zone with a SQM[37] of 20.5+	✓	✓	✓		✓
E1(a) 2km Buffer Zone and areas outside this and the above zone	✓	✓	✓	✓	

[36] Institute of Lighting Professionals (ILP) guidance GN01:2011 Guidance Notes for the Reduction of Obtrusive Light

[37] Sky Quality Measurement (SQM). The latest version of the Sky Quality Measurement map should be used as the reserve is subject to ongoing measurement.

which are of intrinsic rural darkness with a SQM range of 20 to 20.5					
E1(b) Transition Zone and areas outside this and the above zones with a SQM range of ~15 to 20	✓	✓	✓		
E3/4 Urban zone with an SQM of < 15	✓	✓			

4. Outdoor lighting proposals are required to provide a statement to justify why the proposed lighting is required.

5.46 The purpose of Policy SD8 is to ensure that development does not harm the quality of dark night skies. It also encourages enhancement of the dark night skies of the National Park, for the benefit of people and wildlife. The policy seeks to do this by ensuring that proposed lighting is necessary, and by reducing the unnecessary light spill that is often a result of poor design, in order to minimise the overall impact of light.

5.47 Policy SD8 applies across the International Dark Sky Reserve which covers the entirety of the National Park. It applies to any proposals which involve the installation of external lighting and where the design of developments may result in light spill from internal lighting. It will also apply to specific lighting schemes which require planning permission or listed building consent, including installing:

- A lighting scheme of such nature and scale that it would represent an engineering operation[38];
- Lighting such as the floodlighting of sports pitches, car parking or menages; and
- A lighting scheme on a listed building that would significantly affect its character.

[38] such as requiring a separate structure and typically be undertaken by specialist lighting engineers

Dark Sky Zones

5.48 Mapping has been undertaken of the quality of dark skies across the entire National Park, as set out in the *South Downs Dark Night Skies ~~Guidance Document~~ Lighting Technical Advice Note*[39]. These measurements have been used to categorise the National Park into a number of dark sky zones which reflect the quality of the dark night skies overhead and the level of street lighting. These zones are:

- E0 Dark Sky Core – there are large areas which have skies that can be classified as intrinsically dark. These areas form a continuous dark sky core (and 2km buffer zone) to the International Dark Sky Reserve, as shown on the Policies Map, which contain some of the darkest areas of the National Park.
- E1 (a) 2km Buffer Zone and (b) Transition Zone – areas that lie between the larger urban settlements and the surrounding darker skies notably vulnerable to light pollution. These areas are generally in the Buffer Zones and Rural Transition areas. 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[40] (SQM) values of ~~20~~ 10 Lux.
- E3/4 Urban – ~~the towns and villages~~ larger settlements of the National Park have substantially lower quality of dark night sky, primarily due to street lighting and light spill from buildings

5.49 Although some areas of the National Park are outside of the core and buffer zones; this policy is looking to conserve and enhance all areas of intrinsic dark sky within the National Park.

Hierarchy of lighting

5.50 In order to ensure that dark night skies are protected and enhanced, the hierarchy as set out in criteria (2) is applied across the National Park. Installation of lighting should be avoided and, where lighting is demonstrated to be necessary, the design and installation should be such that adverse impacts are avoided or, if not achievable, mitigated to the greatest possible extent. The hierarchy should be applied in conjunction with the requirements for protection for the relevant dark sky zone as set out in criteria (3) of this policy.

5.51 In the darkest areas, where control is more important, the overall impact of the lighting should not harm the continuity of the dark landscape and ideally not be visible in any direction or in any form such as glare, skyglow, spill and reflection. It also should not reduce the measured and observed quality of easily visible astronomical features such as the Milky Way and Andromeda Galaxy.

5.52 In some circumstances it may be possible to reduce the impact of existing lighting by removal in return for new lights.

[39] South Downs Dark Night Skies ~~Guidance Document~~ Lighting Technical Advice Note (South Downs National Park Authority, 2017)

[40] A Sky Quality Meter measures the brightness of the night sky in magnitudes per square arcsecond.

Requirements and guidance for proposed lighting in dark sky zones

5.53 Much of the rural landscape is part of the Dark Sky Core, but this should be checked prior to an application. In the preparation and determination of development proposals, the latest version of the Sky Quality Measurement map should be used as the reserve is subject to ongoing measurement. To provide some indication of sky quality and zoning:

- An intrinsic dark zones is where the Milky Way can be seen with the naked eye and in an area with no street lighting
- If there is a provision of highways authority street lighting, the zoning will usually be E3

5.54 In addition to the application of the lighting hierarchy and avoidance and mitigation measures which may be required with regard to impacts on landscape and habitat, development proposals will be subject to particular requirements at a level of protection appropriate to the dark sky zone, as set out in Policy SD8, which is based on the measured sky quality.

5.55 Proposals within the Dark Sky Core and 2km buffer zone will be subject to maximum protection using the full weight of mitigation options, with a relaxation as light quality decreases further into urban areas.

5.56 Any Dark Sky that measures 20.5 Lux and above, should be considered as core quality, irrespective of whether it is within or outside the Dark Sky Core. In general, lighting under the best quality skies should cease on the onset of astronomical darkness, in addition to basic principles of good lighting (ILP) and appropriate rural illuminance levels. The time of astronomical darkness varies throughout the year, but marks the point at which dark skies are defined. In intrinsic skies, 20 to 20.5 Lux, an evening curfew should be set, for example, 9pm.

5.57 The Authority will encourage further reductions, for example towards the limits of an E0 dark sky zone, or by removing below or near horizontal light paths from fixtures. Often this can be achieved with little further disruption. Examples of how this can be done include:

- Lighting should be subject to control measures to reduce unnecessary light pollution. Examples include:
  - 'Curfews' or automatic timers;
  - Proximity 'PIR' sensors, timers or any additional shielding or coving, including angling the front surface of lights to the horizontal;
  - Different surface types to reduce the amount of reflectivity;
  - Appropriate use of glazing to reduce light transmittance; and
  - Screening or shielding to reduce the impact of reflectivity.

Lighting assessments

~~Where a proposal involves outdoor lighting, a statement will be required to justify why the proposed lighting is required for its intended use and that shows every reasonable effort has been made to mitigate skyglow and light intrusions. This should be accompanied by a computer calculation indicating task luminance, uniformity, horizontal values of overspill beyond the property line and vertical luminance values of light intrusion on adjacent property windows. Any statement should be proportionate to the size and likely impacts of the scheme.~~

~~Habitats, particularly woodlands, should not be considered as a 'natural shield' to lighting, because of the impact on an unlit habitat. Lighting that would spill into sensitive habitats should be shielded or removed particularly if nocturnal species are present. Direct illumination of bat roosts must be avoided.~~

5.58 Proposals should take due consideration of the overall visual impact that the lighting will have on the landscape. This may include ground surface reflectivity, the number of lights, the daytime intrusion and the general overall footprint of the lighting. It is also necessary to consider the visibility of the lights from the surrounding landscape particularly from viewpoints in accordance with Policy SD6: Safeguarding Views.

5.59 The spill of lights from large open glass windows and sky lights often present a greater source of light pollution than externally mounted lights. Consequently, it is important to control the lighting coming from these types of developments. The design of buildings should reduce the impact of light spill from internal lighting or suitable mitigation measures should be put in place.

5.60 Habitats, particularly woodlands, should not be considered as a 'natural shield' to lighting, because of the impact on an unlit habitat. Lighting that would spill into sensitive habitats should be shielded or removed particularly if nocturnal species are present. Direct illumination of bat roosts must be avoided.

5.61 Where a proposal involves outdoor lighting, a statement will be required to justify why the proposed lighting is required for its intended use and that shows every reasonable effort has been made to mitigate skyglow and light intrusions. This should be accompanied by a computer calculation indicating task luminance, uniformity, horizontal values of overspill beyond the property line and vertical luminance values of light intrusion on adjacent property windows. Any statement should be proportionate to the size and likely impacts of the scheme.

5b. BIODIVERSITY

Introduction

5.62 This section of the Local Plan includes three policies relating to the wildlife of the National Park. Strategic Policy SD9: Biodiversity and Geodiversity relates to the conservation and enhancement of biodiversity and geodiversity across the National Park and sets out a hierarchy for designated sites. Strategic Policy SD10: International Sites provides further specific requirements for particular International Nature Conservation Designations. Development Management Policy SD11: Trees, Woodland and Hedgerows provides further detail regarding these assets. These policies all relate to the first purpose of the National Park.

5.63 The term biodiversity includes all species, communities, habitats and ecosystems, whereas the term geodiversity includes all features of geological and geomorphological interest including rocks, fossils, landforms and natural processes which create them.

5.64 The biodiversity and underlying geodiversity of the National Park directly provide or underpin many ecosystem services that people depend on. Together, these include the filtering and storage of water for clean water supplies, water management and flood alleviation, and also the provision soils in which we grow our food and other produce, such as timber. In addition, biodiversity also underpins air quality regulation, pollination and pest control. The geology of the National Park provides aggregates and stone for building and other material uses. These local materials contribute to the economy of the National Park and have had a strong influence on the built vernacular.

5.65 The combination of geology and micro-climates has created a diverse mosaic of habitats that supports many rare and important wildlife species. Many of these are recognised through various international, national and local nature conservation designations. They form essential components of 'ecological networks', helping species to adapt to the impacts of climate change and other pressures; evidence for this is provided in the *Habitat Connectivity Study*[41]. Designated sites within the National Park are shown on the Policies Map and more information on the types of designations is set out in the Glossary.

5.66 Wildlife habitats are subject to a range of pressures, including those from development, and are often degraded and fragmented. A landscape-scale approach is needed to conserve, restore and reconnect habitats across the National Park. As well as causing direct loss of wildlife habitats and geodiversity, development can have a wide range of other negative impacts, for example, housing developments can result in disturbance to wildlife on sensitive sites by dogs and cats as well as increased recreational pressure from the local population; evidence for this is set out in the *Access Network and Accessible Natural Greenspace Study*[42].

5.67 ~~Development can also have a positive impact on biodiversity and geological features~~. Important geological features can be lost through burial, damage, and scrub encroachment. The impact on and conservation of geological features, landforms and processes is a crucial consideration when planning for minerals extraction, coastal defences and re-engineering of river catchments. ~~By restoring an interconnected network of wildlife sites and achieving net gains in biodiversity,~~

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

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

~~species will be more resilient to adapt to pressures such as climate change. Urban habitats such as gardens, parks and buildings can act as 'stepping stones' and 'wildlife corridors' to enable wildlife to move from one place to another. If development is planned and delivered with these in mind, it can conserve and even enhance biodiversity and geodiversity.~~

5.67a Development can have a positive impact on biodiversity and geological features. For example, by supporting positive management of geomorphological features, and also by restoring an interconnected network of wildlife sites and achieving net gains in biodiversity, species will be more resilient to adapt to pressures such as climate change. Urban habitats such as gardens, parks and buildings can act as 'stepping stones' and 'wildlife corridors' to enable wildlife to move from one place to another. If development is planned and delivered with these in mind, it can conserve and even enhance biodiversity and geodiversity.

5.68 International sites support populations of species that are particularly threatened and/or vulnerable to disturbance. Under the *Habitats Regulations*, the Authority is required to demonstrate that proposals for new development avoid or adequately mitigate against impacts on these sites. A *Habitats Regulations Assessment*[43] (HRA) of the *Preferred Options Local Plan* was prepared in 2015, and its recommendations have been taken into account in this version of the Local Plan. An HRA of the ~~*Pre-Submission* *Local Plan*~~ was published in 2017.

5.69 Trees, woodland and hedgerows are distinctive features of the National Park. Non-woodland trees, including those in hedgerows and street trees, make an important contribution to landscape character the historic environment and ecosystem services. Hedgerows, in particular, have an important role, by providing connections between habitats, and these need to be managed and maintained. Trees and woodland are important for adaption to the impacts of climate change. For example, trees in urban areas moderate summer temperatures and new tree planting in well-chosen locations can stabilise slopes and reduce the impacts of flooding.

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

☆Strategic Policy SD9: Biodiversity and Geodiversity

1. Development proposals will be permitted where they conserve and enhance biodiversity and geodiversity, giving particular regard to ecological networks and areas with high potential for priority habitat restoration or creation~~, and should~~. Prior to determination, up-to-date ecological information should be provided which demonstrates that development proposals:

    a) Retain, protect and enhance features of biodiversity and geological interest (including supporting habitat and commuting routes through the site and taking due account of any use by migratory species) and ensure appropriate and long-term management of those features. ~~Opportunities for net gains in biodiversity should be identified and incorporated~~;

    a[i])Identify and incorporate net gains for biodiversity;

    b) Contribute to the restoration and enhancement of existing habitats, the creation of wildlife habitats and the creation of linkages between sites to create and enhance local and regional ecological networks;

    b[i])Protect and support recovery of rare, notable and priority species

    c) Seek to eradicate or control any invasive non-native species present on site; ~~and~~

    d) ~~Be required to c~~Contribute to the protection, management and enhancement of biodiversity and geodiversity, for example by supporting the delivery of green infrastructure and Biodiversity Action Plan targets and enhance~~ing~~ Biodiversity Opportunity Areas~~,~~; and ~~delivering Biodiversity Action Plan targets and delivering green infrastructure.~~

    d[i])Comply with the mitigation hierarchy as set out in national policy

2. The following hierarchy of site designation will apply in the consideration of development proposals:

    a) **Internationally Protected Sites**, as shown on the Policies Map (Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and Ramsar Sites, or candidate and formally proposed versions of these designations):

        i. Development proposals with the potential to impact on one or more international sites(s) will be subject to a Habitats Regulations Assessment to determine the potential for likely significant effects. Where likely significant effects may occur, development proposals will be subject to Appropriate Assessment

        ii. Development proposals that will result in any adverse effect on the integrity of any international site will be refused unless it can be demonstrated that: there are no alternatives to the proposal; there are imperative reasons of overriding public interest why the proposal should nonetheless proceed; and adequate compensatory provision is secured

    b) **Nationally Protected Sites** (Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNR), Marine Conservation Zone (MCZ)) as shown on the Policies Map:

i. Development proposals considered likely to have a significant effect on nationally protected sites will be required to assess the impact by means of an Environmental Impact Assessment

ii. Development proposals should avoid impacts on these nationally protected sites. Development proposals where any adverse effect on the site's notified special interest features is likely and which cannot be either avoided or adequately mitigated will be refused, unless the benefits of the development, at this site clearly outweigh the likely impact to the notified features of the site and any broader impacts on the network of nationally protected sites

b[l]) **Irreplaceable Habitats** (including ancient woodland as shown on the Policies Map, and veteran trees): Development proposals which result in the loss or deterioration of irreplaceable habitats, including ancient woodland and veteran trees will be refused unless there are wholly exceptional reasons and a suitable compensation strategy exists

c) ~~**Local sites**~~ **Locally Protected Sites** (Sites of Nature Conservation Importance (SNCIs) / Local Wildlife Sites (LWS) / Sites of Importance for Nature Conservation (SINCs), Local Nature Reserves (LNR and Local Geodiversity Sites (LGS)) as shown on the Policies Map:

i. Development proposals considered likely to have a significant effect local sites will be required to assess the impact by means of an Ecological Impact Assessment

ii. Development proposals that will result in any adverse effect on the integrity of any local site which cannot be either avoided or adequately mitigated will be refused, unless exceptional circumstances outweighing the adverse effects are clearly demonstrated

~~d) **Irreplaceable Habitats** (including ancient woodland as shown on the Policies Map, and the loss of veteran trees): Development proposals which result in the loss or deterioration of irreplaceable habitats, including ancient woodland and veteran trees will be refused unless the need for, and benefits of, the development in that location clearly outweigh the loss~~

e) **Outside of designated sites** ~~(including Biodiversity Opportunity Areas (BOA) and habitats listed in the *Biodiversity 2020*, protected species and priority species, and habitats list):~~

i. Development proposals should identify and incorporate opportunities to conserve, restore and recreate priority habitats and ecological networks. ~~must have particular regard to their effects on species and habitats which have been designated in law as requiring protection or priority. Development proposals that affect those interests will be assessed strictly in accordance with legal requirements and will – as a minimum - be required to avoid adverse impacts or, if unavoidable, adequately mitigate those adverse impacts.~~ Development proposals ~~should not prejudice the aims of BOA and~~ should take opportunities to contribute and deliver on ~~the~~ their aims and objectives ~~of the BOA~~ where possible.

~~**Supporting Text**~~

5.70 The purpose of Policy SD9 is to set out a positive strategy to ensure the conservation and enhancement of biodiversity and geodiversity across the National Park. It also sets out the hierarchy of designated sites.

5.71 The aim is to achieve a 'net gain' in biodiversity by encouraging all opportunities to enable conservation and enhancement as part of development proposals, planning at landscape-scale and taking opportunities to improve connections between habitats and designated sites.

5.72 All applications for development must ensure that sufficient and up to date information is provided regarding the wildlife sites or species or geodiversity sites that may be affected by a proposal prior to determination of the development proposals. A landscape and ecology management plan must be provided which includes mechanisms for management in the long term.

The mitigation hierarchy

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

Protected and Priority Species

5.72b Some species have special protection under international and national legislation (such as the *Wildlife and Countryside Act 1981 (as amended))* and the The Conservation of Habitats and Species Regulations 2017and 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 *Biodiversity 2020 Strategy* and are identified under Section 41 of the *Natural Environment & Rural Communities (NERC) Act* as species of principle importance for the purpose of conserving biodiversity in England. The Sussex Biodiversity Records Centre and Hampshire Biodiversity Information Centre also hold information for rare, scarce and notable species in the National Park.

Designated sites

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

International designations

5.74 Under the *Conservation of Habitats and Species Regulations 2010 (Habitats Regulations)* ~~*(as amended)*~~ the Authority has a duty to give these areas[44] the strongest protection against damaging development. If a development proposal is assessed to be likely to have a significant effect on one of these sites, either alone or in combination with other plans or projects, an Appropriate Assessment is required to establish the implications of the scheme for the identified nature conservation interests of the site.

5.75 Normally, the Authority cannot consent to plans or projects without first having ascertained that they will not have an 'adverse effect on the integrity' of the site. *Article 6(4) of the Habitats Directive* provides an exemption which would allow a plan or project to be approved in very limited circumstances even though it would or may have an 'adverse effect on the integrity of a European site'. A plan or project can only proceed provided three sequential tests are met (see *Article 6(4)*[45]). These tests must be interpreted strictly and can only be formally considered once an appropriate assessment has been undertaken.

5.76 Applicants should work with the Authority in the screening and assessment process and provide the necessary information for the Authority to make a determination. To avoid any damage to the integrity of these areas and the species they support, mitigation measures or contributions to such measures from new development may be required.

5.77 The HRA has assessed the impacts arising from traffic movements on air quality and nitrogen deposition at a number of international nature conservation designation sites and identifies a need for monitoring. The National Park Authority will work with partners to consider the best way to monitor changes in air quality and nitrogen deposition on all these European sites. This would include long term monitoring of the main roads that fall within 200 metres of these European sites. Further information is set out in the Implementation and Monitoring chapter of this plan.

5.78 Policy SD10: International Sites, sets out specific requirements for development in relation to the following international nature conservation designations: The Mens SAC and Ebernoe Common SAC, Singleton and Cocking SAC, Arun Valley SPA, Wealden Heaths Phase II SPA, and the Solent Coast SPA's.

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

[45] European Commission (1992) 92/43/EEC Habitats Directive

National designations

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

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

Irreplaceable habitats

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

Local designations

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

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

Geological conservation interests

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

Outside of designated sites ~~and ecological networks~~

5.84 In addition to the range of nature conservation designations outlined above, ~~T~~there are other ~~biodiversity assets~~ areas in the National Park which are also not subjected to statutory nature conservation designation~~ed~~ or legal~~ly~~ protection~~ed~~, but which form an important element of the collective nature conservation resource. These include priority habitats and non-statutory designations such as the Brighton and Lewes Downs Biosphere Reserve, the South Downs Way Ahead Nature Improvement Area, and Biodiversity Opportunity Areas (BOA). ~~For example~~, ~~t~~The *Habitats Directive* highlights the need for effective management of linear or continuous features essential for species migration, dispersal and genetic exchange. Such features, like rivers, mature trees and hedgerows, extend across designated and non-designated areas. These features, in particular, will provide the building blocks for achieving the Government's objective to restore and connect wildlife habitats and contribute towards a net gain for biodiversity. They are also important in providing corridors or stepping stones for species and to allow species to adapt to climate change. The maintenance and enhancement of these networks will be encouraged. Brownfield land can also be of important ecological value. These undesignated biodiversity assets are important components of green infrastructure.

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

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

~~Protected and Priority Species~~

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

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

☆Strategic Policy SD10: International Sites

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

1. Development proposals on greenfield sites and sites that support or are in close proximity to suitable commuting and foraging habitat (including mature vegetative linear features such as woodlands, hedgerows riverine and wetland habitats) within the following ranges ~~9km of the Mens SAC or 7km of the Ebernoe Common SAC,~~ as shown on the Policies Map, should have due regard to the possibility that barbastelle and Bechstein Bats will be utilising the site. Such proposals will be required to incorporate necessary surveys and ensure that key features (foraging habitat and commuting routes) are retained, in addition to a suitable buffer to safeguard against disturbance[46].

    a) 6.5km: Key conservation area – all impacts to bats must be considered given that habitats within this zone are considered critical for sustaining the populations of bats within the SACs

    b) 12km: Wider conservation area – significant impacts or severance to flightlines to be considered.

~~**Singleton and Cocking SAC**~~

2. Proposed use or development of the tunnels comprising the Singleton and Cocking Tunnels SAC will be required to demonstrate that there is no adverse effect on the ~~conservation~~ interest features, including hibernation habitat for Barbastelle and Bechsteins Bats, or on the integrity of the site. ~~Suitable commuting and foraging habitat for the site that lies within or in close proximity to any proposed development needs to be retained, in addition to a suitable buffer to safeguard against disturbance. This will ensure no loss or severance of existing commuting and foraging routes occurs either from direct land take or disturbances from lighting, noise and vibrations both during construction and operational phase of any development~~.

Arun Valley SPA

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

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

Wealden Heaths Phase II SPA

4. Development proposals resulting in a net increase in residential units within 400m of the boundary of the Wealden Heaths Phase II SPA, as shown on the Policies Map, will be required to demonstrate that the need for development cannot be solely met outside of the 400m zone, and undertake a project-specific Habitats Regulations Assessment (HRA).

4a. Development proposals resulting in a net increase in residential units within 5km of the boundary of the Wealden Heaths Phase II SPA will be required to submit a screening opinion to the Authority for a project-specific Habitat Regulations Assessment (HRA) which, in consultation with Natural England, will determine whether a likely significant effect on the integrity of the site will result. Likely significant effects will be assessed through the HRA and any requirement for mitigation identified.

4b. To help protect the Wealden Heaths Phase II SPA, the National Park Authority will work with relevant authorities and Natural England as part of a working group with regard to monitoring, assessment and measures which may be required. Planning permission will only be granted for development that responds to the emerging evidence from the working group, the published recommendations, and future related research.

Solent Coast SPAs

5. Development proposals resulting in a net increase in residential units, within the Solent Coast Special Protection Area's (SPA) (Chichester & Langstone Harbours SPA, Portsmouth Harbour SPA and Solent & Southampton Water SPA) zone of influence shown on the Policies Map, defined as 5.6km from the boundary of these sites, may be permitted where 'in combination' effects of recreation on the Solent Coastal Special Protection Areas are satisfactorily mitigated through the provision of an appropriate financial contribution to the delivery of strategic mitigation. In the absence of a financial contribution toward mitigation, an appropriate assessment may be required to demonstrate that any 'in combination' ~~negative effects~~ impacts which are likely to have a significant adverse effect can be avoided or can be satisfactorily mitigated through a developer-provided package of measures.

5.88 The purpose of Policy SD10 is to set specific requirements relating to the Mens, Ebernoe Common, and Singleton and Cocking Special Areas of Conservation (SAC), and the Arun Valley, Wealden Heaths Phase II, and Solent Coast Special Protection Areas (SPA), as recommended by the Habitat Regulations Assessment (HRA). There are many other international nature conservation designation sites in and near the National Park, and requirements for these are set out in Policy ~~SD19~~SD9: Biodiversity and Geodiversity.

Habitats Regulations Assessment (HRA)

5.89 Policy SD9: Biodiversity and Geodiversity, sets out the general requirements with regard to International Nature Conservation Designations and their protection under the Habitats Directive (2010~~7~~). Development proposals which are likely to have significant effects on international sites are required to undergo an appropriate assessment in order to ascertain that there will not be adverse impacts on the integrity of the site.

5.90 The requirements set out in criteria 1-5 of this policy seek to ensure that development will not have an adverse impact on the integrity of the relevant sites, in line with the requirements of the Habitats Directive (2010~~7~~).

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

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

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

Special Areas of Conservation (SAC's)

5.93 Policy SD10 protects bat populations for which the Mens, Ebernoe Common and Singleton and Cocking Tunnels SACs are designated. In the absence of research detailing both flight lines and distances travelled by bats commuting to and from the hibernation sites at Singleton and Cocking Tunnels SAC, and buffer distances in relation to disturbance of bat for the three SACs, these parameters will need to be determined on a case-by-case basis, informed by bat activity survey work and would need to take account of the species involved and their sensitivity to disturbance / artificial lighting and the natural screening provided by existing surrounding vegetation. Surveys would need to be devised in consultation with the National Park Authority and Natural England, as required. To facilitate sustainable development within proximity of these three SACs, Natural England and the National Park Authority are producing technical advice[46a] based on published data which identifies key impact assessment zones, and avoidance, mitigation, compensation and enhancement measures which should be considered and incorporated.

Special Protection Areas (SPA's)

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

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

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

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

☆Development Management Policy SD11: Trees, Woodland and Hedgerows

1. Development proposals will be permitted where they conserve and enhance trees, hedgerows and woodlands.

2. Development proposals that affect trees, hedgerows and woodland must demonstrate that they have been informed by a full site survey, including an Ecological Survey, ~~Arboricultural Impact Assessment~~, Abroricultural Method Statement and associated Tree Protection Plan, and include a management plan.

3. The ~~felling~~ removal of protected trees, groups of trees ~~or~~ woodland or hedgerows will only be permitted in exceptional circumstances and in accordance with the relevant legislation, policy and good practice recommendations. Where protected trees are subject to felling, a replacement of an appropriate number, species and size in an appropriate location will be required.

4. Development proposals must provide adequate protection zones and buffers around hedgerows and other woodland and trees to prevent damage to root systems and taking account of future growth. A minimum buffer of 15 metres will be required between the development and ancient woodland or veteran trees. ~~Development proposals should also provide adequate protection zones and buffers around hedgerows and other woodland and trees to prevent damage to root systems and taking account of future growth.~~

5. A proposed loss or damage of non-protected trees, woodland or hedgerows should be avoided, and if demonstrated as being unavoidable, appropriate replacement or compensation will be required.

6. Development proposals must demonstrate that appropriate protection measures are in place prior to any work on site throughout the development process as part of a comprehensive landscaping plan, and that suitable opportunities for the restoration, enhancement or planting of trees, woodland, and hedgerows are identified and incorporated.

6a. Opportunities should be identified and incorporated for planting of new trees, woodlands and hedgerows. New planting should be suitable for the site conditions, use native species and be informed by and contribute to local character, and enhance or create new habitat linkages.

5.96 The purpose of Policy SD11 is to ensure the management, including conservation and enhancement, of existing trees, woodland and hedgerows, and to ensure that opportunities for restoration and new planting is realised. This policy should also be considered alongside Policies SD4: Landscape Character, ~~and~~ SD9: Biodiversity and Geodiversity and SD10: International Protected Sites. A technical advice note will be produced by the National Park Authority to provide further guidance to applications on technical matters related to the protection of existing trees and planting of new trees.

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

5.98 All development must be undertaken in line with the *British Standard 5837* and all tree works must be carried out in accordance with *British Standard 3998*.[47]. Ancient woodland is recognised as an irreplaceable habitat – please see sub-heading 'ancient woodland and veteran trees' below and policy SD9.

5.99 Forestry is one of the key sectors of the National Park's economy, supplying the provisioning ecosystem services of sustainable timber and wood fuel. *The South Downs National Park Renewable and Low Carbon Energy Study* highlights the potential and importance of supporting the biomass / woodfuel market, and recommends that development of this market should be supported in principle. Policy requirements and guidance on these matters are primarily addressed through policies SD4 (Landscape Character), SD5 (Design), SD39 (Agriculture and Forestry), and SD51 (Renewable Energy).

~~**Planting new trees**~~

~~**5.100** The Authority will support all suitable opportunities for new planting as part of development schemes, and their protection via Tree Preservation Orders, where appropriate[48]. Policies SD4: Landscape Character, SD5: Design, SD9: Biodiversity and Geodiversity, SD45: Green Infrastructure should also be considered with regard to new planting as part of development schemes.~~

Buffer zones

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

~~**5.102** A minimum buffer of 15 metres will be required between the development and ancient woodland or veteran trees. What is an appropriate buffer will depend on the local circumstances, the species and size of trees, the form and nature of the trees or woodland and type of development. This buffer zone should not normally include residential gardens and will require appropriate management after the completion of the development. The height of development should allow adequate sunlight to reach the buffer zone.~~

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

[48] Sections 197 and 198 of the 1990 Planning Act

Ancient Woodland and Veteran Trees

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

Planting new trees

5.102b The Authority will support all suitable opportunities for new planting of trees, woodland and hedgerows as part of development schemes, and ~~their~~ protection of new trees via Tree Preservation Orders, where appropriate[49]. Species selection should be appropriate for the site conditions such as soil type and micro climate, and there is a presumption in favour of native species. Responsibly sourced provenances and other species that are shown to offer enhanced ecosystem services, without being detrimental to the local environment, may also be acceptable in planting schemes. When selecting species and sources of trees due regard must be had to the expected impacts of climate change, genetic variability and disease. New planting should ~~use native species and~~ be appropriate to and contribute to the character of the location and should also support and enhance green links and ecological networks, maximising opportunities for net gains for biodiversity. Policies SD4: Landscape Character, SD5: Design, SD9: Biodiversity and Geodiversity, SD45: Green Infrastructure should also be considered with regard to new planting as part of development schemes.

[49] Sections 197 and 198 of the 1990 Planning Act

5c. HISTORIC ENVIRONMENT

Introduction

5.103 This section of the Local Plan includes five policies relating to the historic environment of the National Park. Strategic Policy SD12 sets out a positive strategy for conservation and enhancement of the historic environment. This is followed by four development management policies. The first two relate to specific designated heritage assets namely listed buildings (Policy SD13) and conservation areas (Policy SD15). There are two further development management policies relating to climate change mitigation and adaptation of historic buildings (Policy SD14) and archaeology (Policy SD16).

5.104 The National Park has a rich and varied cultural heritage ranging from historic settlements and buildings to archaeological sites of all periods. It is critical that the historic environment is regarded as a positive and irreplaceable asset, valuable not only in cultural and economic terms, but as a frame and reference point for the creation of attractive places for current and future generations to enjoy.

5.105 The term cultural heritage, which is part of Purpose 1 of the National Park, includes physical features such as archaeological sites and finds, historic buildings, fields and settlements, and more hidden evidence of how people used to live such as folk traditions, customs and work by creative people. The term 'historic environment' is used in the NPPF and is a more specific and relevant term when setting policies relating to heritage-related planning consents. The term 'heritage assets' refers to any buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest. Heritage assets include listed buildings, buildings on an approved local list, scheduled monuments, archaeological remains, conservation areas, historic parks and gardens and battlefields. A distinction is made between 'designated' and 'undesignated' heritage assets.

5.106 The Authority will proactively seek to conserve and enhance heritage assets by:

- Identifying heritage assets which are considered to be at risk of irreversible harm or loss;
- Encouraging owners to maintain their heritage assets; and
- The use of Article 4 directions where the exercise of permitted development rights would undermine the aim to conserve and enhance the historic environment.

Strategic Policy SD12: Historic Environment

1. Development proposals will only be permitted where they conserve and enhance the historic environment, including through the safeguarding of heritage assets and their setting.
2. Applicants will be required to provide a Heritage Statement sufficient to allow an informed assessment of the impact of the proposed development on the significance of the heritage asset(s).
3. Development proposals which affect heritage assets (whether designated or non-designated) or their setting will be determined with regard to the significance of the asset, including the long-term conservation and enhancement of that asset.
4. Development proposals will be permitted where they enhance or better reveal the significance of heritage assets, particularly where they are considered to be at risk of irreversible harm or loss.
5. Development proposals which appropriately re-use redundant or under-used heritage assets with the optimal viable use, which secures their long-term conservation and enhancement, including of their setting, will be supported.
6. Development proposals for enabling development that would otherwise conflict with other planning policies but which would secure the future conservation of a heritage asset will be permitted provided:
    a) The proposals will not materially harm the heritage values of the asset or its setting;
    b) It can be demonstrated that alternative solutions have failed;
    c) The proposed development is the minimum necessary to protect the significance of the heritage asset;
    d) It meets the tests and criteria set out in Historic England guidance *Enabling Development and the Conservation of Significant Places*[50] (or guidance superseding it);
    e) It is subject to a legal agreement to secure the restoration of the asset prior to completion of the enabling development; and
    f) It enables public appreciation of the saved heritage asset.

5.107 The purpose of Policy SD12 is to set out a positive strategy for the conservation and enhancement of the historic environment, including the safeguarding of heritage assets.

5.108 It is important that proposals are based on a meaningful understanding of the historic context and character of an area. Proposals should be informed by Historic Landscape Character Assessments (HLCA), SDILCA, Historic Environment Records, conservation area character appraisals and the Extensive Urban Survey.

[50] Enabling Development and the Conservation of Significant Places (English Heritage / Historic England, 2008)

Optimum viable use

5.109 Sustaining heritage assets in the long term often requires investment and putting heritage assets to a viable use is likely to enable the maintenance necessary for their long-term conservation. Certain heritage assets may have limited or no scope for new uses and indeed may be so sensitive to change that alterations to accommodate a viable use would lead to an unacceptable loss of significance.

5.110 It is important that any use is viable, not just for the owner, but also the future conservation of the asset. The optimum viable use may not necessarily be the most profitable one. If there is only one viable use, that use is the optimum viable use. If there is a range of alternative viable uses, the optimum use is the one likely to cause the least harm to the significance of the asset, not just through necessary initial changes, but also as a result of subsequent wear and tear and likely future changes. Where relevant, reference should also be made to policy SD41: Conversion of Redundant Agricultural or Forestry Buildings. The National Park Authority will publish guidance on viability matters in due course.

Significance of heritage assets

5.111 Development proposals can affect the significance of heritage assets in a range of different ways. Physical impacts can range from minor alterations to the complete loss of the asset. Other impacts may not physically alter the asset but may affect its setting, which in turn may impact the significance of the heritage asset. Carefully considered changes to setting may well prove to be sympathetic and positive, but adverse impacts can create negative perceptions, a long-term decline or loss of significance, or of understanding and appreciation of that significance. In determining applications likely to have a bearing on the setting of heritage assets, guidance published by Historic England will be used to assess impact.

5.112 In order to assess significance it is essential to have a sound understanding of the original purpose, development, use and history of the historic asset. All planning applications that affect or have the potential to affect heritage assets and their setting, including sites with archaeological potential, must be supported by a Heritage Statement. The Heritage Statement should identify the significance of the asset and set out the impact of the development. The applicant should consult the relevant Historic Environment Record (HER). The level of detail required to support the application should be proportionate to the significance of the heritage asset and the impact of the development. In all but the most trivial cases, assessment of potential impact on the significance of the asset will require input from conservation professionals with appropriate qualifications and experience.

5.113 It is important to distinguish between potential harm that is 'substantial' and that which is 'less than substantial.' Substantial harm will relate to those impacts which wholly or partially destroy the significance of the heritage asset, or impinge upon the role of its setting to an extent which undermines its essential appreciation. However, it should be noted that less than substantial impacts may still prove significant, with some heritage assets being highly sensitive to change

5.114 In cases where harm on significance is assessed to be substantial, but justified by considerations of continued use, re-use or wider public benefits, mitigation by recording will be required as a condition of consent. This can include deposition of the record including artefacts and ecofacts in a publicly accessible museum or record office, as well as the relevant HER. However, the ability to record evidence should not be a factor in deciding whether such a loss should be

permitted. In instances where some degree of harm to heritage assets or the role of their setting is considered justified when balanced against public benefits, these benefits must be compelling, measurable, realistic and capable of assured delivery.

5.115 On occasion, the significance of a site or building may only become apparent when a development proposal is conceived. These discoveries at a pre-application or application stage of the development process will constitute 'non-designated heritage assets'. The lack of a previous designation will not necessarily imply lesser importance and the asset may sometimes possess great or even national historical significance. The significance of non-designated heritage assets must be carefully assessed and the desirability of their conservation will be weighed against wider public benefits as planning applications are considered and determined.

Enabling development

5.116 The long-term conservation of a small minority of heritage assets can sometimes present particular problems. This is a result of the disparity between the costs of renovating the asset in a suitable manner and the final end value. This disparity is known as the 'conservation deficit'. In extreme cases, a recognised way of addressing this is to allow development in a location, or of a nature or form, that would normally be considered unacceptable in planning policy terms, which would generate sufficient funds to cover the shortfall in the renovation costs, and where it would bring public benefits sufficient to justify it being carried out, and which could not otherwise be achieved. This approach is known as 'enabling development.'

5.117 Enabling development should only ever be regarded as a last resort in restoring heritage assets once all other options have been exhausted. Development should constitute the minimum required to cover the conservation deficit. It should also not materially harm the heritage significance of the place (including its setting where relevant), and should produce public benefits which outweigh the dis-benefits of conflicting with other policies. Enabling development should contribute to the special qualities of the National Park and allow public appreciation of the saved heritage asset.

5.118 The Authority will use the detailed and rigorous tests set out by Historic England in order to determine planning applications that propose enabling development.

Development Management Policy SD13: Listed Buildings

1. Development proposals which affect a listed building or its setting will only be permitted and listed building consent granted where:

    a) 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

    b) Harm to the significance of the listed building or its setting is considered to be outweighed by public benefits by the Authority, when appropriate mitigation measures will be expected, including archaeological investigation (including a written report) or recording.

2. Development proposals will be refused planning permission and / or listed building consent where they cause substantial harm to a listed building or its setting.

5.119 The purpose of Policy SD13 is to set out more detailed criteria for to development proposals affecting listed buildings. This policy should also be read alongside Policy SD5: Design.

5.120 There are more than 5,000 listed buildings and structures within the National Park and these form an important part of the historic character, sense of place, and wider cultural heritage of the National Park. It is necessary to consider the character and significance of listed structures in a holistic manner; the character of their interiors can be as important as their external appearance. The protection and enhancement of all aspects of significance should be considered and great weight will be given to their preservation and, where appropriate, their restoration to optimal condition.

5.121 In instances where harm or significance is unavoidable and outweighed by public benefits, the record of lost or altered fabric or features should be deposited at the relevant County Record Office to facilitate access by the general public.

5.122 The Authority will seek solutions for assets ~~Where listed structures are~~ 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. Where appropriate the Authority ~~will~~ may resort to the use its statutory powers, ~~to serve~~ Urgent Works or Repair Notices, ~~where appropriate,~~ to arrest decay of the asset.

Development Management Policy SD14: Climate Change Mitigation and Adaptation of Historic Buildings

1. Development proposals will be permitted, and where relevant listed building consent granted, for works to heritage assets to adapt to, or mitigate the effects of, climate change where it can be clearly demonstrated that this is consistent with all of the following:
    a) The preservation and enhancement of the heritage asset's significance, character and appearance;
    b) The preservation and enhancement of the heritage asset's special architectural or historic interest;
    c) The long-term preservation of the historic built fabric; and
    d) The setting of the heritage asset.

5.123 The purpose of Policy SD14 is to set out more detailed criteria for development proposals that seek to improve the energy efficiency or adaptation of heritage assets to adapt to or mitigate the effects of climate change. It should be read alongside Policy SD12: Historic Environment, Policy SD5: Design and SD48: Climate Change and Sustainable Use of Resources.

Assessment of energy efficiency of historic buildings

5.124 Opportunities to reduce carbon dioxide emissions through improvements to energy efficiency of existing buildings are in principal to be welcomed. However, it is incorrect to assume that the older a building is, the less energy efficient it is. Many historic buildings perform well in terms of energy efficiency. Interventions to improve energy efficiency can have potential to adversely impact the breathability of built fabric or harm features of interest. It should also be recognised that historic building materials are often more durable than modern replacements and more cost-effective in energy terms.

Alterations and adaptations of historic buildings

5.125 Alterations to historic buildings should always be considered carefully to ensure that they do not cause buildings that were previously functioning well to fail. There are various adaptations which can improve energy efficiency of buildings or improve low carbon performance, such as insulation to walls and roofs, solar panels and alterations to windows.

5.126 These alterations and adaptations can significantly impact the features and subsequently the overall character, historic interest and integrity of built fabric historic building. Changes to specific features must be considered in assessing the significance of the historic asset. For example, traditional windows and their glazing make a hugely important contribution to the value and significance of historic areas. They are an integral part of the design of older buildings and can be important artefacts in their own right. Minor changes to windows can have a dramatic impact.

Development Management Policy SD15: Conservation Areas

1. Development proposals within a conservation area, or within its setting, will only be permitted where they preserve or enhance the special architectural or historic interest, character or appearance of the conservation area. Sufficient information to support an informed assessment should be provided on the following matters:
    a) The relevant conservation area appraisal and management plan;
    b) Overall settlement layout and relationship to established landscape setting;
    c) Historic pattern of thoroughfares, roads, paths and open spaces, where these provide evidence of the historic evolution of the settlement, and the historic street scene;
    d) Distinctive character zones within the settlement;
    e) Mix of building types and uses, if significant to the historic evolution of the settlement;
    f) Use of locally distinctive building materials, styles or techniques;
    g) Historic elevation features including fenestration, or shop fronts, where applicable;
    h) Significant trees, landscape features, boundary treatments, open space, and focal points; and
    i) Existing views and vistas through the settlement, views of the skyline and views into and out of the conservation area.
2. Within a conservation area, development proposals which involve the total or substantial demolition of buildings or structures will only be permitted where it is sufficiently demonstrated that:
    a) The current buildings or structures make no positive contribution to the special architectural or historic interest, character or appearance of the conservation area; and
    b) The replacement would make an equal or greater contribution to the character and appearance of the conservation area.

5.127 The purpose of Policy SD15 is to set out more detailed criteria for development proposals within or affecting conservation areas. Reference to character zones relates to the discrete character areas described within some individual conservation area appraisals.

5.128 Some historic settlements within the National Park are small or diffuse in nature. The conservation area boundaries of these diffuse settlements may not reflect the broader heritage interest of their surrounds. Policy SD15 reflects the importance of setting and extends consideration to such locations.

5.129 More information on trees within conservation areas is provided in the introductory text for Policy SD11: Trees, Woodland and Hedgerows. Appendix 5 provides a list of conservation areas within the National Park.

Development Management Policy SD16: Archaeology

1. Development proposals will be permitted where they do not cause harm to archaeological heritage assets and / or their setting. Sufficient information in a Heritage Statement is required to allow an informed assessment of the significance of the archaeological heritage asset and its setting, and the impact of the proposed development on that significance.
2. There will be a presumption in favour of preservation in-situ for Scheduled Monuments and other archaeological heritage assets of equivalent significance.
3. Development proposals that will result in unavoidable harm to, or loss of, an archaeological heritage asset's significance, will only be permitted where there is a clear justification in terms of public benefits arising from the development which outweigh that harm and, in the case of substantial harm / loss, also meet the following requirements:
    a) There is no less harmful viable option; and
    b) The amount of harm has been reduced to the minimum possible.

In these cases, preservation by record secured through an agreed Written Scheme of Archaeological Investigation will be required.

5.130 The purpose of Policy SD16 is to set out more detailed criteria for development proposals affecting heritage assets with archaeological interest. Archaeological sites are finite, irreplaceable and fragile resources which are vulnerable to damage, either from specific works or from gradual degradation over time. Archaeology is not just the ancient remains of early people but also includes the recent evidence of industry and housing.

5.131 When considering archaeological resources, the Authority will consider advice from the relevant curatorial / development management archaeologist for that purpose.

Significance of archaeological heritage assets

5.132 The most significant known archaeological heritage assets are usually designated as scheduled monuments, and are of national or international importance. It is widely recognised that there are sites which have an equal significance, but which are non-designated heritage assets. If the significance of such sites have been demonstrated, they will be treated in the same way as scheduled monuments. In addition, there are many other archaeological sites which do not have such a great significance but which form a valuable part of the National Park's historic environment. These may also be referred to as non-designated heritage assets. The relevant historic environment record (HER) is the definitive record of all known archaeology, including such sites. The nature of the archaeological record also means that there are many sites of which nothing is presently known, which may be revealed during development works.

5.133 Planning decisions will take account of the significance of remains, including the wider benefits that conservation of the historic environment can bring. Development proposals potentially affecting known or suspected archaeological resources will be required to include a Heritage Statement.

5.134 The level of detail required in a Heritage Statement should be proportionate to the heritage asset's importance. It may comprise a desk-based assessment, using the known archaeology recorded in the HER, but it can also extend to various forms of field evaluation.

In-situ archaeological heritage assets

5.135 Preservation of archaeological assets in situ is the preferred position. In respect of scheduled monuments or non-designated heritage assets of equivalent significance, the preservation of the archaeological remains in situ and undisturbed will usually be required. In some cases this can be achieved by avoiding sensitive areas. It should be noted that development which affects a scheduled monument and its setting will require permission from the Secretary of State.

5.136 If a development cannot preserve archaeological assets in situ, the significance of those assets should be established through a desk-based assessment, and where necessary field evaluation including geophysical survey and / or trial trenching. From this a series of mitigating measures can be identified. The scope of these mitigation works will be set out in a Written Scheme of Investigation in accordance with the professional standards of the Chartered Institute for Archaeology. Information from this investigation and recovered archaeological assets should be made available as appropriate, for public understanding and appreciation.

Written Scheme of Archaeological Investigation

5.137 Any projects where significant archaeological interest has been established, such as projects involving major infrastructure, and/or within historic urban centres (particularly those which are the subject of an extensive urban survey), may require a programme of archaeological work. The details must be set out in the Written Scheme of Investigation. This will include a programme which promotes a wider understanding and appreciation of the site's archaeological heritage in a local and regional context.

5.138 The Written Scheme of Investigation must provide for the deposition of the record created by any investigation or recording in a publicly accessible institution such as a Record Office or accredited museum. It must also provide for the publication and dissemination of the information gathered through the Written Scheme of Investigation.

5.139 In addition to direct physical impacts on archaeology, development can potentially impact on the setting of archaeological sites and this will be assessed. Where there is evidence of deliberate neglect or damage to archaeology, its deteriorated state will not be taken into account in any decision.

5.140 The Authority will require all archaeological works to be undertaken to proper professional standards, as defined by the Chartered Institute for Archaeologists (CIfA).

5d. WATER

Introduction

5.141 This section of the Local Plan includes two strategic policies relating to the protection of water assets. Policy SD17 seeks to protect the quality of groundwater and surface water features. Policy SD18 seeks to protect the open and undeveloped nature of the National Park coastline. These policies are interrelated through the water cycle, ecosystem services and marine planning, which applies up to the tidal extent of seawater in the estuaries of the rivers within the National Park.

5.142 The National Park contains a diverse range of groundwater and surface water features. Groundwater is the water which is held underground in the soil or in pores and crevices in rock. Groundwater features include aquifers and sources such as headwaters and springs. Surface water features include rivers, lakes, winterbournes, estuaries and open coastline. Water plays an important role in the special qualities of the National Park and also offers essential supporting, provisioning and cultural ecosystem services.

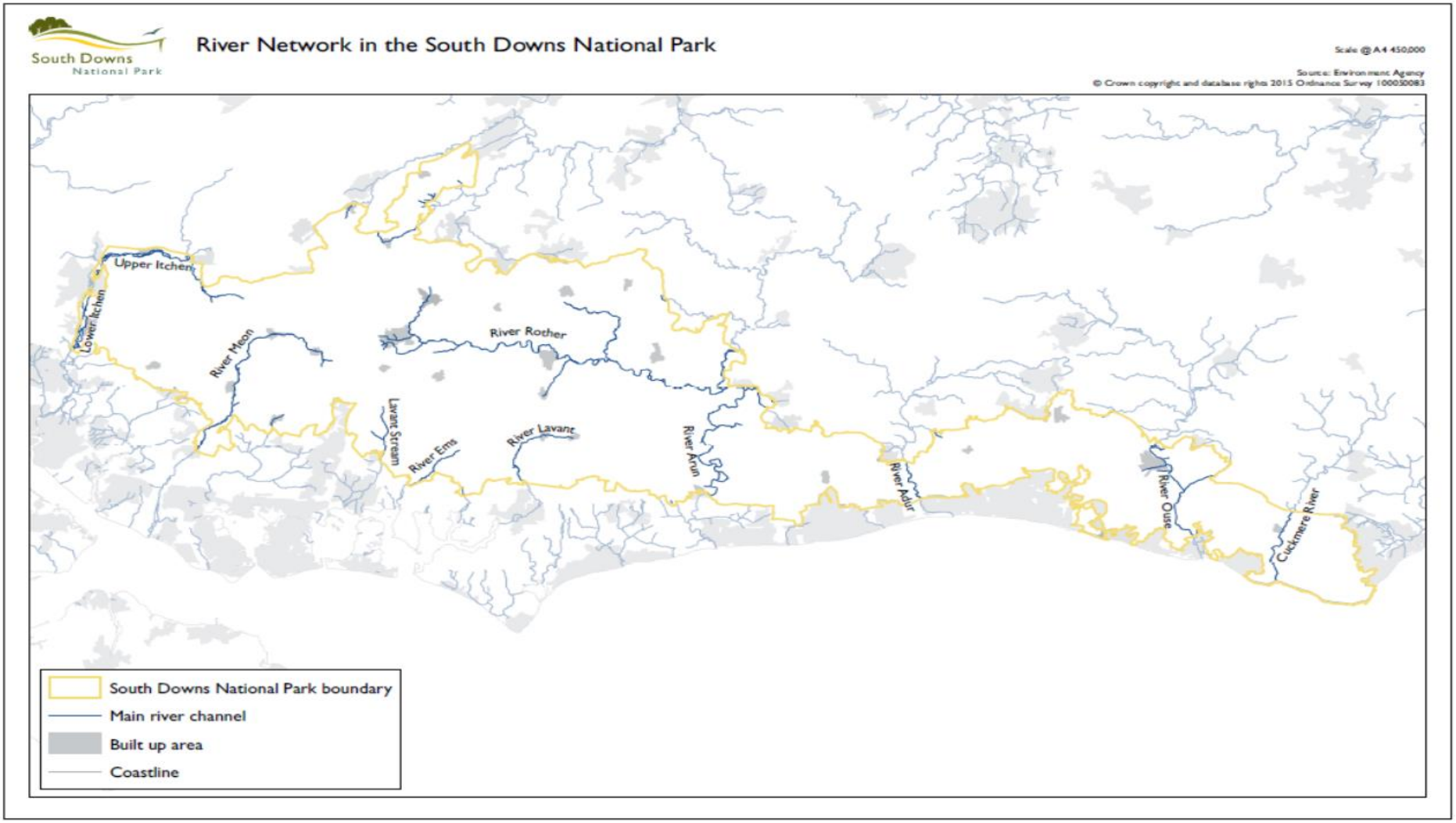
5.143 Groundwater is a key part of the water cycle: it provides an important source for rivers, sustaining flows in dry periods, and thus supporting wildlife habitats. Two aquifers, one chalk and one greensand, supply people inside and outside of the National Park with high-quality drinking water. Both aquifers are under stress. Ground water is a key part of the water cycle: it provides an important source for rivers, such as sustaining flows in dry periods, and for wildlife habitats. The future demands of development from inside and outside if the National Park from water abstraction poses risk. The quality of ground water is easily polluted directly and indirectly. It is therefore better to prevent or reduce the amount of contamination at source rather than treat it afterwards.

5.144 There are eleven main rivers[51] flowing through the National Park shown in Figure 5.4 and numerous other important watercourses and other surface water features. These do not function in isolation and have complex and dynamic interactions with the landscape.

5.145 The National Park has 17.5km of largely undeveloped open coastline incorporating the whole of the Sussex Heritage Coast, the iconic coastline between Eastbourne and Seaford where the South Downs meets the sea. Heritage coasts have four purposes, three of which align with NP purposes and duty. The additional purpose is to maintain and improve the health of inshore waters affecting heritage coasts and their beaches through appropriate environmental management measures. Figure 5.5 is a map of the National Park's coastline showing its designations and attractions.

[51] Main rivers are usually larger streams and rivers but also include smaller watercourses of strategic drainage importance. It is defined as a watercourse as shown on a main river map and whereby the Environment Agency has powers to carry out flood defence works.

FIGURE 5.5: MAP OF THE MAIN RIVERS ACROSS THE NATIONAL PARK



☆Strategic Policy SD17: Protection of the Water Environment

1. Development proposals that affect groundwater, surface water features, and watercourse corridors will not be permitted unless they conserve and enhance the following:
    a) Water quality and quantity, and help achieve requirements of the *European Water Framework Directive*, or its replacement;
    b) Ability of groundwater, surface water features and watercourse corridors to function by natural processes throughout seasonal variations, within the immediate vicinity, and both upstream and downstream of the site of the proposal; and
    c) Specifically for surface water features and watercourse corridors:
        i. Biodiversity;
        ii. Historic significance;
        iii. Character, appearance, and setting;
        iv. Public access to and along the waterway for recreational opportunities; and
        v. Ability for maintenance of the watercourse, including for food risk management purposes.
2. Development within Groundwater Source Protection Zones will only be permitted provided that 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.
3. Development proposals must incorporate measures to eliminate risk of pollution to groundwater, ~~and~~ surface water and watercourse corridor features which would harm their ecological and / or chemical status.
4. Development proposals for the provision of agricultural reservoirs that aid demand management, water efficiency and water storage will be permitted where they are compatible with the National Park purposes.

5.146 The purpose of Policy SD17 is to protect groundwater and surface water assets; ensuring that proposed development, either individually or cumulatively, does not cause the quality of groundwater and surface water assets to deteriorate. Development should also seek to deliver enhancements to groundwater and surface water features and should incorporate an ecosystems services approach as set out in policy SD2: Ecosystem Services. This policy therefore applies to any development proposals which may impact on groundwater or surface water features.

5.147 Coastal waters are included in this policy because the *Water Framework Directive* (WFD) extends to cover coastal waters.

Watersources and watercourse corridors

5.148 The corridor of a watercourse can be defined as the width of the channel in which water flows, plus its extensive influence on its surrounding landscape that is necessary for its natural functioning. This is characterised by many natural interactions between topography, hydrology, flooding hazards, geology, soils, climate, flora and fauna.

5.149 The location and design of development alongside watercourses must ensure that the watercourse corridor is protected and must positively respond to their character and appearance, setting and functions, making the most of opportunities to enhance the watercourse environment, including public access.

5.150 The character, appearance and setting of watercourses reflect both natural and human influence over time. Requirements regarding landscape character and appearance and setting are found in policies SD4: Landscape Character and SD5: Design. Reference should be made to the SDILCA and South Coast Seascape Character Analysis when assessing the impact of potential development on landscape character.

5.151 Opportunities to access and enjoy rivers relate to the second purpose of National Parks with many recreational opportunities such as canoeing, fishing, walking or observing their wildlife. All development proposals alongside watercourses should maximise opportunities to enhance recreational public access, whilst ensuring biodiversity is conserved.

5.152 Where a watercourse is present on a development site, it should be retained or restored into a natural state and enhanced where possible. Any enhancements and mitigation should inform the earliest stages of the design process. The culverting of watercourses will not be permitted, and development should wherever possible remove existing culverts.

5.153 Development should be laid out to enable maintenance of the watercourse, including for flood risk management purposes where appropriate. In order to protect the watercourse and its corridor from pollution, to allow for the natural function, to protect biodiversity and to support long term management, development should not be located within a distance of 8 metres of the watercourse. Wider buffer strips may be appropriate, depending on the nature of the topography or sensitivity of habitat. These buffer strips should form part of the overarching landscape design of the site and arrangements should be made for long-term management.

Groundwater / aquifers

5.154 The quality of groundwater is easily polluted directly and indirectly from many types of development, and is difficult to remediate. It is therefore better to prevent or reduce the amount of contamination at source. Consideration should be given to the requirements in Policies SD9: Biodiversity and Geodiversity and SD48: Change and Sustainable Use of Resources.

5.155 The Environment Agency provides information on areas which are sensitive to groundwater pollution and on the presence of solution features (karst) in the chalk which are preferential pathways for pollutants. It defines Source Protection Zones (SPZ's) for groundwater sources such as wells, boreholes and springs used for public drinking water supply. These zones show the risk of contamination from any activities that might cause pollution in the area. The closer the activity, the greater the risk. Maps of SPZ's are available on the Environment Agency's website. These show three main zones (inner, outer, and total catchment) and a fourth zone of special interest to a groundwater source, which usually represents a surface water catchment that drains into the aquifer feeding the groundwater supply.

5.155a There are also a number of private water supplies, which are not under the control of alicensed 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.

5.156 The Environment Agency may be consulted during the determination of planning applications, and conditions directed at preventing deterioration of water quality and quantity may be imposed on any approved development. This may also be achieved through the requirements of Policy SD50: Sustainable Drainage. Particular attention will be paid to proposals for waste disposal, on-site sewage disposal, agriculture, and industrial and chemical processes. Advice should be sought at the earliest opportunity from the Authority on the sensitivity of a location in regard to aquifers.

Water quality and pollution

5.157 Pollution pressures arise in part from urban and rural surface water run-off that represent key challenges in meeting the WFD. Therefore, the Authority expects that pollution prevention measures, water efficiency measures to reduce surface water run-off, and sustainable drainage measures are incorporated into new development, in accordance with Policies SD48: Climate Change and the Sustainable Use of Resources and SD50: Sustainable Drainage. Site investigation and remediation of contaminated land is required in accordance with Policy SD55: Contaminated Land. An adequate buffer zone should be provided between the development and surface water features.

5.158 The preferred method of foul drainage is to connect to the mains system at the nearest point of adequate capacity.

Agricultural reservoirs

5.159 In general, reservoirs are not supported within the National Park due to their impact on the landscape. Proposals for large scale reservoirs would be subject to the requirements of Policy SD3: Major Development. The role of small scale, agricultural reservoirs in certain circumstances is understood for sustainable water management. The design of any agricultural reservoirs will be carefully considered in relation to a range of considerations including reservoir safety, flood attenuation and risk landscape character and biodiversity. Reference should also be made to Policy SD4: Landscape, and Policy SD39: Agriculture and Forestry.

☆Strategic Policy SD18: The Open Coast

1. Development proposals within the Sussex Heritage Coast area and the undeveloped coastal zone of the National Park, as defined on the Policies Map, will not be permitted unless they:

   a) Meet one of the following two criteria:

      i. Are appropriate to the coastal location and conserve and enhance the character of the Heritage Coast / undeveloped National Park coastline; or

      ii. Are necessary for the operational needs of activities in support of the Heritage Coast.

and

   b) Are consistent with the Beachy Head to Selsey Bill Shoreline Management Plan, or its replacement;

   c) Conserve and enhance coastal access to / from the coast and along the coastline; and

   d) Cause no adverse impact on any designated Marine Conservation Zone and should ensure their conservation and, where possible, enhancement.

5.160 Policy SD18 seeks to protect the undeveloped nature of the National Park coastline both within and outside the Sussex Heritage Coast, and ensure that vulnerability to any new development is minimised. It ensures a level of protection consistent with the *Marine Policy Statement*, emerging *South Marine Plan, the Heritage Coast Definition* applying to the Sussex Heritage Coast, and *the Beachy Head to Selsey Bill Shoreline Management Plan.*

5.161 The policy applies to both the undeveloped coastal zone and the Sussex Heritage Coast shown in Figure 5.6 and the Policies Map. The undeveloped coastal zone outside the Heritage Coast, is a zone defined as 1km inland from the National Park coastal boundary extending east and west as far as the National Park's boundary for each section of coastline.

Character of the undeveloped coast

5.162 The character of the undeveloped coast has been, and continues to be, heavily influenced by natural and human pressures. Sensitive design that relates to the relevant seascape and landscape character analysis is required for this iconic location. In particular, reference should be made to both the SDILCA and *South Coast Seascape Character Analysis*[52] when assessing the impact of potential development on landscape character. A coordinated approach to development is required which takes into account the various pressures outside / adjacent to this vulnerable area including coastal port infrastructure, offshore development and recreational pressures, which have the potential to impact on the coastal area and the seascape. In this respect their landscape sensitivity demands equal protection to the Heritage Coast *area.*

[52] https://www.gov.uk/government/publications/seascape-assessment-for-the-south-marine-plan-areas-mmo-1037

Operational needs of certain activities

5.163 Purpose 4 of Heritage Coasts provides the basis for criteria (b) of policy SD18. Improvements to existing sea defence works are not usually subject to planning control although the National Park Authority would expect to be consulted on any proposed changes. Planning permission is, however, required for new sea defence works. As sea defences can have a considerable effect on the coastal environment and natural beauty of the area as well as coastal access, good design will be essential to ensure proposals conserve their surroundings visually and enhance coastal access, where possible.

Beachy Head Marine Conservation Zone

5.164 There is one Marine Conservation Zone situated off the National Park coastline, the intertidal section of which intersects with the Local Plan area, namely Beachy Head West. The purpose of these zones is to protect the biodiversity of our marine environment.

FIGURE 5.6: MAP OF THE SUSSEX HERITAGE COAST AND THE 'UNDEVELOPED COASTAL ZONE'

6. PEOPLE CONNECTED TO PLACES

Introduction

6.1 The theme for this chapter, People Connected to Places, is taken from the *Partnership Management Plan*[52] (PMP). It is primarily based on the second purpose of the National Park, namely, to promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public. It is also relevant to the National Park duty. The policies in this chapter are divided into two sub-sections: sustainable transport and the understanding and enjoyment of the National Park.

6.2 Improving the efficiency of transport networks and the promotion of sustainable tourism are both key cross-boundary strategic issues identified by the National Park Authority for the purpose of fulfilling the Duty to Cooperate.

Local Plan Objectives

The following Local Plan objectives are considered most relevant for this section:

Objective 4: To achieve a sustainable use of ecosystem services thus enhancing natural capital across the landscapes of the National Park and contributing to wealth and human health and wellbeing.

Objective 5: To protect and provide opportunities for everyone to discover, enjoy, understand and value the National Park and its special qualities.

[52] Partnership Management Plan: Shaping the future of your South Downs National Park 2014-2019 (South Downs National Park Authority, 2013)

6a. SUSTAINABLE TRANSPORT

Introduction

6.3 This section of the Local Plan contains two strategic policies and two development management policies. The first strategic policy, SD19: Transport and Accessibility, seeks to minimise the traffic impacts of new development and facilitate improvements to public transport. The second strategic policy, SD20: Walking Cycling and Equestrian Routes, is focussed on the protection and enhancement of the public rights of way network and the safeguarding of land for new routes. The first development management policy, SD21: Public Realm, Highway Design and Public Art, is about the protection of the existing public realm especially historic rural roads and ensuring that new developments provide good quality public spaces. Finally, Policy SD22: Parking Provision, covers new public vehicle parks and parking on private developments.

6.4 Effective planning policies on transport routes and the public realm are essential to fulfilling the National Park purposes and duty. Firstly, our transport policies will facilitate developments that make it easier for people to travel to and around the National Park by sustainable means. Secondly, transport policies can help support the National Park Authority's duty to communities, by focussing growth in the most sustainable locations, so it best meets the needs of residents and businesses while protecting the special qualities. Thirdly, most visitors experience the National Park's special qualities mainly whilst travelling. Therefore the public realm (such as roads, pavements, public rights of way and open access land) needs to be conserved and enhanced, to improve people's experience of it.

6.5 There are a number of studies supporting the transport policies in the Local Plan. The *Transport Study Phase 1*[53] provides an inventory of existing available data in relation to transport issues and an overview of the issues affecting the National Park. The *Local Plan Transport Assessment*[54] looks at the impact of the Local Plan's proposed development in Petersfield, Liss, Midhurst and Petworth, and at the former Syngenta site, on traffic flows through key junctions in the National Park. The *Site Allocations Highways Assessment* looks at all the housing allocations set out in chapter 9[55]. Finally, *Roads in the South Downs*[56] provides a resource and reference point for emerging best practice in rural and urban highway design, drawing on experience gained in other UK National Parks.

[53] SDNPA Transport Study – Phase 1 Report (MTRU, 2013)

[54] Transport Assessment of the South Downs Local Plan (Hampshire Services, 2017)

[55] Site Allocations Highways Assessment (Hampshire Services, 2017)

[56] Roads in the South Downs (Hamilton-Baillie Associates Ltd, 2015)

Strategic Policy SD19: Transport and Accessibility

1. Development proposals will be permitted provided that they are located and designed to minimise the need to travel ~~or~~ and promote the use of sustainable modes of transport.
2. Development proposals that are likely to generate a significant number of journeys must be located near existing town and village centres, public transport routes, main roads and, where relevant, the cycle network. Such developments will be required to provide a transport assessment or transport statement.
3. Development proposals must demonstrate the continued safe and efficient operation of the strategic and local road networks.
4. The following improvements to transport infrastructure will be supported:
    a) Public transport waiting facilities, particularly those with reliable and accessible information;
    b) Infrastructure supporting the transfer of freight from road to rail and water;
    c) Improvements to walking, cycling and bus connectivity at all transport interchanges;
    d) Improvements to the quality and provision of cycle parking at railway stations and key bus stops.
5. In town and village centres, development will be permitted which appropriately provides for improved footways and cycle routes, cycle parking, and measures to restrict the impact of heavy goods vehicles and other traffic on historic streets.

6.6 The purpose of Policy SD19 is to encourage development towards the most sustainable locations in transport terms. All new development will be expected to be located and designed so as to minimise the need to travel, and to maximise the availability of relevant sustainable transport options, so that growth in private vehicle use is kept to a minimum.

6.7 Information to support a planning application will include a design and access statement stating the likely vehicle movements to be generated by the development, and, for some developments, transport assessments.

Transport Assessments and Travel Plans

6.8 A Transport Assessment (TA), Transport Statement (TS), Transport Report (TR) and / or Travel Plan (TP) will be required on development that generates significant amounts of traffic movement. This requirement will be determined in accordance with the relevant guidance and thresholds produced by the local highway authority for the area where the development takes place, whilst having strong regard to the environmental sensitivity of the National Park. The TA, TS and / or TP must set out mitigation measures that are necessary to ensure that development is sustainable and deliverable, and to prevent harm to the special qualities. They must also demonstrate the continued safe and efficient operation of the relevant strategic and local road networks.

6.9 TAs, TSs and TPs will be secured by condition or legal agreement. They must be agreed with the Authority at the earliest opportunity, with appropriate input from the local highway authority and Highways England if required. The impact of traffic generated from a development should be considered cumulatively by taking into account all committed development in the area including, where relevant, outside the National Park.

6.10 The HRA identified that some traffic movements may have the potential to impact on internationally designated nature conservation sites. This should be duly taken into when considering the transport impact of new development. Further information is set out in Policy SD9: Biodiversity and Geodiversity and its supporting text.

Provision of Public Transport

6.11 There is potential to improve the role of railway and bus stations as hubs by improving bus interchanges, cycle parking and other infrastructure. The provision of more sympathetically designed and located bus shelters can make public transport a more attractive proposition. Connectivity and signage to walking routes into the countryside will also be supported and facilitated where possible through the planning process. Freight transport by railway and water will also be encouraged, since any reduction in the movement of freight via the road network would be beneficial to the environment.

Town and Village Centres

6.12 The centres of the National Park's towns and villages provide opportunities for developments to take advantage of better public transport connectivity and encourage walking and cycling. However, vehicle traffic has been identified as having a major negative impact on the environment in some settlements. The Authority will seek opportunities to reduce negative impacts from traffic, and to give priority to the safe movement of walkers and cyclists, including through planning decisions.

Strategic Roads

6.13 Policy SD42: Infrastructure deals with projects relating to strategic roads.

Strategic Policy SD20: Walking, Cycling and Equestrian Routes

1. Development proposals will be permitted provided they contribute to a network of attractive and functional non-motorised travel routes, with appropriate signage, throughout the National Park.

2. The following disused railway line routes within the National Park, as shown on the Policies Map, are safeguarded for existing, and potential future use as non-motorised travel routes. Development proposals that facilitate such use will be permitted. Development proposals that adversely affect their future potential as non-motorised transport routes will be refused:

    a) Bordon to Bentley;

    b) Petersfield to Pulborough (via Midhurst);

    c) Chichester to Midhurst (Centurion Way);

    d) Wickham to Alton (Meon Valley Trail);

    e) Guildford to Shoreham-by-Sea (Downs Link);

    f) Liss to Longmoor;

    g) Devil's Dyke Route; and

    h) New Alresford to Kingsworthy (Watercress Way).

3. The following corridors, as shown on the Policies Map, are safeguarded for future restoration to their respective historic uses. Development proposals will not be permitted where they would adversely affect their future potential for such restoration. Proposals for restoration to their historic uses will be supported:

    a) The original course of the former Lewes-Uckfield railway line; and

    b) The Wey and Arun Canal.

4. Development proposals will be permitted provided they protect and enhance existing crossings provided for non-motorised travel routes across major roads, railways and watercourses. Proposals for sensitively designed new crossings, and proposals to upgrade the safety of existing crossings, will be supported.

5. Development proposals will be permitted provided they incorporate attractive, accessible public links through the site, which are suitable for pedestrians, cyclists, mobility scooters and equestrians as appropriate, which connect to the nearest convenient point on the public rights of way network and / or local footway network.

6. Development proposals will be permitted provided that they:

    a) Maintain existing public rights of way; and

    b) Conserve and enhance the amenity value and tranquillity of, and views from, non-motorised travel routes and access land.

6.14 The purpose of Policy SD20 is to safeguard and enhance the extensive network of routes across the National Park, which provide motor traffic-free travel and recreational opportunities. These non-motorised travel routes include public rights of way, for example footpaths, bridleways and restricted byways, as well as permissive rights of way, designated cycle routes and quiet, very lightly-trafficked lanes.

6.15 These routes are a valued asset to many types of user, including cyclists, walkers, horse riders and users of mobility aids. They are a fundamental element of Purpose 2, and greatly valued by local communities and visitors to the National Park alike. Being so close to many urban areas, the National Park should also be easily accessible from those areas by non-motorised transport routes. The National Park Authority will work to increase accessibility by public rights of way and other non-motorised routes, and also take opportunities to increase connectivity between the rights of way network and public transport, whilst avoiding harm to the special qualities.

Disused railway lines

6.16 There are a number of former railway lines running through the National Park which present outstanding opportunities for new non-motorised user paths. These are defined as routes for pedestrians, cyclists and horse-riders for leisure and / or commuting. The use of electric powered vehicles may be permissible in some circumstances, for example pedelecs (low-powered electric bicycles) and Class 2 mobility scooters or any updated equivalent. Some of these routes are already partly converted to non-motorised user paths, and development to extend the network is underway. The safeguarding of these routes will protect them from any development that would prevent future proposals to convert them to non-motorised user paths.

6.17 In many cases, the exact route of development for these schemes is not yet established; some diversions from the original railway line route may well ultimately be necessary. If a site along one of the safeguarded routes is proposed for redevelopment or conversion then the route of the former railway must be protected within the proposed development.

6.18 In instances where the line passes in or close to designated wildlife sites or where a survey reveals protected species, regard must be had to relevant policies in the development plan particularly Policy ~~SD12~~SD9: Biodiversity and Geodiversity. A diversionary route may prove to be more appropriate.

6.19 Development of a recreational transport route within the Singleton and Cocking Tunnels SAC will not be permitted and this section is left out of the safeguarding of the Chichester to Midhurst railway line route. Likewise, the section of the Liss-Bordon Railway which runs through Longmoor and Woolmer Forest is not suitable for development; the only safeguarded section of this route is that between Liss and Longmoor, which already operates as a non-motorised transport route.

6.20 Wherever possible, development proposals on disused railway lines should retain existing structures and features connected with railway use.

Restoration of abandoned routes

6.21 The National Park Authority supports restoration of the short sections of the Lewes-Uckfield railway (near Hamsey) and the Wey and Arun Canal to railway and canal use respectively, and will safeguard these routes. Proposals for such restoration should provide suitable routes for non-motorised travel alongside the new railway or canal, wherever feasible. Should proposals for a non-motorised transport route (as described in criterion 2) come forward on the route of the Lewes-Uckfield railway, before it is restored to railway use, these will also be supported

Crossing major roads and railways

6.22 Major roads and railways can often create breaks and safety hazards in the network of public rights of way and non-motorised routes. The result is that some leisure users may be discouraged from accessing the National Park. Proposals for developments to reduce the severance effect of major roads and railways will generally be supported. Policies SD4: Landscape Character, SD5: Design and SD9: Biodiversity and Geodiversity will be of particular relevance in considering such applications. Existing crossing points, including existing bridges across watercourses, will be protected, and their safety conserved and enhanced where possible, including through Section 106 contributions. Enhancement may include the introduction of speed limits, signage or a change of surface or levels. Wherever new crossing places are installed, they should be well- signed, of a high quality and locally distinctive design, respecting their setting and convenient and safe for all non-motorised users who may legitimately wish to use them.

Connections from new development

6.23 Where new development takes place, it should provide opportunities for new or enhanced connections for pedestrians, cyclists and horse riders. This should be achieved on- site, and where appropriate off-site. Wherever possible, development proposals with potential to generate footfall, for example residential development, employment uses, and development open to the public, should provide the appropriate infrastructure to link routes on site to the nearby public rights of way network, footways and, where relevant, the routes listed in criterion 2 of Policy SD20.

Protecting the amenity of public rights of way, other non-motorised routes and access land

6.24 The rights of way network, together with access land, non-motorised user paths and permissive paths, are some of the National Park's most important assets in attracting visitors, and the Authority will protect the quality of experience enjoyed by users. Development which harms views from, or is otherwise detrimental to the amenity value, character and tranquillity of public rights of way and other non-motorised user routes, will not be permitted. This includes development that would increase vehicular traffic on the network, for example, on a public ~~footpath~~ right of way 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~~ will be required to provide a mitigation contribution to the Local Transport Authority towards enhancing the local network.

6.25 Developments affecting public rights of way must refer to the *Rights of Way Improvement Plan* for the local area, and any relevant LTA design standards applicable to rights of way. A commuted sum may be required to cover future maintenance. The historic alignment of rights of way should be safeguarded. In exceptional circumstances it may be appropriate to make minor diversions to rights of way, providing the amenity value and convenience for their users is not harmed; such changes will also be subject to application for a *Public Path Order*. ~~to the relevant local transport authority for the area.~~

Development Management Policy SD21: Public Realm, Highway Design and Public Art

1. Development proposals will be permitted provided that they protect and enhance highway safety and follow the principles set out in the document, *Roads in the South Downs,* or any future replacement.
2. Development will not be permitted where it would reduce the biodiversity, landscape and amenity value and character of historic rural roads. Particular attention will be given to new access points and other physical alterations to roads, and to the impacts of additional traffic.
3. Site layout must be designed to protect the safety and amenity of all road users. The design and layout of new development must give priority to the needs of pedestrians, users of mobility aids, cyclists and equestrians. Movement through the site must be a safe, legible and attractive experience for all users, with roads and surfaces that contribute to the experience rather than dominate it.
4. Street design and management proposals must be context-sensitive, responding to the specific character, activities, heritage, built form and layout, materials and street furniture of the location. Highway design must pay particular attention to the role and location of buildings, doors and entry points.
5. Appropriately designed and located new public art will be supported, in particular within settlements. New public art should be site specific, reflecting and respecting the site and its context.

6.26 The purpose of Policy SD21 is to protect and enhance the public realm and street scene in the National Park, for the benefit of all users and in support of purpose 2 of the National Park in particular.

Roads in the South Downs

6.27 The guidance document *Roads in the South Downs* developed by the local highways authorities and the National Park Authority, sets out broad principles and procedures which should be followed by all developments involving changes to the public realm and the creation of new public spaces and highways. Development proposals will not be permitted where they do not protect highway safety whilst following the principles of context-specific design set out in *Roads in the South Downs*. Development will be expected to contribute to the adaptation of existing highways so that standardised road infrastructure can be minimised in a way consistent with highway safety.

Historic Rural Roads

6.28 Historic rural roads are defined as those roads outside towns shown on the *second edition of the Ordnance Survey*[57], which have not undergone significant widening or straightening in the intervening period. 'Roads' in this context refer to the highway itself as well as any associated pavements or cycle paths, verges, banks, ditches and boundary features.

6.29 Both development proposals themselves, and their off-site traffic impacts, may impact on historic rural roads. Physical impacts may include the removal of portions of hedgerows and banks for new access points, or the construction of new kerbs and signage. Development proposals involving physical alterations to roads and their immediate setting should identify whether the roads in question are historic rural roads and if so, demonstrate that the historical significance, ecological, landscape and recreational value and character of those roads are conserved and enhanced. The integrity of banks, hedges, walls and roadside trees must be maintained.

6.30 A Design and Access Statement should demonstrate that Policy SD21 is complied with, covering both physical changes arising from the development and impacts on traffic levels. The level of detail required in the statement should be proportional to the expected impact. As a guideline, any development proposal outside Lewes, Petersfield, Midhurst, Petworth and Liss which comprises at least one net additional dwelling, or the addition or change of use of 100m^2 or more of floorspace, will generally be required to specifically address the matters set out in Policy SD21.

6.31 Firstly, the statement must detail the expected traffic flows arising from the development and whether any routes leading to or from the site are likely to experience a traffic increase of approximately 10% or more on existing hourly vehicular traffic as a result. Where this applies, the assessment should check whether these routes meet the definition of historic rural roads given above. If that is the case it must be demonstrated that the changes to traffic levels and patterns arising from the development would conserve ~~or~~ and enhance the ecological, landscape and recreational value of those roads. Cumulative impact must be taken into account.

6.32 Current levels of agriculture and forestry related traffic are part of the rural character of the National Park. Whilst this policy applies equally to agricultural and forestry developments where planning permission is required, there may be circumstances where benefits to the purposes of the National Park from specific agricultural or forestry operations outweigh a negative impact of traffic increases arising from those operations that would otherwise be unacceptable.

Street layout

6.33 This policy, specifically covering areas within the public realm, must be read in close conjunction with Policy SD5: Design, which discusses the design of new development more broadly.

[57] Ordnance Survey 2nd 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

6.34 Roads in the South Downs and the national guidance documents *Manual for Streets*[58], *Manual for Streets 2*[59] and the *Design Manual for Roads and Bridges*[60] provide useful guidance in relation to site layout, design and the safety of all users. Street clutter should be minimised and removed where safe to do so. Formal traffic calming measures can be inappropriate; good design at the outset should limit the need for further physical measures. New and amended road layout and design in rural areas should take account of the movement of large vehicles and machinery associated with agriculture and forestry.

6.35 Given the ageing population of the local area and the importance of visitors from this demographic group to the National Park's economy, it is especially important that the needs of disabled users of the public realm be factored into the design of new development at an early stage. A locally distinctive and easily legible and navigable environment is particularly important for people with visual impairments and those with dementia.

Sensitivity to context

6.36 Context-specific design of the public realm is important for maintaining and enhancing the attractiveness and distinctiveness of towns and villages. *Roads in the South Downs* and the Historic England document, *Streets for All: South East*[61] provide guidance on this.

6.37 New street lighting may be considered inappropriate in areas of the National Park due to the need to protect dark night skies. Detail on street lighting is contained in Policy SD9 (Dark Night Skies).

Public Art

6.38 Public art is generally more characteristic of towns, villages and designed landscapes than of the broader countryside. The principle of new public art will be supported within settlement boundaries, especially when incorporated into the fabric of developments by the engagement of artists at an early stage in the design process. Proposals for new public art outside settlement boundaries, where it is subject to the planning process, will be assessed on a case by case basis according to the policies contained in this Local Plan.

[58] Manual for Streets (Department for Transport, 2007)

[59] Manual for Streets 2: Wider Application of the Principles, (Chartered Institution of Highways and Transportation, 2010)

[60] Design Manual for Roads and Bridges (Highways England, last updated 2017)

[61] Citation for Streets for All: South East

Development Management Policy SD22: Parking Provision

1. Development proposals for new, extended or re-located public parking will be permitted provided that they are located in or adjacent to the settlements listed in Policy SD25: Development Strategy, or have a strong functional link to an established cultural heritage, wildlife or landscape visitor attraction, provided that:
    a) There is evidence that overriding traffic management or recreation management benefits can be achieved; and
    b) It is a component of a strategic traffic management scheme which gives precedence to sustainable transport; and
    c) The site is close to and easily accessible from main roads by appropriate routes, and well connected to the Public Rights of Way network.
2. Development proposals will be permitted if they provide an appropriate level of private cycle and vehicle parking to serve the needs of that development in accordance with the relevant adopted parking standards for the locality. Wherever feasible, electric vehicle charging facilities must also be provided.
3. All new private and public parking provision will:
    a) Be of a location, scale and design that reflects its context;
    b) Incorporate appropriate sustainable drainage systems.
4. All new public parking provision will comply with the following:
    a) Wherever feasible, electric vehicle charging facilities must be provided. Where located with potential for onward travel by mobility scooter, this should include charging facilities for such scooters;
    b) Where located with good accessibility to the bridleway network, include provision for horse box parking.

6.39 New parking areas will be expected to contribute to a range of ecosystem services while protecting the landscape, and their distribution will contribute to the spatial strategy for the National Park.

New public car parks

6.40 Roadside car parking is a problem at various locations, causing damage to verges and reducing road capacity. However, the ability of the National Park's road network and car parks to accommodate an increasing number of visitors' cars is limited. It is not practicable, nor would it be desirable in landscape terms, to cater for peak demand. The Authority will direct new public car parking provision to locations in or adjacent to the settlements listed in policy SD25 (Development Strategy), where it will maximise benefits to the local economy and minimise harm to the landscape.

6.41 The construction of new public car parks should always be justified as part of an overall traffic management scheme whose primary focus is increasing access to the site by public and non-motorised transport. Large scale car parks with supporting infrastructure such as lighting can be particularly obtrusive in the landscape. Development proposals for significant new car parks may be classed as major development within the meaning set out in Policy SD3.

6.42 Traffic Regulation Orders (TROs) can be a means of improving access and preventing inconsiderate parking in towns and villages, and may be necessary in some cases to mitigate the impact of development. Associated street clutter should be avoided and additional signage kept to a minimum.

6.43 There are many existing visitor attractions in the countryside away from settlements related to the National Park purposes, which may wish to expand or relocate their parking facilities. Policy SD22 criterion 1 only applies to parking areas whose primary purpose is to serve the visitor attraction in question.

Parking standards for residential and non-residential developments

6.44 The provision of vehicle and cycle parking for new development should be in accordance with the local parking guidance applicable to that area.

Design, location and layout of new vehicle parking

6.45 New vehicle parking areas, whether public or private, can negatively impact on landscape, the local environment, biodiversity and drainage when inappropriately sited and designed. The cumulative impact of changes on biodiversity and surface water run-off will be given particular consideration when deciding applications for the loss of existing garden space to car parking.

6.46 Permeable parking surfaces should be used in preference to impermeable surfaces unless there are overriding reasons that render their use unsuitable. Materials should be selected which are appropriate to the site context and predicted levels of use. Usage should be made of existing and proposed buildings, landscape features and planting to successfully integrate the parking area within its surrounding landscape context and avoid negative impacts on local character. Changes to existing parking areas to bring them into line with the principles of Roads in the South Downs will be supported.

6.47 The type of parking provided must be accessible to all and resilient to future changes. All new public car parks should therefore deliver a proportion of parking spaces for disabled people / blue badge holders, cyclists and motorcyclists which are compliant with the relevant national and local guidelines for the area. Public parking should address the needs of mobility scooter users, and accommodate horse boxes, in line with the National Park's Purpose 2 and duty. Electric vehicle charging facilities must be provided for in all new parking areas, including residential developments and public car and cycle parks, unless it can be demonstrated that this is not viable or that adequate connections to the electricity grid are not available.

6b. UNDERSTANDING AND ENJOYMENT OF THE NATIONAL PARK

Introduction

6.48 This section of the Local Plan includes Strategic Policy SD23: Sustainable Tourism, relating to sustainable delivery of development proposals for visitor accommodation, attractions and recreation facilities, supporting the *Sustainable Tourism Strategy*[62]. It also includes Development Management Policy SD24: Equestrian Uses, relating to the planning, design and management of land on which horses are kept.

6.49 The National Park is a major resource for recreation and tourism, which play a significant role in the local economy. The *South Downs Visitor and Tourism Economic Impact Study*[63] report noted that, in 2011 / 12, 46 million visitor days were spent in the National Park, generating over £464m of expenditure and supporting over 8,000 jobs. By supporting and promoting sustainable tourism and recreation there is an opportunity to contribute to sustainable economic growth and contribute to meeting Purpose 2. Where development proposals appear to conflict with Purpose 1, then the *Sandford Principle* will be applied and greater weight will be given to Purpose 1.

6.50 The *South Downs Visitor and Tourism Economic Impact Study* and the South *Downs Visitor Accommodation Review*[64] found that the tourism sector is largely leisure driven, and there are frequent shortages of all types of accommodation at weekends throughout the year and during the week in summer. There is strong demand for high-quality accommodation and clear prospects for future growth in the demand for all types of visitor accommodation. There are some gaps in accommodation provision, particularly hotel accommodation in Petersfield and accommodation supply along the South Downs Way. A significant proportion of visits are day trips from those living in the National Park or in the villages, towns and cities surrounding the National Park

6.51 Enabling the provision of appropriate, properly scaled accommodation will help to manage the number of visitors who stay within the National Park for overnight / multi-night stays.

6.52 The National Park has sensitive habitats and landscapes, and a rich and varied historic environment. The National Park Authority's *Sustainable Tourism Strategy*[65] has been developed in association with many partner organisations to guide tourism activities and our work with partners, so that visitors enjoy the National Park without compromising its special qualities. The strategy establishes four themes or 'lands' which seek to engage the public, building knowledge and patronage of the National Park. They are Adventure, Cultural, Natural and Working Lands.

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[62] South Downs National Park Sustainable Tourism Strategy 2015-20, (South Downs National Park Authority, 2016)

[63] South Downs Visitor & Tourism Economic Impact Study: Technical Report on the Research Findings (TSE Research, 2013)

[64] South Downs National Park Visitor Accommodation Review: Report of Key Findings (Hotel Solutions, 2014)

[65] South Downs National Park Sustainable Tourism Strategy 2015-20 (South Downs National Park Authority, 2017)

6.53 Equestrian activities are strongly linked with the understanding and enjoyment of the National Park through their significant role in shaping the National Park's landscape, agriculture and industry, and their role in recreation and sport. The race meetings at Goodwood and polo fixtures in Midhurst are important national sporting events. The keeping of horses has the potential to make a positive contribution to the local landscape and offers opportunities to diversify the rural economy. While the grazing of horses does not require planning permission, the keeping of horses and related development does. This type of development includes small-scale private domestic stables, riding schools, commercial livery yards of various scales and polo related activity.

Strategic Policy SD23: Sustainable Tourism

1. Development proposals for visitor accommodation, visitor attractions and recreation facilities will be permitted where it is demonstrated that:

    a) The proposals will provide opportunities for visitors to increase their awareness, understanding and enjoyment of the special qualities;

    b) The design and location of the development minimises the need for travel by private car and encourages access and / or subsequent travel by sustainable means, including public transport, walking, cycling or horse riding;

    c) Development proposals will not detract from the experience of visitors or adversely affect the character, historical significance, appearance or amenity of the area;

    d) Development proposals make use of existing buildings, and, if no suitable existing buildings are available, the design of any new buildings are sensitive to the character and setting;

    e) Ancillary facilities are not disproportionately large in relation to the rest of the visitor facilities;

    f) Any proposal does not have an adverse impact on the vitality and viability of town or village centres or assets of community value; and

    g) Where proposals are located outside settlement policy boundaries as defined on the Policies Map, they:

        i. Positively contribute to the natural beauty, wildlife and cultural heritage of the National Park; and

        ii. Are closely associated with other attractions / established tourism uses, including the public rights of way network; or

        iii. Are part of farm diversification schemes or endorsed Whole Estate Plans.

2. Development proposals that would result in the loss of visitor accommodation, visitor attractions and recreation facilities will not be permitted unless :

    a) Evidence is provided that the current use is financially unviable and a robust marketing campaign of at least 12 months has been carried out that clearly demonstrates there is no market demand for the existing use or an equivalent tourism use; or

    b) The current use or related development harms the special qualities.

3. The Authority will support a year-round visitor economy, while ensuring the facility remains for visitor use only.

4. Development proposals, on their own or cumulatively with other development uses, must not prejudice or disadvantage people's enjoyment of other existing and appropriate tourism and recreation activities. Development proposals that generate significant additional pressure upon the surrounding rights of way network will be required to mitigate these impacts.

Details of the marketing requirements are set out in Appendix 3.

6.54 The purpose of this policy is to foster the responsible and sustainable delivery of tourism and recreation development in accordance with the *Sustainable Tourism Strategy*. Proposals for visitor accommodation, attractions, recreational activities, environmental education and interpretation should provide opportunities for visitors to increase their awareness, enjoyment, and understanding of the National Park. They should also foster guardianship of the special qualities, for example, by promoting and incorporating the National Park's natural beauty, wildlife, cultural heritage, and the ecosystem services the National Park provides. Proposals will be supported which reflect the four themes as set out in the *SDNPA's Sustainable Tourism Strategy* and future updates. There are many diverse and creative ways in which development proposals could address this, which should be tailored to the context of the proposals.

6.55 This policy applies to recreation facilities which will attract visitors both from within and outside the National Park and contribute to the visitor economy. Requirements and guidance for proposals for recreation facilities to meet local needs within the National Park such as sports pitches and local parks are set out in Policy SD46: Provision and Protection of Open Space, Sport and Recreational Facilities and Burial Grounds / Cemeteries.

Sustainable tourism

6.56 While the National Park Authority will support growth in sustainable tourism, there are associated challenges for the environment and local communities. High numbers of visitors can put pressure on some locations or 'hot-spots', for example, by impacting on tranquillity, increasing traffic and parking congestion, or and causing physical erosion. The Authority will support proposals for sustainable attractions and recreational activities, which~~, by reducing or mitigating against any~~ avoid undesirable impacts~~,~~ and contribute to the conservation and enhancement of the natural environment whilst providing for ~~will appropriately balance~~ the needs of users and bringing benefits to the local economy. ~~,provide benefits to the economy and will not adversely impact the environment.~~

Proposals outside of settlement boundaries

6.57 Development proposals for visitor accommodation, attractions and recreation facilities should be located sustainably. Locating such tourism development within existing settlements, particularly those identified as hubs in Chapter 3: Spatial Portrait and Strategy give most opportunity for access to sustainable transport and other facilities, helping to minimise use of the private car.

6.58 Given the nature of some tourism-related and recreational activities, a more rural location or proximity to a geographically specific feature, such as the coast or a river, may be required. Criterion 1(g) of Policy SD23 seeks to ensure that these are planned for appropriately. An example of how a proposal might contribute to Purpose 1 and to ecosystem services, is habitat restoration of a degraded site.

6.59 Every opportunity for sustainable travel should be utilised including access to the site and / or subsequent travel, for example bicycle hire provision, as part of visitor accommodation. This is to ensure that the proposals are in accordance with National Park purposes and do not harm the special qualities.

Retention and reuse of existing buildings

6.60 Landscape character and built form are central to the attractiveness of the National Park as a destination for visitors and therefore, in the first instance, proposals should retain and utilise existing buildings. If existing buildings are not available, or are causing harm to the special qualities, then proposals for any new buildings should be accompanied by justification and evidence that the proposals are sensitive to the site and its wider context. Favourable consideration will be given to the removal of existing buildings which produce net gains for landscape.

Retention of visitor accommodation, visitor attraction, recreation facilities and associated development

6.61 The Authority will seek to retain visitor accommodation. This is supported by existing evidence in the *Visitor Accommodation Review Study*, which indicates a need to increase capacity and potential for growth in demand for visitor accommodation. This study also identifies that due to the availability of sites for new development, any loss of visitor accommodation can be difficult to replace. Proposals that would result in the loss of visitor accommodation will be required to demonstrate that it is financially unviable, by providing evidence in accordance with part 2(a) of Policy SD23, and in accordance with Appendix 3: Marketing Requirements for Change of Use Applications.

6.62 The minimum marketing period required by Policy SD23 is 12 months. A longer marketing period may be required to cover more than one season or where the existing use is located in close proximity to established tourist attractions or the rights of way network.

6.63 Redevelopment of visitor accommodation, visitor attraction, recreation facilities or associated development which is currently resulting in harm to the special qualities of the National Park should, in the first instance, be redeveloped for other more suitable tourist or community uses.

Year-round visitor economy

6.64 In order to support a year-round visitor economy, the Authority may support proposals for the relaxation or removal of seasonal planning restrictions, where appropriate. Instead, conditions will be used to prevent the occupation of accommodation as a permanent residential dwelling and restrict continuous periods of stays by occupiers, ensuring the facility remains for visitor use.

Development Management Policy SD24: Equestrian Uses

1. Development proposals for equestrian development will be permitted where they:

   a) Are of a scale and / or an intensity of equestrian use compatible with the landscape and the special qualities;

   b) Demonstrate good design which is well located and responds to local character and distinctiveness;

   c) Re-use existing buildings wherever feasible and viable;

   d) Locate new buildings, stables, yard areas and facilities adjacent to existing buildings provided they respect the amenities and activities of surrounding properties and uses;

   e) Are well located to existing utilities and transport infrastructure, including vehicular and field accesses, tracks and bridleways;

   f) Provide new or supplementary landscape features including hard and soft treatments and planting, consistent with local character; and

   g) Demonstrate a conservation based land management approach.

6.65 The purpose of this policy is to ensure the careful planning, design and management of land on which horses are kept. It is important that equestrian activities have a positive impact and protect natural beauty. Good design should be informed by local character and distinctiveness, with particular reference to farm buildings, layout and materials. Further criteria on landscape and design is set out in policies SD4 and SD5 respectively

Fencing and subdivision

6.66 The subdivision of fields into small turnout paddocks can affect landscape character and relates to many of the criteria of this policy. Fencing which subdivides large fields into individual paddocks can have a significant visual impact on the landscape. Sensitive and well thought out fencing which respects the existing field pattern and contours, together with appropriate levels of grazing, can enhance a site leading also to improvements in biodiversity and the quality of grazing. The removal of hedgerows from existing field boundaries will be strongly resisted.

Stables, field shelters and new buildings

6.67 The location of new buildings like stables, field shelters, and tack storage can change the character of the land and views, particularly when poorly sited substantial and intrusive earthworks take place including maneges. Equine buildings on sites which are open, exposed, elevated or sloped are likely to have particular landscape impacts that may make it difficult to achieve sensitive design solutions. Wherever viable, existing buildings should be re-used to avoid additional buildings in the countryside.

6.68 New buildings should be sited next to existing buildings and new structures should be kept to a minimum. The layout of buildings should seek to contain and enclose yard areas for storage, parking and other activities. Equestrian development such as new barns and maneges should be sensitively lit in accordance with Policy SD8: Dark Night Skies. Examples of equestrian development that can impact on dark night skies include barns with extensive glazing and roof lights, floodlit maneges and other intrusive lighting may not be permitted.

Jumps, feed bins, general storage

6.69 Equestrian equipment like jumps and open storage can harm views. Careful design and layout should mitigate against these impacts through the siting of buildings and permanent structures to screen and protect them from the elements. Management of manure and waste should take account of the amenities of local residents and other uses as well as environmental protection requirements.

Utilities and transport infrastructure

6.70 Development proposals should be well located to existing transport infrastructure and utilities infrastructure, including water, electricity, and gas. Access for cars and larger vehicles is often required as part of an application. Car parking, trailer storage and manure arrangements can create clutter and have urbanising influences in the landscape. This should be addressed through good design and the careful location of these areas in relation to existing landscape features and boundaries. Sites that are well located adjacent to the bridleway network can reduce pressures on the land and provide good recreational opportunities.

Landscape features and treatments

6.71 Where new or supplementary landscape features such as planting or hard landscape features and boundary treatments are required, these should reflect the local character of the site and wider area and planting should consist of a locally appropriate native species mix. Further requirements on this matter can be found in Policy SD4: Landscape Character and SD5: Design.

Conservation based land management

6.72 The National Park Authority seeks to encourage owners to adopt a best practice approach towards managing the land, depending on the breed, size and purpose of keeping horses, which supports horse welfare as well. A conservation based land management approach is strongly encouraged. This could include a range of measures such as: species rich grazing with a locally native seeding mix, incorporation of headlands around paddocks (ungrazed areas along hedgerows), grazing rotation programme, on site hay production, native tree planting in groups and restoration hedgerows as a framework for paddock subdivision and track grazing systems. This approach may also be influenced by soil type and natural drainage patterns where the support of natural drainage processes through management of ditches and water courses can contribute to the resilience of the soil to wear, and increase biodiversity habitats.

6.73 It will be appropriate in some cases for management plans to be devised and submitted to support planning applications to demonstrate how this approach will be delivered. Advice should be sought from the Authority at the earliest opportunity and prior to submitting an application on whether a management plan would be needed.

7. TOWARDS A SUSTAINABLE FUTURE

Introduction

7.1 The theme for this chapter, Towards a Sustainable Future, is taken from the *Partnership Management Plan*[66] (PMP). It is primarily based on the duty of the National Park Authority, namely, to seek to foster the economic and social well-being of the local communities within the National Park. The chapter begins with the development strategy for the National Park and is followed by the strategic and development management policies relating to homes, employment, town centres and retail, agriculture and forestry, infrastructure, green infrastructure, climate change, advertisements and pollution.

7.2 The delivery of new homes, including affordable homes and pitches for Gypsies and Travellers and Travelling Showpeople, the development of the local economy and green infrastructure are all key cross-boundary strategic issues identified by the National Park Authority for the purpose of fulfilling the Duty to Cooperate.

Local Plan Objectives

The following Local Plan objectives are considered most relevant for this section:

Objective 4: To achieve a sustainable use of ecosystem services thus enhancing natural capital across the landscapes of the National Park and contributing to wealth and human health and wellbeing.

Objective 6: To adapt well to and mitigate against the impacts of climate change and other pressures.

Objective 7: To conserve and enhance the villages and market towns of the National Park as thriving centres for residents, visitors and businesses.

Objective 8: To protect and provide for the social and economic wellbeing of National Park communities supporting local jobs, affordable homes and local facilities.

Objective 9: To protect and provide for local businesses including farming, forestry and tourism that are broadly compatible with and relate to the landscapes and special qualities of the National Park.

[66] Partnership Management Plan: Shaping the future of your South Downs National Park 2014-2019 (South Downs National Park Authority, 2013)

7a. DEVELOPMENT

Introduction

7.3 This sub-section of the Local Plan contains strategic Policy SD25: Development Strategy. This responds to the spatial strategy, set out in Chapter 3, to plan for a medium level of growth dispersed across the towns and villages of the National Park. The development strategy reflects the vision and objectives of the Local Plan and promotes sustainable development. It should be read in conjunction with the spatial portrait relating to the five broad areas that characterise the National Park: the Western Downs, the Western Weald, the Scarp Slope, the Dip Slope, the Coastal Plain, and the four river corridors formed by the Rivers Arun, Adur, Ouse and Cuckmere.

7.4 There are 53 settlements that are well-placed to accommodate some level of growth as set out in Policy SD25. This sets a clear framework for accommodating the local housing, employment and other development needs of communities. In particular, it provides a starting point for positively identifying settlements that can help meet the Plan objectives, as set out in Policy SD26: Supply of Homes, Policy SD35: Employment Land and Policy SD36: Town and Village Centres. Figure 7.1 is a map of the 53 settlements distributed across the broad areas and river corridors.

7.5 The development strategy recognises that Neighbourhood Development Plans (NDPs) constitute an important element of the statutory development plan. A number of settlements listed in Policy SD25 are within parishes or town council areas that are developing or have made NDPs. These reflect the vision and objectives of the local community, and should help to deliver the objectives and strategy of this Local Plan by making positive provision for development in line with Policy SD25. It is important that NDPs meet Local Plan as well as local objectives, as they provide the principal framework for determining planning applications within the parish.

7.6 As shown in Figure 7.2, the Local Plan only seeks to allocate sites where an NDP has not done so. This is usually because there is no made NDP, nor one being developed. An important exception to this is that the Local Plan allocates strategic sites and strategic housing allocations across the National Park.

FIGURE 7.1: SETTLEMENTS IDENTIFIED IN POLICY SD25: SPATIAL STRATEGY

SOUTH DOWNS NATIONAL PARK

Policy SD25 Settlements

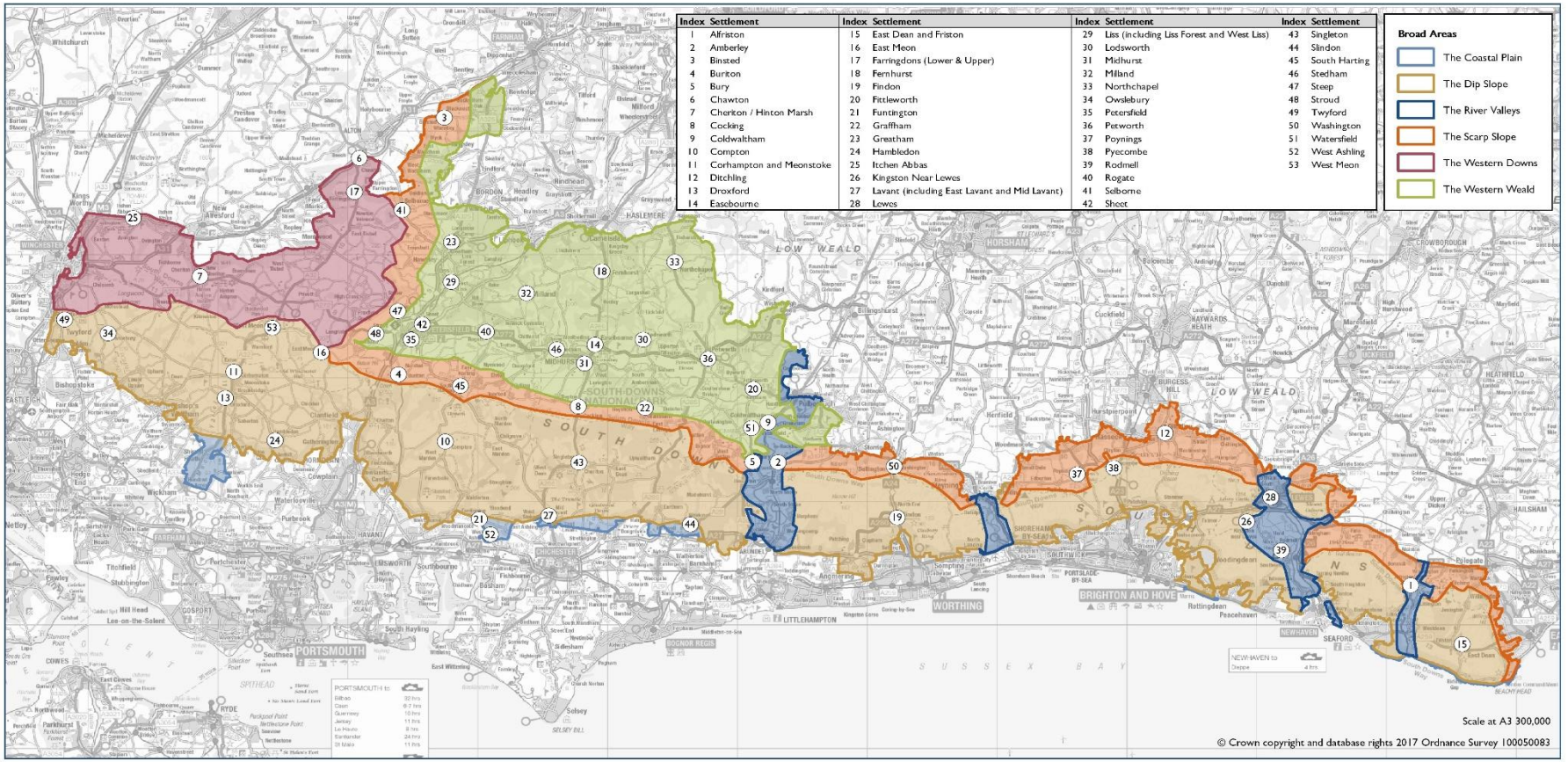
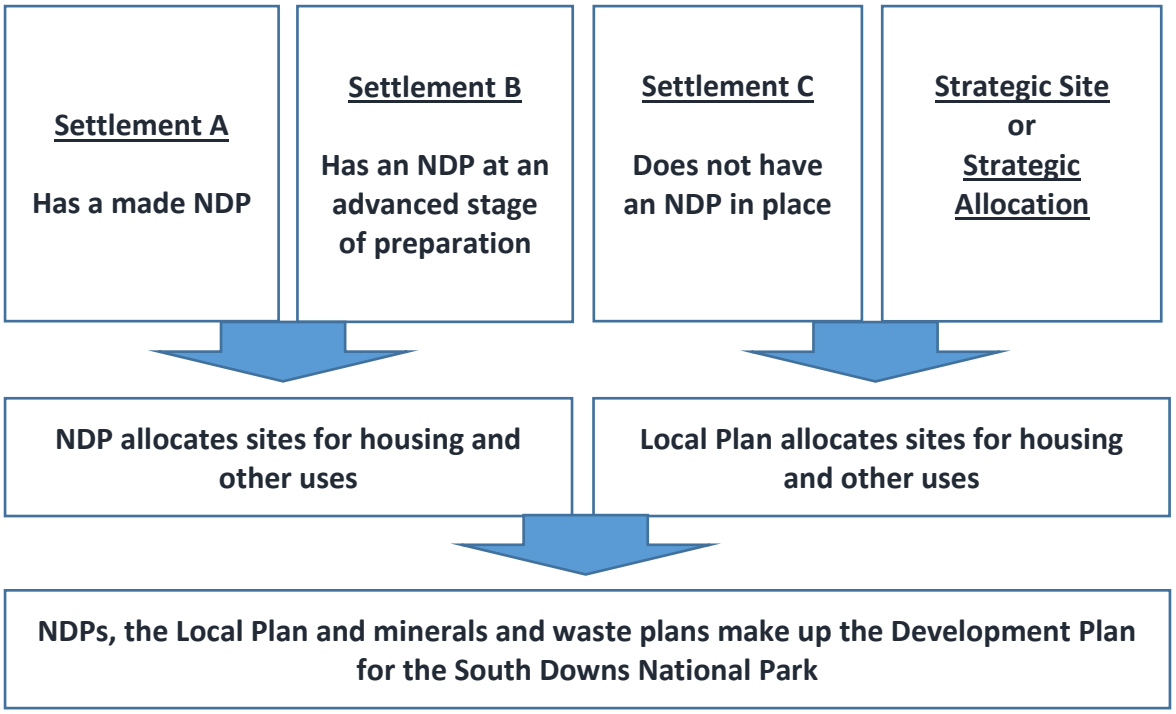


FIGURE 7.2: NEIGHBOURHOOD DEVELOPMENT PLANS AS PART OF THE DEVELOPMENT PLAN



Strategic Policy SD25: Development Strategy

1. The principle of development within the following settlements, as defined on the Policies Map*, will be supported, provided that development:

   a) Is of a scale and nature appropriate to the character and function of the settlement in its landscape context;

   b) Makes best use of suitable and available previously developed land in the settlement; and

   c) Makes efficient and appropriate use of land.

Western Downs

- Chawton
- Cheriton / Hinton Marsh
- Itchen Abbas
- Farringdon (Lower and Upper)
- Stroud

Western Weald

- Binsted
- Easebourne
- Fernhurst
- Fittleworth
- Greatham
- Milland
- Northchapel
- Petersfield
- Petworth
- Rogate

- Liss (including Liss Forest and West Liss)
- Lodsworth
- Midhurst
- Sheet
- South Harting
- Stedham

Scarp Slope

- Buriton
- Bury
- Cocking
- Ditchling
- East Meon
- Graffham
- Poynings
- Selborne
- Steep
- Washington
- West Meon

Dip Slope

- Compton
- Corhampton and Meonstoke
- Droxford
- East Dean and Friston
- Findon
- Hambledon
- Owslebury
- Pyecombe
- Singleton
- Slindon
- Twyford

Coastal Plain

- Funtington
- Lavant (including Mid Lavant and East Lavant)
- West Ashling

River Arun Corridor

- Amberley
- Coldwaltham
- Watersfield

River Ouse Corridor

- Kingston near Lewes
- Rodmell
- Lewes

River Cuckmere Corridor

- Alfriston

2. Exceptionally, development will be permitted outside of settlement boundaries, where it complies with relevant policies in this Local Plan, responds to the context of the relevant broad area or river corridor, and:

    a) It is allocated for development or safeguarded for the use proposed as part of the Development Plan; or

    b) There is an essential need for a countryside location; or

    c) In the case of community infrastructure, there is a proven need for the development that demonstrably cannot be met elsewhere; or

    d) It is an appropriate reuse of a previously developed site, excepting residential gardens, and conserves and enhances the special qualities of the National Park.

3. In considering development proposals outside settlement boundaries within rural estates and large farms, positive regard will be had to the following:

    a) The development proposals are part of a Whole Estate Plan ~~or Large Farm Plan~~ that has been endorsed by the National Park Authority; and

    b) The development proposals deliver multiple benefits in line with the purposes and the special qualities of the National Park and in regard to ecosystem services.

*Additionally, a portion of the Arundel settlement boundary is shown on the Policies Map. Other settlements not listed in Policy SD25 may also be shown on the Policies Map if an NDP has allocated, designated or safeguarded sites or areas within the National Park.

Principles of development

7.7 The purpose of Policy SD25 is to identify towns and villages across the broad areas and river corridors of the National Park that are able to accommodate growth of a scale and nature appropriate to the their character and function. These have been identified in line with two principle criteria:

- The future sustainability of the settlement, in terms of its facilities and services; and
- The form and character of the settlement within its landscape context.

7.8 Evidence to support the inclusion of these settlements includes the *South Downs Integrated Landscape Character Assessment*[67], and the *Settlement Facilities Study*[68], which form part of the Local Plan evidence base.

[67] South Downs Integrated Landscape Character Assessment (SDILCA) (LUC, 2005, updated 2011)

[68] Settlement Facilities Assessment (South Downs National Park Authority, 2015)

Settlement Boundaries

7.9 Settlement boundaries are defined on the Policies Map. They have all been comprehensively reviewed as part of the Local Plan process unless this was done through an NDP. The methodology for determining the boundaries is set out in the *Settlement Boundary Methodology Paper*[69], which forms part of the Local Plan evidence base. Policy SD25 sets a clear distinction between land within a settlement boundary and open countryside. Within the settlement boundary, the principle of further development is established subject to other policies in this Plan. Outside of settlement boundaries, land will be treated as open countryside. Settlements that are more scattered or diffuse in their form have not been given settlement boundaries, and will be treated as open countryside for the purposes of Policy SD25.

Exceptional development outside settlements

7.10 Policy SD25 acknowledges exceptional circumstances whereby development outside settlements may be acceptable. For example, particular uses of land relating to agriculture or countryside recreation may only be able to function successfully in fully rural locations. Community uses that are crucial for sustaining thriving communities, such as extensions to schools or health centres, may only be achievable through minor incursion into the countryside. Other exceptions to the development strategy are set out in other policies in this Local Plan, for example Policies SD23: Sustainable Tourism and SD29: Rural Exception sites. Robust evidence will need to be provided to support applications for such developments to demonstrate that an exceptional approach is fully justified.

Development on Previously Developed Land

7.11 In order to conserve wider landscape character and minimise the footprint of development, it is important to focus development on previously developed land (PDL), which is often referred to as 'brownfield' land. Therefore the Authority will expect developers to make best use of PDL within settlement boundaries, subject to other locational and physical constraints. Policy SD25 also provides some limited flexibility, in exceptional circumstances, to allow 'brownfield' development outside settlement boundaries, where demonstrably necessary to meet the wider objectives of this Local Plan. An example would be where development necessary to uphold the purposes of the National Park can be provided on previously developed land as an alternative to encroaching on undeveloped countryside.

7.12 However all development on PDL must always be within the context of a 'landscape first' approach whereby previously developed sites will not automatically be the best in landscape terms. Any proposal for re-use of PDL outside settlement boundaries must have full regard to Purpose 1 and the special quality of an environment shaped by centuries of farming. Wider development needs and pressures will not be accepted as a reason to develop on any site outside of settlement boundaries.

[69] Settlement Boundary Review: Methodology Paper (South Downs National Park Authority, 2015 and updated 2017)

Efficient use of land

7.13 Throughout the National Park, development pressures are great, whilst availability of land suitable for development is scarce. Furthermore, many of its villages and towns are characterised by relatively densely clustered, small buildings. Therefore it is important to make efficient use of land that does become available and is suitable for development. This approach is likely to encourage a design of new development that respects traditional patterns of built form, whilst reducing demand for additional land supply to meet local communities' needs.

7.14 It is equally important to recognise that efficient use of land does not translate to overdevelopment of sites in the context of the surrounding area and setting. In some contexts, a more diffuse built form may be more appropriate. Principles and criteria relating to design and mix of housing are set out elsewhere in this Local Plan.

Whole Estate Plans and Large Farm Plans

7.15 Estates, institutions 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. Policy SD25 recognises that Whole Estate Plans ~~and Large Farm Plans~~ may be able to demonstrate particular material considerations, relating to the purposes and special qualities of the National Park that justify development outside of settlement boundaries. The Authority will only give weight to such plans where they have been endorsed by the National Park Authority, in line with the *Whole Estate Plans Guidelines*[70].

7.16 Where new dwellings are proposed as part of a Whole Estate Plan ~~or Large Farm Plan~~, these should meet the priority housing needs of the local area, hence should be affordable homes, or accommodate full-time, rural workers as defined by Policy SD32 and its supporting text. An exception may be made where to do so would make the delivery of multiple benefits to ecosystem services and the special qualities of the park unviable, provided clear evidence is provided in the endorsed Estate or Farm Plan.

[70] Whole Estate Plans ~~Preparation~~ Guidelines (South Downs National Park Authority~~, 2015 and updated 2016~~), available on the SDNPA website

7b. HOMES (STRATEGIC POLICIES)

Introduction

7.17 This sub-section of the Local Plan includes two strategic policies namely SD26: Supply of Homes and SD27: Mix of Homes.

7.18 Provision of housing to meet local needs is crucial to ensure the sustainability and vitality of communities within the National Park. An objective for the Local Plan is to conserve and enhance the villages and market towns as thriving centres for residents, visitors and businesses, whilst conserving and enhancing the landscape of the National Park. Housing to meet local needs is important to sustain future generations and communities, and to support rural enterprise by providing homes for local workers. However, the provision of housing should not be at the expense of a nationally protected landscape. The NPPF cites national parks as areas where development should be restricted and objectively assessed need not met.

7.19 The Local Plan determines the level of housing provision and types of homes to be delivered. To inform this, the National Park Authority commissioned a Housing and Economic Development Needs Assessment (HEDNA)[71] which forms part of the evidence base for this Local Plan. This updated the *Strategic Housing Market Assessment* (SHMA) to incorporate new national population projections and new household projections. Over the 19 year period 2014-2033, the HEDNA identifies an objectively assessed need of 447 homes per year and separately identifies a need for 293 affordable homes per year. Policy SD25: Development Strategy provides the starting point with regards to settlements considered. Policy SD26 sets out the overall housing provision for the National Park along with specific figures for the market towns and a number of villages.

7.20 The Local Plan incorporates the overall levels of housing proposed within the adopted Joint Core Strategies, updated where relevant by made NDPs. For example, the housing figure for Petersfield is based on the *East Hampshire Joint Core Strategy* and the *Petersfield Plan*. This Local Plan meets the commitment in the *East Hampshire Joint Core Strategy* to deliver a total of 1,694 dwellings in that part of East Hampshire within the National Park. This equates to approximately 100 dwellings per annum until the *East Hampshire Joint Core Strategy* end date of 2028.

7.21 National policy states that the Local Plan should plan for a mix of housing based on current and future demographic trends, market trends, and the need for different groups in the community. The HEDNA and SHMA identify a need for a mix of dwelling sizes across the National Park, with a much greater level of need for small and medium-sizes homes, and limited need for larger houses of 4 or more bedrooms. Consultation on this local plan has indicated that local communities favour a policy that ensures a good mix of dwelling sizes to meet local needs.

[71] Housing and Economic Development Needs Assessment (G.L. Hearne, 2017)

Strategic Policy SD26: Supply of Homes

1. The National Park Authority will make overall provision for approximately 4,750 net additional homes over a 19 year period between 2014 and 2033.

2. These will be delivered through:

   i) The development of strategic sites and the allocation of land for housing in the Local Plan and Neighbourhood Development Plans;

   ii) The implementation of planning permissions; and

   iii) The development of land previously unallocated or identified (windfall).

3. ~~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:~~

3a. Approximately the following levels of housing are provided for, in addition to extant planning permissions granted prior to 1st April 2015 and windfalls, through sites either:

- allocated in this Local Plan or in Neighbourhood Development Plans, or
- substantially completed at the time of Local Plan submission:

Settlement	**Housing provision**
Alfriston	15
Amberley	6
Binsted	11
Buriton	10
Bury	6
Cheriton / Hinton Marsh	14
Coldwaltham	~~38~~ 28
Corhampton and Meonstoke†	18
Ditchling	15
Droxford	~~30~~ 26
Easebourne	50
East Dean and Friston (East Sussex)†	11
East Meon	17
Fernhurst (including Syngenta*)	220 (*200)

Findon	~~30~~ 28
Fittleworth	6
Greatham (Hampshire)	38
Itchen Abbas	9
Kingston near Lewes	11
Lavant (including Mid Lavant and East Lavant)	20
Lewes (including North Street Quarter*)	875 (*415)
Liss (including West Liss and Liss Forest)	150
Midhurst	175
Petersfield	805
Petworth	150
Pyecombe†	8
Rogate	11
Selborne	6
Sheet	31
South Harting	13
Stedham	~~18~~ 16
Steep	10
Stroud	28
Twyford	20
West Ashling	~~19~~ 16
West Meon	11

4. Neighbourhood Development Plans that accommodate higher levels of housing than is set out above will be supported by the National Park Authority providing that they meet local housing need and are in general conformity with the strategic policies of the development plan.

†At the time of Local Plan submission, the housing provision figures for Corhampton and Meonstoke, East Dean and Friston (East Sussex) and Pyecombe have been met through sites

allocated in the Pre-submission Local Plan having been subsequently built out. These sites therefore no longer require an allocation policy.

The Amount of Housing

7.22 The purpose of this policy is to set out figures for how many new homes will be provided in town and villages across the National Park in line with the spatial strategy for the Local Plan.

7.23 The process for determining the amount of housing to be delivered starts with the identification of the 'objectively assessed need' for housing. This is followed by consideration of the extent to which meeting need within the National Park can be reasonably met. The Local Plan must first and foremost reflect the purposes of the National Park, and is therefore capacity-based. Pursuant to the purposes, the Local Plan must also reflect the duty of the National Park Authority, and therefore should seek to foster the economic and social wellbeing of local communities.

7.24 Policy SD26 sets a level of new housing provision which totals 4,750 over the Plan period, representing a net increase of 250 homes per year. This is informed by the evidence from the HEDNA[72], including the great need for affordable housing to meet locally generated housing needs. It is equally informed by a robust body of evidence on constraints and opportunities, which includes the *Strategic Housing Land Availability Assessment*[73] (SHLAA) (incorporating site-specific landscape assessments), and the *Settlement Facilities Study*. These evidence based studies form part of the Local Plan evidence base. ~~The components of supply to deliver the target set in Policy SD26 are set out in Figure 7.3.~~

7.25 ~~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*.~~

[72] Housing and Economic Development Needs Assessment (G.L. Hearne, 2017)

[73] Strategic Housing Land Availability Assessment (South Downs National Park Authority, 2016)

FIGURE 7.3: ELEMENTS OF HOUSING DELIVERY IN THE SOUTH DOWNS NATIONAL PARK

	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 1st 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**

The Location of Housing

7.26 Policy SD26 sets out set out figures for how many new homes will be provided in individual settlements. This approach provides clarity to local communities on the amount of development to be provided, which will be of particular importance in designated neighbourhood plan areas. The starting point for the housing provision figures is the spatial strategy for a medium level of dispersed growth across the National Park. A further key driver is the estimated capacity of each settlement to provide for growth, whilst safeguarding Purpose 1. Key evidence includes the *Strategic Housing Land Availability Assessment*[74] incorporating site-specific landscape assessments and the *Settlement Facilities Study*, which form part of the Local Plan evidence base. Levels of local growth have additionally been informed by consultation with local communities, in particular with Parish and Town Councils.

7.27 The housing provision figures have been calculated firstly taking account of opportunities and constraints, primarily landscape context, then settlement facilities, and secondly the estimated supply of suitable and available housing land. The figures are approximate, and actual delivery in individual settlements may vary should the land supply position change. Nevertheless, it is expected that the National Park Authority, parish and town councils and other partners will work together to deliver at least these numbers.

Allocation of strategic sites and housing sites

7.28 An important element of housing delivery in the National Park is the allocation in the Local Plan of strategic sites to include provision of housing, and a number of smaller sites in settlements across the National Park.

[74] Strategic Housing Land Availability Assessment (South Downs National Park Authority, 2016)

7.29 There are two previously developed strategic sites allocated in chapter 8 of this Local Plan: North Street Quarter in Lewes, and the former Shoreham Cement Works in Upper Beeding. The former Syngenta site is allocated as a strategic site in the *Fernhurst NDP*. North Street Quarter and Syngenta will deliver a considerable number of homes as part of mixed use development schemes. There are two strategic housing allocations in Chapter 9 namely Old Malling Farm, Lewes and the former Brickworks and West Sussex County Council Depot in Midhurst.

7.30 Non-strategic Local Plan housing site allocations are being made in areas of the National Park where there is currently no emerging NDP, or where the NDP does not allocate land for housing in line with Policy SD26. In areas where NDPs are emerging or have been made, these are expected to allocate sites sufficient to meet the settlement level housing provision figures set out in Policy SD26.

7.31 The allocation of land in an NDP which will deliver a greater number of homes than is specified in Policy SD26 will be supported, where it meets an identified local housing need in that settlement or locality and is supported locally.

7.32 A list of made and emerging NDPs can be viewed on the National Park Authority's website.

Windfall allowance

7.33 The development of previously unallocated or unidentified land, known as 'windfall sites', will count towards the Local Plan housing provision figure. This is known as a 'windfall allowance', and is not attributable to particular settlements. Therefore windfall sites will not count towards settlement-specific housing provision figures. A review of past planning permission implementation, using dwelling completion records, has provided strong evidence that there has been consistent delivery on windfall sites as a proportion of total dwellings built; therefore allowance of a modest element of windfall housing supply is justified. However, in the context of a National Park, it is appropriate to adopt a conservative allowance. The windfall allowance is calculated as 51 dwellings per year for the National Park area, based on an analysis of past trends, whilst taking into account the emphasis on future growth taking place primarily within tightly drawn settlement boundaries, generally in the form of infill development.

Strategic Policy SD27: Mix of homes

1. Planning permission will be granted for residential development that delivers a balanced mix of housing to meet projected future household needs for the local area. Proposals should provide numbers of dwellings of sizes to accord with the relevant broad mix.

    a) Proposals for affordable housing delivered as part of a market housing scheme should provide the following approximate mix of units:

        1 bedroom dwellings: 35%*

        2 bedroom dwellings: 35%

        3 bedroom dwellings: 25%

        4 bedroom dwellings: 5%

    b) Proposals for market housing should provide the following mix of units:

        1 bedroom dwellings: at least 10%

        2 bedroom dwellings: at least 40%

        3 bedroom dwellings: at least 40%

        4+ bedroom dwellings: up to 10%

2. Planning permission will be granted for an alternative mix provided that:

    a) Robust evidence of local housing need demonstrates that a different mix of dwellings is required to meet local needs; or

    b) It is shown that site-specific considerations necessitate a different mix to ensure National Park Purpose 1 is met.

3. Development proposals will be permitted for residential development that provides flexible and adaptable accommodation to meet the needs of people who are less mobile, or have adult homecare requirements. Development proposals of 5 or more homes will be permitted where it is clearly demonstrated that evidence of local need for older people's or specialist housing is reflected in the types of homes proposed.

*1 bedroom affordable dwellings may be substituted with 2 bedroom affordable dwellings

Meeting the needs of local households

7.34 The purpose of this policy is to ensure that development proposals provide a mix of homes that reflects the need and community aspiration for small and medium-sized homes.

7.35 The precise mix of homes within each proposal should be informed by the latest evidence of strategic and local needs, including the currently published HEDNA or future reviews as relevant. However, given clear evidence in the HEDNA of future household needs, it is important that new housing development focuses on providing smaller and medium size dwellings, to reflect the National Park duty to foster the well-being of the local communities.

7.36 The mix of dwellings set out in Policy SD27 is in line with the recommendations of the SHMA (and confirmed by the HEDNA), which is based on detailed modelling of housing market trends up until 2033. The SHMA and HEDNA recommends that market housing, in particular, should be explicitly focused on delivering smaller family housing for younger households. This approach also complements Policies SD30: Replacement Dwellings and SD31: Extensions to existing dwellings, annexes and outbuildings, which similarly seek to retain smaller dwellings.

7.37 It is recognised that many housing sites are small and in such instances it may not be possible to achieve the exact proportions set out in Policy SD27. Nevertheless the requirements should be broadly met. For all proposals for standard occupancy housing, the onus will be on providing smaller homes, some of which should be suitable for families with children.

7.38 Affordable 1 bedroom dwellings may be substituted with 2 bedroom dwellings, in recognition that 2 bedroom dwellings are more adaptable to changing needs, for example, where a couple have children whilst living there.

7.39 For avoidance of doubt, any room in a proposed dwelling that is not a main reception room, kitchen, bathroom or WC, and has dimensions that allow for a single bed, will be counted as a bedroom. This will include studies and additional reception rooms.

Alternative mix of homes

7.40 The Authority recognises that future development will need to respond appropriately to local needs. Policy SD27 therefore allows for regard to be had to bespoke local housing need evidence relating to the parish. This would normally be in the form of a housing need survey. Such evidence should be robustly and independently prepared, and agreed in writing with the Authority as an appropriate evidence base for informing new residential development. Where a made NDP proposes an alternative housing mix based on robust local evidence, this should be used in place of the mix proposed in Policy SD27.

7.41 Exceptionally, the effect of unit types and sizes on a scheme's financial viability may be a material consideration, where this has been clearly evidenced through independent viability appraisal. For avoidance of doubt, the overall proportion of affordable housing with tenure mix to reflect Policy SD28: Affordable Housing will be prioritised, if exceptionally necessary, over the normal mix of market housing.

7.42 The delivery of each element of supply will be subject to ongoing monitoring.

Older people's housing

7.43 The evidence from the SHMA, and confirmed by the HEDNA, demonstrates the importance of making provision for older people's housing. Furthermore, providing smaller homes suitable for older people encourages 'downsizing' which in turn frees up larger dwellings more suited to larger households.

7.44 The National Park has a higher than average proportion of its population within the 'older person' category of 55 years old or over, with further growth in this age demographic predicted. In particular, there is predicted to be strong growth in the 85+ age category.

7.45 The HEDNA identifies an indicative demand for some 90 homes per annum suitable to meet the needs of older people. This represents some 20% of the total objectively assessed housing need. Figure 7.4 indicates the different types of older people's housing need. There is a particular need for more sheltered housing in future.

FIGURE 7.4: ESTIMATED NEED FOR SPECIALIST HOUSING FOR OLDER PEOPLE, 2014-33

	Affordable		Market		Total	
	2014-33	**Per Annum**	**2014-33**	**Per Annum**	**2014-33**	**Per Annum***
Sheltered	506	27	758	40	1,264	67
Enhanced sheltered	81	4	121	6	202	11
Extra-Care	101	5	152	8	253	13
Total	688	36	1,031	54	1,719	90

*Note total differs from sum of rows due to rounding

Source: *South Downs Housing & Economic Development Needs Assessment (GL Hearne, Sep 2017)*

7.46 All proposals for new residential development should include smaller homes that are designed to meet the living requirements of older people, for example, allowing step-free access to and within the home. Proposals of 5 or more dwellings are considered most likely to provide opportunity to achieve this. Sites that can reasonably accommodate a comprehensive mix of housing types should demonstrate that opportunities for specialist older people's accommodation have been fully investigated and, where appropriate, incorporated into the development. This should be of a type which reflects local or strategic needs, including affordability.

Other housing needs

7.47 The National Park Authority recognises that there are other specialist housing needs that exist in local communities. People with disabilities may have particular requirements in respect of how their homes are designed to function, that is, the need for 'accessible and adaptable homes'.

7.48 The national requirements and advice in respect of addressing such needs are set out in *statutory building regulations (Approved Document Part M)*. The Authority is supportive of proposals that go beyond meeting the statutory minimum standards.

7c. AFFORDABLE HOMES

Introduction

7.49 This sub-section of the Local Plan includes two strategic policies namely SD28: Affordable Homes and SD29: Rural Exception Sites.

7.50 Policy SD28: Affordable Homes, relates to the proportion of affordable housing to be delivered from development schemes. Provision should be on-site as required by the NPPF unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified.

7.51 The National Park Authority supports the principle of rural exception sites, which provide 100 per cent affordable housing delivery on sites which may not be suitable for market housing. Policy SD29 sets out the basis for this type of development which is particularly relevant to a national park.

7.52 The affordability of housing is a major barrier to sustainable communities in the National Park. In 2016, the average house price was 13.6 times average earnings, making it the second least affordable National Park in the UK. House prices in the National Park increased by 45% from 2006 to 2016. With relatively high house prices, jobs that tend to be lower paid and a comparatively small proportion of affordable homes, it can be difficult for people working in the National Park to afford to live within it. Young people and young families, in particular, struggle to find low-cost housing which creates a significant local housing need. The HEDNA concluded that there is strong justification for policies seeking to maximise delivery of affordable housing, given that ~~294~~293 affordable homes per year are needed to meet the full need for affordable housing.

7.53 The Local Plan must balance meeting these local housing needs with upholding the purposes of the National Park. It responds to the challenge posed by a large proportion of housing in the National Park being delivered on small sites of 10 or fewer homes – especially in the National Park's smaller settlements, where the long-term impacts of housing unaffordability are most keenly felt. The National Park Authority has prepared a robust evidence base to demonstrate the deliverability of the Local Plan, including those policies that that seek to deliver affordable housing on the majority of housing sites. This evidence also takes into account the adoption of CIL which came into force on 1st April 2017.

7.54 Community Land Trusts (CLT) are supported as one mechanism for delivering affordable housing. They facilitate community ownership of land, homes and other assets to deliver long-term community benefits such as affordable housing, low cost workspace and local services. Partnership working between Housing Authorities, CLTs and other community-led and legally constituted organisations is essential to maximise the delivery of affordable homes.

7.55 It is crucial for the Local Plan to deliver affordable housing that truly meets the needs of those on low incomes, such as affordable rented tenures. The National Park Authority also recognises the complementary role of housing provided for rural workers by large-scale landowners, as part of their historic stewardship role and commitment to local communities. Opportunities for these less formal types of arrangement will be encouraged through Whole Estate Plans.

Strategic Policy SD28: Affordable Homes

1. Development proposals for new residential development will be permitted that maximise the delivery of affordable housing to meet local need, and provided that, as a minimum, the following are met:

    a) On sites with gross capacity to provide 11 or more homes, a minimum of 50% of new homes created will be provided as affordable homes on-site, of which a minimum 75% will provide a rented affordable tenure

    b) On sites with gross capacity to provide between 3 and 10 homes, a proportion of affordable homes will be provided in accordance with the following sliding scale, applied to new homes created:

3 homes	Meaningful financial contribution, to be negotiated case-by-case
4-5 homes	1 affordable home
6-7 homes	2 affordable homes, at least 1 of which is a rented affordable tenure
8homes	3 affordable homes, at least 1 of which is a rented affordable tenure
9 homes	3 affordable homes, at least 2 of which is a rented affordable tenure
10 homes	4 affordable homes, at least 2 of which is a rented affordable tenure

    Development proposals of ~~3~~4 to 10 net dwellings will provide affordable housing on-site. Exceptionally, at the discretion of the Authority, financial contributions in lieu will be accepted.

2. 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.

3. Development proposals will be permitted provided that affordable housing units are integrated throughout the development, are indistinguishable in design and materials from the market housing on the site, and, where feasible, will remain affordable in perpetuity.

4. Occupancy conditions and local connection criteria will be applied to affordable housing to ensure local needs are met. Specific criteria will be determined by the Authority, in close partnership with established community-led and legally constituted organisations or CLTs where applicable.

5. Developers may not circumvent this policy by artificially subdividing sites.

Applying Policy SD28 to residential development

7.56 The purpose of policy SD28 is to maximise the delivery of affordable homes across the National Park as part of market-led housing schemes.

7.57 All development falling within Use Class C3 is subject to Policy SD28, including any retirement or assisted living accommodation within this use class. The policy applies to all developments of 3 or more new homes, and applies to all residential units on the site that have been created by building new structures or converting existing structures.

Amount of affordable housing

7.58 Policy SD28 sets out a sliding scale of requirement for developments to provide affordable housing. This recognises the greater challenges that exist for small site developers in making such provision. These requirements have been tested for viability, taking account of the different market circumstances across the National Park. Where the calculation of the on-site affordable housing requirement results in a fraction of a unit, the requirement will be rounded up to the nearest whole number. Applications proposing a lower proportion of affordable home provision should present robust evidence to demonstrate constrained viability or other exceptional circumstances.

Mix of affordable housing tenures

7.59 The SHMA, as confirmed by the HEDNA recommends that 75% of new affordable homes should be either Social Rented or affordable rented tenure to reflect evidence of need, with the remaining 25% being provided as intermediate forms of housing, such as shared or low-cost ownership. However the SHMA also recognises that different communities within the National Park have different needs and aspirations.

7.60 Policy SD28 reflects the SHMA strategic tenure mix (as confirmed by the HEDNA) as a requirement for new housing development, whilst allowing flexibility to reflect local need. Evidence of local need can include, but is not limited to: local housing needs survey, relevant housing market assessment published by a local authority, and housing registers (waiting lists). If a tenure mix is proposed which departs from the strategic tenure mix set out in Policy SD28, robust evidence must be provided, which is supported by the relevant housing enabler.

7.61 The National Park Authority considers that social rent tenures are the most affordable to those in greatest need, and should be prioritised over other forms of rented tenure. Levels of rent for affordable rented homes must be genuinely affordable, and must not exceed the relevant Local Housing Allowance.

Local connections

7.62 Local connections will be assessed in a cascade manner: to include the needs of the relevant settlement; then the parish; and then the wider area including nearby settlements and parishes within the National Park, as necessary. Rural local connection criteria, which is linked to parishes, will take precedent over other needs.

7.63 Local connections will be determined by the Authority, parish council and relevant housing authority, having primary regard to the relevant housing register allocations policy. Where a Community Land Trust (CLT) is to be the managing body for the homes provided, regard will be given to the CLT's objectives and strategy. The Authority will also have regard to evidence of local need which is specific to a rural estate or large farm, particularly where this is set out in a Whole Estate Plan that has been endorsed by the National Park Authority.

Viability

7.64 The *South Downs Whole Plan and Affordable Housing Viability Study*[75] demonstrates that for the great majority of sites, the requirements of Policy SD28 can be achieved. The *Vision and Circular on English National Parks and the Broads*[76] states that new housing should be focused on affordable housing requirements, and support local employment opportunities and key services. Insufficient affordable housing provision which runs contrary to Policy SD28 will be a significant factor weighing against approval, irrespective of any viability barriers.

7.65 In exceptional cases where viability is a genuine barrier to delivery, the Authority will require the applicant to demonstrate this by submitting a robust viability appraisal. This should show that the cost of land reflects the existing value of land in its current use, plus a reasonable, but not excessive, uplift which provides an incentive for the land to be sold. The Authority will not accept a land cost assumption that factors in 'hope' value. It will expect also that land purchase / sale negotiations have ensured due diligence, and have fully taken into account the whole cost of development, including all adopted and emerging development plan policies, CIL, and any abnormal costs reasonably identifiable ahead of development, as a prerequisite for development potential. Affordable housing provision and other planning obligations should therefore result in reduced residential land values which reflect these factors.

7.66 In cases where viability is, having had regard to the above, still an issue, developers will be expected to contribute as fully as possible to mixed and balanced communities, by assessing development options in accordance with the following cascade:

i) Firstly, reduce the proportion of rented affordable tenure homes in favour of intermediate housing that best reflect local need;

ii) Secondly, reduce the overall percentage of housing provided as affordable units; and

iii) Thirdly, provide a financial contribution for affordable housing to be delivered off-site.

7.67 The viability appraisal must be done on an independent and open-book basis, and must be undertaken by a professionally qualified member of the Royal Institute of Chartered Surveyors (RICS) to establish the appropriate form and level of contribution. Where the Authority does not agree that the appraisal has been undertaken robustly and fairly, it must be independently audited at the cost of the developer and subsequently reviewed if necessary.

[75] South Downs Whole Plan and Affordable Housing Viability Study (BNP Paribas, 2017)

[76] Vision and Circular on English National Parks and the Broads (DEFRA, 2010)

7.68 Where a lower proportion of affordable housing is accepted by the Authority as an exception, a clawback clause will be included in the Section 106 Agreement to secure higher affordable housing contributions, up to the requirement in Policy SD28, if market conditions improve before the completion of development.

7.69 The National Park Authority will publish guidance on viability matters in due course.

Providing for affordable housing on-site

7.70 Affordable homes should be provided on-site. The options for achieving this should be discussed in full with both the Authority and the relevant housing enabler.

7.71 Exceptionally, off-site provision or a financial contribution of broadly equivalent value to the normal on-site provision may be justified. Only when all options for on-site provision are shown to have been reasonably explored, without success, will a financial contribution to provide affordable housing off-site be accepted. On larger sites of 11 or more homes, this will usually be due to a lack of financial viability, ascertained by working through the cascade set out under Viability above. On smaller sites of 10 or fewer homes, there may on occasion be other site-specific practical constraints that make on-site provision of a policy-compliant mix of housing tenures unfeasible.

7.72 Financial contributions secured in lieu of affordable housing must directly address local needs within the National Park, and support achievement of mixed and balanced communities. In such cases, a legal agreement will be required that sets out the terms of payment, and that limits its spending to relate only to schemes that address local needs. The calculation of financial contributions will be based on the most up-to-date policy or guidance published or used by the local housing authority within which the site is located. The National Park Authority will publish its own guidance on this matter in due course, which will supersede other guidance.

7.73 In some cases, the Authority may be willing to accept serviced plots as payment-in-kind, either on the application site, or on an equivalent site that equally addresses local need and is in other respects suitable and deliverable. This, together with any additional payment necessary, should represent a value equivalent to the financial contribution which would otherwise be calculated and paid to the Authority in the absence of acceptance of the serviced plot.

Design and mix

7.74 Affordable homes must be integrated throughout the development and be of visually indistinguishable design. They should be located throughout the site in a manner that supports integration but can also be managed efficiently by the relevant housing association. The mix of dwelling types and standards of design for affordable housing are considered under other development management policies alongside all other types of housing.

Artificial subdivision of sites

7.75 The Authority will not accept the artificial subdivision of sites where an obvious consequence of doing so would be to fall under the relevant policy threshold requiring either on-site provision of affordable housing, or a financial contribution proportionate to the total sum of development. For the purposes of housing provision, the Authority will consider a site to be a single site if the current arrangements, in either functional and / or legal land ownership terms, can be considered part of a wider whole.

Affordable housing delivery

7.76 Affordable housing provision will be secured at the granting of planning permission by a Section 106 legal agreement. The National Park Authority will work in close partnership with the relevant Local Housing Authority to ensure that affordable housing is delivered effectively. Affordable housing should remain as such in perpetuity.

7.77 Community Land Trusts (CLTs) provide an opportunity for local community ownership of land for long-term affordable housing provision. Affordable housing provided by CLTs and most housing associations are exempt from the "Right to Buy", allowing affordable housing to remain affordable in perpetuity.

Strategic Policy SD29: Rural Exception Sites

1. Proposals for new residential development of 100 per cent affordable housing outside of settlement boundaries as shown on the Policies Map will be permitted, provided that the following are met:
    a) Affordable housing is provided in perpetuity;
    b) The site selection process has considered all reasonable options, and the most suitable available site in terms of landscape, ecosystem services and overall sustainability has been chosen;
    c) The scale and location relates well to the existing settlement and landscape character; and
    d) It is shown that effective community engagement has fed into the design, layout and types of dwellings proposed.
2. The size (number of bedrooms), type and tenure, (for example, social and affordable rented, intermediate, shared ownership or older people's housing) of affordable homes for each proposal will be based on robust and up-to-date evidence of local community need.
3. Occupancy conditions and local connection criteria will be applied to affordable housing to ensure local needs are met. Specific criteria will be determined by the Authority, in close partnership with established community-led and legally constituted organisations or CLTs where applicable.

7.78 The purpose of Policy SD29 is to encourage the delivery of rural exception sites. These sites provide a critical source of affordable housing in perpetuity to meet local needs, which are not served by the market, on land that would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection.

Mix of tenures

7.79 The National Park Authority believes that a policy of allowing market housing would reduce the number of affordable homes coming forward and may reduce the willingness of communities to support the principle of rural exception sites. The emphasis on rural exception sites in national parks should be on 100 per cent affordable housing. If a viability appraisal has robustly demonstrated that viability genuinely risks preventing a rural exception site from coming forward, and there are no alternative, more viable, sites, the Authority will work with the landowner, community and other stakeholders to establish the optimum alternative option which best meets the local need.

Site selection, scale and location

7.80 Policy SD29 (1) (b) requires the most sustainable, available site to be chosen. It is important to ensure that locations, which have an overall positive impact on the ability of the natural environment to contribute to ecosystem services, work best within the landscape and settlement form, allow better access to local services, and are most suitable in other respects, are preferred.

Community and stakeholder engagement

7.81 "Effective community engagement" should be demonstrated by the applicant in both the site selection and application design processes. This can include liaison with the relevant parish council(s), community groups and neighbours. It is also essential that the advice of the relevant Rural Housing Enabler feeds into these processes, so that any practical difficulties regarding management issues are identified and overcome at an early stage of design.

Local need and local connection

7.82 Occupation of affordable housing brought forward on both rural exception sites and market-led sites is subject to conditions to ensure the needs of local people are being met. The meanings of "local need" and "local connection" are set out in the supporting text to Policy SD28: Affordable Housing. Rural exception sites should also take into accountthe aspirations of the local community, for example, as expressed in the relevant NDP or Parish Plan Village Statement. The type and tenure of dwellings on rural exception sites will need to balance the provision of local needs with the character of the existing settlement and the landscape within which it is located.

Delivery of rural exception sites

7.83 The Authority will expect all rural exception sites to reflect local needs and aspirations. An effective way to achieve this is through establishing CLTs to drive the delivery of sites. Local partnership arrangements will generally be appropriate for delivering on sites, for example, between CLTs, Parish or Town Councils, Specialist Housing Associations and / or Rural Housing Enablers (RHEs). Whichever delivery model is used, the Authority will seek to ensure that affordable housing remains affordable in perpetuity.

7d. HOMES (DEVELOPMENT MANAGEMENT POLICIES)

7.84 This sub-section of the Local Plan includes three development management policies relating to housing namely: SD30: Replacement Dwellings, SD31: Extensions to existing dwellings, and provision of annexes and outbuildings and SD32: New Agricultural and Forestry Workers' Dwellings.

Development Management Policy SD30: Replacement Dwellings

1. Development proposals for replacement residential dwellings outside settlement boundaries, as defined on the Policies Map, will be permitted where:
    a) The structure, constituting all new and existing development, does not result in a net increase of more than approximately 30% compared with the gross internal area of the existing dwelling; and
    b) The replacement dwelling is not overbearing or of a form which would be detrimental to the amenity of nearby residents by virtue of loss of light and / or privacy.
2. Development proposals for the replacement of one residential dwelling with two or more separate residential dwellings will be permitted where:
    a) Criteria 1(a) and (b) are satisfied;
    b) The replacement dwellings are 'small' and designed with appropriate layouts and internal arrangements; and
    c) There is sufficient scope within the existing dwelling and its curtilage to provide satisfactory private amenity space, landscaping, boundary treatments, external storage and vehicular parking for each dwelling.
3. Where permission is granted future extensions may be controlled by the removal of permitted development rights.

7.85 The purpose of this policy is to reduce the loss of small homes in the National Park through replacement by substantially larger homes. A key consideration is demonstrating that there is no increase in the overall visual impact of the replacement dwelling(s) on the landscape of the National Park.

Applying Policy SD30 to development proposals for replacement dwellings

7.86 The term 'existing dwelling' for the purposes of this policy refers to the residential unit that existed on ~~01 April 2011~~ 18 December 2002 or, if built after that date, as originally built. This is the date that the ~~National Park Authority became the local planning authority for the~~ National Park was first designated.

7.87 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 may be considered in the assessment of whether the proposed ~~extension~~ replacement dwelling is materially larger than the existing dwelling.

7.88 It is expected that the residential curtilage (domestic garden area) of a replacement dwelling would be no larger than that of the existing dwelling. The Authority will need to be satisfied that the dwelling to be replaced has a lawful use for residential purposes. The policy relates to a dwelling as it existed on 01 April 2011, or as the dwelling was originally built or legally established, if the residential use post-dates 01 April 2011. Where residential use may have been abandoned, used for some other purpose or is in an uninhabitable condition, the advice of the Authority should be sought at an early stage.

7.89 Within the broad principles set out in ~~criteria 1c above~~ the policy, proposals for replacement dwellings will be expected to be of a high standard of design in accordance with Policy SD4: Landscape Character and Policy SD5: Design. 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. 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. Any replacement dwelling will normally be expected to be located on the site of the existing dwelling it is to replace. However, where a re-siting within the residential unit is proposed it must be demonstrated that there would be no harmful impact on the landscape of the National Park.

Increase in number of dwellings

7.90 Where proposals include a net increase in the number of dwellings on the site, a 'small' dwelling is defined as having a total Gross Internal Area (GIA) of 120m^2 or less. Proposals must not result in cramped, impractical and / or contrived layouts and internal arrangements. Such proposals must ensure that each dwelling has suitable vehicular parking, bin and cycle storage and private amenity space. Features such as fencing, entrance gates, lighting, new driveways and additional hardstanding can have a considerable urbanising effect on rural areas and as such proposals which do not respect, or are not in keeping with, the rural character of the area will not be permitted.

Permitted development rights

7.91 In determining planning applications for replacement dwellings, consideration will be given to the removal of permitted development rights to ensure that future development of the site respects the identity and character of the built form, landscape character and neighbouring amenity.

Development Management Policy SD31: Extensions to existing dwellings, and provision of annexes and outbuildings

1. Development proposals for extensions to existing dwellings, and the provision of annexes and outbuildings will be permitted where:
    a) The proposal does not increase the floorspace of the existing dwelling by more than approximately 30% unless there are exceptional circumstances;
    b) The proposal respects the established character of the local area; and
    c) The proposal is not overbearing or of a form which would be detrimental to the amenity of nearby residents by virtue of loss of light and / or privacy.
2. Proposals for annexes should demonstrate the functional and physical dependency on the host dwelling.
3. Proposals for outbuildings should demonstrate that they are required for purposes incidental to the use of the host dwelling.
4. Where permission is granted future extensions may be controlled by the removal of permitted development rights.

7.92 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. 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. 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. All applications for extensions, annexes and outbuildings will therefore need to comply with SD4: Landscape Character and SD5: Design.

Applying Policy SD31 to development proposals for extensions

7.93 The term 'existing dwelling' for the purposes of this policy refers to the residential unit that existed on ~~01 April 2011~~ 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.

7.94 With respect to the size of extensions and annexes the Authority will generally seek modest proposals which increase the Gross Internal Area (GIA) of the existing dwelling by no more than approximately 30%. ~~A larger proposal may be permitted where it can be clearly demonstrated that there will be no harmful intrusive impact in the landscape and that there is an enhancement in the appearance of the host dwelling~~. The Authority will consider larger extensions that are needed to accommodate exceptional family needs, for example, arising from a disabled or elderly member of the family; robust evidence will be required to support such applications.

7.95 Proposals for outbuildings should be sensitively sited to the side or rear of the host dwelling. Single or double detached garages of appropriate dimensions and design may be permitted if they are not intrusive upon the local area, remain subordinate to and do not detract from the character and appearance of the main dwelling.

7.96 Proposals for annexes to provide additional ancillary accommodation must demonstrate a functional link between it and the host dwelling. The annexe must be in the same ownership as the main dwelling and share utility services, access, vehicular parking and private amenity space. An annexe should usually be incorporated within or physically attached to the host dwelling. Where an extension to provide an annexe is not practical, consideration will also be given to the size of the detached annexe and sub-ordinance to the host dwelling.

7.97 For the purposes of applying this policy, the use of outbuildings to support home working and home-based businesses will generally be supported where this does not involve a change of use of the main dwelling or have an adverse impact on the residential amenities of adjoining residents or the landscape of the National Park.

Permitted development rights

7.98 In determining planning applications for extensions, annexes and outbuildings, the impact of cumulative additions will be taken into consideration as well as the removal of permitted development rights to ensure that future development of the site respects the identity and character of the built form, landscape character and neighbouring amenity.

Development Management Policy SD32: New Agricultural and Forestry Workers' Dwellings

1. Development proposals for agricultural and forestry workers' dwellings will be permitted where it has been demonstrated that the nature and demand of the work concerned make it essential for one or more people engaged in agricultural and forestry enterprises to live at, or very close to, the site of their work.
2. Applications for new agricultural and forestry workers' dwellings will need to demonstrate that:
    a) The agricultural or forestry enterprise is established, extensive, viable and contributes to the special qualities of the National Park;
    b) There is an essential functional need for the agricultural and forestry dwelling that could not be fulfilled either by another residential dwelling on the enterprise or existing residential accommodation in the local area which is suitable and available for occupation by the workers concerned;
    c) No other residential dwellings either on or closely connected to the enterprise have been sold off separately or alienated from it in the past five years unless the reason for separation is justified through robust evidence;
    d) Full consideration has first been given to the conversion of an existing building within the enterprise; and
    e) The proposed agricultural or forestry dwelling should be well-related in terms of siting to existing buildings or dwellings within the enterprise, result in and remain as a total habitable floor space not exceeding 120m² (gross internal area) and be sensitively designed.
3. Applications for the removal of occupancy conditions will not be permitted unless it can be demonstrated through robust evidence that there is no longer a current or possible renewed need for the dwelling for the authorised use for the foreseeable future, and will only be made available on the open market when it has been robustly demonstrated that its use as an affordable dwelling would be unviable or unsuitable or unnecessary.
4. Temporary dwellings for agricultural and forestry workers will be permitted where they are essential to support the agricultural or forestry enterprise, whether new or established, provided that it is demonstrated that:
    a) There is a firm intention and ability to develop the enterprise;
    b) There is a clear functional need to support the enterprise;
    c) The enterprise has been planned on a sound financial basis;
    d) The location would be suitable for a permanent agricultural or forestry worker's dwelling; and
    e) It is easily dismantled and / or taken away.
5. Where permission is granted for new dwellings under this policy, future extensions may be controlled by the removal of permitted development rights.

7.99 The purpose of this policy is to address an essential need for agricultural or forestry workers to live either permanently or temporarily at, or closely sited to, their place of work. The Authority wishes to ensure that any proposal for a dwelling is not an abuse of the concession that the planning system makes for such dwellings and as such will be subject to strict criteria and conditions to ensure that they are only used for the purpose intended.

Demonstration of need

7.100 Permanent dwellings will only be permitted to house full-time, rural workers and their immediate family on established (at least 3 years old) and extensive (at least 5 hectares) agricultural or forestry enterprises in line with the criteria set out in the policy. The functional test is necessary to establish whether it is essential for proper functioning of the enterprise for one or workers to be readily available at most times. Occupiers will need to be engaged in actual operational work, actively contributing to the management of the land. This is because non-operational work, although it may be associated with the business, can be achieved away from the enterprise and as such these cases will not meet the exception test needed to justify new dwellings in the open countryside.

7.101 Applicants should provide suitable information which clearly sets out the economic viability of the enterprise.

7.102 Applicants should also provide an independently corroborated statement from an appropriately qualified individual which suitably demonstrates that the functional requirement cannot be accommodated by either another dwelling on the enterprise or other available and suitable accommodation in the local area, and that no dwellings on or closely connected with the enterprise have recently (at least the last five years) been disposed of, for example, by sale or by removal of restrictive conditions so that the dwelling can be let out on the open rental market.

7.103 Where there is an essential need for accommodation, and a new dwelling is proposed, the applicant should first demonstrate through structural surveys undertaken by a suitably qualified individual that redundant buildings, both agricultural and non-agricultural, within the enterprise are not capable of, or suitable for, being converted to residential use under Policy SD49: Conversion of Redundant Agricultural Buildings.

7.104 The Authority will seek appropriately sited dwellings to avoid isolated dwellings in remote locations. Proposals should respect the local vernacular and provide appropriate boundary treatments to reduce the potential impact on the rural landscape. Proposals which include disproportionately large private amenity spaces will not be permitted.

Occupancy conditions

7.105 The use of agricultural and forestry workers' dwellings will be secured through occupancy conditions, which will not be removed while there is a need for such dwellings in the local area. The implementation of new agricultural or forestry workers dwellings submitted as part of a larger development proposal shall be controlled through suitable planning obligations and conditions to ensure appropriate phasing of development. If the need on a given enterprise disappears, there may still be a need for agricultural and forestry workers to live close to other holdings in the local area and as such their continued use for such purposes would contribute towards maintaining a sustainable rural economy.

7.106 Applications seeking the removal of occupancy conditions will only be permitted where the enterprise has been marketed unsuccessfully for a minimum of 12 months. The scope of the marketing exercise required to demonstrate the lack of need for agricultural and forestry worker housing will comprise an independently corroborated statement from a suitably qualified individual demonstrating that there is no longer the immediate requirement for a unit of this type within a suitable catchment, and the marketing of the property at no more than 70% of deemed open market value, through advertisements in the local press, internet and other publications including at least one agricultural publication, for at least 12 months. The unit will then be made available as an affordable dwelling in the first instance. Only if it can be robustly demonstrated that such use would be unviable, unsuitable or unnecessary at the location, will release on to the open market be deemed acceptable.

Temporary dwellings

7.107 The need for a temporary dwelling for an agricultural or forestry worker to live on or in close proximity to the enterprise in order to be readily available at most times, will also be subject to a functional test demonstrated by robust evidence. The Authority will specify the period for which the temporary permission is granted and the date by which the temporary dwelling will have to be removed or reverted to agricultural use. Successive extensions to a temporary permission will not normally be granted unless material considerations indicate otherwise.

7e. GYPSIES, TRAVELLERS AND TRAVELLING SHOW PEOPLE

Introduction

7.108 This sub-section contains Policy SD33: Gypsies, Travellers and Travelling Showpeople. It safeguards permanent lawful sites, establishes the need for new sites and sets the criteria against which applications will be considered. Site allocations for Gypsies, Travellers and Travelling Showpeople are set out in Chapter 9.

7.109 It is important to try to address the housing needs of all people within our community. This includes the needs of Gypsies, Travellers and Travelling Showpeople. The National Park has small resident and transient communities of each group. There are currently around 45 permanent pitches for gypsies and travellers, 30 transit pitches and 4 permanent plots for travelling showpeople.

7.110 The need for all types of sites is identified through Gypsy and Traveller Accommodation Assessments (GTAA). Recognising the cross boundary nature of these assessments, the National Park Authority has worked in partnership with all local authorities across the National Park to identify the need for further accommodation. This has resulted in six studies which together combine to cover the National Park. There are inherent difficulties in obtaining accurate data given the transient activities of some groups and the level of statistical information available at a National Park level. Notwithstanding this, a proportionate approach has been taken in the various assessments, the results of which have been collated and are set out in the *Gypsy, Traveller and Travelling Showpeople Background Paper*[77] .

7.111 ~~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.~~

[77] Gypsy, Traveller and Travelling Showpeople Background Paper (South Downs National Park Authority, 2016)

FIGURE 7.5: PERMANENT PITCH NEED WITHIN THE NATIONAL PARK FOR GYPSIES, TRAVELLERS AND TRAVELLING SHOWPEOPLE

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**

7.112 In addition there is a need for around 8 transit pitches within the East Sussex area.

7.113 Work to identify suitable sites has been undertaken jointly with those groups of districts and boroughs where a need has been identified. The methodology used and the list of all sites considered is set out in the *Gypsy, Traveller and Travelling Showpeople Background Paper*. The results of this work are:

- The allocation of a small number of sites within the National Park for permanent pitches in chapter 9 of this Local Plan;
- The intensification of the usage of some sites; and
- The safeguarding of existing authorised sites from other uses under policy SD33.

7.114 The outcome of this work is that the National Park Authority is not able to identify sufficient sites to meet the entire identified need for Gypsies, Travellers and Travelling Showpeople within. Very limited opportunities have been put forward by land owners or other interested parties for consideration and the National Park Authority does not own any land on which sites might be provided. All Local Authorities with land within the National Park have reviewed their land holdings as part of these studies.

7.115 As Local Authorities review their Gypsy & Traveller Needs Assessments the outcomes will be shared with the National Park Authority and will also be a consideration in determining planning applications.

7.116 Considerable joint working with neighbouring Local Authorities has taken place to come to this current position. The provision of sites for Gypsies and Travellers is rarely a static matter that can be concluded in its entirety through a Local Plan, therefore this joint working will continue through the plan period. In response to the limited allocations that have been possible, the policy includes criteria that will be used to determine applications on unallocated sites.

Strategic Policy SD33: Gypsies and Travellers and Travelling Showpeople

1. Lawful permanent sites for Gypsies, Travellers and Travelling Showpeople will be safeguarded from alternative development, unless acceptable replacement accommodation can be provided or the site is no longer required to meet any identified need.

2. The National Park Authority will seek to meet the need of Gypsies, Travellers and Travelling Showpeople ~~up to 2027 / 28~~, by the allocation of permanent pitches and the granting of planning permission on currently unidentified sites for approximately:

   a) 13 pitches in that part of the National Park located in Brighton & Hove;

   b) ~~8~~ 6 pitches in that part of the National Park located in Lewes District;

   c) ~~11~~ 6 pitches in that part of the National Park located in East Hampshire ~~and Winchester~~ District~~s~~.

3. Development proposals to meet the needs of the Gyspy, Traveller and Travelling Showpeople community (as defined in *Planning Policy for Traveller Sites (2015)* or any subsequent policy) on unidentified sites will be permitted where they:

   a) ~~Can demonstrate a local connection~~

   a[1]) Meet a need as identified in Figure 7.6 below;

   ~~b) Can demonstrate that there is no alternative available pitch which could be used in the locality~~;

   c) Do not result in sites being over-concentrated in any one location or disproportionate in size to nearby communities;

   d) Are capable of being provided with infrastructure such as power, water supply, foul water drainage and recycling / waste management without harm to the special qualities of the National Park;

   e) Provide sufficient amenity space for residents;

   f) Do not cause, and are not subject to, unacceptable harm to the amenities of neighbouring uses and occupiers;

   g) Have a safe vehicular and pedestrian access from the public highway and adequate provision for parking, turning and safe manoeuvring of vehicles within the site; and

   h) Restrict any permanent built structures in rural locations to essential facilities.

4. Proposals for sites accommodating Travelling Showpeople should allow for a mixed use yard with areas for the storage and maintenance of equipment.

7.117 The purpose of this policy is to safeguard permanent lawful sites, establish the need for new sites and set the criteria against which applications will be considered.

Safeguarding

7.118 Given the limited availability of suitable and available sites it is important to safeguard all existing, lawful permanent and transit sites. Existing sites are identified in Appendix A of the *Gypsy, Traveller and Travelling Showpeople Background Paper*. Where proposals involve the loss of a pitch or plot, applicants will need to identify a suitable alternative site or establish that the existing site is no longer required. This should be assessed against the relevant GTAA and any subsequent update or assessment. Alternative sites should not be any less suitable than the existing pitch or plot proposed to be lost.

Meeting the Need for sites

7.119 A summary of the need for permanent and transit patches 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~~ 10 pitches within the National Park for Gypsies & Travellers. ~~A summary of the allocations and remaining need is presented in Figure 7.6.~~

FIGURE 7.6: SUMMARY OF LOCAL PLAN ALLOCATIONS AND PERMANENT PITCH NEED WITHIN THE NATIONAL PARK FOR GYPSIES, TRAVELLERS AND TRAVELLING SHOWPEOPLE

Area (Within National Park)	**Permanent Gypsy & Traveller Pitch Need**	**Permanent Showpersons' Plot Need**	**Allocations in the Local Plan**	**Remaining unmet need**
Brighton & Hove*	13 ~~(2016–2028)~~	0	0	13 Gypsy & Traveller
West Sussex				
Coastal West Sussex (Arun, Adur, Chichester, Worthing)*	0	0	0	0
Horsham	0	0	0	0
Mid Sussex	0	0	0	0
East Sussex				
~~East Sussex~~ (Lewes, Eastbourne, Wealden)*	~~8 (2016 – 2028)~~ 6	0	5	~~3~~ 1 Gypsy & Traveller
Hampshire				
~~Hampshire (~~East Hampshire~~, Winchester)~~	~~11 (2016 – 2027)~~ 4	~~4 (2016 – 2027)~~ 9 ~~(2018-2036)~~	~~8~~ 5 (Gypsy & Traveller)	~~3 Gypsy & Traveller), 4 (Travelling Showpeople)~~ 9 Travelling Showpeople
Winchester	0	0	0	0
~~Horsham~~	~~0~~	~~0~~	~~0~~	~~0~~
~~Mid Sussex~~	~~0~~	~~0~~	~~0~~	~~0~~
Total	**~~32~~ 23**	**~~4~~ 9**	**~~13~~ 10**	**~~19~~ 14 Gypsy & Traveller, ~~(Plus 4~~ 9 Travelling Showpeople~~)~~**

*This requirement is based upon a GTAA undertaken before the change in definition introduced in the 2015 Planning policy for Traveller Sites.

7.120 ~~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.~~

New Sites for Gypsies & Travellers

7.121 National policy makes clear that, as with any other form of development, planning permission for sites should only be granted in the National Park where it is demonstrated that the objectives of the designation will not be compromised by the development. 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~~. The current identified local need as established through various Gypsy & Traveller Accommodation Assessments is set out in SD33. However, this will be subject to change as Local Housing Authorities update respective studies. The SDNPA will input as required into these pieces of work.

7.122 New sites should respect the scale of, and not dominate, the nearest settled community. Observing this principle can help with community cohesion. Sites should be well related to settlements with services and facilities, but it is recognised that throughout the National Park sites are often in very rural locations.

7.123 Any planning permission will include a planning condition or obligation to ensure that occupancy of the site is limited to persons as defined in *Planning Policy for Traveller Sites* (2015) or any subsequent policy. Applicants should also consider the *Caravan Sites and Control of Development Act 1960* which specifies a separation distance of 6m or more between each caravan.

7f. EMPLOYMENT

Introduction

7.124 This sub-section includes two strategic policies relating to employment. The first policy is about sustaining the local economy. The second policy sets employment land requirements for the National Park and safeguards existing employment sites.

7.125 Within the National Park the challenge is to encourage sustainable development within the limits of the environment and to ensure Purpose 1 and 2 are not compromised by meeting the socio-economic duty, given that the duty is pursuant to the purposes. A Local Plan objective derived from the *Vision* is to protect and provide for local businesses including farming, forestry and tourism that are broadly compatible with and relate to the landscapes and special qualities of the National Park.

7.126 The National Park is home to about 10,000 businesses and generates £19,450 GVA per head. The business base is focused on small and micro businesses and there is a high level of self-employment. Although the main centres of employment are within the market towns, the economy is mainly rural.

7.127 The *Employment Land Review* (ELR)[78] is the main evidence based study supporting the Local Plan policies on employment. A site focused update of the ELR was published in 2017 (ELR Update)[79] to support the allocation and safeguarding of employment sites in the Local plan. An updated calculation of employment land need is set out in the *South Downs National Park Housing and Economic Development Needs Assessment* (HEDNA)[80] published in 2017.

[78] South Downs National Park Employment Land Review 2015 (G.L. Hearne, 2015)

[79] South Downs National Park Authority Employment Land Review 2017 Update (South Downs National Park Authority, 2017)

[80] South Downs National Park Housing and Economic Development Needs Assessment (G.L. Hearn, 2017)

Strategic Policy SD34: Sustaining the Local Economy

1. Development proposals that foster the economic and social well-being of local communities within the National Park will be permitted provided that they meet one or more of the following:

    a) Promote and protect businesses linked to the National Park's key sectors of farming forestry and tourism;

    b) Promote and protect green businesses linked to ecosystem services;

    c) Support rural supply chains across the National Park and its environs and encourage closer ties between rural businesses;

    d) Provide for and support small and micro businesses through the provision of small, flexible, start-up and move-on business units including incubator uses;

    e) Provide flexibility for established businesses to secure future resilience and protect local jobs;

    f) Intensify the commercial use of an employment site and make a more efficient use of brownfield land;

    g) Promote smart economic growth and advances in information and communications technologies, particularly superfast broadband.

7.128 The purpose of this policy is to promote and protect local businesses without compromising the purposes of the National Park. The policy is consistent with the spatial strategy of a medium level of development dispersed across the National Park. It should be read in conjunction with the development strategy set out in policy SD25, which identifies settlements where the principle of development is accepted.

Key sectors

7.129 Following on from the *State of the Park Report*, the Local Plan identifies three key sectors or clusters of economic activity, namely farming, forestry and tourism. These sectors are all rooted in the National Park purposes and are linked to ecosystem services, particularly provisioning and cultural services. This Local Plan supports the expansion of these existing business sectors where to do so is compatible with the landscape and special qualities.

7.130 Food and beverages form an important economic sector. Vineyards and wineries are an expanding part of this sector, with the soils and weather patterns on the south facing dip slopes being ideal for grape production. The provision of ancillary facilities such as bottling plants should support local production, and be compatible with, and not harm, the special qualities of the National Park. Climate change and market forces will continue to influence the landscape leading to new enterprises, and increasing opportunities for producing alternative energy, for example, wood fuel.

7.131 The South Downs is England's most wooded national park, and wood-related activities are located primarily in the Western Weald. The specific development requirements for agriculture and forestry are set out in Policy SD39: Agriculture and Forestry.

7.132 Policies on tourism and the visitor economy are set out in the Local Plan section on Understanding and Enjoying the National Park.

Green businesses

7.133 The National Park Authority will encourage green business proposals particularly when they are linked to the special qualities. A green business is defined as an enterprise that has a positive impact on the local and/or global environment. Green businesses are linked to ecosystem services, for example, a coppicing business provides 'provisioning' services with a renewable source of wood.

Rural supply chains

7.134 Rural supply chains link products, services, finance and information from the producer to the customer. Policy SD27 seeks to encourage rural supply chains within and across the National Park in order to nurture and grow rural businesses. This is particularly important for the local food network. Rural supply chains are not, however, linked exclusively to food and drink, for example, the use of local building materials contributes positively to sustainable landscape management and local employment. The market towns have both a traditional and future role as hubs for rural supply chains including traditional markets, networking, training and services.

Small and micro businesses

7.135 There are thousands of small and micro businesses in the National Park. A small business employs less than 10 people and a micro business employs less than 5. Although the main centres of employment are within the market towns, there are a significant number of rural business units. The ELR found that 88 per cent of workplaces employ fewer than 10 people and 98 per cent of enterprises employ fewer than 50 people. These proportions are significantly higher than national and regional levels. It indicates a strong entrepreneurial employment base reliant on small companies and start-ups.

7.136 Policy SD27 seeks to promote and protect small businesses. This could be through the provision of affordable 'move on space' for expanding home-based businesses and flexible 'move in / move on' accommodation for start-up companies. Policy SD47 deals with small businesses as part of farm diversification.

7.137 Many micro businesses are home based and collectively they make a significant contribution to the local economy. Home working provides a cost-effective solution to finding accommodation for new and micro businesses, and reduces the need to travel from home to the workplace. It is important that home based businesses do not cause unacceptable harm to the amenity of neighbours in terms of traffic, smell, loss of privacy, outlook, noise and overlooking.

Resilience

7.138 Provision of workspace is only one part of encouraging new business start-ups and developing existing businesses. It is also important that businesses are resilient to changes in the local and international economy, for example having the ability to adapt or expand premises to respond to a changing market. The planning process also has a role in supporting the availability of advice and training, and on-going business support. These types of services help to ensure the survival and development of small businesses and thus improve their resilience.

Intensification

7.139 The development strategy set out in Policy SD25 prioritises the development of previously developed land. Commercial development on existing employment sites should make an efficient use of existing buildings and previously developed land through intensifying uses, provided that this does not compromise the special qualities of the National Park.

Smart economic growth

7.140 Smart economic growth seeks to achieve economic growth at a lower environmental cost and with a more positive impact on quality of life. Superfast broadband is key ingredient for achieving it, but significant areas of the National Park are currently severely disadvantaged by slow and unreliable internet connections. The proliferation of 'not spots' is a major barrier to sustainable economic growth particularly for home-based businesses. Policy SD44 deals with telecommunications and other utilities.

Strategic Policy SD35: Employment Land

1. The SDNPA will make overall provision for the following amounts of new employment land between 2014 and 2033:
    - Office (B1a/b): approximately 5.3 hectares
    - Industrial (B1c/B2): 1.8 hectares
    - Small-scale warehousing (B8): 3.2 hectares
2. Development proposals for the change of use of redundant B2 premises and land to accommodate the need for new offices and/or warehousing will be permitted provided that there would not be a potentially adverse impact on the landscape and other special qualities of the National Park including by reason of traffic, noise or pollution.
3. The Authority will safeguard all existing employment sites and allocations that are fit for purpose from development proposals for non-employment uses. Change of use applications that would result in a loss of employment land will only be permitted provided that evidence of a robust marketing campaign of at least 12 months clearly demonstrates that there is no market demand for the business premises.
4. The principal and local employment sites are shown on the Policies Map, to which further protection applies as follows:
    a) On principal employment sites: B class employment uses will be safeguarded from development proposals for non-B class uses and evidence of a robust marketing campaign of at least 18 months will be required
    b) On local employment sites: commercial uses will be safeguarded from development proposals for non-commercial uses and evidence of a robust marketing campaign of at least 18 months will be required

Details of marketing requirements are set out in Appendix 3.

7.141 The purpose of this policy is to set out employment land provision figures for the National Park and safeguard existing employment sites. 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.

Employment land requirements

7.142 Policy SD35 sets out the employment land provision figures, which meet the objectively assessed need for employment land identified in the ELR and HEDNA. Evidence indicates that this amount of development is deliverable on sites across the National Park, particularly in the market towns, without harming the special qualities.

7.143 The methodologies for calculating the employment land provision figures are explained in full in the ELR and HEDNA. The provision figures build upon the evidence supporting the employment policies in the *East Hampshire, Winchester and Lewes Joint Core Strategies*. Due to the difficulties of undertaking economic forecasts in a national park, the employment need figures should be treated with caution and will be kept under review. It is important to take a flexible approach to the allocation and designation of employment land to ensure that the purposes are not compromised in order to meet its socioeconomic duty.

7.144 A sufficient supply of employment sites is available to meet the provision figures set out in Policy SD35 whilst taking into account that there will be some losses of existing employment land. The new employment provision is focused in Petersfield, Lewes and the smaller market towns of Midhurst and Petworth. These sites fall within the Functional Economic Market Areas (FEMA) of Central Hampshire, Brighton and Chichester / Bognor respectively. There are three tranches of future employment land supply, which make up the core supply. These are set out in Figure 7.7. The first tranche of sites is made up of sites with planning permission that are not allocated in this Plan or an NDP. The second tranche is NDP allocations, most significantly the P*etersfield Plan*, which allocates approximately 3 hectares of land for employment, and the *Petworth NDP* which allocates about a hectare of land as an extension to an existing employment site. There is one Local Plan allocation in Lewes, which is set out in Chapter 9 of this Plan.

7.145 In addition, there is limited additional potential supply on the strategic sites of Shoreham Cement Works and the former Syngenta site. The redevelopment of North Street Quarter in Lewes will deliver higher-quality business premises. All these sites are allocated for exceptional mixed-use redevelopment in this Local Plan. The detailed policy for Syngenta is set out in the *Fernhurst Neighbourhood Development Plan*. The strategic policy for Shoreham Cement Works is set out in Policy SD56 and detailed policies will be contained in the *Area Action Plan*. Policy SD57 forms the detailed policy for North Street Quarter.

FIGURE 7.7: EMPLOYMENT LAND SUPPLY IN THE SOUTH DOWNS NATIONAL PARK

Source of employment land	**Amount (hectares)**
Sites with extant planning permission for employment development (excluding Local Plan and NDP allocations)	5.35
NDP allocations	4.69
Local Plan allocations	1.72
Total	**11.76**

Flexible approach to change-of-use applications

7.146 The ELR forecasts a growth in demand for both office (use class B1[81]) and small-scale warehouse accommodation (use class B8). Business support services, head office and management consultancy and other professional services are the major growth sectors underpinning the demand for office floorspace. A growth in warehousing and the postal sector, along with a smaller growth in wholesale trade, underlies the forecast need for warehouse floorspace.

7.147 In contrast, the ELR forecasts that there will be a continued and significant decline in employment in manufacturing, although manufacturing may contribute to growth in economic output linked to productivity improvements. This, in turn, will lead to a decline in demand for B2 floorspace although some manufacturing businesses may see a decline in jobs which does not translate directly through to floorspace.

7.148 The Authority will take a flexible and pragmatic approach to change of use applications in order to maximise the opportunities to re-use existing but vacant manufacturing premises for other forms of employment for which there is a demand. This will make an efficient use of previously developed land, and will reduce the impact of new development on the landscape. It may also offer opportunities to remediate land contamination. Some of the predicted losses in B2 accommodation could be converted into meeting the need for small-scale B8 uses. Both uses broadly require similar premises in locational terms – out of centre with strategic road access.

7.149 Robust evidence will need to be submitted and approved by the Authority that there will be no adverse effect on the landscape and other special qualities through traffic, noise or pollution. Advice on these matters will be sought from other statutory bodies, particularly the county councils and Highways England on the amount and type of traffic generation and the impact on the National Park's rural roads.

Safeguarding

7.150 It is important to safeguard premises for local businesses that are fit for purpose both within towns and the wider rural area. In order to be considered fit for purpose, the business premises need to be of a necessary standard for its intended use as defined by the *Use Class Order* (UCO). This will help to support the long-term future of communities, by providing local employment opportunities for local residents, and by reducing out commuting to employment centres outside the National Park. The ELR and ELR Update provide robust information on existing employment sites across the National Park.

7.151 Change of use applications that would result in the loss of employment land need to be supported by robust evidence. Guidance on the evidence required to prove that a robust marketing exercise has been carried out to support relevant applications is set out in Appendix 3. Advice should be sought from the local planning authority at the earliest opportunity to agree the details of the exercise.

[81] The Town and Country Planning (Use Classes) Order puts uses of land and buildings into various categories known as 'Use Classes'.

7.152 There are a small number of principal employment sites in Petersfield, Midhurst and Lewes, which are large-scale, good-quality employment sites providing jobs and services across a wide area. The National Park Authority supports the continued use of these sites for B class employment and will resist development proposals for alternative commercial uses and housing. The following principal employment sites are identified on the Policies Map and safeguarded for employment uses:

- Bedford Road, Petersfield
- Holmbush Industrial Estate, Midhurst
- Central Lewes
- Cliffe Industrial Estate, Lewes

7.153 There are a number of local employment sites located in towns and villages identified in policy SD25. It is important to protect these sites as they contribute to the sustainability of the settlements in which they are located, by providing jobs and services to the local community. Many of these local employment sites are protected in NDPs. The Local Plan will safeguard those local employment sites outside designated neighbourhood planning areas that are identified on the Policies Map:

- Abbas Business Centre, Itchen Abbas
- Farringdon Business Park, Lower Farringdon
- Farringdon Industrial Estate, Lower Farringdon
- The Old Piggery, South Harting
- The Wharf, Midhurst
- Midhurst Business Centre, Midhurst
- Hampers Common Industrial Estate, Petworth

7.154 The Authority will take a more flexible approach to change of use applications on these sites by allowing other forms of economic development that provide jobs, generate wealth or produce an economic output. Proposals for alternative uses will need to provide evidence that the proposed uses will not adversely impact on the existing and future B class uses. Any proposals for main town centre uses will need to comply with Policy SD37 on town and village centres.

7.155 Because the National Park's economic base is focused on small businesses it is not practicable to identify all these sites on the Policies Map. It is important to protect all existing small business premises, extending beyond identified principal and local employment sites, unless it can be proved that the site and the premises are not fit for purpose. Proposals that would result in a loss of employment floorspace will need to provide evidence in line with Appendix 3.

7g. TOWN CENTRES AND RETAIL

Introduction

7.156 This sub-section contains the strategic policy on town and village centres. It also includes a development management policy that sets out more detailed criteria for development in these centres. There is a further development management policy on shops outside centres, which sets out requirements for retail impact assessments.

7.157 The market towns of Petersfield, Midhurst, Petworth and Lewes are the principal town centres within the South Downs National Park and provide services to the surrounding rural communities. A brief description of each town centre, along with the village centre of Liss, is set out below. The main findings of the recent retail evidence study for Liss, Midhurst and Petworth is also set out.

Lewes

7.158 The county town of Lewes offers a special shopping environment, with many shops and services occupying listed buildings and lying in the Lewes Conservation Area. The historic retail units have facilitated small, independent and niche retailers. There are also a range of larger multiple chain stores in the town, and two supermarkets. The independent shops are intrinsic to the town's character. However, the evidence shows that there is also a need for additional purpose built retail units in order to claw back expenditure that is currently being leaked to bigger centres outside the district, such as Brighton and Eastbourne. This is primarily for comparison goods, but there is also a limited, largely qualitative, need for convenience floorspace. In order to address this, Strategic Site Policy SD57: North Street Quarter and adjacent Eastgate area, Lewes allocates land for this use. The strategic site, and the town centre boundary, primary and secondary shopping frontages are shown on the Policies Map. ~~*Lewes NDP* does not deal with retail and the town centre.~~

Liss

7.159 Liss village centre contains a mix of Victorian and modern premises. The modern development in the centre of the village has not been sympathetic to the character of the village. Liss has a small number of national multiples, and the centre provides adequately for the day-to-day retail needs of the community. However it lacks a bank, and residents depend heavily on Petersfield for most retail need. The village centre of Liss has a vacancy rate that is higher than the national average, and the profile of the centre has been impacted by the loss of several small convenience stores.

7.160 Further planning policies including the village centre boundary are contained within the Liss NDP. No primary or secondary frontages are identified.

Midhurst

7.161 Midhurst has a very traditional, attractive, linear shopping street, with the addition of a beautiful market square, which is somewhat separate from the main shopping area. The town has low vacancy rates overall.

7.162 The shopping offer includes ladies outfitters, equestrian goods and clothing, several coffee shops and eateries, both multiples and individual. There are also two pharmacies, and a florist. There is some provision for everyday small electrical items and hardware, and this is complemented by independent retails including a delicatessen, book shop, and jewellers. The town has a number of banks, and there are a number of well-presented charity shops.

7.163 The convenience goods sector is dominated by two supermarkets (one medium and one small), with a range of supporting smaller independent stores. The centre performs a healthy top- up function for local residents.

7.164 A town centre boundary for Midhurst is shown on the Policies Map. It incorporates land at the Grange, adjacent to the public car park, in order to encourage a new medium sized supermarket. 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~~ 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. Primary and secondary frontages for Midhurst are also shown on the Policies Map.

Petersfield

7.165 Petersfield's historic centre attracts visitors to enjoy food and drink in attractive and pleasant surroundings. The demand for retail space is buoyant with very low vacancy rates. The town is well supplied with supermarkets with the main competition being from Chichester, Portsmouth / Southsea and Southampton. The town centre is well equipped with pubs, restaurants and cafes which have increasingly boosted the night-time economy. The profile of the shops has changed over the years. Petersfield has weathered this well, by offering increased numbers of specialist shops that appeal to leisure shoppers at weekends, and leisure-based services such as beauty, hairdressing and cafés. At the same time it has retained the larger chains. Planning policies for Petersfield town centre are contained within the made *Petersfield NDP*, which designates a town centre boundary along with primary and secondary frontages.

Petworth

7.166 Petworth is an attractive, historic market town, which is heavily oriented towards the antique sector. This appeals to visitors to Petworth House and is a draw for visitors to the town centre itself. The centre contains a small convenience store, DIY store, pharmacy, bank and a range of restaurants, pubs and community buildings. There are also a large number of independent shops including delicatessens, florist, top of the range ladies and clothing and homeware retailers and

a fine wine shop. The centre has low vacancy rates but there is a lack of diversity in its comparison goods offer. The convenience goods offer is limited, with one convenience store providing only for top-up shopping. Petworth also benefits from a successful and popular monthly farmers market, held in the town square.

7.167 Further planning policies, including the town centre boundary and primary shopping frontage for Petworth town centre, are contained within the *Petworth Neighbourhood Development Plan*. No secondary frontage is identified.

2016 Retail Evidence Study

7.168 The *2016 Retail Study* considered the Midhurst, Petworth and Liss centres. It concluded that there was capacity for up to 1,200 sqm net of new convenience goods floorspace in the Midhurst / Petworth area within the plan period. This would equate to a single store of approximately 2,500 sqm gross or two smaller food stores. Although the development of a main food store within the Midhurst / Petworth area would be highly desirable, there have been no deliverable sites identified at this point in time. Therefore the Local Plan identifies a town centre boundary for Midhurst which is sufficiently broad to facilitate this type of development within the town centre should market forces become more favourable later in the plan period. This includes the inclusion of land next to The Grange within the Midhurst town centre, which may have potential for a new medium sized supermarket development. A similar approach is taken to the boundary of Petworth Town Centre in the *Petworth NDP*.

7.169 In terms of comparison goods, the assessment shows that there is capacity for between 2,700 and 4,300 sq m net of new floorspace in the plan period in the Midhurst / Petworth area. However, meeting this capacity would require building a development tantamount to a small retail park, which is inappropriate within a National Park.

7.170 The potential for town centre floorspace development is highly constrained, with all centres containing significant numbers of listed buildings and an already tightly packed street scene. There are few areas of derelict land of any significant size, nor are there opportunities for larger-scale redevelopment, with the exception of land at North Street Quarter and adjacent Eastgate

Strategic Policy SD36: Town and Village Centres

1. Development proposals for town centre development will be permitted where they promote or protect the following hierarchy of identified centres as defined on the Policies Map:
    a) Market Town Centres: Petersfield, Midhurst, Petworth and Lewes
    b) Larger Village Centre: Liss
    c) Smaller Village Centres: Alfriston, Ditchling, Fernhurst and Findon

~~2. Within the smaller village centres, development proposals for retail purposes will be permitted where they are compatible with its historic nature and of a scale appropriate to the community they sit within. Such development should be well related to any existing shops and services within the village unless it can be demonstrated that this is not feasible or practicable.~~

~~3. The loss of units in Use Class A that are fit for purpose will not be permitted within smaller village centres unless evidence of a marketing campaign of at least 24 months demonstrates that there is no 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.~~

area in Lewes. Suitable edge–of-centre or out-of-centre opportunities are not currently available. Proposals for large-scale out of centre retail parks / supermarkets would not be appropriate in the context of a National Park.

7.171 The purpose of this strategic policy is to identify a hierarchy of existing town and village centres across the National Park. This is based on evidence of the current state of the market town centres and village centres, their realistic role and function, and how they relate to those centres outside of the National Park. The establishment of a hierarchy of centres allows their relative positions to be monitored, and if a centre is in decline it enables strategies to put in place to either rejuvenate or manage that decline positively. Policy SD37 sets the more detailed criteria against which development in these centres will be judged.

Development Management Policy SD37: Development in Town and Village Centres

1. Within the town and larger village centres as shown on the Policies Map, development proposals for main town centre uses, in particular those that promote or protect local markets and retailers linked to supply chains across the National Park will be permitted providing they do not harm the retail function of the centre, and are compatible with its scale and historic nature.
2. Within the defined primary shopping frontages as shown on the Policies Map, the loss of units in Use Class A will not be permitted.
3. Planning permission will be granted for retail uses and for non-retail main town centre uses within the secondary shopping frontage as shown on the Policies Map.
4. Development that supports the evening economy within the defined town and larger village centre, particularly for visitors / tourists, will be permitted provided the use would not result in adverse impacts on the amenity of residents and businesses.
5. 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.
6. 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 3.

7.172 The purpose of this policy is to recognise and support the vitality and viability of the retail function of the market town and village centres. It is important that all residents within the National Park have access to a range of essential services and facilities, where possible, and the smaller village centres have a vital role to play. Proposals that would result in the loss of these services and facilities will not be supported unless there is evidence of marketing and that alternative uses have been sought in the first instance as set out in Appendix 3.

Towns and larger village centres

7.173 The town centres of Lewes, Petersfield, Midhurst and Petworth, and the large village centre of Liss, provide a range of comparison and convenience goods, and community services and

facilities, as described in the introduction to this chapter. These centres are therefore crucially important to meet the needs of communities across the National Park.

7.174 Non-retail town centre uses relate to a range of leisure, entertainment and sports uses as defined in the Glossary. Uses relating to the evening economy include pubs, bars, restaurants and late-opening cafes; where such uses are proposed, regard should be had to the amenity of existing neighbouring uses, including residents.

Smaller Village Centres

7.175 There are a number of smaller village centres. These centres offer vital rural services and contain small collections of shops, but are not generally sufficient to meet the day-to-day needs of the community.

7.176 Communities preparing Neighbourhood Development Plans with small centres not identified in policy SD36 are able to define boundaries and prepare policies for these areas in order to seek to meet the future needs if supported by evidence.

Development Management Policy SD38: Shops outside Centres

1. Development proposals for small convenience stores will be permitted where they:
    a) Have a net sales area less than 150m^2; and
    b) Are to meet the everyday shopping needs of the local community.
2. The loss of units in Use Class A that are fit for purpose will not be permitted unless evidence of a marketing campaign for at least 18 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 3.
3. Development proposals for new farm shops or extensions to existing farm shops will be permitted provided that:
    a) The scale and scope would not harm the retail offer in the immediate area. Such shops should aim to sell:
        i. At least 40 per cent of goods that are own produce plus local foods;
        ii. 40 per cent of goods that are regional; and
        iii. 20 per cent are from elsewhere.
    b) The proposal has re-used or replaced existing buildings, unless it is demonstrated that this is not feasible.
4. Development proposals for new garden centres, or extensions to existing garden centres, will be permitted where:
    a) It is demonstrated that the primary use of the centre is, and will remain, the sale of plants and horticultural products;
    b) The scale of operations is appropriate to the location;
    c) It is demonstrated that the use proposed is directly related to the supply chain of local horticultural businesses; and
    d) The proposal has re-used or replaced existing buildings, unless it is demonstrated that this is not feasible, in which case it should be related physically and functionally to existing buildings associated with the business.
5. A retail impact assessment will be required for retail development outside of the defined Market Town and Larger Village Centre boundaries but within the settlement policy boundaries, where the proposal exceeds the following thresholds for retail floorspace:
    a) Market Town: 750 m^2
    b) Larger Village: 500 m^2
6. A retail impact assessment will be required for retail development outside of Market Town and Larger Village settlement policy boundaries where the proposal exceeds 150m^2.
7. All retail development outside centres should consider and take opportunities to increase people's awareness, understanding and enjoyment of the special qualities of the National Park.

7.177 The purpose of this policy is to support the development and expansion of small-scale shops that meet day-to-day shopping needs. The National Park is home to many individual shops, which are sometimes run by the local community. Their development for alternative uses needs to be carefully considered in order not to put at risk an existing shop that might be the only service within a small village.

Farm shops

7.178 Farm shops can support farm diversification, which in turn supports farm incomes. To be considered a farm shop, a premises should aim to sell fresh produce and/or local foods that are grown, picked, reared or produced on the farm or on land close to where the shop is located. However, the percentages given in the policy are a guideline and it is acknowledged that seasonal variation does occur. Whether the percentage is measured by volume or floor area will have to be considered on a case by case basis due to the varying nature of the goods sold. For the purposes of this policy local food is considered to be that which has come from no further than 30 miles away[82] and regional is considered to be that which has come from Hampshire, Surrey, West Sussex and East Sussex i.e. counties with land within or that abuts the National Park.

7.179 Wherever possible, development proposals for farm shops should utilise disused or obsolete agricultural buildings in accordance with Policy SD40 on Farm Diversification.

Garden centres

7.180 Diversification in relation to garden centres can help to even out the seasonal fluctuations and meet customer expectations. These types of retail can be of value to local communities and visitors alike, but can also lead to increases in traffic and activity in previously tranquil areas. In some cases they detract from the primary purpose of a garden centre, which is to sell plants and gardening related products, and become intrusive urbanisation in an otherwise rural landscape.

7.181 The expansion or diversification of a garden centre should be part of a long term strategy for the business. The preparation of a business plan or similar document identifying how the development supports the long term viability of the business and local horticultural suppliers, complies with the relevant parts of SD38 and justifies development outside of the settlement boundary will assist in the consideration of an application.

Retail Impact Assessments

7.182 The purpose of this test is to assess whether the impact of a proposal for retail development outside the defined market town and village centres would have an adverse impact on an existing retail centre. Due to the nature of the town and village centre, and the limited opportunities for retail development in these locations, any significant retail development outside of these centres is likely to divert trade from them. As a result, it is appropriate to set lower thresholds than the NPPF default position, as developments considerably smaller than those defined in the NPPF could have a substantial effect on the role and function of the centres. In addition, any assessment should also consider the impact on nearby essential rural services.

[82] CPRE definition of local food.

Understanding and enjoyment of the National Park

7.183 In all retail development outside centres the Authority would encourage applicants to consider and take opportunities to increase people's awareness, understanding and enjoyment of the special qualities of the National Park. This might range from leaflet distribution to cycle hire or facilities for walkers and horse riders.

7h. AGRICULTURE AND FORESTRY

Introduction

7.184 This section of the Local Plan includes three development management policies on agriculture and forestry. Firstly, there is a policy on the construction of new agricultural and forestry buildings. The second policy is on farm diversification, which is intended to increase the long-term viability of farming and forestry in the National Park by enabling farmers and forest managers to set up additional income streams to their core business. The third policy is on the conversion of redundant agricultural buildings, which seeks to ensure that farmers can re-use redundant assets in a way that safeguards their agricultural character and contributes to the economic and social wellbeing of the National Park's communities.

7.185 Land used for ~~farming~~ agriculture and forestry covers most of the National Park, and is the most important provider of its ecosystem services. These range from the provisioning of food, biomass and other materials such as timber to the regulation of water and soil quality. ~~Farming and forestry include the provision of~~ It provides habitats ~~to~~ for many of the National Park's most distinctive species, and the cultural benefits arising from the protection of beautiful and centuries old landscapes that attract visitors. This Local Plan aims to protect and enhance the delivery of multiple ecosystem services which arise from farmland and woodland, and the buildings associated with them, in line with Core Policy SD2: Ecosystem Services.

7.186 ~~Farming~~ Agriculture and forestry are also a crucial part of the National Park's economy. The fourth special quality is an environment shaped by centuries of farming and embracing new enterprise. The existing agricultural buildings make an important contribution to this special quality, and any new development or conversion should conserve and where possible enhance the agricultural character of such buildings and their setting.

7.187 There are a wide range of permitted development rights available to farms, both for agricultural development and for the change of use of agricultural buildings, without the need for planning permission. There are several differences between the permitted development rights in National Parks and those elsewhere. ~~The following policies apply to developments which do not come under the category of permitted development~~. Most agricultural developments and changes of use which do come under the category of permitted development will still be required to go through the prior notification system.

☆Development Management Policy SD39: Agriculture and Forestry

1. Development proposals for new buildings or structures for the purposes of agriculture or forestry will be permitted where:

    a) There is an agricultural or forestry need for the development within the National Park and its scale is commensurate with that need;

    b) The development occupies the site best suited to conserving and enhancing the natural beauty, wildlife and cultural heritage of the National Park. Wherever possible, development should re-use or be on the footprint of an existing agricultural building, otherwise it should be related physically and functionally to existing buildings associated with the enterprise, unless there are exceptional circumstances relating to agricultural or forestry necessity for more isolated location. ~~It has been demonstrated that available alternative sites, including where feasible sites outside the National Park, which might better protect and enhance the special qualities have been considered, and are unsuitable to meet the need;~~

    c) The buildings are in keeping with local character, and of a design that reflects the proposed agricultural or forestry use;

    d) The proposals include structure planting to integrate the development into the existing local landscape framework;

    ~~e) The development re-uses or replaces existing buildings where feasible. Where this is not feasible, the development should be related physically and functionally to existing buildings associated with the enterprise, unless there are exceptional circumstances relating to agricultural or forestry necessity for a more isolated location;~~

    f) A building has not been disposed of or converted to an alternative use at the holding in the past three years, which could have met the need of the development proposed; and

    g) Existing redundant buildings within the application site which have a negative ~~landscape~~ impact on landscape character are removed where appropriate.

2. Development proposals for new or improved access tracks for forestry or agriculture will be permitted where:

    a) The proposal is essential for the sustainable management of the land;

    b) It has been demonstrated that it is not feasible to accommodate the proposed traffic using existing accesses;

    c) The layout and design ~~is located to minimise impacts on~~ conserves and enhances local landscape character and the special qualities; and

    d) Where appropriate, the track is opened as a path for permissive public usage.

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

Agricultural or forestry need

7.189 ~~It is important that~~ The construction of new or extended buildings for agricultural and forestry must meet an identified operational need within the context of the National Park purposes and duty. As they will normally be outside settlement boundaries, they should be built at the minimum scale required to meet that need. ~~An analysis of reasonable alternative sites should demonstrate that the chosen site is optimal in respect of the special qualities. This analysis should include sites outside the National Park boundary where this is a feasible option for the applicant.~~

Design, location and landscape

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

7.191 ~~The landscape impact of new development should be minimised. Often this can be achieved by location close to existing buildings.~~ The use of the Historic England Farmstead Assessment Framework[82a] is encouraged at the earliest possible stage to ensure changes are guided by evidence and minimise negative impacts. Once the best location is identified, the scale, massing and colour of agricultural buildings is particularly important. Different parts of the National Park also have different traditions in the design and layout of agricultural buildings. Advice should be sought from the Authority on these matters at an early stage in the design process.

Replacement buildings

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

Forestry development

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

[82a] Farmstead Assessment Framework, Historic England, 2015

Tracks and Infrastructure

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

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

Exceptional use of removal condition

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

Development Management Policy SD40: Farm and Forestry Diversification

1. Development proposals relating to farm and forestry diversification will be permitted where:

    a) A diversification plan is submitted, which demonstrates that:

        i. The proposed development(s) would contribute to the first purpose of the National Park by providing long-term benefit to the farming or forestry business as an agricultural / forestry operation;

        ii. Diversification activities remain subsidiary to the ~~farming~~ agricultural or forestry operation, in terms of physical scale and ~~income stream~~ environmental impact; and

        iii. The proposed development does not cause severance or disruption to the agricultural holding.

    and

    b) The development re-uses or replaces existing buildings where feasible. Where this is not feasible, the development should be related physically and functionally to existing buildings , be of an appropriate scale, and retain agricultural character; and

    c) Any outdoor storage is provided as a minor ancillary element of other uses.

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

Subsidiary nature

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

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

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

Existing and new buildings

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

7.202 ~~Where~~ If, in exceptional circumstances, new buildings are deemed necessary to support the agricultural or forestry operation, they should generally be in close proximity to existing buildings and respond to the context of an agricultural farmstead~~.~~, in accordance with Historic England's Farmstead Assessment Framework[82b]. ~~A functional design may be appropriate, provided that the buildings are modest in scale.~~

[82b] Farmstead Assessment Framework, Historic England, 2015

Specific uses

7.203 Examples of possible farm diversification may include:

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

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

1. The conversion of redundant agricultural or forestry buildings outside of defined settlement boundaries to an alternative use will be permitted where:

    a) The location is sufficiently well related to existing infrastructure, amenities and services;

    b) The existing vehicular access is suitable in landscape terms for the use proposed;

    c) The original building is ~~structurally sound, is not derelict and of an appropriate design and scale for conversion to the proposed new use~~ worthy of conversion with regard to its current character, scale and condition, without the need for substantial reconstruction, significant extensions or ancillary buildings;

    d) Conversion will not result in the need for another agricultural or forestry building on the holding;

    e) If the building proposed for conversion is not a traditional one, there are no redundant traditional buildings within the holding capable of being re-used in the first instance; and

    f) There is no adverse impact on the character of the building and its setting, in particular its agricultural / forestry character, and

    g) ~~For residential uses, the proposed development is restricted to occupation by local workers who need to be accommodated outside of defined settlement boundaries~~. The building is converted to the most appropriate viable use according to the following cascade:

        i. Firstly, housing for essential agricultural or forestry workers, or succession housing for former agricultural or forestry workers

        ii. Farm/forestry diversification for employment use

        iii. Affordable housing

        iv. Farm/forestry diversification for visitor accommodation or facilities

        v. Open market housing.

2. The conversion of redundant agricultural or forestry buildings outside of defined settlement boundaries identified as heritage assets will be permitted where:

    a) Part 1 of this policy is complied with;

    b) The optimal viable use is proposed to conserve and enhance ~~its~~ the architectural and historic significance and setting of the heritage asset;

    c) ~~Wherever possible, e~~Essential utilities and other functional requirements do not harm significant internal or external fabric; and

    d) Existing historic fabric and features of architectural or historic significance are retained and respected.

7.204 The purpose of the policy is to enable the conservation of agricultural or forestry buildings which are heritage assets, and allow for the beneficial re-use of other rural buildings to support the rural economy, tourism and local communities whilst protecting and enhancing the character of the countryside.

Suitability of agricultural or forestry buildings for conversion

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

Future needs

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

Non-traditional farm buildings

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

Design considerations

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

Biodiversity

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

Extensions and Ancillary Buildings

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

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

Setting

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

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

Use

7.213 ~~The priority use for redundant agricultural or forestry buildings will be for farm diversification projects, in line with policy SD47~~. When a farm or forestry building is converted, the use should reflect as closely as possible the cascade set out in the policy part 1(g). The clear expectation is for such conversions to provide for essential agricultural or forestry workers' accommodation, or succession accommodation as defined below. If this is not viable or demonstrably unachievable, other uses may be considered in the order of preference shown. Where all other potential uses have been assessed sequentially and are shown to be unviable or unachievable, or in conflict with other policies in this local plan, the suitability of conversion to open market housing may be considered. Residential conversion is more likely than other uses to require a high degree of change and intervention to the detriment of agricultural character, and there are often conflicts with the potential desire for a more domestic character by occupiers and the likelihood of outdoor paraphernalia, so conversion to open market housing is often likely to be inappropriate.

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

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

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

Succession housing

7.215a Criterion (g)i of Policy SD41 identifies succession housing in the cascade of suitable uses for converted agricultural and forestry buildings. The dual purposes of succession housing are to firstly support new entrants into farming and forestry by releasing existing on-site housing for those new entrants. Secondly, it ensures that a former essential worker on the holding already occupying a tied dwelling can remain in tied accommodation. This facilitates the efficient handover of the business to the new essential worker(s). Succession housing and its occupants will need to meet all of the following criteria:

- The farm/forestry business is established and viable in accordance with Policy SD32;
- One or more of the former essential workers is currently living on-site;
- One or more of the new essential workers will do substantially the same type and scale of work as the former essential worker.

7.215b Restrictive conditions and / or legal agreements will be applied to ensure that succession housing does not become a route to allowing open market housing.

Heritage assets

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

7i. INFRASTRUCTURE

Introduction

7.217 This section of the Local Plan includes three policies relating to infrastructure development. The first, a strategic policy, sets out an overarching approach for infrastructure development in the National Park. This is followed by two development management policies relating to new and existing community facilities, and telecommunications & utilities. Many types of infrastructure are also addressed by other Local Plan policies such as Policy SD19: Transport and Accessibility and Policy SD45: Green Infrastructure.

7.218 Infrastructure is the services and systems that communities need to function. It includes both 'grey' and 'green' infrastructure and is interlinked with multiple ecosystem services such as water flow and flood. The impact of new infrastructure and the expansion of existing infrastructure on the special qualities are a particular concern for the National Park Authority. Under *Section 62 of the 1995 Environment Act* there is a duty for all relevant bodies, including statutory infrastructure providers, to have regard to National Park purposes. As such, all infrastructure development proposals should reflect the nationally protected landscape, be appropriately designed and consider carefully the impact upon the natural beauty, wildlife and cultural heritage of the area.

7.219 Some infrastructure development proposals will be deemed to constitute major development by the National Park Authority. In line with national policy there is a presumption against major infrastructure development in the National Park and, as such, proposals will be subject to the tests set out in policy SD3 of this Plan.

7.220 All proposals relating to strategic roads will be dealt with in accordance with the National Park Authority's *Position Statement*[83] on the A27, or any successor guidance. This also applies to other major infrastructure proposals.

Strategic Policy SD42: Infrastructure

1. Development proposals for new, improved or supporting infrastructure will only be permitted where:
    a) It represents the least environmentally harmful option reasonably available, also having regard to the operational requirements and technical limitations of the proposed infrastructure; and
    b) The design minimises the impact on the natural beauty, wildlife and cultural heritage of the National Park and the general amenity of local communities.
2. Development proposals will only be permitted where appropriate, necessary and reasonable infrastructure investment has been secured either in the form of suitable on-site or off-site works, and/or financial contributions to mitigate its impact.
3. Infrastructure delivery should be integrated with development phasing to ensure timely provision. Financial contributions towards future infrastructure maintenance will, where necessary, be secured by means of a legal agreement.

[83] Position Statement on A27 route corridor (South Downs National Park Authority, 2014)

7.221 The purpose of this policy is to support the development of appropriate new infrastructure, while seeking to conserve and enhance the National Park. It relates to all applications for infrastructure development within the National Park.

Impact on the National Park

7.222 All planning applications for new or improved infrastructure will need to provide evidence that the works proposed are the least environmentally harmful option. The preparation of this evidence should be proportionate to the impact of the development on the special qualities.

Infrastructure investment

7.223 New development should be adequately supported by existing infrastructure, or make sufficient provision for any new infrastructure that is required to make the development acceptable in planning terms. As such, the Authority will negotiate, where appropriate, a suitable package of supporting infrastructure to mitigate the impact of development to make it acceptable in planning terms. Necessary infrastructure will be secured through a suitable combination of planning obligations, for example, Section 106 Agreements, and tariffs, for example Community Infrastructure Levy (CIL), contributions.

7.224 A live document known as the *Infrastructure Delivery Plan* (IDP) sets out existing infrastructure deficiencies and what is required to support sustainable development in the plan period. Given the limited level and scale of development in the National Park, and that most of the local infrastructure is owned and/or managed by other local authorities or service providers, the National Park Authority will need to work with partners and review the IDP periodically to inform its position on the CIL. For example, the National Park Authority will publish an up-to-date list to clearly define what infrastructure is to be provided through either planning obligations or CIL (known as the 'regulation 123 list').

Phasing

7.225 The final phasing, timing, funding and construction details of infrastructure is complex and should be worked up during pre-application discussions. Where appropriate, infrastructure will be co-ordinated and delivered in partnership with site promoters, public agencies, the relevant county council and other relevant authorities.

7.226 Infrastructure is often considered to be essential, and necessary to be delivered within the early phase of a development or prior to occupation. In these instances, the Authority will work closely with site promoters to source early funding or innovative means to enable delivery. In such circumstances, the Authority will require a proactive approach from site promoters and land owners.

7.227 Financial contributions may also be sought when future maintenance of infrastructure is required to ensure that the development proposal is acceptable in planning terms, and the body carrying out the maintenance would not be the developer.

Development Management Policy SD43: New and Existing Community Facilities

1. Development proposals for new and/or expanded community facility infrastructure will be permitted where:
    a) They demonstrate a local need;
    b) The scale of the proposed infrastructure is proportionate to the local area;
    c) There has been prior local community engagement;
    d) They are accessible and inclusive to the local communities they serve; and
    e) Appropriate consideration has been given to the shared use, re-use and/or redevelopment of existing buildings in the host community.
2. Development proposals that would result in the loss of, or have an unacceptable adverse impact upon, an existing community facility, will not be permitted unless:
    a) For commercially run community facilities, evidence is provided of a robust marketing campaign of at least ~~12~~ 24 months that clearly demonstrates there is no market demand for the existing use or an equivalent community use; or
    b) For community- or publicly-owned or managed facilities, it can be robustly demonstrated that there is a lack of need for the existing facility, or an equivalent community use, or
    c) Alternative community facilities are provided that are accessible, inclusive and available, and of an equivalent or better quality to those lost, without causing unreasonable reduction or shortfall in the local service provision.

Details of the marketing requirements are set out in Appendix 3.

7.228 The purpose of this policy is to provide new and protect existing community facilities that serve the local communities of the National Park.

7.229 There is a wide range of community infrastructure facilities that are vital in maintaining the sustainability of both larger settlements and rural communities. Community infrastructure facilities enable essential public services to be provided as locally as possible and, as such, there is a presumption that they should be retained or replaced with proposals of at least an equivalent standard. Appropriately sized proposals, which would provide inclusive shared services through the joint use of facilities in accessible locations, will be supported in principle.

7.230 For the purposes of policy SD43, community infrastructure facilities include:

- Cultural facilities
- Education
- Healthcare
- Libraries
- Public Houses
- Recreational open space
- Sports pitches, pavilions and leisure centres
- Town and village halls

New community facilities

7.231 It is important that local people are involved in decisions about their community facilities. All planning applications for new community facilities will need to provide evidence of a community engagement exercise to gauge the need for the current and proposed community uses. The preparation of this evidence should be proportionate to the scale of the development.

7.232 The Authority will not look favourably at development proposals for new community facilities located outside settlement boundaries that would replace more sustainably located community facilities within settlement boundaries.

Existing community Facilities

7.233 The Authority will safeguard all existing community facilities that are fit for purpose from development proposals for non-community uses. Where a development proposal could lead to the loss of a community facility or reduce its scope and/or viability, the Authority will expect applicants to provide very strong justification for this loss or diminishment. Policy SD43 particularly seeks to guard against short-termism, since loss is often irreversible.

7.234 Proposals for losing a community facility must not be based solely on the needs of the current owner / tenant or their chosen business model. Where the loss of a commercially run facility, such as a pub or village shop, is proposed, robust evidence of an appropriate marketing campaign of at least ~~12~~ 24 months will be required to demonstrate that there is no market demand for the existing use. The loss of a community facility owned or managed by the community, or run as a non-commercial public service, should be supported by an assessment of local need. This should show that there is no longer a need for the facility, or that there is no opportunity for an equivalent use to move into the premises. Proposals to provide an alternative facility in line with part 2(c) of the policy will also be considered.

Assets of Community Value

7.235 The National Park Authority encourages communities to register important community infrastructure facilities as 'Assets of Community Value' under the *2011 Localism Act*. This could ensure an added layer of statutory protection against possible harmful losses of these facilities, and could offer communities the opportunity to formulate their own proposals to safeguard the future of that facility. However, the absence of an entry on the register will not be taken as meaning a facility does not have intrinsic value to the local community. Where the exercise of a permitted development right for a change of use could threaten a valued local community infrastructure facility, the Authority will consider whether an immediate *Article 4 Direction* should be made to protect the sustainability of local communities.

Development Management Policy SD44: Telecommunications and Utilities Infrastructure

1. Development proposals for new telecommunications and/or utilities infrastructure will be permitted where:
    a) The identified need cannot be met using existing infrastructure or other appropriate structures;
    b) They are of an appropriate design that would not have an adverse impact on the special qualities;
    c) They make use of all available technologies and suitable mitigation designed to minimise the impact on the landscape and general amenity;
    d) They minimise other relevant environmental impacts; and
    e) They remove, reduce in prominence, or move underground related existing infrastructure, where feasible.
2. All new residential dwellings should be served by a superfast broadband connection, or an equivalent alternative technology, installed on an open access basis. All other non-residential buildings proposed to be regularly occupied must also be provided with this standard of connection when available, unless it can be demonstrated through consultation with relevant service providers that this would not be deliverable.

7.236 The purpose of Policy SD44 is to provide appropriate new telecommunications and utilities infrastructure without harm to the special qualities. Telecommunications and other utilities infrastructure often constitutes development in its own right, and Policy SD44 relates to such development. Access to superfast broadband is an issue within the National Park, which currently has more 'not spots' than 'hot spots' and as such the key sectors of farming, forestry and tourism are notably disadvantaged by slow and unreliable internet connections.

7.237 Telecommunications infrastructure includes development proposals related to the supply and management of broadband, mobile services and telephone land lines. Utility infrastructure includes development proposals related to the supply and management of water, waste water, gas and electricity.

Siting, mitigation and design

7.238 Telecommunications and utilities infrastructure development proposals should be supported by a suitable survey setting out the potential deployment options and justification for the selected option. Applications must also be accompanied by full details of all new landscaping, screening and of any trees or vegetation to be retained on the site, and also of associated developments, including access roads and other ancillary buildings to service the development, and their likely impact upon the environment. All cabling should be undergrounded. New development proposals should make maximum possible use of technologies with lower landscape impact, before technologies with greater landscape impact are considered.

7.239 Proponents of new telecommunications masts must demonstrate that they have exhausted all the opportunities for use of existing masts and other structures. This should include, where appropriate, siting apparatus on buildings, where this means that the impact of the use of a roof for telecommunications infrastructure would not be as detrimental in landscape terms as the erection of a new mast.

7.240 The visual impact of telecommunications infrastructure will generally be lower when it can be located in close proximity to existing buildings, where this would not damage the setting of buildings that contribute to the special qualities.

Mitigating impacts of existing infrastructure

7.241 Before the establishment of the National Park, infrastructure, in particular telecommunications masts and electricity pylons, were erected that have a negative impact on the landscape. Opportunities will sometimes arise from proposals for new telecommunications or utilities development to mitigate these impacts. Examples of how new development may achieve this include removal or undergrounding of such facilities, screening with appropriate landscaping in compliance with Policy SD5 (Landscape Character), or replacing them with facilities that are less prominent or otherwise have a less negative impact. Policy SD44 requires that such opportunities should be taken. Undergrounding and/or landscape screening will be supported provided that this is compatible with relevant policies, for example biodiversity and archaeology.

Improving telecommunications through new development

7.242 Given the critical importance of internet access to communities in the National Park, all new residential dwellings, irrespective of their location, should be provided with suitable superfast broadband connectivity as an essential utility. Non-residential buildings, particularly those for commercial or community use, should also have superfast broadband connectivity unless it can be clearly demonstrated that this is not viable. If technological advancements are made within the plan period, all relevant proposals should provide suitable up-to-date alternatives. The broadband connectivity will be secured through suitable planning conditions and/or obligations.

7j. GREEN INFRASTRUCTURE

Introduction

7.243 This sub-section includes policies related to green infrastructure provision. It includes one strategic policy providing the overarching requirements for green infrastructure (Policy SD45). It also includes two development management policies on specific requirements for open space, sports and recreation facilities or other amenity space and burial grounds (Policy SD46) and on Local Green Space designation (Policy SD47).

7.244 Green infrastructure is the multifunctional network of natural and semi natural features, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities. Green infrastructure is a vital tool for the delivery of ecosystem services benefits, for resilience to climate change, and for health and wellbeing. The National Park as a whole is a nationally significant green infrastructure asset through its role as the green heart of the South East, and its green infrastructure network is recognised to extend beyond its boundaries. Accordingly, green infrastructure is identified as one of the six key strategic cross boundary issues (see Chapter 4 of the Local Plan).

7.245 The emerging *South Downs Green Infrastructure Framework* sets out a roadmap for green infrastructure planning for the National Park and the wider sub-region. It aims to '*create, protect and enhance a connected network of multifunctional assets; which sustainably meet the needs of local communities and supports the special qualities of the South Downs; by achieving a consensus about the strategic principles for planning, delivery and management of green infrastructure*'.

7.246 National Parks have traditionally been places for informal recreation and this is widely recognised in the *National Parks Vision and Circular*. As the local planning authority, the National Park Authority has an additional responsibility to plan for the provision of formal sports and recreational facilities for the health and wellbeing of its population. Such provision needs to be based on robust and up-to-date assessments of the needs for facilities and opportunities for new provision.

7.247 The *National Planning Policy Framework* introduces the concept of Local Green Space designation as a way to provide special protection for green areas that are demonstrably special and holds a particular local significance for local communities. The designation would rule out development other than in very special circumstances. The Local Plan designates and protects Local Green Spaces which were nominated by local communities.

Strategic Policy SD45: Green Infrastructure

1. Development proposals will be permitted where they demonstrate that they:
    a) Maintain or enhance green infrastructure assets, green infrastructure links and the overall green infrastructure network; and
    b) Provide new green infrastructure, or improvements to existing green assets and green linkages, which are integrated into the development design, that meets the needs of communities both within and beyond the site's boundaries.
2. Green Infrastructure proposals must contribute to multifunctional landscapes which:
    a) Strengthen connectivity and resilience of ecological networks;
    b) Incorporate green infrastructure measures that are appropriate to the type and context of the development proposal as part of an overall landscape design;
    c) Maximise opportunities to mitigate, adapt and improve resilience to climate change;
    d) Maximise opportunities for cycling and walking, including multi user routes and, where possible, facilitate circular routes; and
    e) Support health and wellbeing and improve opportunities for understanding and enjoyment of the National Park and its special qualities.
3. Development proposals that will harm the green infrastructure network must incorporate measures that sufficiently mitigate or offset their effects.
4. Where appropriate, the Authority will seek to secure via planning condition or legal agreement provision for the future management and/or maintenance of green infrastructure.

7.248 The purpose of this policy is to promote the provision of new green infrastructure whilst protecting existing assets and the integrity of the green infrastructure network as a whole. This network extends well beyond the boundaries of the National Park.

Enhancing existing and provision of new green infrastructure

7.249 Both green infrastructure assets and the green infrastructure network as a whole are important considerations in determining planning applications. Green infrastructure assets in this context may relate to a wide range of natural or semi-natural features. For example, a development may undermine the viability of a larger habitat through fragmentation.

7.250 New development should be designed in a way that enhances green infrastructure and avoids harm. The National Park Authority will seek contributions as appropriate for the future management and maintenance of the new infrastructure.

7.251 Improvements to existing or provision of new infrastructure should be an integral part of the design of development proposals, and should be landscape led, planned around existing green infrastructure assets, and should be multifunctional. Opportunities should be identified and taken for improving and creating new connections between habitats,

7.252 It is acknowledged that green infrastructure assets serve not only residents within the immediate locale, but also the wider community both locally and further afield. Wherever possible both new and enhanced green infrastructure will be planned to deliver benefits to as wide a cross-section of National Park users as possible.

Multifunctional and connected green infrastructure

7.253 Green Infrastructure that is multifunctional and connected provides multiple benefits for people and wildlife. There are many ways in which green infrastructure can be multifunctional. In order to maximise opportunities for multifunctional green infrastructure, proposals must be informed by the context and address potential conflicts between users, for example between recreational uses and also between people and wildlife.

7.254 The multifunctional role of green infrastructure can strengthen climate change resilience through sustainable drainage and flood storage provision, and mitigate against climate change through carbon storage and providing sustainable transport options. Where appropriate, green infrastructure should be integrated into the built form of development proposals, for example, through green roofs and swales.

7.255 Green linkages can include green areas of land which connect habitat, green corridors which support movement of wildlife (for example, hedgerows), and public rights of way, Public rights of way provide linkages between GI assets and also between villages and towns and can be multifunctional for the movement of both people and wildlife. Where appropriate, proposals for public rights of way should take opportunities for multi user and inclusive access.

Development Management Policy SD46: Provision and Protection of Open Space, Sport and Recreational Facilities and Burial Grounds / Cemeteries

1. Residential development will be required to provide open space on site or within proximity to the site, in line with the National Park Authority's adopted standards as set out in Figure 7.8, or their replacements. Development proposals for open space should demonstrate how they:
    a) Are of a type determined by the scale and type of development and the needs of the area;
    b) Are of high quality design which reflects the landscape character and setting;
    c) Are safe and accessible for all members of the community; and
    d) Include provision for the long-term management and maintenance of any recreation or open space facilities provided.
2. Development proposals for new buildings that provide local sport and recreational facilities should be located within settlement boundaries as defined on the Policies Map. Outside of settlement boundaries new buildings for local sport and recreational facilities will be limited to those ancillary to and essential for the use of the land for outdoor sport and recreation. Robust evidence of a sequential search for sites and the ancillary nature of the building will need to be provided and agreed with the Authority. Development proposals for new or improved playing surfaces should be located within or close to settlement boundaries as defined on the Policies Map.
3. Development proposals will be refused where they would result in the loss of open space unless provision of equal or better quantity, quality and accessibility is made in close proximity to the existing open space. Robust evidence must be provided to demonstrate the following:
    a) Alternative provision is available in the vicinity without causing an unreasonable reduction or shortfall in meeting the local need;
    b) It has been demonstrated that the land cannot reasonably be converted to another form of open space provision for which there is an identified deficit; and
    c) The development will provide alternative, sports, recreation or open space facilities, the need for which clearly outweighs the loss of the open space.
4. Development proposals for new cemeteries and burial grounds will be permitted where they are:
    a) Appropriately sited with regard to impact on local amenity;
    b) Designed to make the most of opportunities to improve and/or create new biodiversity, habitats and green infrastructure; and
    c) Will have no adverse impact on groundwater and surface water.

7.256 The purpose of Policy SD46 is to ensure provision is made for open space, sports and recreational facilities commensurate with assessed need and protects existing facilities that are valued by the communities they serve.

Adopted open space standards

7.257 The National Park Authority, as the local planning authority, works with the twelve local authorities that are responsible for the delivery of sports and recreation facilities within their district, borough or city both in and outside of the National Park. The *South Downs National Park Open Space, Sports and Recreation Evidence Study*[84] reviewed the open space standards in operation throughout the National Park. The standards set out in Figure 7.8 are taken from this report and represents the standards that the National Park Authority will adopt. These are based on standards set out in adopted Local Plans or in local needs-based evidence. Residential development proposals will be required to provide open space on site or within a set proximity in accordance with the appropriate standard in Figure 7.8 or any updated standards adopted in the course of the plan period.

[84] South Downs National Park Open Space, Sports and Recreation – Evidence Study (South Downs National Park Authority, 2014)

FIGURE 7.8: STANDARDS FOR OPEN SPACE, SPORTS AND RECREATIONAL FACILITIES FOR THE NATIONAL PARK BY LOCAL AUTHORITY AREA

Local Authority	Amenity Greenspace		Parks and Gardens		Outdoor Sports		Children / Teen Play	
	ha per 1000†[85]	Prox. within*[86]	ha per 1000 †	Prox. within*	ha per 1000†	Prox. within*	ha per 1000†	Prox. within*
Adur	0.72	400m	0.22	1200m	-	-	0.04	1200m
Worthing	0.78	400m	0.20	1200m	-	-	0.05	1200m
Arun	0.82	400m	0.02	1200m	-	-	0.06	1200m
Brighton & Hove	0.582	480m	0.92	720m	0.47	960m	0.055	720m
Chichester	0.50	480m	1.60	600m	1.60	600m	0.15	480m / 600m
East Hants	1.0	700m	1.0	650m	0.5	650m	0.25	480m / 650m
Lewes	-	-	-	-	1.7	-	0.7	-
Horsham	1.7	-	-	-	-	-	0.5	-
Eastbourne	0.6	1200m	0.75	1000m	1.5	1200m	0.1	800m
Mid Sussex	-	-	-	-	1.6-1.8	-	0.6-0.8	400m – 1000m
Wealden	1.0	600m	1.4	600m	-	-	0.0 3 / 0.02	480m / 600m
Winchester	0.8	700m	0.75	650m	0.75	650m	0.5	480 / 650m

7.258 The requirements set out in Figure 7.8 will apply to all qualifying developments that meet the threshold set for respective district areas. The Authority will be alert to proposals that seek to artificially subdivide sites, in which cases the threshold will be applied to the combined sites' gross areas.

[85] † hectares per 1,000 of population.

[86] * The accessibility standards provide the maximum distance a person would normally walk from their home and/or work to get to the respective type of open space. They help to show open space catchment areas and thus help in the assessment of locational deficiencies. They also help in the assessment of open space priorities when considering development proposals.

7.259 Provision should be calculated on a pro-rata basis proportionate to the gross site area, using a guideline population density of 60 people per hectare. All types of public open space should be provided on-site where reasonable and proportionate to do so. Open space may form part of the requirement to deliver sustainable drainage, if the space is useable and fit-for-purpose. Where insufficient space exists on site to meet local needs then off-site provision in the locality may be sought in line with strategic policy SD45: Green Infrastructure.

7.260 Private open space that is not available for public use will not be accepted in lieu of requirements for public open space provisions or contributions.

New buildings providing local sport and recreational facilities

7.261 Pavilions and other buildings provide facilities for changing and taking refreshment at cricket and other sports grounds. These buildings should if possible be located within settlement boundaries as defined on the Policies Map. Development proposals to locate such buildings outwith settlement boundaries need to provide evidence of a sequential approach to site selection. The search should focus first on sites within a settlement boundary. If buildings are to be located outwith a settlement boundary evidence is also required that the building is both ancillary to and essential for the use of the land for outdoor sport and recreation. New or improved playing surfaces should also be located within or close to settlements. It is important that the impact of the new surface on the landscape is fully considered in line with policy SD4: Landscape Character. Applications also need to comply with policy SD43: New and Existing Community Facilities.

Safeguarding

7.262 Criterion 3 of Policy SD46 safeguards against the loss of existing open space and associated sports and recreational facilities. This policy will apply not only to public facilities but also privately owned facilities such as school playing fields and sports clubs. The latter are equally important to national park purposes in terms of shaping the form, character, and appearance of settlements and their place in the wider landscape.

Cemeteries and burial grounds

7.263 Cemeteries and burial grounds are a much valued and sensitive type of green infrastructure asset. The development proposals should have due regard to the character of the surrounding area especially those relating to the special qualities and retain any existing landscape features such as hedges and trees. Any opportunities to improve and/ or create new biodiversity, habitats and green infrastructure should also be taken. It will be necessary to demonstrate that the proposed cemetery will not have an adverse impact on ground or surface water.

Development Management Policy SD47: Local Green Spaces

The following green areas, as defined on the Policies Map, are designated and protected as Local Green Spaces, in line with the National Planning Policy Framework:

Brighton & Hove

- Green Ridge

Buriton

- The Links
- Buriton Recreation Ground
- Village Pond / War Memorial
- Sheep Dip and Pond Green
- Sumner Road Green Spaces

Cheriton

- Open space at Top of Freemands Yard Lane

Corhampton and Meonstoke

- Church Green, Meonstoke

Droxford

- Droxford Parish Green

East Chiltington

- **Hollycroft Field**

East Dean, East Sussex

- The Horsefield
- Went Way Allotments

East Worldham

- East Worldham Playground

Fulking

- North Town Field

Hambledon

- Speltham Down (1) and (2)
- The Glebe Land

Midhurst

- South Pond and associated green space
- Half Moon Covert
- Carron Lane Recreation Area
- Holmbush Recreation Area
- St Margaret's development community garden
- Jubilee Path and associated green space

Poynings

- Poynings Playing Field
- Poynings Allotments

~~**Seaford**~~

- ~~The Village Green, Bishopstone~~
- ~~Tide Mills, Mill Drove~~

Selborne

- Burlands Field or Culverscroft
- Dowlings Little Mead and Church Meadow
- Selborne Recreation ground

Slindon

- Slindon Common Recreation Ground
- Top Playing Field
- Meadsway
- The Forge Field
- Jubilee Orchard
- The Allotments
- The Copse

~~**Stedham**~~

- ~~Stedham Sports Ground~~

- ~~Stedham Recreation Ground (Village Green)~~
- ~~Land at Common View (Allotment Gardens)~~
- ~~Playing Field – land at Common View~~

Wannock, Polegate

- Wannock Coppice

7.264 The purpose of Policy SD47 is to designate Local Green Spaces, which have been promoted to the National Park Authority as demonstrably special to the local community. The methodology and the results of the Local Green Space assessment is set out in an evidence based study *Local Green Spaces in the South Downs National Park*[87]. Many other Local Green Spaces have been designated in Neighbourhood Development Plans.

7.265 National policy sets out how Local Green Spaces are protected. Development proposals should not conflict with the reasons that the local green space has been demonstrated to be special to the local community, or prejudice its role as a Local Green Space.

[87] Local Green Spaces in the South Downs National Park, (South Downs National Park Authority, 2017)

7k. CLIMATE CHANGE

Introduction

7.266 This section of the Local Plan includes two strategic and two development management policies linked to the subject of climate change. These policies are SD48: Climate Change and the Sustainable Use of Resources, SD49: Flood Risk Management, SD50: Sustainable Drainage and SD51: Renewable Energy.

7.267 Mitigating against and adapting to climate change is an international and national priority. In response to anticipated long-term changes in our planet's average temperatures, weather and seasonal patterns and sea level rises, the UK has committed to reducing carbon dioxide emissions by 80 per cent of 1990 levels by 2050[88]. Currently, the built environment nationally is responsible for approximately 50 per cent of carbon dioxide emissions.

7.268 The *Vision and Circular for English National Parks* states that national parks should lead the way in adapting to and mitigating climate change. Development should therefore minimise the National Park's vulnerability to climate change through reducing and mitigating the factors which are causing it, and become more resilient by being able to adapt to its effects. The *South Downs National Park Climate Change Adaptation Plan*[89] (CCAP) is the main evidence based study on climate change and states that the South Downs is particularly vulnerable to the impacts of present and future climate change. It sets out a range of responses to the risks and opportunities from climate change, including flood and coastal erosion management, building ecological resilience to the impacts of climate change and effective water management.

7.269 Our use of resources is not sustainable, and the design and construction of new development with improved environmental performance is a critical part of delivering sustainable development. Even without climate change, there is still an imperative to promote development which meets the highest possible environmental design standards which minimises the use of finite resources.

[88] The Climate Change Act 2008 commits the UK to set a long-term binding framework to cut our emissions by at least 80 per cent by 2050 and by at least 35 per cent by 2020 against 1990 levels. It also places a duty on authorities to report to Government on the current and future predicted impacts of climate change on their organisation; proposals and policies for adapting to climate change; and an assessment of progress towards implementing the policies and proposals set out in previous reports. This is in the context of the national climate change risk assessment and adaptation programme that has been devised to address the Act's requirements.

[89] South Downs National Park Climate Change Adaptation Plan (South Downs National Park Authority, 2016)

7.270 The likelihood of flooding is predicted to increase as a result of climate change causing more extreme weather events, such as prolonged periods of intense rainfall. Reducing the National Park's vulnerability to the impacts of climate change, and particularly flooding to residential properties, is therefore a key objective of the Local Plan. The National Park's extensive chalk geology makes groundwater flooding a key issue with a number of areas at risk. A *Strategic Flood Risk Assessment* (SFRA)[90] has been undertaken for the National Park. Areas at risk of surface water flooding typically follow the main water courses and dry valleys in chalk downland areas. The SFRA also identifies that groundwater influence on fluvial flooding is a problem along the Findon Valley and Rivers Itchen, Meon, Lavant, as well as some of the smaller tributaries. A Level 1 Update and a Level 2 SFRA has also been produced which assesses all allocated sites that are at risk from fluvial and tidal flooding; surface water flooding and groundwater flooding in both the Local Plan and the *Lewes NDP*[91]. This study has helped to facilitate the application of the Sequential and Exception Test, where necessary, the formulation of site specific flood risk management policies and recommendations on the suitability and design of SuDS for allocated sites.

7.271 Sustainable drainage systems (SuDS) can help to mitigate the risk of flooding. Development can lead to increased surface water run-off and as such all proposals should ensure that as a minimum there is no net increase in surface water run-off taking account of climate change. SuDS are designed to replicate, as closely as possible, the natural drainage from a site before development and treat run off to remove pollutants, reducing the impact on groundwater and receiving water courses. Therefore, development should incorporate mitigation techniques in its design such as permeable surfaces and SuDS. However, there are locations in which elements of SuDS are either unfeasible or inappropriate; for example, infiltration mechanisms may not be appropriate on floodplains, areas of high groundwater or in areas with known soil contamination. Similarly they will not be a feasible option in areas with impermeable soils.

7.272 The use of renewable energy rather than fossil fuels will help to reduce carbon emissions and thus reduce climate change. Renewable energy offers a more sustainable use of natural capital and therefore is an important ecosystem service. However, the landscape character of the National Park is a finite and precious resource that the National Park Authority is charged with conserving and enhancing. Development of renewable energy, therefore needs to be suitably constrained so as not to compromise the special qualities.

7.273 It should be noted that there are restrictions on designated landscapes including National Parks, which mean that permitted development rights do not apply to solar photo voltaics and solar thermal technologies in the same way as non-designated areas[92]. Similarly there are more specific restrictions that apply to the installation of renewable technologies in listed buildings or conservation areas. Potential applicants should seek guidance from the Authority on the nature of these restrictions.

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[90] South Downs National Park Authority Water Cycle Study and SFRA Level 1 Scoping and Outline Report (Amec, 2015)

[91] South Downs National Park Authority Level 1 Update and Level 2 SFRA Report (Amec, 2017)

[92] Part 40 of The Town and Country Planning (General Permitted Development) (Amendment) (England) order 2008

Strategic Policy SD48: Climate Change and Sustainable Use of Resources

1. The Authority will encourage all new development to incorporate sustainable design features, as appropriate to the scale and type of development.
2. All development proposals will be required to achieve the minimum standards as set out below unless it can be demonstrated that doing so is not technically feasible or would make the scheme unviable:

   ***Residential*:**

   i. Energy efficiency: 19% carbon dioxide reduction improvement against Part L (2013)[93] through the energy efficiency of the building and;

   ii. Water: Total mains ~~C~~consumption of no more than 110 litres per person per day[94].

   ***Non-Residential and Multi-residential*[94a]:**

   i. Major: BREEAM ~~Very Good~~ Excellent[95]

3. All development proposals, including retrofitting, will be required to demonstrate, proportionately, how the development addresses climate change mitigation and adaptation through the on-site use of zero and/or low carbon technologies, sustainable design and construction, and low carbon materials.
4. Major development proposals should also include an energy assessment to demonstrate how carbon dioxide emissions are to be minimised on-site.

7.274 The purpose of this policy is to encourage high standards of sustainable building design and construction in new and existing buildings, as an essential part of the National Park's response to the challenges of climate change.

[93] This standard is equivalent to CO2 emissions allowed under Ene 1 of the former Code for Sustainable Homes Level 4 ~~in energy use~~.

[94] The optional enhanced national standard is defined within the 2015 Approved Document G, Building Regulations 'Sanitation, hot water safety and water efficiency', March 2015, pp.15 G2(3)

[94a] 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.

[95] Major non-residential development is defined as Development over 1,000 sq/m; or development on a site of 0.5ha or more. Major residential is defined as Development of 10 houses or more; or development on a site of 0.5ha or more.

7.275 The way in which buildings are designed, constructed, operated and decommissioned have significant impacts on the built and natural environment and require major resource inputs such as energy, water and materials. Designing and constructing buildings that help to reduce or avoid adverse impacts can reduce resource inputs and the National Park's carbon footprint, and also costs for developers and occupants. These aspects should be integral to development from the start, rather than improvements 'bolted on' at the end of this process, and should work alongside relevant elements of the Local Plan design policies. This applies equally to development which is allowed under Permitted Development Rights. Developers, other businesses and homeowners are encouraged to consider these aspects to achieve the highest possible environmental standards in their proposals.

Sustainable construction and technologies

7.276 Applicants are strongly encouraged to consider what measures could be incorporated into their proposals. For example, it can be the case that the most sustainable building materials to use are those sourced locally.

7.277 The Authority will consider site constraints, technical restrictions, financial viability and the delivery of additional benefits to the National Park where requirements of the policy cannot be met. However, all development proposals should minimise the impact on landscape character, features of natural beauty, wildlife, cultural heritage and the general amenity of communities.

On-site Energy

7.278 *A Renewable and Low Carbon Energy Study* (RLCES) was prepared as part of the evidence for the Local Plan[96]. This has fed into the requirements set out in Policy SD48.

7.279 *The Building Research Establishment Environmental Assessment Method* (BREEAM) is a widely recognised, accredited, independent method for assessing environmental performance of non-residential buildings. Until superseded by nationally prescribed standards, the BREEAM standards for non-residential and multi-residential buildings by nationally recognised certification bodies may also be accepted.

Retrofitting

7.280 The existing building stock also makes a large contribution to carbon emissions. Measures should be implemented which lower the environmental impact from the existing stock through reuse and refurbishment of buildings, reducing carbon dioxide emissions and fossil energy use, increasing thermal efficiency, reducing waste and noise impacts, and conserving water, materials and other resources.

Major Development[97]

7.281 A detailed assessment of the energy demand and carbon dioxide emissions will be expected from all proposed major developments in order to ensure that climate change is fully addressed.

[96] South Downs National Park Renewable and Low Carbon Energy Study – Main Report (AECOM, 2013)

[97] As defined by the Town and Country Planning (Development Management Procedure) (England) Order 2015

On-site Water Use

7.282 The Environment Agency (EA) has identified that all of South East England, including the National Park, as an area of serious water stress. It is therefore imperative that water resources are managed efficiently. Accordingly, all new homes in the National Park will be required to achieve total mains water consumption of no more than 110 litres per person per day. This target is equivalent to that proposed as an optional requirement of the *Housing Standards Review* which corresponds with *Code Level 4* in relation to water efficiency. The *Whole Plan and Affordable Housing Viability Assessment*[98] sets out that viability analysis factored in *Code 4* as a minimum and as such this requirement will not impact residential development viability in the National Park.

Strategic Policy SD49: Flood Risk Management

1. Development proposals will be permitted that seek to reduce the impact and extent of all types of flooding through:
    a) Steering development away from areas of flood risk as identified by the Environment Agency and the Strategic Flood Risk Assessment and directing development to Flood Zone 1, wherever possible. Development in areas of flood risk will, where relevant, be required to meet the national Sequential and Exception tests;
    b) Not increasing the risk of flooding elsewhere and, wherever possible, reducing overall flood risk;
    c) Flood protection, mitigation and adaptation measures necessary and appropriate to the specific requirements of the proposal, the development site and other areas potentially impacted; and
    d) Ensuring that the integrity of coastal and river flood defences are not undermined.
2. Development proposals should, where required by national policy and guidance, be accompanied by a site specific Flood Risk Assessment (FRA).
3. Proposed flood protection, mitigation and adaptation measures should be supported with a management schedule, the identification of the body responsible for maintenance, and evidence of funding and maintenance in perpetuity.

7.283 The purpose of Policy SD49 is to reduce the National Park's vulnerability to flood risk and the impacts of flooding associated with climate change. The Authority will seek to manage flood risk through avoidance of risk wherever possible. The National Park Authority will work with others to implement relevant flood and coastal protection strategies and plans.

Sequential and Exception Tests

7.284 Proposed development within a flood zone will be assessed using the sequential and exception tests in national policy. The sequential test aims to steer different types of new development away from areas with the highest risks of flooding, which includes considering reasonably available alternative sites where it is proposed in areas at highest risk of flooding.

[98] South Downs Local Plan and Affordable Housing Viability Assessment (BNP Paribas, 2017)

7.285 The exception test is used to demonstrate whether flood risk to people and property will be managed satisfactorily, while allowing necessary development to be permitted in circumstances where suitable sites in areas with a lower risk of flooding are not available. It must be demonstrated that there are wider sustainability benefits which outweigh the flood risk, it will be safe for its lifetime, does not increase flood risk elsewhere and that any residual risk can be safely managed.

Risk of Flooding

7.286 Development proposals should not increase the risk of flooding elsewhere. ~~Site specific Flood Risk Assessments (FRA) should be provided in conjunction with planning applications in line with national planning guidance. An FRA will be needed for development (except minor development) within Flood Zones 2 or 3. For sites within Flood Zone 1 and larger than 1 hectare, an FRA is likely to be required where there are known flood risks and critical drainage problems. The Environment Agency (EA) further advises that FRAs should be undertaken if the site is in an area known to have flooding problems from any particular source, or is within 20m of a watercourse irrespective of the land's Flood Zone classification. If there is any potential for flood risk issues, advice from the EA should be sought before submitting an application.~~ A site-specific flood risk assessment is required for proposals of one hectare or greater in Flood Zone 1; all proposals for new development in Flood Zones 2 and 3, or in an area within Flood Zone 1 which has critical drainage problems (as notified to the local planning authority by the Environment Agency); and where proposed development or a change of use to a more vulnerable class may be subject to other sources of flooding. If there is any potential for tidal or fluvial flood risk issues, advice from the Environment Agency should be sought before submitting an application. Advice from the Lead Local Flood Authority, Local Authority and relevant water company should be sought on local sources of flooding.

7.286a 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.

Flood Protection, Mitigation and Adaptation

7.287 Flood risk management opportunities should be sought to reduce the overall level of flood risk in the application site and beyond. This can be achieved through suitable design, appropriate green infrastructure, the application of sustainable drainage systems (SuDs), off-site works and through safeguarding land for flood risk management.

7.288 The Authority, as appropriate, will secure ongoing maintenance and operation of approved flood mitigation and adaptation systems through planning obligations or suitable conditions.

7.289 Where surface water flooding is identified as a relevant issue for a development, a detailed assessment will need to be made on a site-by-site basis. The assessment should identify the suitable management and mitigation necessary to ensure that there is no increase in surface water run-off from the proposal on both the development site and elsewhere. Proposals incorporating SuDS should address Local Plan policy SD50: (Sustainable Drainage).

7.290 Where development is proposed in areas of groundwater flooding risk, proposals must take account of any relevant existing plans or strategies, including those produced by the Lead Local Flood Authorities (LLFAs)[99]. For example, Hampshire County Council has prepared a Groundwater Management Plan, which includes specific flood risk management plans for the Finchdean, Hambledon, West Meon and Rowlands Castle areas.

7.291 Where coastal and/or tidal flood protection, mitigation and adaptation is proposed, proposals must take account of any relevant existing plans or strategies, including the SFRA, and engage constructively with relevant authorities at the pre-application stage.

Working with Others

7.292 There are a number of organisations involved in flooding matters, including the Environment Agency (EA) and the LLAFs, which the National Park will work with closely to reduce the risk of flooding through relevant strategies and plans. This includes Shoreline Management Plans[100], Flood Risk Management Plans[101], River Basin Management Plans[102], Surface Water Management Plans and Local Flood Risk Management Strategies.

[99] In the National Park there are four (4) Lead Local Flood Authorities (LLFA) – Hampshire County Council, West Sussex County Council, Brighton and Hove City Council and East Sussex County Council

[100] Shoreline Management Plans (SMP) are developed by Coastal Groups with members mainly from local councils and the EA. They identify the most sustainable approach to managing the flood and coastal erosion risks to the coastline in the short (o-20 years), medium (20 to 50) and long (50-100 years) terms.

[101] Flood Risk Management Plans (FRMPs) have been published by the Environment Agency for all River Basin Districts in England to provide an overview of the risk of flooding from rivers, the sea, surface water groundwater and reservoirs, as well as measures and objectives for managing flood risk for the period 2015-2021. There are five catchments across the SDNP study area (Test and Itchen, East Hampshire, Arun and Western streams, Adur and Ouse and the Cuckmere and Pevensey Levels).

[102] The River Basin Management Plans (RBMP) describe the river basin district, and the pressures that the water environment faces. It shows what this means for the current state of the water environment in the river basin district, and what actions will be taken to address the pressures in line with the requirements of the Water Framework Directive.

Development Management Policy SD50: Sustainable Drainage Systems

1. Development proposals will be permitted where they ensure that there is no net increase in surface water run-off, taking account of climate change.

2. Proposals for major development* will be permitted where they provide suitable sustainable drainage systems, unless it is demonstrated to be inappropriate. All other development proposals must ~~provide~~ give priority to the use of suitable sustainable drainage systems where required by the Lead Local Flood Authority (LLFA).

3. Sustainable drainage systems, where feasible, must support the provision of open space, public amenity areas and enhancing biodiversity and other public benefits as appropriate.

4. Where sustainable drainage systems are provided, arrangements must be put in place for their whole life management and maintenance.

* major development as defined in the *Town and Country Planning (Development Procedure) (England) Order 2015*.

7.293 The purpose of Policy SD50 is to reduce the National Park's vulnerability to surface water flooding through appropriate management and ensuring there is no net increase in surface water run-off from new development.

7.294 In considering a development that includes SuDS, the Authority will need to be satisfied that the proposed standards of operation are appropriate, taking into account the specific site and local area characteristics, and relevant national guidance such as the *Technical Standards and supporting Practice Guidance*[103]. Where infiltration is proposed, this should be supported by suitable evidence which demonstrates that annual high groundwater levels are below the base of infiltration. 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. Further guidance on the appropriate design of SuDS can also be found in the SDNPA's Level 1 Update and Level 2 SFRA[104].

7.295 When considering major development, as defined in the *Town and Country Planning (Development Procedure) (England) Order 2015*, the LPA will consult the Lead Local Flood Authority (LLFA). For other developments the LPA will seek advice from the LLFA on a site-by-site basis taking into account the site characteristics and type of development proposal. The LPA will also consult other relevant bodies, such as the Environment Agency, as appropriate.

[103] Sustainable Drainage Systems: non-statutory technical standards (DEFRA, 2015)

[104] South Downs National Park Authority Level 1 Update and Level 2 SFRA Report (Amec, 2017)

Provision of open space

7.296 Where appropriate, SuDS should be used as part of the linked green infrastructure network to provide multiple functions and benefits to landscape quality, recreation and biodiversity. This can be achieved through habitat creation, new open spaces and good design. SuDS should be designed to help cope with intense rainfall events and to overcome any deterioration in water quality status. In determining the suitability of SuDS for individual development sites, developers should seek advice from ~~the Environment Agency and~~ the relevant LLFA.

Whole Life Management and Maintenance

7.297 Site promoters need to ensure that their design takes account of the construction, operation and maintenance requirements of both surface and sub-surface components. Suitable whole life management and maintenance will be secured through planning obligations and/or conditions

Development Management Policy SD51: Renewable Energy

1. Development proposals for renewable energy schemes, except those specifically addressed in criterion 2, that contribute towards reducing greenhouse gas emissions and moving towards a carbon neutral National Park will be permitted where it is demonstrated through suitable site specific analysis that the proposal:
    a) Makes provision for the removal of the facilities and reinstatement of the site, should it cease to be operational;
    b) Ensures existing public access is not impeded; and
    c) Does not result in the loss in use of Grades 1, 2 or 3a agricultural land.
2. Development proposals for small-scale individual wind turbines and freestanding solar arrays serving individual properties or small groups of properties will be permitted where:
    a) They are suitably sited and screened and clearly associated with the buildings or properties that they are intended to serve;
    b) They are appropriate in scale to the property being served; and
    c) There is no unacceptable adverse impact on local amenity or conflict with public safety.

7.298 The purpose of Policy SD51 is to support the development of appropriate new renewable energy that will improve the quality of life for those living in, working in or visiting the National Park, while seeking to conserve and enhance the special qualities.

7.299 All renewable energy development proposals should address the criteria of Policy SD42: Infrastructure. Applicants should also note that major development is subject to Policy SD3: Major Development. Impacts on landscape, cultural heritage, wildlife habitats, tranquillity, access and recreation, air and water quality and highways should be considered against the relevant policies in this Local Plan.

7.300 In addition, when considering the appropriateness of local schemes potential applicants are referred to the *Integrated Landscape Character Assessment*[105] (SDILCA) and to the *Viewshed Characterisation Study*[106]. In view of the sensitivity of the landscape to renewable energy schemes, potential applicants are advised to consult the Authority at the earliest opportunity when considering schemes.

7.301 A *Renewable Energy & Low Carbon Study*[107] was prepared as part of the evidence for the Local Plan. The Study sets out some of the key issues in assessing the appropriateness of the following different technologies within the National Park, which are reflected in Policy SD51.

Wind Energy

7.302 The majority of the South Downs National Park has sufficient average annual wind speed for commercial scale wind energy generation. Large scale wind presents by far the greatest opportunity for renewable energy generation in the Local Plan area. However, such schemes are unlikely to be granted planning permission in this nationally protected landscape as this would be contrary to the first purpose of the National Park and numerous Local Plan policies. There are likely to be additional ecological and historic constraints, such as bat fly-lines and the setting of conservation areas, which may also exclude deployment of wind energy technologies.

7.303 Small scale wind turbines are defined as having capacity of less than 100 kW and typically comprise single turbines. It may be appropriate in some areas of the National Park for individual small scale wind turbines to come forward. These should be similar in scale to existing buildings and trees, set against a backdrop or suitably screened, in an appropriate colour, and be assimilated into the landscape.

7.304 The potential for exploiting the wind resource in the National Park from small scale wind turbines is limited by the need to ensure that small-scale wind turbines do not detract from the statutory purposes to conserve the natural beauty, wildlife and cultural heritage of the National Park. Some landscapes, such as heath and downland, including in coastal locations, are particularly sensitive to intrusive development from vertical structures due to their open vistas and wild character.

7.305 In order to judge whether the potential impacts of a small scale wind turbine proposal are likely to be acceptable, applicants should consider the impacts of the wind turbine along with any required infrastructure, such as road access, on site-tracks, turbine foundations, hard standings, anemometer masts, a construction compound, electrical cabling and an electrical sub-station and control building. Applications should include any necessary supporting information regarding the assessment of impacts on landscape, wildlife, cultural heritage and other resources.

Solar Energy

7.306 Proposals for multiple ground-mounted solar arrays – or 'solar farms' that are sited in isolation away from existing built forms are likely to have significant impacts on landscape character and visual amenity, and are unlikely to be appropriate within the National Park.

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[105] South Downs Integrated Landscape Character Assessment (SDILCA) (LUC, 2005, updated 2011)

[106] South Downs National Park: View Characterisation and Analysis (LUC, 2015)

[107] South Downs National Park Renewable and Low Carbon Energy Study (AECOM, 2013)

7.307 Small-scale freestanding solar arrays that are well screened in enclosed gardens or closely linked to existing buildings with no or minimal visual impact may be acceptable. There may also be some circumstances where ground mounted solar arrays to serve groups of properties, community buildings, such as village halls, agricultural properties or other businesses are acceptable, where these are well screened within existing building complexes or by other landscape features such as hedgerows, walls or trees, and do not detract from any architectural or historic interest. However, freestanding arrays should be sensitively sited to avoid impacts on wildlife and land of high ecological interest.

Hydropower

7.308 *The Renewable Energy & Low Carbon Study* confirms that significant hydropower development is not envisaged for the National Park. Notwithstanding this, advice on environmental protection for new hydropower schemes has been published by the Environment Agency[108].

Biomass

7.309 *The Study* highlights the opportunities from biomass due to the availability of woodfuel and other crops within the National Park. The Study recommends that the development of the biomass / woodfuel market should be supported in principle. Forestry is one of the key sectors of the National Park's economy.

Heat Networks & Combined Heat and Power

7.310 *The Study* identifies that only larger settlements such as Lewes and Petersfield are suitable propositions for combined heat and power schemes.

Geothermal

7.311 Outside *the Study*, the former Department for Energy and Climate Change (DECC) assessed the potential for deep geothermal power generation in the UK. The South Downs National Park was not identified in the *DECC assessment* as having potential for geothermal energy use.

[108] https://www.gov.uk/guidance/new-hydropower-scheme-apply-to-build-one

7I. ADVERTISEMENTS & ~~SIGNAGE~~ SHOP FRONTS

Introduction

7.312 This section includes two policies. The first relates to shop fronts both within and outside identified town and village centres. The second policy relates to adverts.

7.313 Shop fronts can make a significant contribution to the character of town and village centres particularly where they incorporate traditional features.

7.314 Adverts like shop fronts have an important role to play in making people aware of a business. By their very nature, permanent and temporary adverts are conspicuous and prominently displayed. Individually and cumulatively, they can affect the character and appearance of buildings, settlements, the landscape and views. Illuminated advertisements can also affect the tranquillity of an area at night. Because of the volume of traffic, the most prevalent areas for adverts are on the A roads, such as the A27 and A272, and the main roads which link them. Temporary adverts for events are also a regular occurrence throughout the National Park.

Development Management Policy SD52: Shop Fronts

1. Development proposals for new, or changes to, existing shop fronts will be permitted where they:
    a) Relate well to the building in which they are situated, giving regard to upper floors, in terms of scale, proportion, vertical alignment, architectural style and materials;
    b) Retain and restore where possible significant historic features of any original shop front;
    c) Are based upon a traditional approach to shop front design;
    d) Take account of good architectural features of neighbouring shop fronts so that the development will fit in well with the street scene particularly if located within a conservation area or on a listed building; and
    e) Use materials which respect the street scene.
2. If a single shop front is to be created by joining two or more units, it should reflect and show the original divisions that existed, particularly in the case of historic properties.
3. There will be a presumption against internally illuminated signage / logos as well as solid shutters or any other feature which obscures window displays, unless this is a traditional feature of a historic premises.
4. External lighting is only normally appropriate for businesses operating in the evening. If ~~required~~ it can not be avoided, it should be kept to a minimum, be discreetly positioned and incorporated into the design.

7.315 The purpose of this policy is to ensure that shop fronts contribute to the generally traditional character of the town and village centres, are considered as part of the whole building, and are sympathetic with neighbouring buildings. Particular attention should be paid to materials, style, proportion and size of windows and fascias. Traditional shop fronts incorporate a number of components including vertical glazing bars, recessed entrance doors, stall risers, fascias and pilasters topped with sometimes decorative corbels. Colours, too, are important both for the shop front itself and for any lettering. In many situations, a corporate company style may have to be modified, especially if a brightly coloured and / or internally illuminated signage / logos are proposed.

7.316 Traditional blinds / canopies will normally be canvas or other natural material, of retractable roller or fan type. The use of solid shutters, which can create unattractive street frontages, will not be supported unless it is a traditional feature of the property or in exceptional circumstances where evidence supported by the police has shown that security poses a particular problem.

Development Management Policy SD53: Adverts

1. Advertisement consent will be granted where:
    a) The location, size, scale, proportions, design and materials of the advert respects the character and appearance of the host building (including any historic significance), site and area;
    b) The number of adverts is kept to a minimum to ensure that there is no harmful cumulative impact on the host building and/or the amenity of the area; and
    c) There is no harmful impact to public safety.
2. There will be a presumption against internally illuminated advertisements.
3. Externally lit advertisements are normally only appropriate for businesses operating in the evening. If ~~required~~ it cannot be avoided, they should be kept to a minimum, be discreetly positioned and incorporated into the design of the building.

7.317 The purpose of this policy is to ensure that advertisements do not adversely detract from the location in which they are placed. This policy relates to outdoor advertisements and excludes road traffic signage, which is covered by separate legislation. Depending on a number of factors including location, overall size, height, content and lettering, some advertisements do not require the submission of an application. This is subject to criteria within the *Advertisement Regulations* and is referred to as a deemed consent.

7.318 Some areas within the National Park are identified as areas of special advertisement control, where stricter limitations are applicable. It is therefore recommended that advice is sought from the Authority before erecting an advertisement.

7.319 'A' boards may require advertisement consent. When business are not open to the public, 'A' boards should be stored away to prevent clutter.

7.320 Relevant conditions will be applied to consents, to ensure that the advertisement does not endanger the public or harm the character or appearance of the area.

7m. POLLUTION AND CONTAMINATION

Introduction

7.321 This section of the Local Plan includes two development management policies. The first policy on pollution and air quality deals with a wide range of pollutants. The second policy focuses on contaminated land.

7.322 The natural environment of the National Park provides many regulating ecosystem services, for example, vegetation cover helps to remove vehicle omissions from the air. In general, air quality in the National Park is good. However, there are concerns about the levels of nitrogen dioxide emissions in certain areas. In 2005 an Air Quality Management Area (AQMA) was declared in Lewes Town Centre for nitrogen dioxide[109], mainly due to traffic emissions. Ground level concentrations of ozone have also frequently exceeded the UK air quality standards at Lodsworth where Chichester District Council measure this pollutant.

7.323 Contaminated land exists in pockets throughout the National Park, the sources of which include old petrol filling stations, land used for industrial processes involving hazardous substances, landfill sites and sewage works.

Development Management Policy SD54: Pollution and Air Quality

1. Development proposals will be permitted provided that levels of air, noise, vibration, light, water, odour or other pollutants do not have a significant negative affect on people and the natural environment now or in the foreseeable future, taking into account cumulative impacts and any mitigation.
2. Development proposals that by virtue of their location, nature or scale could impact on an existing AQMA, as shown on the Policies Map, will be required to:
    a) Have regard to any relevant Air Quality Action Plan (AQAP) and to seek improvements in air quality through implementation of measures in the AQAP; and
    b) Provide mitigation measures where the development and/or associated traffic would adversely affect any declared AQMA.
3. Development proposals will be required to provide mitigation measures where the development and/or its associated traffic could lead to a declaration of a new or extended AQMA.
4. Development proposals will be permitted where they follow best practice methods to reduce levels of dust and other pollutants arising during a development from demolition through to completion.

7.324 The purpose of the policy is to ensure that the National Park Authority, working with local authority partners and other relevant agencies, manages the impact of pollutants and in particular improves air quality throughout the National Park. In line with other policies in the Local Plan development proposals should promote opportunities for walking, cycling, public transport and congestion management to reduce traffic levels in areas of reduced air quality.

[109] Declaration of an AQMA is necessary under Part 4 of the Environment Act 1995, when certain statutory air quality thresholds are breached.

7.325 The effects of air pollution can be felt far beyond the original source of the pollution and impact other areas. Therefore all proposals, not just those for development within or adjacent to AQMAs, need to consider the potential impact on air quality. This includes not just those matters covered by statutory legislation but also more general amenity issues such as dust and odour. For example, developments adjacent to existing wastewater treatment works or smaller wastewater facilities, such as pumping stations will only be permitted if the proposal demonstrates that there is adequate mitigation. Pollution takes many forms and the impact of litter resulting from a development such as a takeaway will be considered and management will be required.

7.326 Development proposals that may lead to a deterioration in air quality resulting in unacceptable effects on human health, the natural environment or local amenity, will require the submission of an air quality assessment. Where this effects internationally designated nature conservation sites an HRA will be required in line with Policy SD9: Biodiversity and Geodiversity. Should an air quality assessment or HRA be required it should address but is not restricted to:

- The existing background levels of air quality;
- The cumulative impact of development levels of air quality; and
- The feasibility of any measures of mitigation.

7.327 *An Air Quality Action Plan* (AQAP) has been produced for the Lewes Town Centre AQMA and includes a number of measures that aim to improve air quality. It is expected that developments within the vicinity will aid in the delivery of the AQAP by either providing measures set out in the AQAP or by funding their delivery, thereby mitigating the development's potential negative impacts.

7.328 Applicants for development within or adjacent to an AQMA, be it inside or outside of the National Park, should discuss any requirements with the Authority at the earliest opportunity and certainly before a planning application is submitted. This will help to determine whether a proposed development could impact upon the AQMA and therefore require mitigation measures.

Development Management Policy SD55: Contaminated Land

1. Development proposals for sites with either known or suspected contamination or the potential to contaminate land either on site or in the vicinity, will require the submission of robust evidence regarding investigations and remedial measures sufficient to ensure that any unacceptable risk to <u>human</u> health or ~~environmental health~~ <u>the health of the environment</u> is removed prior to development proceeding.

7.329 The purpose of the policy is to ensure that when considering the development of land known or suspected of being contaminated, the principle is one of ensuring the land is "suitable for use". This requires that the owner, occupier or developer of a site should undertake those measures necessary to deal with any unacceptable risks to health or the environment, taking into account the intended use of the land. 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 a significant risk if decontamination is not carried out correctly.</u>

7.330 It is for the owner or developer to determine the existence and extent of any contamination. The Authority will follow national guidance in regard to the need for pre-application investigation into contamination issues but such an assessment may include some or all of the following;

- A desk top study;
- Site investigation;
- Risk assessment,
- Remediation; and
- Post remediation certification of the work completed.

7.331 Where there is no evidence to the contrary, the possibility of contamination will be assumed when concerning applications in relation to land on or adjacent to previous industrial use or where proposed uses are considered that are particularly sensitive to contamination for example housing, schools, allotments, children's playing areas.

7.332 If there is only a suspicion of contamination or the contamination is slight, planning permission may be granted subject to conditions requiring site investigation and any necessary remedial measures.

8. STRATEGIC SITES

Introduction

8.1 This chapter sets out the policies for the strategic sites within the National Park. These sites represent one-off opportunities for developments of exceptional quality. They have the potential to make a substantial contribution towards sustainable growth and deliver multiple ecosystems services, which in turn promotes the National Park's purposes and helps to achieve the vision set out in this Plan. The strategic sites are:

- Shoreham Cement Works, Upper Beading; and
- North Street Quarter and adjacent East gate area, Lewes.

8.2 Whilst the former 'Syngenta' site in Fernhurst is also a strategic site, it has already been allocated for a sustainable mixed-use development incorporating residential (approximately 200 homes), commercial development and other suitable uses in the *Fernhurst Neighbourhood Development Plan* (NDP), which was made in 2016.

8.3 This chapter identifies how the strategic sites can collectively and individually contribute to meeting the National Park's purposes and duty., ~~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.~~

8.4 There are also three strategic housing allocations, these are set out with all the other allocations in Chapter 10. Land at Old Malling Farm in Lewes (Allocation Policy SD77) is a greenfield site that will make a significant contribution to meeting the unmet housing need of Lewes and was originally allocated in the *Lewes Joint Core Strategy*. The Depot / Brickworks site and former Holmbush Caravan Park, both located in Midhurst and both brownfield sites, will contribute significantly to the unmet housing need of Midhurst.

Local Plan Objectives

The following Local Plan objectives are considered most relevant for this section:

Objective 1: To conserve and enhance the landscapes of the National Park.

Objective 2: To conserve and enhance the cultural heritage of the National Park.

Objective 4: To achieve a sustainable use of ecosystem services thus enhancing natural capital across the landscapes of the National Park and contributing to wealth and human health and wellbeing.

Objective 5: To protect and provide opportunities for everyone to discover, enjoy, understand and value the National Park and its special qualities.

Objective 7: To conserve and enhance the villages and market towns of the National Park as thriving centres for residents, visitors and businesses.

Objective 8: To protect and provide for the social and economic wellbeing of National Park communities supporting local jobs, affordable homes and local facilities.

Objective 9: To protect and provide for local businesses including farming, forestry and tourism that are broadly compatible with and relate to the landscapes and special qualities of the National Park.

Need for the Development

8.5 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.

8.6 Secondly, there is a need for development to take place to meet growth needs, as far as it is compatible with the National Park purposes and the overarching ecosystem services led approach. The following paragraphs identify the need for different types of development for which the strategic sites may be appropriate in principle.

Housing Need

8.7 The DEFRA *Vision and Circular for English National Parks*[110] states that the national park authorities have an important role to play in the delivery of affordable housing and the Local Plan should include policies that pro-actively respond to local housing needs. In line with the NPPF, the expectation is that new housing will be focused on meeting affordable housing requirements, supporting local employment opportunities and key services. Therefore, the National Park Authority should maintain a focus on affordable housing to ensure the needs of local communities are met and affordable housing remains so in the longer term.

8.8 The issue of housing need, both market and affordable, is addressed earlier in this Plan and in particular Policies SD26: Supply of Homes, SD27: Mix of Homes and SD28: Affordable Housing. The policies reflect that there is a substantial need for affordable housing within the National Park and a need for local housing.

[110] Vision and Circular on English National Parks and the Broads (DEFRA, 2010)

Employment Need

8.9 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*[111] (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'.

Tourism Need

8.10 As highlighted in Policy SD23: Sustainable Tourism, there is potential for tourist accommodation development across all parts of the National Park. Whilst the potential scale of some visitor accommodation can clearly present a challenge in a sensitive environment such as a National Park, given the benefits they can bring there is merit in a proactive approach to identifying suitable sites where larger-scale visitor accommodation development projects could be acceptable in planning terms.

Impact on the Local Economy

8.11 The development of the sites for employment uses would clearly have a beneficial impact on the economy of the National Park and of the wider sub-region, while development for visitors' accommodation and visitor / tourism attractions would create employment opportunities directly as well as bringing additional expenditure in to the local area. Housing development will generate construction jobs, while retaining expenditure by local people occupying the dwellings and providing a local labour force for existing and new businesses.

Meeting the Need outside the Designated Area or in Some Other Way

8.12 With regard to the first type of need, that is to restore and regenerate currently underused / vacant sites and improve their impact on the landscape, by definition, this can only take place on these sites. Suitable development must achieve an acceptable level of restoration which enhances the landscape, scenic beauty, wildlife and cultural heritage of the National Park at these locations.

8.13 In relation to visitor accommodation and employment development, it would not be sustainable to expect all provision to be made outside the National Park, increasing commuter flows and day trips. Some use should be made of underused hotel and guest house accommodation in the coastal towns, but it is also important to add to the amount of accommodation within the National Park in order to increase the currently low levels of average visitor expenditure. Moreover, it is the National Park itself, which creates the need and demand for tourist accommodation. Developing outside the designated area would only partly meet these needs.

[111] Employment Land Review (G.L. Hearn, 2015)

8.14 With regard to housing, a large amount of development to meet the objectively assessed need in market housing will need to take place outside the National Park, using the Duty to Cooperate. Additionally, Lewes has opportunities, albeit limited, to make a contribution in this respect, hence the pro-active approach of both Lewes District Council and the National Park Authority to allocate land at North Street Quarter for a mix of uses including housing.

Effect on Environment, Landscape, Recreation and Special Qualities

8.15 Both strategic sites allocated in this Local Plan present a great opportunity to create an exemplar sustainable development, which makes a positive impact on the landscape, intrinsic beauty and special qualities of the National Park through:

- Enhancement of the landscape character of the areas through their restoration and regeneration and supporting and enhancing habitats;
- Embedding ecosystems services within any development proposals in accordance with Policy SD2: Ecosystems Services;
- Providing opportunities for the enjoyment and understanding of the National Park and supporting sustainable economic activities, for example, through recreational uses / development or employment uses supporting the rural economy as part of a mix of uses;
- Supporting and enhancing local communities, for example, through delivering infrastructure needs such as high speed broadband or improving health and wellbeing through providing walking and cycling routes; and
- Sustainable travel links with the rest of the National Park.

SHOREHAM CEMENT WORKS

Introduction

8.16 Shoreham Cement Works is a 44 hectare site that includes an inactive chalk quarry and semi-derelict works. It is the most prominent site within the National Park in a key location where it is at its narrowest. Despite being an important part of the social and industrial heritage of the area, the site has a significant negative visual impact on the National Park, particularly from public rights of way and wider viewpoints, including the South Downs Way and the Downs Link cycle route.

8.17 The National Park Authority's main objective for the site is to restore it in a way that is compatible with the special qualities and statutory purposes of the National Park. Major development may provide an opportunity for the site to be restored by enabling the demolition or renovation of unsightly buildings, suitable treatment of prominent quarry faces and other landscaping improvements.

8.18 The site is located about 5km to the north of Shoreham and 2km south of Upper Beeding village, on each side of the A283. It is bounded to the west by the River Adur and farmland in the floodplain, to the north by chalk grassland, and to the south and east by farmland. Immediately to the north on the A283 are 40 Edwardian terraced houses (Dacre Gardens) which were built to house workers at the cement works, together with an infill development of 10 flats.

8.19 The site can be divided into 4 main sub-areas (see Figure 8.1):

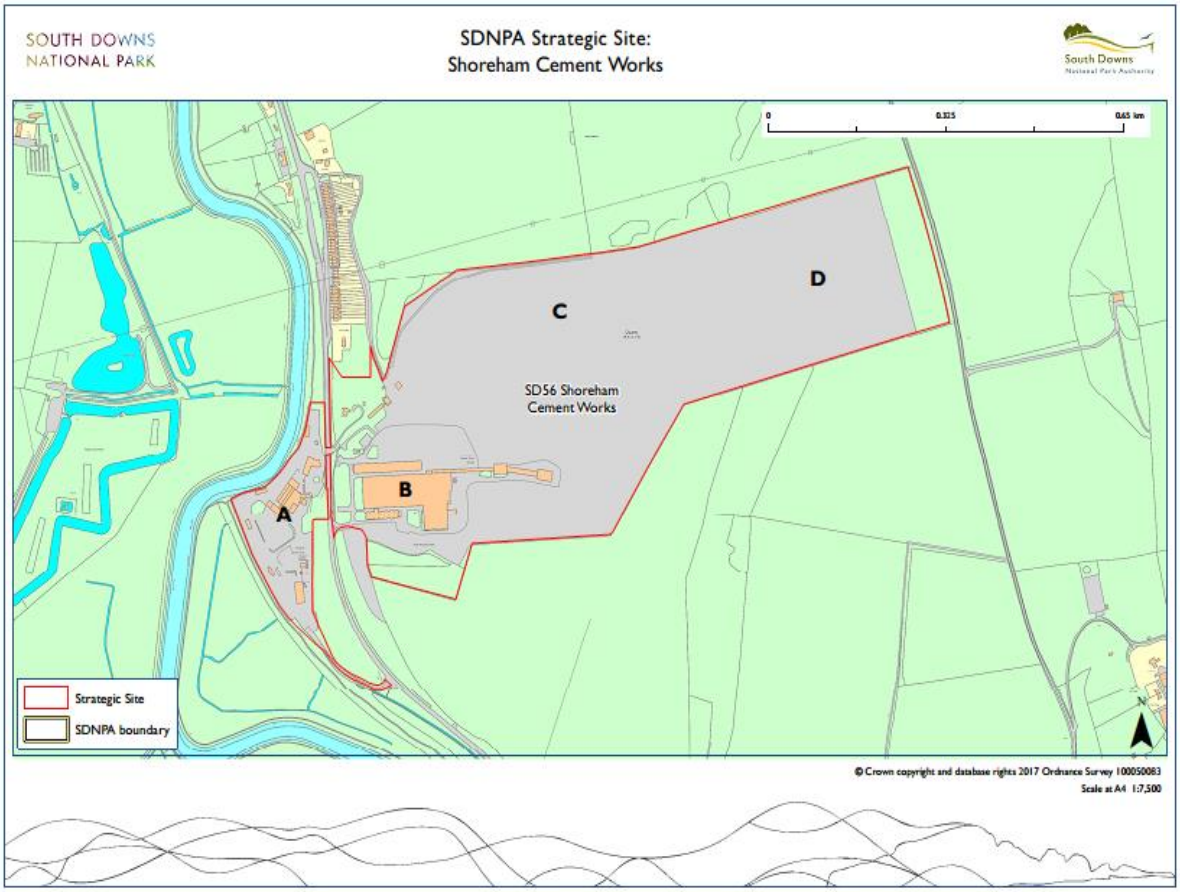
- Area A – west of the A283, containing the former offices for the cement works and now occupied by a variety of temporary industrial and storage uses. These uses are unsightly although largely screened by trees. The area has a frontage onto the River Adur and is linked by a tunnel under the A283 to Area B
- Area B – immediately east of the A283, containing the former cement works buildings. These are very large unsightly structures, highly prominent from close viewpoints, including the main road, the towpaths on both sides of the river, the South Downs Way, the Downs Link and the road to Coombes and Botolphs
- Area C – the exhausted chalk quarry area which is partly used for the importation, storage and treatment of inert material to produce recycled / secondary aggregates and this use is currently under review. Much of the area is screened from views by the cliff faces of the original quarry
- Area D – the rear, elevated portion of chalk available for extraction. It has been described as 'a substantial scar' and a 'large gash in the rolling landscape of the Downs', visible over a wide area and from a large number of viewpoints, including much of the South Downs Way to the west. The area has biodiversity and geodiversity interest and immediately adjoins a Site of Special Scientific Interest (SSSI) and a Scheduled Monument

8.20 Large-scale cement production began on the site at the end of the 19th Century. The buildings were completed in 1948-50, permission having first been granted for chalk extraction in 1946, and extended in 1950 and 1969. Chalk extraction and cement production ceased in 1991, but the permissions have been kept alive by an application for registration of the old mining permission in 1992. These extant permissions for the extraction of chalk run to 2042, when a basic restoration scheme would have to be implemented.

8.21 Existing use rights exist for B2 industry within existing buildings and for associated uses (such as storage) taking place in the open air.

8.22 Areas A and B can be classed as brownfield land, but not Areas C and D, since the NPPF excludes minerals sites from the definition of previously developed land.

FIGURE 8.1: SHOREHAM CEMENT WORKS



Constraints

8.23 Constraints affecting the site include:

- Cost of extensive restoration needed to deal with both the short- and long-distance views
- Cost of demolition or renovation of the cement works buildings
- Uncertainty with regard to the significance of the heritage asset represented by the buildings and plant and the measures required to either retain or record this
- Protected bird species nesting within Area D
- Regionally Important Geological Site at Area D
- Ecological designations near the site – surrounding area is rich in unimproved chalk grassland, a unique habitat for a number of notable flora and fauna species
- Scheduled Monument (prehistoric cross-ridge dyke) outside the site but near the northern edge of Area D
- A principal aquifer below the site. There is also potential fluvial / flooding and surface water flooding at the lowermost part of the site and access tracks.
- Parts of the site are likely to be contaminated – ground remediation works required and need to ensure protection of water quality (particularly given close proximity of the River Adur)
- Proximity to Shoreham Airport, including the potential of any new development involving tall structures or telecommunications interference
- Improvements needed to the two site accesses but without an increase in the visual impact of highway infrastructure, including hard-surfacing, signage and traffic signals
- Unsustainable location with poor access to shops, schools and other services and facilities

Opportunities

8.24 The site offers the following opportunities:

- Enhance the landscape and scenic beauty, restoring the site to an appearance which is acceptable within a national park. This involves:
  - Removal of the unsightly uses and buildings on Area A which impinge on the largely undeveloped river corridor and replacement by development which takes advantage of the river frontage
  - Demolition or renovation of the existing cement works buildings on Area B
  - Creation of a landscaped bund or alternative enhancement of the road frontage as a gateway to Areas B and C
  - Re-modelling of the most prominent quarry faces and planting of Area D
  - Accepting enabling development to secure the satisfactory restoration of the site
- Create an exemplar of sustainable development with the following development principles:
  - Enhance the site's contribution to ecosystem services

- Contribute towards the green infrastructure network
- Develop previously developed land in Areas A and B
- Maximise and enhance levels of biodiversity on the site in order to support the adjacent Anchor Bottom SSSI, while preserving the Scheduled Monument
- Explore the potential for biodiversity off-setting
- Enable geo-conservation, given the scientific and educational value of the strata
- Develop renewable energy generation, such as solar panels and small scale combined heat and power plant and explore hydro-electricity generation
- Reduce waste including re-using and recycling waste on site
- Explore a wider environmental enhancement programme to address issues such as the removal of overhead power lines nearby
- Deliver sustainable drainage systems (SuDs) and minimising the amount of impermeable surfaces
- Explore an integrated sustainable transport solution, including innovative and alternative modes of transport to the private car, promoting demand management measures, and increasing road safety for the benefit of all users
- Improve cycle and walking routes in the vicinity, enhancing the Downs Link recreational route between Upper Beeding and Shoreham, including a southern loop from the South Downs Way
- Develop sustainable visitor and tourism opportunities appropriate to a National Park, including promoting the understanding and enjoyment of its special qualities

8.25 The site has many challenges but it also represents a great opportunity to deliver an innovative, exciting and imaginative solution which treats the site as an asset to the National Park rather than a problem. To enable a comprehensive, appropriate and viable scheme to be delivered, the National Park Authority will prepare an *Area Action Plan* (AAP).

8.26 The AAP will facilitate the formulation of a bespoke approach for the environmentally-led restoration of the site, with significant landscape improvements, that can deliver a viable scheme with multiple benefits for the National Park and may attract external funding.

Strategic Site Policy SD56: Shoreham Cement Works

1. Shoreham Cement Works, as identified on the Policies Map, is an area of significant opportunity for an exemplar sustainable mixed use development, which delivers a substantially enhanced landscape and uses that are compatible with the purposes of the National Park. To help achieve this the National Park Authority will prepare an Area Action Plan (AAP) with the overall aims of:

    a) Enhancing the visual impact of the site from both the nearby and distant public viewpoints;

    b) Conserving, enhancing and providing opportunities for understanding the biodiversity, geodiversity, historic significance and cultural heritage of the site;

    c) Ensuring the delivery of Ecosystems Services; and

    d) Ensuring that the design of any development is of the highest quality and appropriate to its setting within a National Park.

2. The National Park Authority would support development proposals for the following land uses where it is demonstrated they deliver the environmentally-led restoration of the site:

    a) Sustainable tourism / visitor based recreation activities and leisure development directly related to the understanding and enjoyment of the National Park;

    b) B2 and B8 business uses to support the local economy, with a focus on environmentally sustainable activities, supporting local communities and providing opportunities for entrepreneurship; and

    ~~c) Further types of development that would enable the environmentally-led restoration of the site,~~ Where necessary to enable appropriate development in accordance with the above land uses, new homes, including affordable homes, as a subordinate land use of the overall mix of uses,

    provided that the proposals can clearly demonstrate how they would deliver the key considerations set out in Part 1 of this policy, and

    d) Improves accessibility and helps to create sustainable patterns of travel;

    e) Provides renewable energy generation to serve any development on the site;

    f) Provides realistic proposals for the relocation of existing employment and storage uses that are not appropriate to a National Park setting; and

    g) Ensures that any adverse impacts (either alone or in combination) are avoided, or, if unavoidable, minimised through mitigation with any residual impacts being compensated for.

3. The National Park Authority will resist more development than is necessary to secure and deliver the environmentally-led restoration of the site.

4. The National Park Authority wants to see a comprehensive redevelopment of the whole site consistent with the AAP. However, if any planning applications come forward separately and prior to the adoption of the AAP, then they would have to clearly demonstrate how the proposals would accord with the key considerations set out above.

Area Action Plan

8.27 The AAP will address in more detail the constraints and opportunities including land restoration, environmental impacts, transport, flood risk, cultural and heritage, design considerations, viability (including identifying possible partnership funding to enable delivery of a scheme) and phasing of delivery over a number of years.

Developing proposals in partnership

8.28 Over recent years a number of proposals to redevelop the site have emerged from different interested parties, including a scheme dismissed at appeal in 2003 and a visitor accommodation / recreational uses based scheme put forward by the Upper Beeding Neighbourhood Plan Group.

8.29 Through the AAP process, the National Park Authority will work in partnership with landowners, developers, relevant public bodies and the local community to demonstrate the delivery of a viable scheme which is truly exceptional in terms of concept, quality and sustainability.

8.30 The site has the potential to provide sustainable tourism / visitor based recreational and business uses to support the local economy provided that they are compatible with its sensitive location and the proposed uses meet the purposes of the National Park.

Enhancing landscape

8.31 The National Park Authority's main objective for this site is to secure a significantly enhanced landscape. It accepts that major development provides the opportunity to achieve this and that any scheme has to be viable to ensure delivery. However, the scale of any major development has to be consistent with the National Park Authority's main objective for the site and meets the National Park's purposes. Therefore, the AAP and subsequent planning application will have to have a particular focus on viability and a clear delivery process.

Planning applications prior to AAP adoption

8.32 The National Park Authority wishes to see a comprehensive and clear planning approach to this important site and believes the AAP is the right way to achieve this. However, it accepts that planning applications may come forward prior to the adoption of the AAP. If this were to be the case, then consideration will be given to whether the development proposals adequately address the key considerations set out in Policy SD56, and other relevant policies in this Local Plan, and the emerging AAP.

NORTH STREET QUARTER AND ADJACENT EASTGATE AREA, LEWES

Introduction

8.33 North Street Quarter and adjacent Eastgate Area is located immediately to the north-west of Lewes town centre and has an extensive river frontage stretching from just south of Phoenix Causeway up to Willey's Bridge.

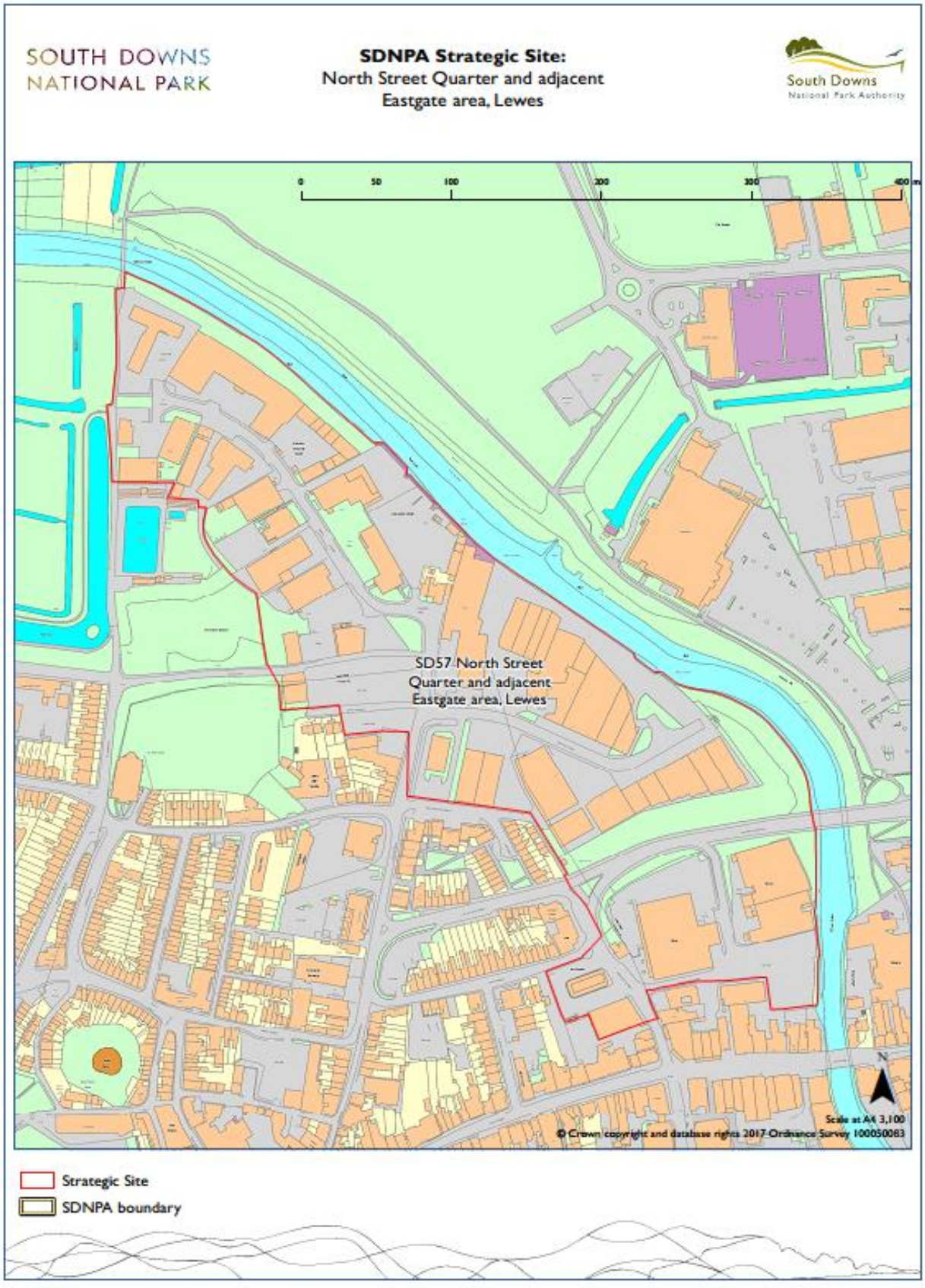
8.34 The area is in two distinct parts, but its redevelopment needs to be considered as one in order for a comprehensive approach to be taken to this part of the town. The two parts are the North Street Quarter, which lies to the north of Phoenix Causeway (this area is wholly outside, but adjoins the Lewes Conservation Area), and the northern part of the Eastgate area, which is within the Conservation Area (Figure 8.2).

Constraints

8.35 Constraints affecting the site include:

- Limited opportunity for outward expansion of Lewes town due to extensive floodplain of the River Ouse and surrounding sensitive and high-quality landscape
- Impact of the October 2000 flood event and lack of flood defences, which in turn has restricted investment in the area and led to many of the units becoming run down and less able to meet the needs of modern businesses
- Range of industrial and warehouse buildings dating from the 1950s and 1960s
- Bus Station – although the bus station performs a vital transport role and is well located in relation to many important parts of the town centre, it is not a vital asset. The bus station and garage are unattractive utilitarian features at an important entrance to the historic core of the town. It is the interchange function which it is essential to retain in the area rather than the longer term bus storage
- Limited quantitative need for additional convenience floorspace during the plan period – redevelopment should not result in a significant increase in floorspace when compared to the existing food store
- Need to retain car-parking – the site contains some areas of surface level parking and the town has an under provision of parking spaces

FIGURE 8.2: NORTH STREET QUARTER AND ADJACENT EASTGATE AREA



Opportunities

8.36 This site offers the only opportunity for strategic level growth and the redevelopment within Lewes town and can help to deliver:

- Enough housing to help significantly to meet the affordable and market housing needs in the town, including accommodation for the elderly
- Business floorspace in order to meet a qualitative need to provide greater choice for existing and prospective businesses, particularly modern offices
- Retention of the creative businesses / community that has developed in the North Street Quarter, including small flexible, low-cost work units ('box spaces'), a large flexible work space ('creative industry hub') and assembly and leisure space ('performance hub')
- Community facilities, including a health centre and leisure uses to build upon the sense of place and support the local community
- Some more modern retail floorspace meeting a qualitative need that cannot be satisfied within the historic centre and helping to reduce leakage of retail spending to other centres
- Restaurants cafes and bars, small-scale retail and other uses which will introduce vibrancy and support the new neighbourhood to be created, without undermining the vitality and viability of the main town centre
- Relocation of existing businesses to the Malling Brooks East employment allocation, which has been acquired by the majority landowner for the North Street Quarter
- Tourism accommodation
- An exemplar sustainable development with the following development principles and infrastructure:
    - a flood defence system to meet Environment Agency conditions
    - a new gateway access point from Phoenix Causeway
    - associated new highway, cycle and footpath routes with an emphasis on creating a 'walkable neighbourhood'
    - a new footbridge connecting the south and north banks of the river
    - a new riverside footpath along the full length of the site, of a width that will add to the enjoyment, amenity and experience of users
    - new bus interchange
    - on-site parking at ground level for residents and town visitors and including other measures such as a car club and electric vehicle charging points
    - a new public square beside the River Ouse
    - formal and informal public open spaces including play areas
    - landscaping and widespread planting including new wildlife corridors, green roofs and sustainable surface water management systems
    - on-site renewable energy
    - eliminating waste through re-use and recycling

- installation of water efficient fittings and appliances and avoiding flooding and pollution of water courses

8.37 The redevelopment of this area represents a significant opportunity to deliver a scheme which meets the objectives of Local Plan and provides wider benefits, including the re-use of urban land which is highly accessible (immediately alongside an existing town centre and its services), the provision of affordable housing, important infrastructure in the form of new flood defences and improved accessibility / linkages to the wider National Park to help promote public enjoyment of its special qualities.

8.38 A hybrid planning permission[112] for the North Street Quarter, which makes up the majority of the site, for mixed use development was granted in May 2016 (referred to as the 'consented scheme'). However Policy SD57 has been designed to be sufficiently flexible to allow other proposals to come forward to achieve National Park objectives, should the consented scheme (or phases of the consented scheme) not proceed and / or other proposals come forward.

[112] SDNP/15/01146/FUL – Hybrid planning permission (being a full permission for Phase 1 and an outline permission for the remainder being Phases 2 & 3) for the demolition of existing buildings and the redevelopment of the North Street Industrial Estate, North Street, Lewes for a mixed use development granted 25th May 2016.

Strategic Site Policy SD57: North Street Quarter and adjacent Eastgate area, Lewes

1. Proposals for the sustainable mixed-use development of approximately 9 hectares of land at North Street and the neighbouring part of Eastgate, as shown on the Policies Map, will be permitted provided they comply with the criteria below.

2. The development will create a new neighbourhood for the town of Lewes. Therefore, any proposals should be based on the following uses and broad quantum of development:

    a) Approximately 415 residential units, predominantly focused towards the northern part of the site;

    b) At least 5,000 square metres of B1a office and / or B1c light industrial floorspace, subject to market needs and general viability;

    c) The redevelopment or relocation of the existing A1 food supermarket;

    d) Other uses that are deemed to aid in the successful delivery of a new neighbourhood, whilst not undermining the wider function of Lewes town centre (this could include A1 Shops, A2 Financial and Professional Services, A3 Restaurants and Cafes, A4 Drinking Establishments, A5 Hot Food Takeaways, C1 hotel, D2 Assembly and Leisure uses and community floorspace);

    e) C2 nursing / care home (self-contained units will be counted as residential within the above figure);

    f) D1 non-residential institutions such as medical and health services, crèches, exhibition and training space; and

    g) New floorspace for other cultural, artistic and artisan uses not covered by the uses stated above.

3. In addition, any proposal will need to demonstrate:

    a) ~~It includes the early provision of flood defences to an appropriate standard and to the approval of the Environment Agency~~ 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;

    b) It facilitates improved linkages across Phoenix Causeway and Eastgate Street and a better balance between the use of the private car and other modes of transport, in order to enable the safe flow of pedestrians and the improved integration of the area to the north of Phoenix Causeway with the wider town centre;

    c) It delivers enhancements to vehicular access and off-site highway improvements, arising from and related to the development and its phasing;

    d) It respects and enhances the character of the town and achieves a high standard of design, recognising the high quality built environment, on and within the vicinity of the site, and the site's setting within the National Park and adjacent to a Conservation Area;

    e) It is subject to an analysis and appropriate recognition of the site's (or phase of the site) cultural heritage and a programme of archaeological work, including, where applicable,

desk-based assessment, geophysical survey, geo-archaeological survey and trial trenching to inform design and appropriate mitigation;

~~f) Appropriate flood mitigation measures are incorporated as set out in the Level 1 Update and Level 2 SFRA final report 2017;~~

g) It conserves and enhances biodiversity and the green infrastructure network in and around the area;

h) It incorporates a riverside shared foot / cycle route along the western bank of the River Ouse to extend the town's riverside focus and contribute to its character and quality, and provides additional pedestrian and cycling routes to link the site (or phase of the site) to the rest of the town, improves permeability within the site (or phase of the site) and provides views out of the site (or phase of the site);

i) It provides an appropriate level of public car parking provision;

j) Any retail uses are incorporated into the designated town centre boundary as far as possible and the amount of retail provision is informed by a Retail Impact Assessment, if necessary;

k) Alternative uses on the bus station site are subject to the facility being replaced by an operationally satisfactory and accessible site elsewhere;

l) It makes contributions towards off-site infrastructure improvements arising from, and related to, the development;

m) It provides a connection to the sewerage and water supply systems at the nearest point of adequate capacity, as advised by Southern Water, and ensures future access to the existing sewerage and water supply infrastructure for maintenance and upsizing purposes;

n) It incorporates sustainable surface water management systems, and

o) It ensures that any adverse impacts (either alone or in combination) are avoided, or, if unavoidable, minimised through mitigation with any residual impacts being compensated for.

4. Whilst the National Park Authority wants to see a comprehensive redevelopment of the whole site, it recognises that planning applications may come forward separately or in phases. Therefore, those applications would have to clearly demonstrate how the proposals would accord with the key considerations set out above and are consistent with other planning permissions granted or emerging proposals.

Potential uses

8.39 The Eastgate area consists of a Waitrose store and associated parking area, the adjacent former Wenban Smith buildings and a bus interchange. Historically, the Eastgate area was allocated in previous versions of the *Lewes District Local Plan*. The site was identified as a potential area for redevelopment with the priority being for the retention of a major food store and the introduction of a replacement bus interchange. Although no such proposals have been subsequently put forward, there is still interest in redeveloping this site for a mixed use development that would incorporate an enhanced food store.

8.40 At the same time, there are still concerns over the long-term viability of operating the bus station in its current location. Therefore, the principle of redevelopment is acceptable, providing that attractive, operationally satisfactory interchange facilities for passengers are provided on a site elsewhere of equal convenience in this sector of the town.

Planning applications

8.41 Given the shared constraints and opportunities between the two sites, the National Park Authority believes it appropriate that the policy seeks a comprehensive approach to the redevelopment of the whole area. However it is recognised that planning applications will come forward separately, and the policy provides flexibility for this, while ensuring that when detailed proposals come forward they are consistent with other phases / schemes.

9. SITES & SETTLEMENTS

Introduction

9.1 This chapter allocates sites for development in line with the spatial strategy of the Local Plan for a medium level of development dispersed across the towns and villages of the National Park. The Local Plan allocations make a substantial contribution to meeting the requirements for Housing, Gypsies, Travellers and Travelling Showpeople and Employment set out in policies SD26: Supply of Homes, SD33: Gypsies, Travellers and Travelling Showpeople and SD35: Employment Land respectively. Further allocations are made in Neighbourhood Development Plans (NDP).

9.2 The allocations are supported by an extensive and robust evidence base. The principle topic based studies supporting the allocations are the *Settlement Facilities Study*[113], *Strategic Housing Land Availability Assessment*[114] (SHLAA), *Gypsies, Travellers and Travelling Showpeople Background Paper*[115], the *Employment Land Review*[116] and the *Strategic Flood Risk Assessment Levels 1*[117] *and 2*[118]. A number of other studies relating to the first purpose of the National Park also support the allocations particularly the *South Downs Integrated Landscape Character Assessment* (SDILCA). Finally, a detailed background paper[119] looks at all the potential housing sites that were considered for allocation in this Plan. There has also been extensive consultation with local communities on the allocations particularly with the town and parish councils.

9.3 There are also many sites allocated for development in NDPs. All the allocated sites are identified on the park wide Policies Map with further details shown on Inset Maps. It should be noted that there are also a small number of Local Plan allocations in designated neighbourhood planning areas.

9.4 Three of the allocations in this chapter are identified as strategic housing allocations. They are not critical to achieving the *2050 Vision for the National Park* in the same way as the strategic sites, but are nevertheless important locally in terms of regeneration and meeting local housing need.

[113] Settlement Facilities Assessment (South Downs National Park Authority, 2015)

[114] Strategic Housing Land Availability Assessment (South Downs National Park Authority, 2016)

[115] Gypsies, Travellers and Travelling Showpeople Background Paper (South Downs National Park Authority, 2016)

[116] Employment Land Review (G.L. Hearn, 2015 and South Downs National Park Authority, 2017)

[117] Water Cycle and Strategic Flood Risk Assessment Level 1 (Amec, 2015)

[118] Strategic Flood Risk Assessment Level 1 Update and Level 2 (Amec foster wheeler, 2017)

[119] Background Paper on Housing Allocations for the South Downs Local Plan (South Downs National Park Authority, 2018)

9.5 The allocations are set out in this chapter by settlement. There is a short introduction to each settlement, which is followed by a brief description of individual sites highlighting key opportunities and constraints, although this is not intended to be exhaustive. Individual policies are set out for each allocation site with development parameters and site specific development requirements with which a planning application would need to comply in order to receive planning permission. Finally, the policy lists specific documents that will be required to support applications for the site.

9.6 **It should be noted that relevant policies are not listed for each site, and that it is important for the plan to be read as a whole. All development plan policies will be taken into account in determining planning applications for site allocations, along with other material considerations.**

Major Development Test

Local Plan Objectives

The following Local Plan objectives are considered most relevant for this section:

Objective 4: To achieve a sustainable use of ecosystem services thus enhancing natural capital across the landscapes of the National Park and contributing to wealth and human health and wellbeing.

Objective 7: To conserve and enhance the villages and market towns of the National Park as thriving centres for residents, visitors and businesses.

Objective 8: To protect and provide for the social and economic wellbeing of National Park communities supporting local jobs, affordable homes and local facilities.

~~**9.7** Core Policy SD3 sets out the two stages of decision making in relation to major development. If the proposal is considered to be major development then the second part of the policy will apply, alongside other policies within this Local Plan. An assessment has been made of all the allocations in regard to major development and is set out in the technical report Site Allocations against Major Development Considerations. It should be noted that some development proposals may be subject to Environmental Impact Assessments.~~

Ecosystem Services

9.8 Site allocations are recognised as important for achieving conservation and enhancement of the ecosystem services in the National Park. In order to understand how site allocations may affect ecosystem services, it was necessary to map the demands on and opportunities for ecosystem services across the National Park.

9.9 The GIS based tool, EcoServ GIS, a newly developed piece of software, was used which is able to map some ecosystem services. The ecosystem services mapped across the National Park are set out in Figure 9.1.

9.10 EcoServ GIS was first used to identify which allocations are located in areas that provide multiple ecosystem services and are therefore particularly important. Site allocations within these key areas were then analysed further to develop criteria within the policy on matters to conserve and enhance these ecosystem services. Symbols are found at the start of the relevant site allocation policies to show which ecosystem services are identified. The matters to be addressed on ecosystem services will be secured through planning obligation and / or condition. It should also be noted that many of the site-specific development requirements relating, for example, to flooding and biodiversity also provide multiple ecosystem services.

FIGURE 9.1: KEY TO ECOSYSTEM SERVICES SYMBOLS

Water quality / water purification	Pollination	Climate change regulation
Carbon storage	Air quality / air purification	Accessible Natural Green Space
Green Travel	Education	Noise Regulation

ALFRISTON

9.11 Alfriston is a historic village located in the valley of the River Cuckmere south of the A27 trunk road in the east of the National Park. The Cuckmere valley is narrow and flat bottomed with Alfriston sited above the river on the western bank. Routes within Alfriston are generally on a north-south orientation. Modern development has spread north and west of the historic core. Alfriston has a population of approximately 830 people.

FORMER ALLOTMENTS, ALFRISTON

Site area:	0.4ha
Current Use:	Agricultural buildings and woodland
Environmental Designations:	Within 50m of Floodplain Grazing Marsh priority habitat Dark Skies: E0/E1(a)
Flood Risk:	Eastern portion of site within Fluvial Flood Zones 2 and 3
Historic Environment:	Alfriston Conservation Area; within setting of Listed Buildings

9.12 The site is located within the historic core of the village. The site is currently under-utilised comprising several poor quality agricultural outbuildings and modest quality woodland.

9.13 The site is within a sensitive area within the Alfriston Conservation Area. Building materials, heights and scale should suitably reflect the design guidance set out in the *Alfriston Conservation Area Character Appraisal and Management Plan*[120]. The existing agricultural buildings are not considered worthy of conversion to residential use. There is a high potential for archaeological interest. The eastern boundary of the site should be appropriately landscaped to provide a suitable transition to the river valley.

9.14 Residential development should be sited in the western and central portion of the site outside flood zones 2 and 3. It is considered that the area within the allocation site within Flood Zones 2 / 3 should not be developed. Development proposals will be expected to incorporate Sustainable Drainage Systems (SuDS). Due to potential for ground water flooding, attenuation SuDS are probably the most suitable option for this site. The Level 1 Update and Level 2 SFRA provides recommendations for a site specific flood risk assessment and the suitability and design of SuDS.

9.15 Development must include suitable vehicular access and on-site parking. Proposals should demonstrate that safe vehicular and pedestrian access and egress can be made from the site taking into account flood risk. Where vehicular access is dependent on off-site improvement works these should be sought through a planning obligation. Suitable publicly accessible pedestrian access should be provided through the site to both North Street and the Public Right of Way to the east of the site.

9.16 Therefore, a Transport Assessment (TA) will be needed to understand the effect the additional trips will have on the surrounding road network. The TA should take full account of local flood risk and identify suitable vehicular access and egress to the site taking full account of the historic roads in the village.

9.17 The allocation site is closely related (50 metres) to a priority habitat (Floodplain Grazing Marsh) associated with the Cuckmere River and other watercourses, and as such may be home to protected species outside the site. An ecological survey of the site will be required to ensure that protected species in the local area will not be harmed and opportunities to enhance biodiversity in line with local strategies are identified.

9.18 The woodland within the site appears to be of modest quality. Development proposals should identify all trees worthy of retention and then be retained within the site. Given the current agricultural use the extent of land contamination should be assessed and mitigated, where necessary, prior to occupation.

[120] Alfriston Conservation Area Character Appraisal and Management Plan (South Downs National Park Authority, 2014)

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

- Arboricultural Impact Assessment, Arboricultural Method Statement and associated Tree Protection Plan;
- Archaeological Assessment;
- Ecology Assessment including Protected Species Survey;
- Flood Risk Assessment;
- Heritage Statement;
- Land Contamination Survey; and
- Transport Assessment.

Allocation Policy SD58: Former Allotments, Alfriston

1. Land at the Former Allotments, Alfriston is allocated for the development of 5 to 10 residential dwellings (class C3 use). Planning permission will not be granted for any other uses. Detailed proposals that meet the following site specific development requirements will be permitted:

    a) To conserve and enhance the form and fabric of the Alfriston Conservation Area and preserve the setting of local heritage assets;

    b) Provide a suitably landscaped transition to the river valley;

    c) All housing to be located in Flood Zone 1;

    d) Safe vehicular and pedestrian access and egress should be provided during flooding;

    e) Floor levels of habitable areas, where appropriate and proven necessary, to be designed to take into account flood risk and climate change;

    f) A suitable internal road layout which provides for larger vehicles including refuse vehicles;

    g) A publicly accessible route should be provided through the site from North Street to the Public Right of Way to the east of the site;

    h) To enhance biodiversity and provide for protected species;

    i) Protect and enhance trees within the site worthy of retention;

    j) To provide all necessary vehicular parking on-site to avoid additional on street parking in local roads; and

    j[1]) Flood compensation storage should be provided for any ground raising or built development on Flood Zone 3 (including allowance for future climate change).

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

~~2.~~ 3. In order for the development to have an overall positive impact on the ability of the natural environment to contribute to ecosystem services, development proposals must address the following:

    a) Where trees are lost, provide higher quality new tree planting on site;

    b) New planting should be suitable for pollinating species; and

    c) Minimise hard surfaced areas on site, and use permeable surfaces and soft landscaping where possible to maximise infiltration of water and reduce surface water run-off.

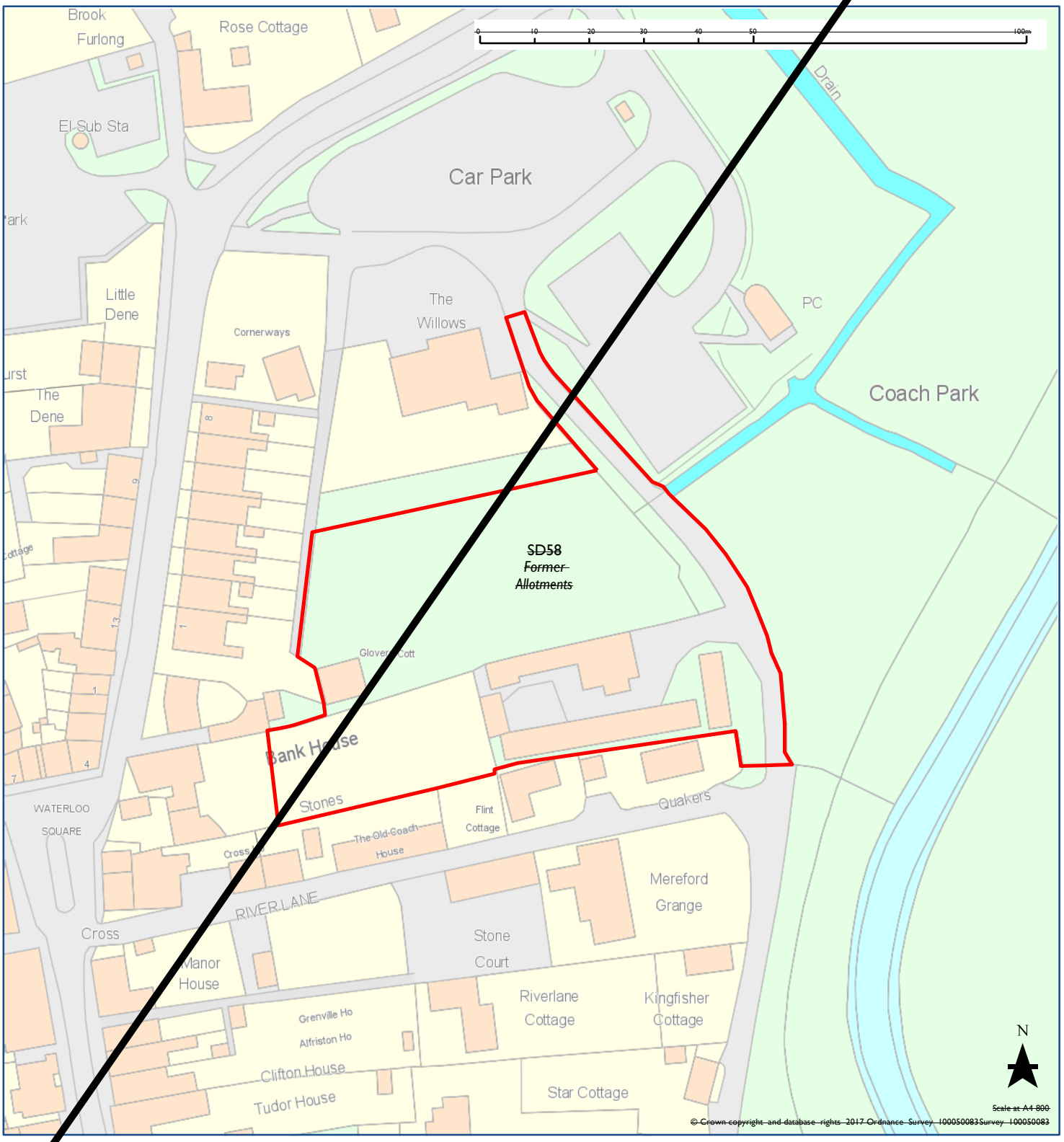
SOUTH DOWNS NATIONAL PARK

South Downs Local Plan Pre-submission Housing Allocation

South Downs National Park

Site Ref: SD58
Former Allotments
Alfriston

SDNPA Pre-submission Housing Allocation



SOUTH DOWNS NATIONAL PARK

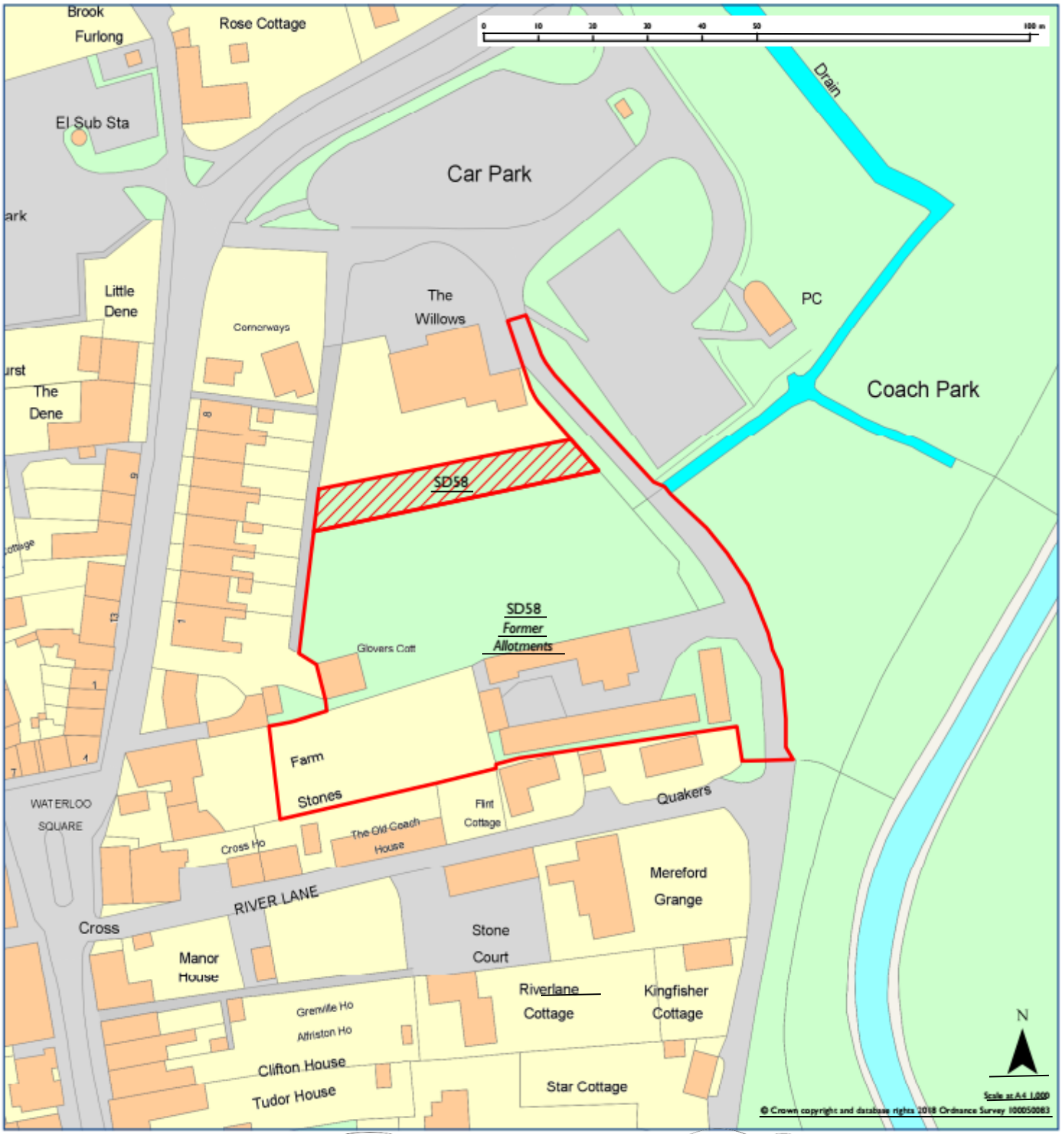
South Downs Local Plan
Housing Allocation

South Downs National Park

Site Ref: SD58
Former Allotments
Alfriston

SDNPA Housing Allocation

SDNPA Housing Allocation Proposed Extension



KINGS RIDE, ALFRISTON

Site area:	0.38ha
Current Use:	Agricultural buildings
Environmental Designations:	Dark Skies: E0/E1(a)
Other constraints:	Adjacent to South Downs Way

9.20 The site is located in the south-west of Alfriston adjacent to the South Downs Way. The site comprises three dilapidated agricultural buildings and areas of hardstanding. The existing agricultural buildings are not considered worthy of conversion to residential use.

9.21 Residential development should provide a suitable transition in form and fabric from the suburban character of Kings Ride and The Broadway to the open countryside beyond. New buildings would ideally be sited on the footprint of the existing agricultural buildings. New private amenity spaces and vehicular parking should not result in localised visual intrusion. There is an existing vehicular access onto the site from Kings Ride.

9.22 Given the age of the buildings proposed to be demolished, development proposals should address protected species. Development proposals should identify all trees worthy of retention and then be retained within the site.

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

- Arboricultural Impact Assessment, Arboricultural Method Statement and associated Tree Protection Plan; and
- Ecology Assessment including Protected Species Survey.

Allocation Policy SD59: Kings Ride, Alfriston

1. Land at Kings Ride, Alfriston is allocated for the development of 6 to 8 residential dwellings (class C3 use). Planning permission will not be granted for any other uses. Detailed proposals that meet the following site specific development requirements will be permitted:

    a) A suitable transition in built form and fabric from the low density residential development to the east and north and the open countryside to the south and west;

    b) Private amenity space and vehicular parking to be suitably sited and landscaped;

    c) Boundary treatments appropriate for a site adjacent to open countryside;

    d) The existing vehicular access should be retained;

    e) The site layout must not include opportunities to provide future vehicular access into adjacent fields;

    f) Sufficient easement to the adjacent gas pipeline; and

    g) No significant harm to the amenity of the South Downs Way.

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

    a) Protect and enhance trees within the site where possible, and where trees are lost, provide at least the equivalent in new tree planting on site;

    b) Minimise hard surfaced areas on site; and

    c) New planting that should be suitable for pollinating species.

SOUTH DOWNS NATIONAL PARK

South Downs Local Plan ~~Pre-submission~~
Housing Allocation

South Downs National Park

Site Ref: SD59
Kings Ride
Alfriston

SDNPA ~~Pre-submission~~ Housing Allocation

BINSTED

9.24 Binsted is a village in the Western Weald broad area approximately 3.5 miles east of Alton. The village has developed in an L-shape along the old road from Alton eastwards towards Alice Holt. Binsted has a conservation area centred on the Grade I listed church. The larger part of the village, including the allocation site, is outside the conservation area. Traditional building materials used in Binsted reflect the location on the edge of the Weald with brick, hung tiles, some malmstone and numerous half- timbered buildings.

LAND AT CLEMENTS CLOSE, BINSTED

Site area:	0.5ha
Current Use:	Paddock
Environmental Designations:	Within the East Hampshire Hangers Biodiversity Opportunity Area Within Groundwater Vulnerability Area Within 5km of Wealden Heaths Special Protection Area Dark Skies: E0/E1(a)

9.25 The site is located to the south of Binsted and is accessed from an existing cul-de-sac with modern houses. The site comprises a modestly sized paddock with mature trees and hedgerows on the southern and eastern boundaries. There is an existing vehicular access onto the site from Clements Close. There are existing cables across the site which will have to be grounded or re-routed to accommodate development.

9.26 ~~Given t~~The site is not widely visible in the wider landscape and is situated away from the Binsted Conservation Area, ~~there are no particular design requirements but~~ however the appropriate use of traditional materials would be supported.

9.27 The site is within 5 kilometres of the Wealden Heath Special Protection Area and as such suitable mitigation of the impact of the development should be provided.

9.28 Development proposals should contribute towards the aims of the Hampshire Hangers Biodiversity Opportunity Area and be informed by the following evidence studies:

- Arboricultural Impact Assessment, Arboricultural Method Statement and associated Tree Protection Plan;
- Archaeological Survey; and
- Ecology Assessment including Protected Species Survey.
- Project level HRA

Allocation Policy SD60: Land at Clements Close, Binsted

1. Land at Clements Close, Binsted is allocated for the development of 10 to 12 residential dwellings (class C3 use). Planning permission will not be granted for any other uses. Detailed proposals that meet the following site specific development requirements will be permitted:

    a) Appropriate mitigation of the impact of the development on the Wealden Heath Special Protection Area which should be informed by a Project Level Habitats Regulation Assessment;

    b) The existing vehicular access should be retained and the existing on-site cables grounded or appropriately re-routed;

    ~~c) Existing mature trees and hedgerows to be retained;~~

    d) Improvements to biodiversity in line with local strategies; and

    e) To provide all necessary vehicular parking on-site to avoid additional on street parking in local roads.

    e[1]) Provides a pedestrian link to adjoining Footpath 28.

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

    a) Protect and enhance trees within the site where possible, and where trees are lost, provide at least the equivalent in new tree planting on site;

    b) Minimise hard surfaced areas on site; and

    c) New planting should be suitable for pollinating species.

SOUTH DOWNS NATIONAL PARK

South Downs Local Plan ~~Pre-submission~~ Housing Allocation

South Downs National Park

Site Ref: SD60
Land at Clements Close
Binsted

SDNPA ~~Pre-submission~~ Housing Allocation

NEW BARN STABLES, THE STREET, BINSTED

Site area:	0.17 ha
Current Use:	Permanent site for Gypsies and Travellers

9.29 The site lies just off The Street to the rear of a number of homes of mixed age and style. This is an existing private Gypsy and Traveller site with permanent planning permission for 1 pitch. It is bordered by trees and hedging to the north and east and adjoins a sand school and paddocks to the immediate south and west. Beyond the immediate site lies farmland of mixed field size bordered by hedgerows and field trees.

9.30 The site is accessed from The Street using the existing entrance to the property. On the opposite side of the road are arable fields. The site has a limited, localised effect on landscape character with views of any development from the south being seen within the context of the existing buildings on this and adjoining sites.

9.31 Permission already exists for equestrian related commercial activity on the land and this is not altered by this allocation for a further pitch.

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

- Sewerage and utilities assessment

Allocation Policy SD61: New Barn Stables, The Street, Binsted

1. Land at New Barn Stables, Binsted is allocated for the development of 1 additional permanent Gypsy and Traveller pitch. Planning permission will not be granted for any uses other than the Gypsy and Traveller pitches and those appropriate to the needs of equestrian uses. Detailed proposals that meet the following site specific development requirements will be permitted:

    a) It must be laid out to ensure sufficient room is available to allow vehicles to turn around within the site;

    b) Surface water drainage must be controlled on site and foul drainage must be effectively treated before discharge;

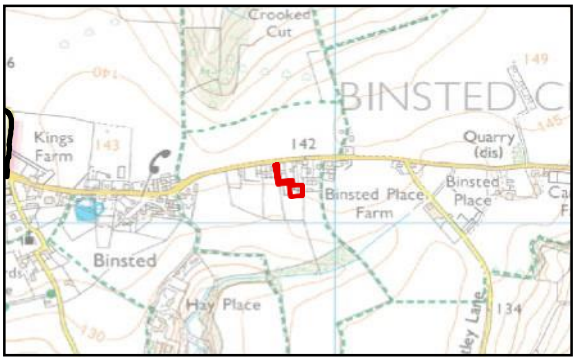
    c) Existing mature trees and hedgerows bordering the site must be retained and reinforced;

    d) The development should be occupied only by those who fulfil the definition of a Gypsy or Traveller;

    e) Minimise hard surfaced areas on site; and

    f) New planting that should be suitable for pollinating species.

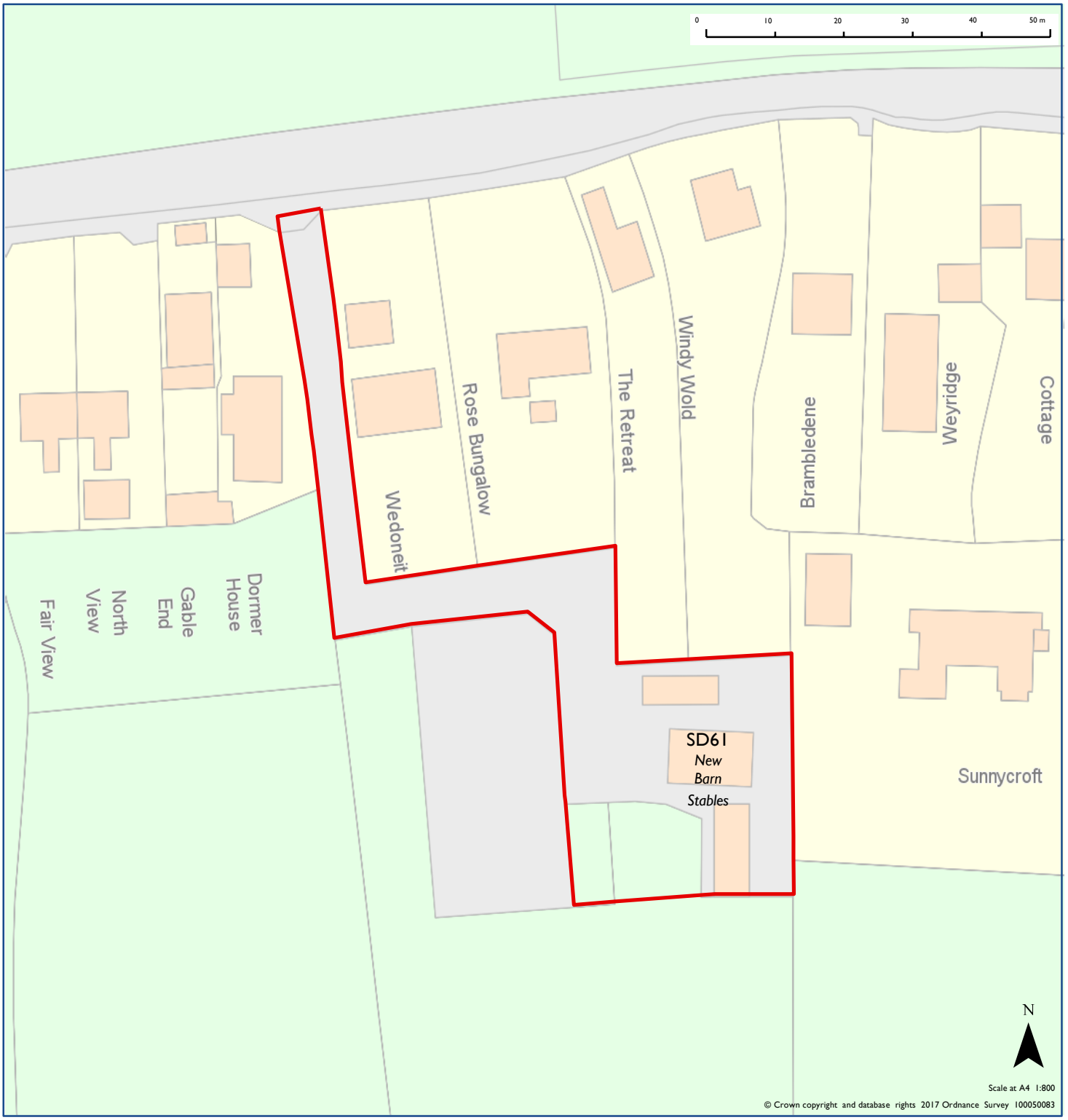
South Downs Local Plan ~~Pre-submission~~ Gypsy and Traveller Allocation



Site: SD61
New Barn Stables, The Street
Binsted

SDNPA ~~Pre-submission~~ Gypsy and Traveller site allocation

SDNP Boundary



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BURITON

9.33 Buriton is a nucleated spring line village located on the Greensand Terrace right at the foot of the chalk ridge. The spring line contributes ~~a lot~~ to its character. The historic centre of the village is dominated by a large pond, from which a stream flows northwards, carving a deep and dramatic grassy valley through the terrace. The core of the village is at the point where the lane that forms the main village street bends sharply around the head of that valley. At the village core around the pond are the church and manor house, backing directly onto the foot of the chalk scarp.

9.34 The great majority of the village has been developed in a north-westerly direction along the High Street and Petersfield Road. Further out is a sizeable area of late twentieth-century housing. North east of the core and separated from the main part of the village by the steep valley, there is a further cluster of houses of various ages located a short distance up North Lane. Building materials are diverse, reflecting the position under the chalk scarp, with much use of malmstone.

LAND AT GREENWAY LANE, BURITON

Site area:	Approximately 0.5ha
Current Use:	Paddock
Environmental Designations:	Dark Skies: E1(a)

9.35 The site is located to the west of Buriton and could be accessed from Greenway Lane. The site comprises a modestly sized paddock with mature hedgerows and some trees. To the east of the site is an existing residential area comprising modern houses. The site has no ~~notably~~ known environmental designations or constraints.

9.35a 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.

9.36 Development proposals should be informed by the following evidence studies:

- Arboricultural Impact Assessment, Arboricultural Method Statement and associated Tree Protection Plan
- Landscape and Visual Impact Assessment

Allocation Policy SD62: Land at Greenway Lane, Buriton

1. Land at Greenway Lane, Buriton is allocated for the development of 8 to 10 residential dwellings (class C3 use). Planning permission will not be granted for any other uses. Detailed proposals that meet the following site specific development requirements will be permitted:

    a) A suitable transition in built form and fabric from the residential development to the east and the open countryside to the west, taking account the guidance set out in the emerging Village Design Statement;

    b) Existing mature trees and hedgerows to be retained an enhanced;

    c) Boundary treatments appropriate for a site adjacent to open countryside;

    d) To provide all necessary vehicular parking on-site to avoid additional on street parking in local roads;

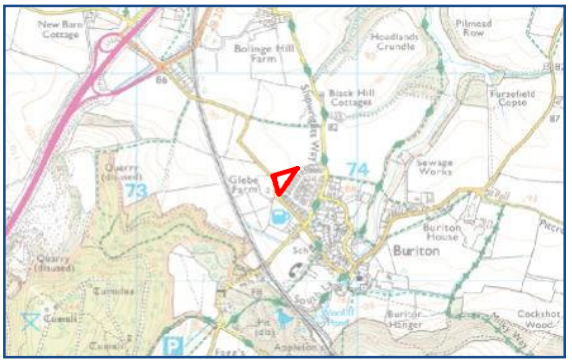
    e) New vehicular access from Greenway Lane and new pedestrian access which links to the existing pedestrian route which links Greenway Lane to Glebe Road; and

    f) The site layout must not include opportunities to provide future vehicular access into adjacent fields.

SOUTH DOWNS NATIONAL PARK

South Downs Local Plan ~~Pre-submission~~ Housing Allocation

South Downs National Park



Site Ref: SD62
Land at Greenway Lane
Buriton

SDNPA ~~Pre-submission~~ Housing Allocation

CHERITON / HINTON MARSH

9.37 Cheriton is a historic village located in the Western Downs broad area near the source of the River Itchen and close to the site of a civil war battle in 1644. Cheriton is essentially a linear village along the path of the River Itchen albeit with open areas between parts of the village. The historic core of Cheriton is the northernmost part of the village with a large area of twentieth century housing to the south-east. The smaller settlements of Hinton Marsh and new Cheriton are located south of the A272.

LAND SOUTH OF THE A272 AT HINTON MARSH, CHERITON

Site area:	0.86ha
Current Use:	Residential and Paddock
Flood Risk:	Groundwater
Environmental Designations:	The River Itchen SSSI and SAC Priority habitat
	(Floodplain Grazing Marsh) is approximately 150 metres to the west
	Dark Skies: E1(a)

9.38 Land South of the A272 is located in the Hinton Marsh area of Cheriton. The site comprises two existing residential dwellings and curtilage with frontage onto the A272, and to the rear an area of paddocks.

9.39 The site is located in environmentally sensitive area close to the River Itchen. Suitable evidence should be provided to ensure that development would not be harmful to the River Itchen Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC). Given the proximity of the River Itchen development proposals should be supported by suitable protected species surveys and include appropriate biodiversity improvements into the scheme.

9.40 Development should take account of the close proximity of Hinton Ampner House and Gardens with sensitively designed housing and landscape boundaries on each side of the site. Whilst not historically significant, the existing thatched cottage on the site is considered worthy of retention and offers a sensitive frontage on to the A272.

9.41 Vehicular access should be provided from the A272. In the absence of a suitable pedestrian route on the southern side of the A272 in this area, off-site improvement works to enable safe pedestrian access and egress to the northern side of the A272 may be necessary.

9.42 The Cheriton area is not (as of 2017) on mains drainage. Development proposals will need to demonstrate no significant impact on the local environment.

9.43 The allocation site will come forward in conjunction with suitable public access and landscape improvements to the off-site meadow area through which the River Itchen flows approximately 150 metres to the west. This will be secured through a planning obligation.

9.44 The site is also at risk from groundwater flooding due to winterbournes located within the vicinity of the site. In addition historical borehole records indicate a spring was present on site around 1900. This may reactivate during wet periods. The Level 1 Update and Level 2 SFRA provides recommendations for a site specific flood risk assessment and the suitability and design of SuDS.

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

- Drainage Strategy;
- Ecological Impact Assessment including Protected Species Survey;
- Heritage Statement;
- Landscape Visual Impact Assessment;
- Project Level Habitats Regulations Assessment; and
- Flood Risk Assessment.
- Transport assessment including vehicular access assessment

Allocation Policy SD63: Land South of the A272 at Hinton Marsh, Cheriton

1. Land South of the A272 at Hinton Marsh, Cheriton is allocated for the development of 12 to 15 residential dwellings (lass C3 use). Planning permission will not be granted for any other uses. Detailed proposals that meet the following site specific development requirements will be permitted:

    a) To demonstrate that there would be no likely significant effect on the River Itchen SSSI & SAC through development of the site for residential use;

    b) Development should provide a suitable transition in built form and fabric from the existing residential areas to the north and west and the open countryside to the south and east;

    c) Development should include a suitable area of public open space within the site;

    d) A suitable vehicular and pedestrian access;

    e) To provide all necessary vehicular parking on-site to avoid additional on street parking;

    f) Off-site pedestrian access improvements;

    g) Existing mature trees and hedgerows to be retained;

    h) To provide suitable on-site foul water and surface water drainage;

    i) The location of new housing and access roads to have regard to low lying areas prone to groundwater emergence; and

    j) To provide off-site suitable public access to the River Itchen in the area south of the A272 approximately 150 metres to the west of the allocation site.

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

    a) Protect and enhance trees within the site where possible, and where trees are lost, provide at least the equivalent in new tree planting on site. Trees on the site boundary should be retained and new tree planting should be undertaken;

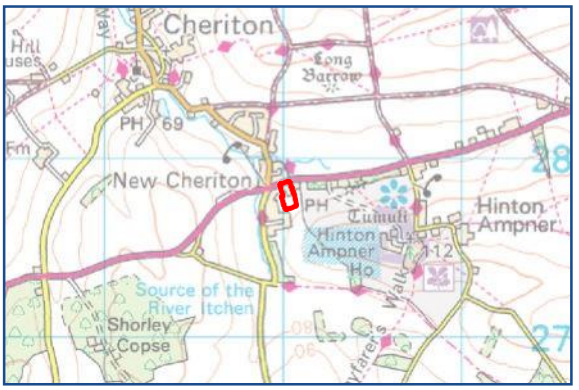
    b) Retain suitable existing habitat for pollinating species where possible. New planting should be suitable for pollinating species; and

    c) Minimise hard surfaced areas on site, and use permeable surfaces and soft landscaping where possible to maximise infiltration of water and reduce surface water run-off.

SOUTH DOWNS NATIONAL PARK

South Downs Local Plan ~~Pre-submission~~ Housing Allocation

South Downs National Park



Site Ref: SD63
Land South of the A272 at Hinton Marsh
Cheriton

SDNPA ~~Pre-submission~~ Housing Allocation

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COLDWALTHAM

9.46 Coldwaltham is a historic village in West Sussex located 2.5 miles south of Pulborough in the Arun Valley. The London Road (A29) runs through the village. To the east of the village is the Waltham Brooks Nature Reserve.

LAND SOUTH OF LONDON ROAD, COLDWALTHAM

Site area:	8.1ha
Developable Area (within updated settlement boundary):	2.00ha
Open Space Area (outside updated settlement boundary):	Approx. 6.00ha
Current Use:	Agricultural
Environmental Designation:	Waltham Brooks SSSI, Arun Valley SAC, SPA & Ramsar to the east and south of the site Site within the Houghton to Coldwaltham Biodiversity Opportunity Area (BOA) Dark Skies: E1(a)
Minerals:	Mineral Consultation (sand)

9.47 The site is located south of London Road (A29) at the south-western end of Coldwaltham adjacent to the existing housing at Brookview and Brookland Way. The site is currently in agricultural use and devoid of any permanent buildings. To the south of the site is a sewage works, part of the Waltham Brooks Site of Special Scientific Interest (SSSI) and a railway line. Beyond that is the wider River Arun valley which has Special Area of Conservation (SAC), Special Protection Area (SPA) and Ramsar designations.

9.48 ~~The proposed allocation site is considered to comprise major development and as such proposals should address Core Policy SD3~~. Development proposals should provide suitable mitigation of the impact of the development on the closely sited designated sites. Possible solutions involve working with the site management to implement schemes including:

- Provide signage requiring dogs on leads and giving information on the nature designations;
- Funding for leaflets regarding recreational disturbance, to be delivered to new householders;
- Funding for Take the Lead Campaign, dog ambassadors and the provision of dog bins;
- 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

9.48a ~~These~~ The designated sites are sensitive to change in local hydrology and as such development proposals should incorporate suitable surface water and foul water drainage. The site should provide between 25 and 30 dwellings and associated open space. The open space will be secured in perpetuity through a planning obligation. It should be noted that the proposed area of open space is located outside the settlement boundary for Coldwaltham as defined on the Policies Map.

9.48b The site itself is of biodiversity value and any development proposal will need to be demonstrably guided by the existing nature conservation interest of the site, which will be informed by appropriate survey. It will be necessary to design the development to maximise existing habitats and species and retain a large proportion of undeveloped land for the purpose of retaining and enhancing biodiversity. It is of key importance therefore that the development itself and the residual open space are designed around the existing biodiversity value and not to provide amenity grassland except for that area adjacent to the south west boundary of the new homes. This must be carefully designed in order to provide a net gain in biodiversity at the local level.

9.49 The allocation site is also located in a wider area identified as a groundwater source protection zone. Development proposals will need to demonstrate no significant impact on groundwater resources.

9.50 The National Park Authority ~~will be producing~~ has produced a Development Brief[120a] for the allocation site and will expect proposals to accord with the Brief. The site has medium / high to high landscape sensitivity and as such will need to come forward within a robust and appropriate landscape and townscape led development strategy. The northern, western and southern boundaries of the site each have specific landscape sensitivities, which development must respond to and reinforce where appropriate. ~~A Concept Plan (overleaf), which will form the design principles to be provided in the Development Brief, sets out the extent of the proposed built development and key topographical features.~~

9.51 The site has a settlement separation function between Coldwaltham and the nearest settlement to the west, Watersfield. Development must retain and improve that sense of separation between the two settlements.

9.52 Residential development should reinforce local distinctiveness and respond to the local character and vernacular in West Sussex through the predominant use of traditional materials. To optimise the potential of the residential area it should incorporate high quality, appropriately scaled, and inclusive public open space.

9.53 The westernmost and southern portions of the site should ~~provide accessible and~~ be retained as landscaped open space to be secured permanently through a suitable planning obligation. The form of that open space should be informed by local community engagement and biodiversity evidence. 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~~.

[120a] Land South of London Road, Coldwaltham Development Brief (South Downs National Park Authority, 2018)

9.54 Vehicular access to the site should be from a new access from the A29. Development should provide suitable pedestrian and cycle routes to connect to existing residential areas and the adjacent open countryside. The proposal should incorporate a new pedestrian route from the A29 into the public open space which links into the wider countryside.

9.55 Development provides an opportunity to improve the quality of the public realm of the residential area to the east. Existing boundary treatments not formed by mature trees and hedgerows should be removed and replaced, where appropriate, with suitable alternatives. Improvements to the existing children's play area in the adjacent housing area would be preferred to new provision within the proposed residential area.

9.56 The development, both the residential areas and open space, should provide suitable biodiversity improvements in line with local strategies.

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

- Arboricultural Impact Assessment, Arboricultural Method Statement and associated Tree Protection Plan;
- Ecology Assessment including Protected Species Survey;
- Flood Risk Assessment including Surface Water Management Plan;
- Hydrological Survey;
- Landscape Visual Impact Assessment; and
- Project Level Habitats Regulations Assessment.

Allocation Policy SD64: Land South of London Road, Coldwaltham

1. Land South of London Road, Coldwaltham, is allocated for the development of 25 to 30 residential dwellings (class C3 use). Development for a Class A1 (Shop) unit with a net sales floorspace up to a maximum of 280m² with suitable vehicular parking for customers will also be permitted. The remainder of the allocation site should be ~~publicly accessible~~ retained as open space. ~~and a small area of vehicular parking for users of the open space.~~ Planning permission will not be granted for any other uses.

2. ~~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:

    a) To demonstrate that there would be no likely significant effect on the Waltham Brooks Site of Special Scientific Interest (SSSI), the Amberley Wild Brooks SSSI, and no adverse effects on the integrity of The Mens Special Area of Conservation (SAC) and the Arun Valley Special Area of Conservation (SAC), Special Protection Area (SPA) and Ramsar site and that suitable mitigation, where deemed necessary, will be secured through planning obligations and / or planning conditions;

    b) Development must be informed by a comprehensive landscape and design strategy and through reinforcing local distinctiveness provide a suitable transition in form and fabric from the existing residential areas to the east and the open countryside to the north, west and south;

    b[1]) Development must be demonstrably biodiversity-led and guided by the existing biodiversity value of the site. It will be necessary to design the development to maximize existing habitats and species and retain a large proportion of undeveloped land for the purpose of retaining and enhancing biodiversity.

    c) To provide the residual area of the allocation as ~~accessible, landscaped~~ open space with the primary purpose of ~~providing~~ retaining and enhancing the existing biodiversity value of the site and to provide an alternative to designated sites in the Arun Valley;

    d) To provide a new vehicular and pedestrian access from the A29 London Road and suitable pedestrian & cycle links to the rest of the settlement and adjacent open countryside;

    e) To provide all necessary vehicular parking on-site to avoid additional on street parking in adjacent residential areas ~~and a small area of on-site parking for users of the public open space~~;

    f) To provide appropriate biodiversity improvements reflecting relevant national and local strategies including a meadow management plan;;

    g) Existing mature trees and hedgerows to be retained and enhanced;

    h) To provide suitable flood risk mitigation;

j) Improvements to the public realm of the adjacent housing area including removing existing boundary treatments and replaced with suitable alternatives where appropriate; and

k) Demonstrate that the proposal would not have a significant harmful impact on the supply of local minerals.

k[1]) Foul drainage to connect to the mains system at the nearest point of capacity

k[2]) Provide suitable Sustainable Drainage Systems to protect adjacent sites with nature conservation designations from adverse hydrological impacts and is designed to incorporate existing biodiversity.

k[3]) Provide adequate separation between Coldwaltham Wastewater Treatment Works and the development to allow odour dispersion on the basis of an odour assessment to be undertaken in consultation with Southern Water.'

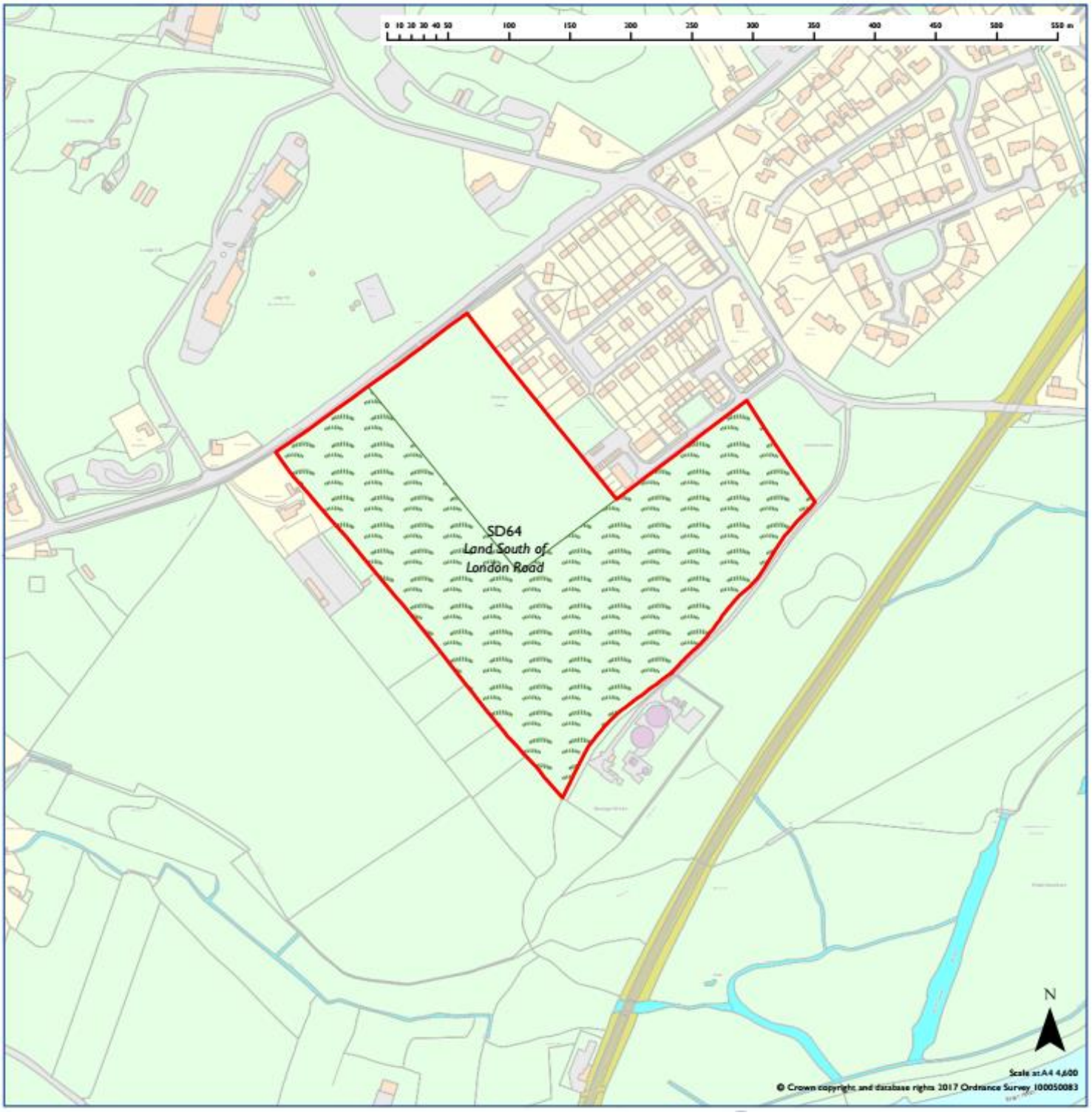
k[4]) Provide future access to the existing sewerage infrastructure for maintenance and upsizing purposes.

2a. The National Park Authority has prepared a Development Brief to assist the delivery of the site. Development proposals in broad conformity with the Development Brief will be permitted.

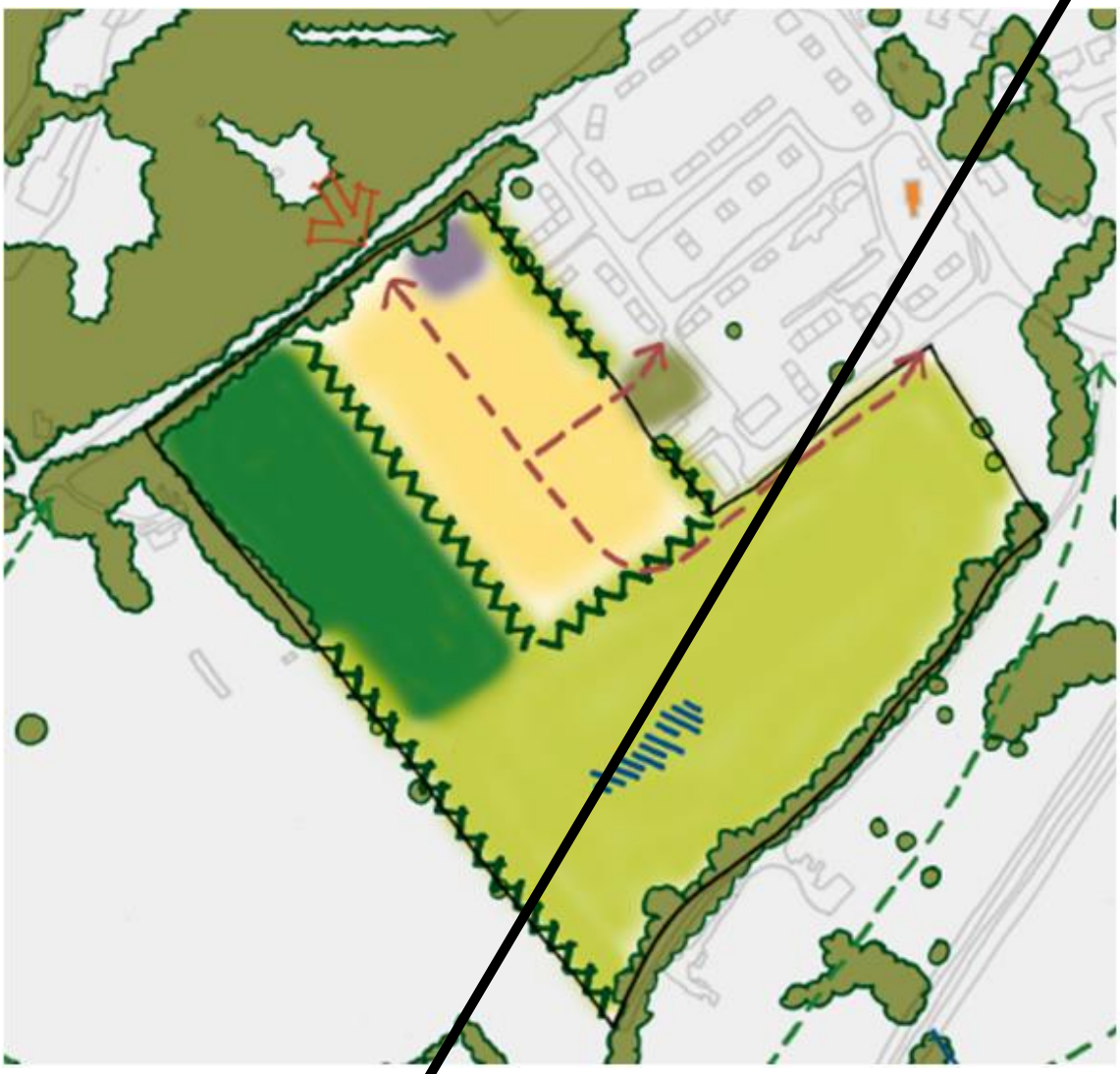
Site Ref: SD64
Land South of London Road
Coldwaltham

SDNPA ~~Pre-submission~~ Housing Allocation

Mixed Use Allcation (SD64) – open space



~~SD64: LAND SOUTH OF LONDON ROAD, COLDWALTHAM: CONCEPT PLAN~~



Legend

(areas and routes shown are indicative)

- Site boundary
- Group of Trees
- Individual Tree
- Water Course
- Public Footpath
- Listed Building
- Site Entrance
- New Footpath
- New Green Space
- New Residential Uses
- New Shop Unit
- Improved Existing Play Area
- New / Enhanced Hedgerows
- New Landscape Enhancements
- New SuDS Feature

CORHAMPTON

9.58 Corhampton is a village located in the Dip Slope broad area on the western bank of the River Meon. It forms a civil parish with Meonstoke which adjoins it on the eastern bank. The Parish had a population of approximately 760 in 2011.

LAND EAST OF WARNFORD ROAD, CORHAMPTON

Site area:	Approximately 0.73ha
Current Use:	Commercial; Residential

9.59 The allocation site comprises three existing planning consents *(SDNP/15/01181/FUL, SDNP/02757/FUL and SDNP/16/02767/FUL)* for residential development comprising a total of 18 dwellings.

Allocation Policy SD65: Land East of Warnford Road, Corhampton

1. Land East of Warnford Road, Corhampton is allocated for up to 18 residential dwellings (Class C3 use). Planning permission will not be granted for any other uses.

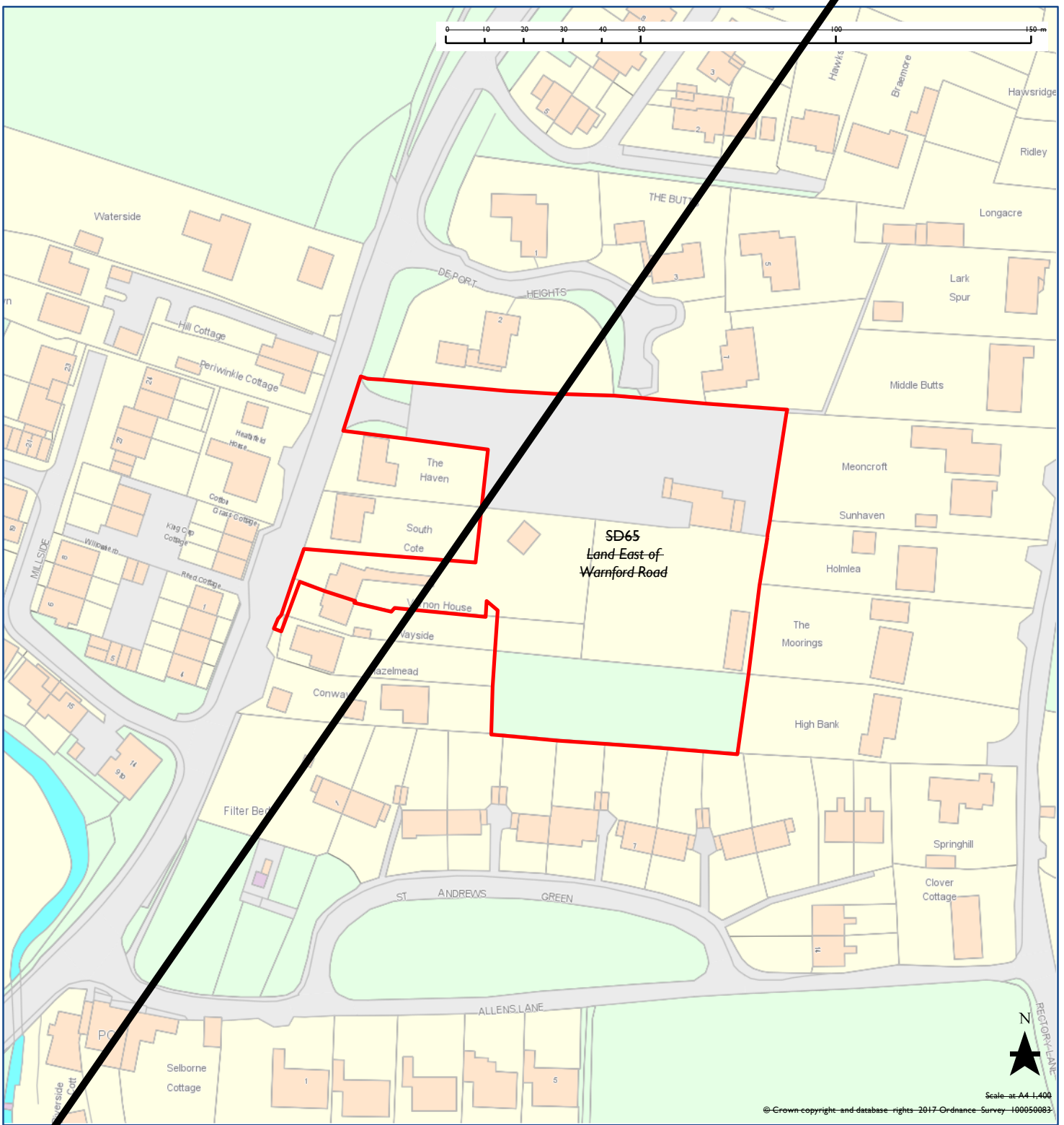
SOUTH DOWNS NATIONAL PARK

South Downs Local Plan Pre-submission Housing Allocation

South Downs National Park

Site Ref: SD65
Land East of Warnford Road
Corhampton and Meonstoke

SDNPA Pre-submission Housing Allocation



DROXFORD

9.60 Droxford is an historic village located in the Dip Slope broad area on the upper reaches of the River Meon. For much of its history the manor was a possession of the Bishops of Winchester. The village is essentially linear in form, originally built on a raised terrace slightly elevated from the river. Droxford is particularly noteworthy for its collection of well-preserved eighteenth and early nineteenth century domestic architecture.

LAND AT PARK LANE, DROXFORD

Site area:	1.04ha
Current Use:	Agricultural buildings
Flood Risk:	Surface water flood risk across centre of site and groundwater flood risk
Other constraints:	Adjacent to Droxford Conservation area Wayfarers Way long distance footpath

9.61 The site is located to the west of the historic core of Droxford adjacent to the Junior School on Park Lane. Park lane is a narrow country lane lined with mature hedgerows which restrict views into the allocation site.

9.62 The site is located in a sensitive area adjacent to the Droxford Conservation Area boundary. Given the proximity of the site to the conservation area it is considered appropriate for building materials, heights and scale to suitably reflect the design guidance set out in the *conservation area appraisal*[121]. Given that Droxford is noted for its historic domestic architecture it is considered that the allocation site provides a good opportunity to reinterpret this using historic building materials and vernacular. There is also a high potential for archaeological interest.

9.63 The centre of the development site is identified as having surface water flood risk and as such proposals should include suitable mitigation. The site is located in a wider area identified as having groundwater vulnerability and as such proposals should demonstrate no significant harm to water resources. The Level 1 Update and Level 2 SFRA provides recommendations for a site specific flood risk assessment and suitability and design of SuDS.

9.64 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~~.~~, 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.

[121] Droxford Conservation Area Character Appraisal and Management Plan (South Downs National Park Authority, 2015)

9.65 Development should include suitable vehicular access taking account of the narrow character of Park Lane. Where vehicular access is dependent on off-site improvement works these should be sought through a planning obligation. Development should be served by sufficient suitable off-street vehicular parking to avoid additional pressure on Park Lane.

9.66 Park Lane forms part of the Wayfarers Way long distance footpath. Development must not harm the amenity of this long distance route.

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

- Arboricultural Impact Assessment, Arboricultural Method Statement and associated Tree Protection Plan;
- Archaeological Assessment;
- Flood Risk Assessment;
- Heritage Statement;
- Highways Assessment;
- Landscape Visual Impact Assessment; and
- Transport Assessment.

Allocation Policy SD66: Land at Park Lane, Droxford

1. Land at Park Lane, Droxford is allocated for the development of approximately 26 ~~to 32~~ residential dwellings (class C3 use) ~~providing~~ provided that this level of development is supported by a Transport Assessment demonstrating that safe access can be achieved, and that the design is of a high quality which sympathetically conserves and enhances the setting of local heritage assets. Planning permission will not be granted for any other uses with the exception of a small area of community parking in that part of the site adjacent to Park Lane.

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

    a) The conservation and enhancement of the setting of local heritage assets including the Droxford Conservation Area;

    b) A suitable transition in built form and fabric from the residential areas to the north and east and the open countryside to the south and west;

    c) Safe pedestrian and vehicular access and egress, which where this is dependent on off-site highways improvements will be secured through suitable planning obligations;

    d) Provision of all necessary vehicular parking on-site to avoid additional on street parking in local roads;

    e) The location of new housing and access roads to have regard to areas prone to surface water flooding and potential groundwater emergence;

    f) Demonstrate no significant harm to be caused to groundwater resources;

    g) No significant harm to the amenity of the adjacent Wayferer's Way; and

    h) No significant harm to the amenity of users of the adjacent school.

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

    a) Protect and enhance hedgerows and trees within the site where possible, and where they are lost, provide at least the equivalent in new planting on site;

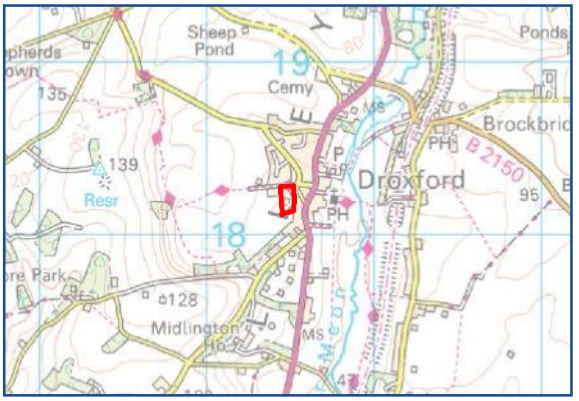
    b) Minimise hard surfaced areas on site; and

    c) New planting should be suitable for pollinating species.

SOUTH DOWNS NATIONAL PARK

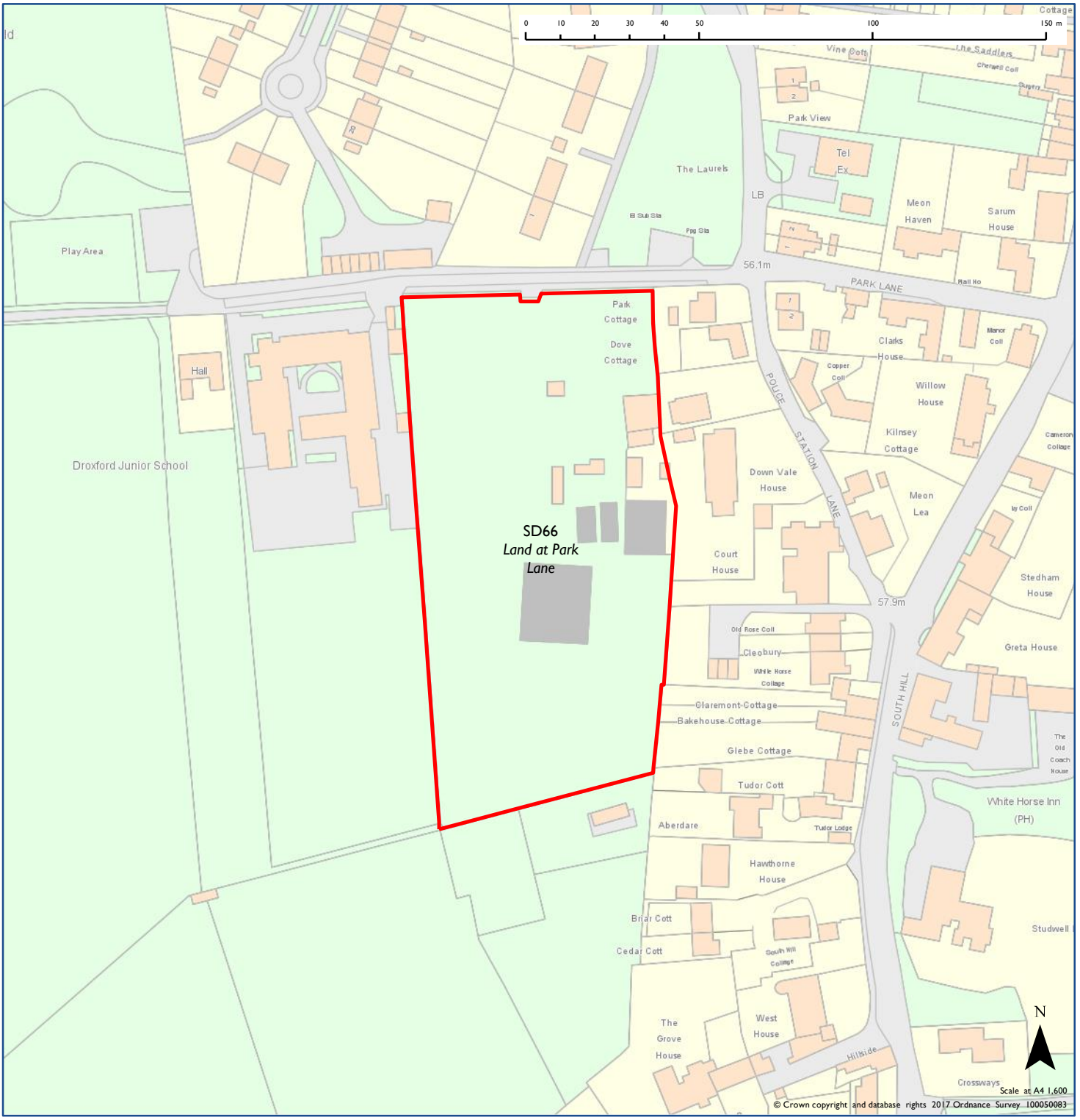
South Downs Local Plan ~~Pre-submission~~ Housing Allocation

South Downs National Park



Site Ref: SD66
Land at Park Lane
Droxford

SDNPA ~~Pre-submission~~ Housing Allocation



EASEBOURNE

9.68 Easebourne is located in the Western Weald broad area and is one of the National Park's larger villages with a population of just under 2,500. It is a historic estate village north of Midhurst and the centre of the Cowdray Estate, which includes Cowdray Park a Registered Historic Park and Garden. The core of Easebourne is a conservation area notable for its numerous old sandstone buildings. The Ruins of Cowdray Park, the Priory, the Refectory and Easebourne Parish Church of St. Mary's are all Grade I buildings. Easebourne has a distinctive local vernacular comprising many historic buildings which utilises the local sandstone and the notable yellow 'Gold Cup' painted window frames of many of the Cowdray Estate cottages.

COWDRAY WORKS YARD, EASEBOURNE

Site area:	Approximately 0.9ha
Current Use:	Commercial
Flood Risk:	Surface water flood risk through western part of site and groundwater flood risk
Historic Environment:	Area of high archaeological interest; site adjacent to Easebourne Conservation Area (north and west); Listed Buildings (7) close related to the site; site adjacent to Cowdray House Registered Park & Garden (south and east)

9.69 The site is considered suitable for mixed-use development including housing and commercial use. The floorspace for each commercial use class will be limited to a maximum amount.

9.70 The allocation site is previously developed land closely related to a number of significant heritage assets including the Easebourne Conservation Area, Cowdray Park and the Grade I Listed Easebourne Priory, Refectory and St Mary's church. As such, the design of development proposals should be fully informed by suitable landscape, townscape and historic environment analysis which takes full account of the setting and significance of these heritage assets. A Conservation Area Character Appraisal and Management Plan is currently being prepared for Easebourne and the application should pay due regard to this when it is published.

9.71 Given the high quality of the form and fabric of Easebourne it is expected that development proposals should be of a high standard in terms of architecture, townscape and public realm. Development proposals should be inclusively designed by providing publicly accessible pedestrian routes from Easebourne Lane through to Cowdray Park where there is a Public Right of Way close to the site boundary.

9.72 The site has also high archaeological interest and as such development proposals should be supported by on-site field surveys. The western part of the development site is identified as having surface water flood risk. The site is also vulnerable from groundwater emergence associated with the dry valley aligned with Easebourne Lane and Easebourne Street. As such, proposals should include suitable flood risk mitigation. The Level 1 Update and Level 2 SFRA provides recommendations for a site specific flood risk assessment and the suitability and design of SuDS. Development proposals should be supported by a site-specific flood risk assessment and will be expected to incorporate sustainable drainage to address surface water.

9.73 Development proposals should include suitable vehicular access, on-site parking and suitable pedestrian access to Cowdray Park. Proposals for commercial use should include sensitively designed outside storage and vehicular parking. Given the existing commercial use of the site development proposals should be supported by a land contamination survey.

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

- Archaeological Assessment;
- Flood Risk Assessment;
- Heritage Statement;
- Landscape Visual Impact Assessment;
- Land Contamination Survey; and
- Surface Water Flood Risk Assessment and Management Plan.

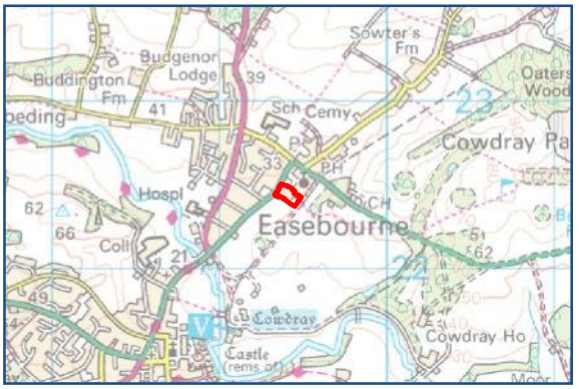
Allocation Policy SD67: Cowdray Works Yard, Easebourne

1. Land at the Cowdray Works Yard, Easebourne is allocated for mixed use development including 16 to 20 residential dwellings (Class C3 use) and commercial buildings (Class A1, A3 and B1 uses only) with a total net floorspace of up to 1,500m². Development for Class A1 (Shop) units and Class A3 (Food and Drink) with a net sales floorspace up to a maximum of 280m² for each will be permitted in principle. The design of the proposed form and fabric will be of a high quality, which sympathetically conserves and enhances the setting of local heritage assets. Planning permission will not be granted for any other uses.
2. Detailed proposals that meet the following site specific development requirements will be permitted:
    a) A publicly accessible pedestrian route from Easebourne Lane through to Cowdray Park;
    b) Provision of all necessary vehicular parking on-site to avoid additional on street parking in Easebourne;
    c) The location of new housing and access roads to have regard to areas of surface water flooding and potential groundwater emergence; and;
    d) Sustainable Drainage Systems to mitigate risk of surface water flooding.
3. Proposals which include security gates or other barriers which preclude the residential areas of the development from becoming fully accessible, inclusive and integrated to the local community will not be permitted.
4. In order for the development to have an overall positive impact on the ability of the natural environment to contribute to ecosystem services, development proposals must address the following:
    a) Maximise available space for new tree planting particularly at the site boundaries;
    b) Minimise hard surfaced areas on site; and
    c) New planting should be suitable for pollinating species.

SOUTH DOWNS NATIONAL PARK

South Downs Local Plan ~~Pre-submission~~ Housing Allocation

South Downs National Park



Site Ref: SD67
Cowdray Works Yard
Easebourne

SDNPA ~~Pre-submission~~ Housing Allocation

LAND AT EGMONT ROAD, EASEBOURNE

Site area:	0.7 ha
Current Use:	Paddock; Car Parking
Flood Risk:	Surface water flood risk on western and southern boundaries
Historic Environment:	Adjacent to Easebourne Conservation Area; Listed Buildings adjacent to the site

9.75 The site is located on the western side of Easebourne Lane in a predominantly residential area. The eastern and northern boundaries of the site are contiguous with the Easebourne Conservation Area. On the eastern boundary of the site are two listed houses. There is an additional listed house to the north of the site, which is visible to and from the site. The residential areas to north, west and south predominantly comprise two-storey, twentieth century housing. To the north and north-west of the site is an extensive area of backland parking and garaging of generally low townscape value. To the south of the site is an existing school.

9.76 The site is currently under-utilised and provides an opportunity through a well- designed residential scheme to improve the overall quality of the local townscape and pedestrian accessibility. Development proposals should also conserve and enhance local heritage assets including the setting of the Easebourne Conservation Area and adjacent listed buildings.

9.77 Development should include suitable vehicular access, on-site parking and pedestrian routes to improve permeability of the wider area. The lowermost part of the site, and the proposed access is at risk of surface water flooding. There is also groundwater emergence vulnerability associated with the dry valley aligned with Easebourne Street and Easebourne Lane. As such, proposals should include flood risk mitigation. The Level 1 Update and Level 2 SFRA provides recommendations for a site specific flood risk assessment and the suitability and design of SuDS.

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

- Heritage Statement; and
- Surface Water Management Plan and Flood Risk Assessment.

Allocation Policy SD68: Land at Egmont Road, Easebourne

1. Land at Egmont Road, Easebourne is allocated for the development of 16 to 20 residential dwellings (class C3 use). Planning permission will not be granted for any other uses. Detailed proposals that meet the following site specific development requirements will be permitted:

    a) Design and landscaping which conserves and enhances the setting of local heritage assets including the adjacent Easebourne Conservation Area and Listed Buildings and provides a permeable layout which integrates with existing neighbouring residential areas;

    b) Retention of the existing vehicular parking area adjacent to Egmont Road except where necessary to facilitate a new vehicular and pedestrian access;

    c) Provision of all necessary vehicular parking on-site to avoid additional on street parking in Easebourne; and

    d) Sustainable Drainage Systems to mitigate risk of surface water flooding

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

    a) Trees on the site boundary should be retained where possible and new tree planting should be undertaken at the eastern boundary of the site. Replacement trees should be an improvement on those lost;

    b) Minimise hard surfaced areas on site; and

    c) Retain suitable existing habitat for pollinating species where possible. New planting should be suitable for pollinating species; and

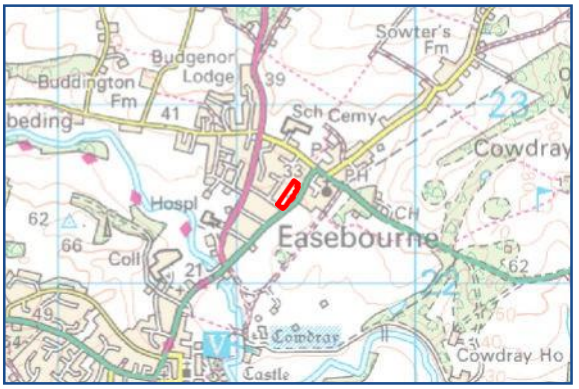
    d) The location of new housing and access roads to have regard to areas of surface water flooding and potential groundwater emergence;,

SOUTH DOWNS NATIONAL PARK

South Downs Local Plan ~~Pre-submission~~ Housing Allocation

South Downs National Park

Site Ref: SD68
Land at Egmont Road
Easebourne



SDNPA ~~Pre-submission~~ Housing Allocation

FORMER EASEBOURNE SCHOOL, EASEBOURNE

Site area:	Approximately 2.1ha
Current Use:	Former School Buildings and Grounds
Flood Risk:	Surface water flood risk in Easebourne Lane and groundwater flood risk
Historic Environment:	Site partly within, and partly adjacent to, the Easebourne Conservation Area; Listed School building Grade II Listed; Listed cottage adjacent to site boundary

9.79 The site comprises a disused former school and school grounds located on the western side of Easebourne Street to the north-east of the core of the village. Easebourne Street has an, essentially, rural character with many vernacular cottages interspersed with larger historic houses and some modern dwellings. There are a number of listed houses on Easebourne Lane with particular concentrations to the south-west and north-east of the allocation site. To the west and east is open countryside.

9.80 The former school buildings are located north-east of a gap in built form across Easebourne Lane. Development proposals should retain this gap whilst including suitable frontage development. The northern portion of the allocation site including the existing areas of hardstanding is considered suitable for redevelopment. The southernmost portion of the site is considered suitable for 2 residential dwellings.

9.81 Given the high quality of the form and fabric of Easebourne Conservation Area it is expected that development proposals should be of a high standard in terms of design and landscaping. Areas considered suitable for frontage development include the portion of the site between the more southern of the two existing vehicular entrance and Bellings Barn, and the existing area of hardstanding adjacent to the neighbouring listed cottage. New frontage buildings could be reasonably staggered with no particular building line in Easebourne Street.

9.82 The listed core of the school building is considered suitable for residential conversion. Any scheme must demonstrate the enhancement and long-term conversion and integrity of the listed building and its setting. The demolition of the 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. It is considered that the redevelopment of the area incorporating the footprint of the modern school buildings and areas of hardstanding would be best served by a scheme which predominantly reflected the various local estate dwelling vernaculars or suitably reinterpreted it for the twenty-first century.

9.83 Development proposals must include sufficient on-site vehicular parking to avoid on-street parking in Easebourne Lane. Development which incorporates the existing vehicular accesses would be preferred. 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. 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.

9.84 Some small areas of the site, and the proposed access are at risk of surface water flooding. There is also groundwater emergence vulnerability associated with the dry valley aligned with Easebourne Valley and Easebourne Lane. As such, proposals should include suitable flood risk mitigation. Development proposals will be expected to incorporate Sustainable Drainage Systems to address surface water flood risk. The Level 1 Update and Level 2 SFRA provides recommendations for a site specific flood risk assessment and the suitability and design of SuDS.

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

- Flood Risk Assessment and Surface Water Management Plan;
- Heritage Statement; and
- Landscape Visual Impact Assessment.

Allocation Policy SD69: Former Easebourne School, Easebourne

1. 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. Detailed proposals that meet the following site specific development requirements will be permitted:

    a) Development proposals should conserve and enhances the setting of local heritage assets including the Easebourne Conservation Area and Listed Buildings;

    b) The central portion of the site shall be retained as an appropriately scaled open visual gap across the site;

    c) Frontage development will be permitted either side of this open visual gap;

    d) Retention of the southernmost existing vehicular access; and

    e) The location of new housing and access roads to have regard to areas of surface water flooding and potential groundwater emergence.

    e[1]) The development should provide a new appropriately-designed through-footpath and cycle link for residents of the development between the site and Glaziers Lane, unless this is shown not to be feasible.

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

    a) Protect and enhance trees within the site where possible, and where trees are lost, provide at least the equivalent in new tree planting on site; and

    b) New planting should be suitable for pollinating species.

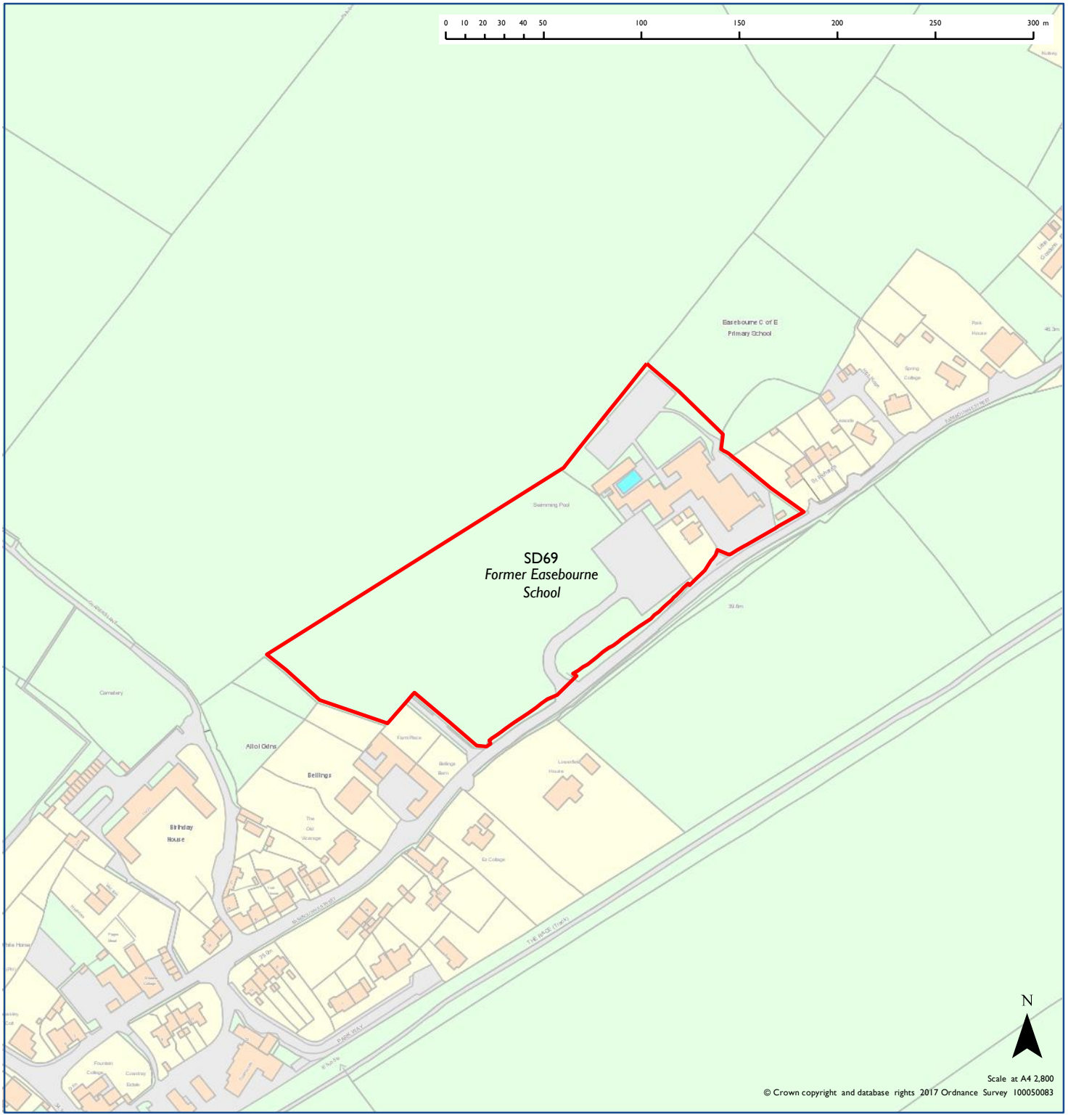
SOUTH DOWNS NATIONAL PARK

South Downs Local Plan ~~Pre-submission~~ Housing Allocation

South Downs National Park

Site Ref: SD69
Former Easebourne School
Easebourne

SDNPA ~~Pre-submission~~ Housing Allocation



EAST DEAN (EAST SUSSEX)

9.86 East Dean and Friston lies in the Dip Slope broad area and is a civil parish in East Sussex. The two villages in the parish are in a dry valley on the South Downs between Eastbourne and Seaford. The main A259 road goes through both village centres. Much of the surrounding land is owned by the National Trust.

LAND BEHIND THE FRIDAYS, EAST DEAN (EAST SUSSEX)

Site area:	Approximately 0.54ha
Current Use:	Agricultural
Allocated Use:	Residential Development

9.87 The allocation site comprises an existing planning consents (SDNP/14/03936/FUL) for residential development comprising a total of 11 dwellings.

Allocation Policy SD70: Land Behind the Fridays, East Dean (East Sussex)

1. Land Behind the Fridays, East Dean is allocated for up to 11 residential dwellings (Class C3 use). Planning permission will not be granted for any other uses.

SOUTH DOWNS NATIONAL PARK

South Downs Local Plan Pre-submission Housing Allocation

South Downs National Park

Site Ref: SD70
Land behind the Fridays
East Dean (East Sussex)

SDNPA Pre-submission Housing Allocation

FINDON

9.88 Findon is a medium size village located in the Dip Slope broad area of the National Park. The present village developed in the late middle ages on a junction of historic roads, and is focused around a compact, historic village core (The Square), which has a number of small shops, pubs and a post office. The historic hamlet of Nepcote also falls within the settlement boundary to the north. From the 19th Century, the village has become renowned for its annual Sheep Fair on Nepcote Green and as a centre for racehorse training and equestrian activities. The settlement underwent significant residential expansion during the 20th Century, such that much of the village is now characterised by more modern estates and architectural styles.

9.89 Findon Parish Council produced an NDP, which was 'made' in 2016. The Findon NDP does not, however, set a settlement boundary nor allocate housing sites. The National Park Authority is therefore determining a settlement boundary and housing site allocations through the Local Plan.

LAND AT ELM RISE, FINDON

Site area:	0.7ha
Current Use:	Paddock
Environmental Designation:	Within wider area of various Protected Notable Species
	Within South Downs Way Nature Improvement Area Within Environment Agency Source Protection Zone
Flood Risk:	Groundwater or surface water flooding to access

9.90 The site is located to the north east of the village core, and is bordered on three sides by residential development. The northern boundary borders a larger area of paddocks to the north, along which mature hedgerows provide significant screening. The site provides good opportunity to provide modest-sized dwellings,

9.91 The site can be seen from the A280 Long Furlong to the west, however these views are in the context of existing residential development sitting above the site to the west. As the site is more elevated at its western part, there is potential to impact on views from the public bridleway crossing fields to the north. It will be important that development enhances these views. The more substantial built elements of development should be focused on the western and southern parts of the site, where the land sits lower in the landscape and is well-screened. Single-storey housing will be encouraged in the more elevated parts of the allocation site.

9.92 The site has potential to provide valuable wildlife habitats, and is within a wider area of Protected Notable Species. An ecological survey of the whole site will be required to ensure that development enhances opportunities for these species to flourish. The site is also at risk of potential surface water or groundwater flooding to access. A site specific flood risk assessment should therefore accompany any planning application for this site and should particularly consider the flood risk to access and egress. The Level 1 Update and Level 2 SFRA provides recommendations for a site specific flood risk assessment and the suitability and design of SuDS.

9.93 Development of the site would give opportunity to provide a new publicly accessible footpath from Elm Rise to the northern end of Stable Lane, via the existing track to the immediate north-east corner of the site, to create a new link from the village to open downland to the east. This is considered appropriate to comply with Policy SD20: Walking, Cycling and Pedestrian Routes. Public open space should be incorporated along this corridor, in a way that integrates with the wider site layout and public realm within the site.

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

- Landscape Assessment;
- Ecology Survey and Protected Species Survey;
- Landscape and Visual Impact Assessment; and
- Flood Risk Assessment

Allocation Policy SD71: Land at Elm Rise, Findon

1. Land at Elm Rise, Findon is allocated for the development of between ~~15 and 20~~ 14 and 18 residential dwellings (class C3 use). Planning permission will not be granted for any other uses. Detailed proposals that meet the following site specific development requirements will be permitted:

    a) To enhance biodiversity, and in particular provide for local notable and protected species;

    b) Development should be focused on the western and southern parts of the site, and provide a suitably landscaped transition to more elevated areas;

    c) Demonstrate no significant harm to be caused to groundwater resources;

    d) Vehicular access should be provided via existing access from Elm Rise; and

    e) The development should provide public green space integrated with an attractive, publicly accessible through-footpath and cycle link between Elm Rise and the northern end of Stable Lane.

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

    a) Protect and enhance trees within the site where possible, and where trees are lost, provide at least the equivalent in new tree planting on site. Trees on the site boundary should be retained and new tree planting should be undertaken;

    b) Minimise hard surfaced areas on site, and use permeable surfaces and soft landscaping where possible to maximise infiltration of water and reduce surface water run-off; and

    c) New planting should be suitable for pollinating species.

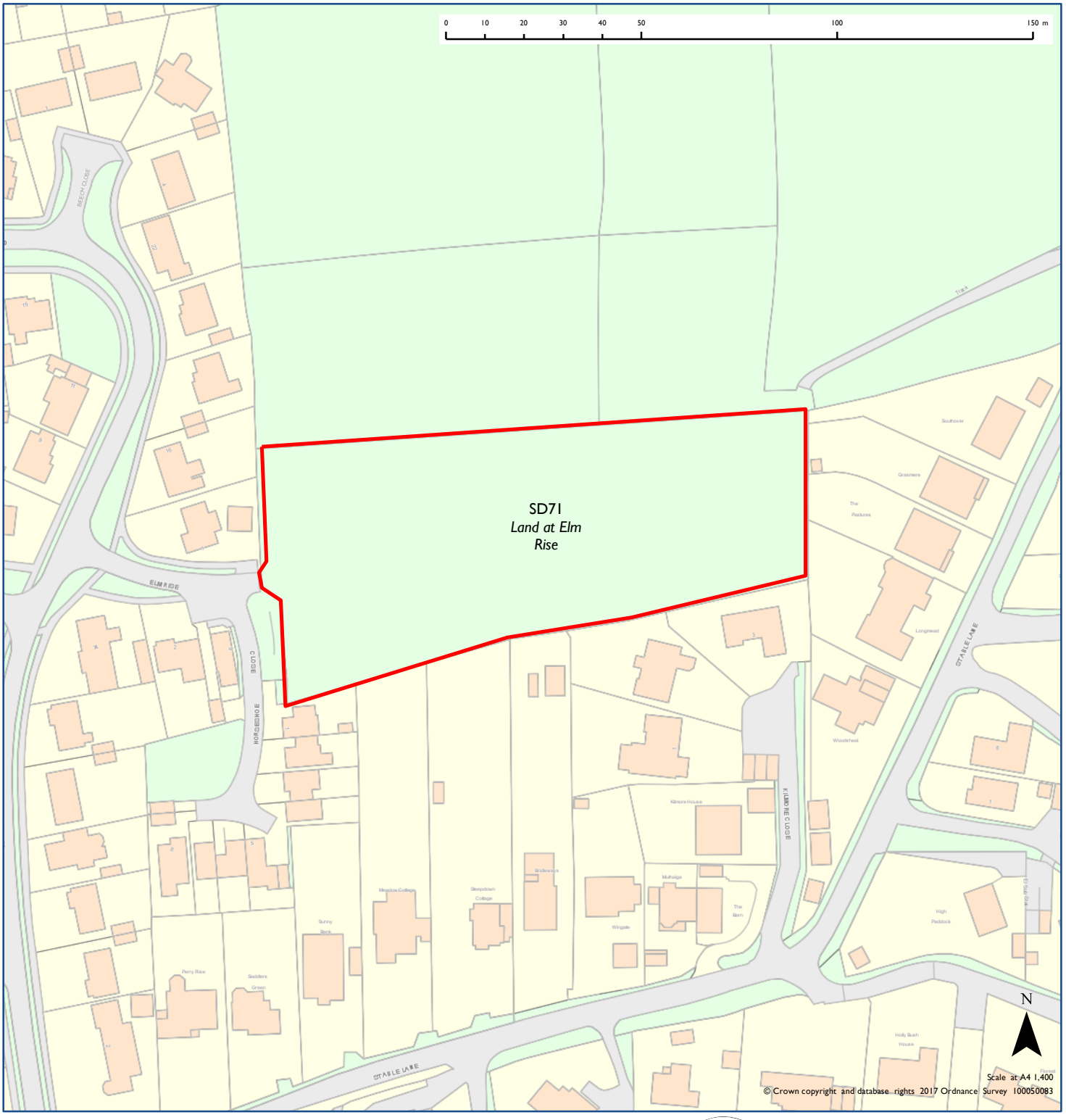
SOUTH DOWNS NATIONAL PARK

South Downs Local Plan ~~Pre-submission~~ Housing Allocation

South Downs

Site Ref: SD71
Land at Elm Rise
Findon

SDNPA ~~Pre-submission~~ Housing Allocation



SOLDIERS FIELD HOUSE, FINDON

Site area:	0.6ha
Current Use:	Single residential plot with large house
Environmental Designations:	Within wider area of various Protected Notable Species
	Within South Downs Way Nature Improvement Area Within Environment Agency Source Protection Zone
Flood risk:	Parts of site susceptible to surface water and groundwater flooding
	Groundwater or surface water flooding

9.95 The site is located on the eastern edge of the village and comprises a large residential plot, consisting of a large, modern house and garden enclosed on all sides by a substantial beech hedge.

9.96 The site is visible from the public footpath network around Cissbury Ring. It is also visible from, and therefore within the setting of, the Grade II Listed Wattle House on the edge of Nepcote Green. The existing building is prominent from these viewpoints, and is not considered to be of an architectural quality that benefits the site and local area.

9.97 Redevelopment of the site provides an opportunity to deliver modest-sized dwellings that better meet local housing needs. It also provides opportunity to improve the character of the area and enhance views of the site, through a design and layout that better responds to the traditional architectural styles seen in Findon.

9.98 Development proposals should be accompanied by a detailed Landscape and Visual Impact Assessment to ensure short-term and long-term enhancement of the site's setting. The existing beech hedge should be retained until improved and mature landscaping and screening, using native species, has been achieved through implementing the landscape plan.

9.99 The site as exists is not likely to provide significant wildlife interest, however the wider area hosts Protected Notable Species. Proposals should enhance biodiversity by creating new habitats and subsistence, particularly for notable species in the area. Some parts of the site are at potential risk from surface and groundwater flooding. Proposals should incorporate sustainable drainage systems to address surface water flooding and preserve the integrity of the Source Protection Zone. The Level 1 Update and Level 2 SFRA provides recommendations for a site specific flood risk assessment and the suitability and design of SuDS.

9.100 Access to the site is via a private single-track road (Soldiers Field Lane). A Transport Assessment will be required to confirm the trips generated by the proposals and the effect on the Lane and surrounding road network. Development proposals should suitably address any highway safety or access issues identified.

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

- Archaeological Assessment;
- Ecology Assessment and Protected Species Survey;
- Landscape and Visual Impact Assessment;
- Transport Statement and;
- Flood Risk Assessment.

Allocation Policy SD72: Soldiers Field House, Findon

1. Land at Soldiers Field, Findon is allocated for the development of 10 to 12 residential dwellings (class C3 use). Planning permission will not be granted for any other uses. Detailed proposals that meet the following site specific development requirements will be permitted:

    a) To positively enhance the contribution of the site to the downland landscape and the setting of the Wattle House, particularly as viewed from public rights of way to the east and south and from Nepcote Green;

    b) Demonstrate no significant harm to be caused to groundwater resources;

    c) To enhance biodiversity, and in particular provide for local notable and protected species;

    d) The existing beech hedge that follows the site boundary should be retained, until improved and mature native species planting provides an enhanced boundary treatment; and

    e) The location of new housing and access roads to have regard to areas of surface water flooding and potential groundwater emergence.

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

    a) Where trees are lost, provide at least the equivalent in new tree planting on site. Trees on the site boundary should be retained and new tree planting should be undertaken;

    b) New planting should be suitable for pollinating species; and

    c) Minimise hard surfaced areas on site, and use permeable surfaces and soft landscaping where possible to maximise infiltration of water and reduce surface water run-off.

SOUTH DOWNS NATIONAL PARK

South Downs Local Plan ~~Pre-submission~~
Housing Allocation

South Downs

Site Ref: SD72
Soldiers Field House
Findon

SDNPA ~~Pre-submission~~ Housing Allocation

GREATHAM

9.102 Greatham is a village about 6 miles north of Petersfield with a population of about 800 people. Greatham has a public house, primary school and village hall. It is a linear village of the Western Weald which runs along the old main Petersfield to Farnham road, straddling two distinct landscape areas. The older part of the village to the west, much of which is covered by a conservation area, lies among the gently rolling fields of the Mixed Farmland and Woodland Vale landscape area, with many mature trees and distant views of the Hangers. Traditional building materials here include much use of sandstone.

9.103 Further north east, beyond the valley of a tributary of the Rother, the housing along the road becomes newer and denser as the land rises to sandy oak, birch and pine woods in the Wealden Farmland and Heath Mosaic landscape area, part of which are designated local wildlife sites. The eastern end of the village is in close proximity to land used by military. On the northern and eastern edge of the settlement is the Woolmer Forest Special Area of Conservation and the Wealden Heaths Phase II Special Protection Area.

LAND AT PETERSFIELD ROAD, GREATHAM

Site area:	2.4ha
Current Use:	Horticultural Nursery
Environmental Designations:	Adjacent to Rother Valley Biodiversity Opportunity Area
	Wealden Heaths Phase II Special Protection Area Groundwater Source Protection Zone
	Dark Skies: E0
Flood Risk:	Risk of surface water flooding
Historic Environment:	Greatham Conservation Area to south of site;
	Listed Building on western side of Petersfield Road

9.104 The site is a wholesale nursery adjacent to the settlement boundary of Greatham. The site is surrounded by residential properties to the northeast of the site, agricultural land to the south a village hall and school to the west. The allocation site is outside but closely sited to the north boundary of the Greatham conservation area. There is large, listed residential dwelling opposite the western boundary of the site. The site has high potential for archaeological interest.

9.105 ~~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~~ may also provide an opportunity to provide Greatham will a modestly sized retail unit in the heart of the village next to the school and village hall. As such, a Class A1 (Shop) unit with a floorspace under 280 square metres with suitable off-road parking would be acceptable in principle. First floor residential accommodation would acceptable above a retail unit.

9.106 The site is approximately 600m from the Wealden Heaths Phase II Special Protection Area (SPA). Advice from Natural England will be required on appropriate measures to mitigate the impacts of recreational disturbance.

9.107 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, with the density of development decreasing from north-west to south-east. The appropriate use of local buildings 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, with a significant vegetative buffer, to provide a suitable transition to the river valley. A sewer easement runs along the north-west boundary, and development within this easement must be avoided.

9.108 Development will be required to take into account and contribute to the aims of the Rother Valley Biodiversity Opportunity Area.

9.109 The existing vehicular access should be utilised and necessary improvements made to it and Petersfield Road where identified. Development should facilitate a publicly accessible off-road pedestrian ~~and cycle~~ route from opposite the existing PROW next to Hill View ~~the existing site entrance on Petersfield Road~~ through to the existing Public Right of Way on the eastern boundary of the site.

9.110 Discussion should take place with the National Park Authority prior to any specific development proposal to develop the site, to establish what mineral resource information is required by the Mineral Planning Authority. It is recommended that if the proposal overlays a safeguarded minerals resource that a Minerals Assessment Report is produced for the Mineral Planning Authority, submitted prior to the submission of an application to allow for early discussions to take plan.

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

- Arboricultural Impact Assessment, Arboricultural Method Statement and associated Tree Protection Plan;
- Archaeological Survey;
- Flood Risk Assessment;
- Heritage Statement;
- Landscape Visual Impact Assessment;
- Minerals Assessment Report; and
- Project Level Habitats Regulations Assessment.
- Green Infrastructure Strategy

Allocation Policy SD73: Land at Petersfield Road, Greatham

1. Land at Petersfield Road, Greatham is allocated for the development of 35 to 40 residential dwellings (class C3 use) and associated open space. Development for a Class A1 (Shop) unit with a net sales floorspace up to a maximum of 280m² with suitable vehicular parking for customers will also be permitted Planning permission will not be granted for any other uses. Detailed proposals that meet the following site specific development requirements will be permitted:

2. The site specific development requirements are:

   a) Development proposals should provide a ~~suitable transition in form and fabric from Petersfield Road to the west to the open countryside to the east~~ clear transition in form and layout with a reduced build intensity from Petersfield Road east towards the open countryside;

   b) 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 (which may include sandstones);

   c) Provide suitable mitigation towards the Wealden Heaths Special Protection Area (SPA), which should be informed by a project-level Habitats Regulations Assessment;

   d) Provide suitable mitigation measures to avoid increases in localised surface water flooding;

   e) Demonstrate no significant harm to be caused to groundwater resources;

   f) Retain the existing vehicular access and, where identified as necessary to provide safe access and egress, improvements to both the vehicular access and to off-site highways;

   g) 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;

   h) Provision of ~~an area of suitable public open space within the site~~ a significant area of public open space within the site which provides for a transition between the development and the countryside.;

   i) Retain and enhance existing mature trees and site boundaries and new site boundaries appropriate to the local landscape.

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

    a) Protect and enhance trees within the site where possible, and where trees are lost, provide at least the equivalent in new tree planting on site. Trees on the site boundary should be retained and new tree planting should be undertaken;

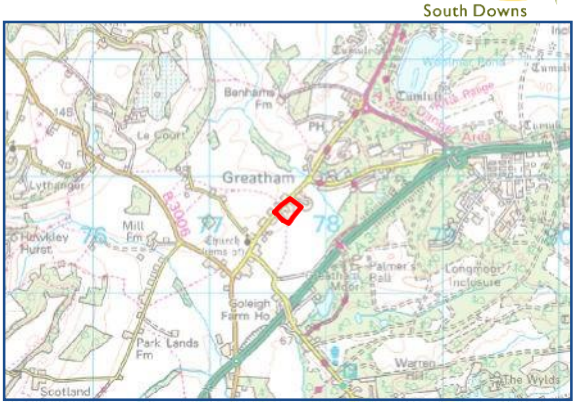
    b) New planting should be suitable for pollinating species; and

    c) be suitable for pollinating species.

SOUTH DOWNS NATIONAL PARK

South Downs Local Plan ~~Pre-submission~~ Housing Allocation

South Downs



Site Ref: SD73
Land at Petersfield Road
Greatham

SDNPA ~~Pre-submission~~ Housing Allocation

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LAND AT FERN FARM, LONGMOOR ROAD, GREATHAM

Site area:	0.8ha
Current Use:	Gypsy & Traveller site plus paddocks (2 temporary pitches)
Environmental Designations:	Within 400m of the Wealden Heaths Plus Special Protection Area
	Dark Skies: E0
Flood risk:	Risk of surface water flooding

9.112 The site lies on the southern side of Longmoor Road in Greatham. Longmoor Road links Greatham with the Longmoor Camp and the A3. The site itself is irregularly shaped and slopes down from north to south. The northern end of the site adjoins a number of residential properties and gardens. The southern part of the allocation contains two pitches plus a utility room, parking and hard standing for Gypsies and Travellers. These would be retained. South of the allocation is a paddock, which adjoins woodland and large ponds to the south and east and further paddocks and small enclosures to the west.

9.113 The site is accessed from Longmoor Road. The northern part of the allocation is more visually exposed than the central and southern part. The existing Gypsy and Traveller site has no visual impacts beyond the immediate boundaries. The site is closely related to the existing village and its relative containment limits its impact on the wider area. The allocation does not include the southern extent of the land and therefore restricts development to following the building line established along Wolfmere Lane.

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

- Foul Sewerage and Utilities Assessment;
- Flood Risk Assessment;
- Lighting Assessment; and
- Biodiversity Survey and Report; and
- Project-level Habitats Regulations Assessment.

Allocation Policy SD74: Land at Fern Farm, Greatham

1. The southern part of the Land at Fern Farm, Greatham is allocated for the development of 4 (total) permanent Gypsy and Traveller pitches. Planning permission will not be granted for any other uses. Detailed proposals that meet the following site specific development requirements will be permitted:

    a) Provide an attractive street frontage to Longmoor Road, reflecting the transition from village to woodland in this location;

    b) Provide improved sight lines at entrance to site;

    c) Provide suitable, permanent access to the Gypsy and Traveller pitches taking into account the need to manoeuvre larger vehicles. The Gypsy and Traveller site must be laid out to ensure sufficient room is available to allow vehicles to turn around within the site;

    d) Using the existing vegetation as a base the boundaries should be reinforced to enclose the site;

    e) The site must contain significant planting in order to reduce the urbanising impact of the development and provide a transition to the woodland and ponds beyond;

    f) Surface water drainage must be controlled on site;

    g) No commercial activities should take place on the land, including the storage of materials, in order to protect the amenity of existing and new neighbours; and

    h) The Gypsy & Traveller development should be occupied only by those who fulfil the definition of a Gypsy or Traveller.

~~2. 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.~~

3. In order to have an overall positive impact on the ability of the natural environment to contribute goods and services, development proposals should address the following:

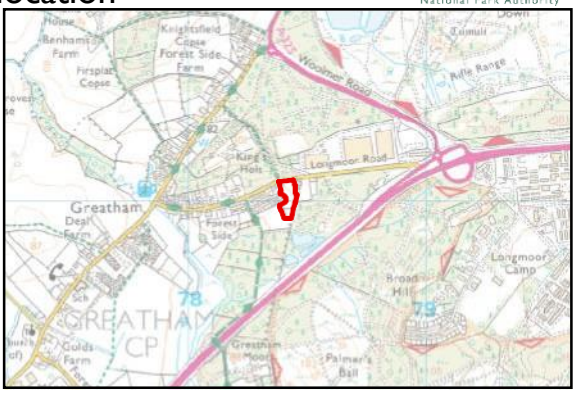
    a) New planting should be suitable for pollinating species.

    b) Minimise hard surfaced areas on site, and use permeable surfaces and soft landscaping where possible to maximise infiltration of water and reduce surface water run-off.

SOUTH DOWNS NATIONAL PARK

South Downs Local Plan ~~Pre-submission~~
Gypsy and Traveller Site Allocation

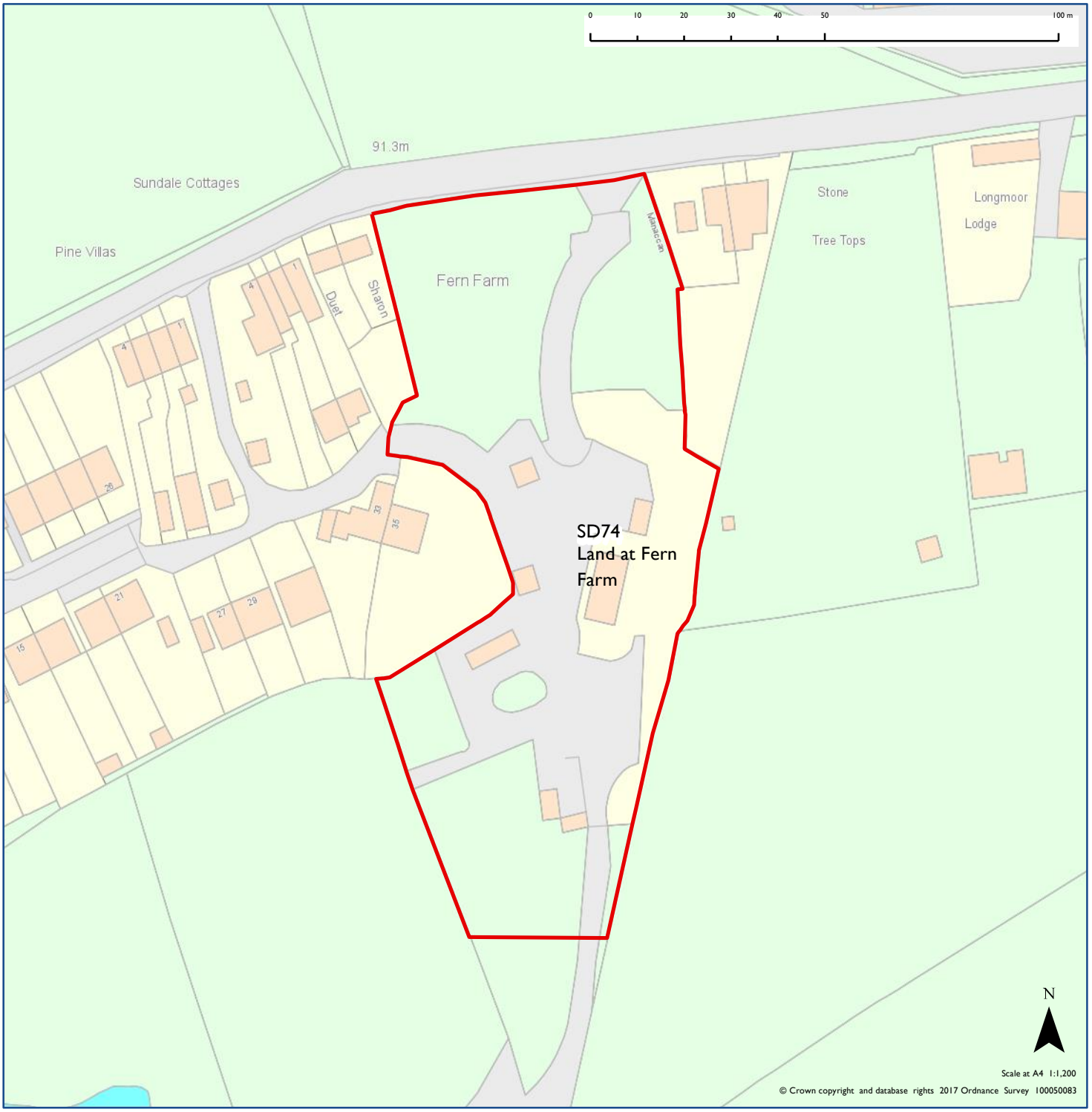
South Downs National Park Authority



Site: SD74
Land at Fern Farm
Greatham

SDNPA ~~Pre-submission~~ Gypsy and Traveller site allocation

SDNP Boundary



HAWKLEY

9.115 Hawkley is a small village in the Western Weald broad area 3.5 miles north of Petersfield.

HALF ACRE HAWKLEY ROAD, HAWKLEY

Site area:	0.24 ha
Current Use:	Gypsy & Traveller site

9.116 The site lies on the eastern side of Hawkley Road and within a fairly flat open field. This is an existing private Gypsy and Traveller site with temporary planning permission. It abuts woodland to the north and is screened by hedging along much of Hawkley Road. The site is accessed from that same road and contains a number of caravans located in the northern section adjacent to a footpath. To the south lies a converted farm building. On the opposite side of the road is a single property. The site has a limited, localised effect on landscape character with views being well contained and it is not subject to overlooking.

9.117 The site lies between Liss to the east which contains a good range of services and facilities and the much smaller Hawkley to the west.

9.118 Surface water mapping indicates a concentrated flow pathway towards the site along Hawkley Road from the northwest. This appears to concentrate at the north western corner of the site, with one pathway following the northern boundary and another crossing the centre. The Level 1 Update and Level 2 SFRA provides recommendations for a site specific flood risk assessment, and the suitability and design of SuDS.

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

- Foul Sewerage and Utilities Assessment;
- Lighting Assessment;
- Project Level Habitats Regulations Assessment; and
- Flood Risk Assessment.

~~Allocation Policy SD75: Half Acre, Hawkley~~

~~1. Half Acre, Hawkley is allocated for the development of 3 permanent Gypsy and Traveller pitches. Planning permission will not be granted for any other uses. Detailed proposals that meet the following site specific development requirements will be permitted:~~

~~a) Surface water drainage must be controlled on site and foul drainage must be effectively treated before discharge;~~

~~b) The location of pitches and access roads to have regard to areas of surface water flooding and potential groundwater emergence;~~

~~c) Built and mobile units should be positioned to the north of the site to reduce the urbanising effects on the road frontage in this rural area;~~

~~d) It must be laid out to ensure sufficient room is available to allow vehicles to turn around within the site;~~

~~e) The amenity of the public footpath adjoining the site is restored and protected;~~

~~f) The hedging surrounding the site is retained and further reinforced with appropriate species; and~~

~~g) The development should be occupied only by those who fulfil the definition of a Gypsy or Traveller.~~

~~2. In order for the development to have an overall positive impact on the ability of the natural environment to contribute to ecosystem services, development proposals must address the following::~~

~~a) Ensure there are no negative impacts on access to and amenity of the adjacent Public Right of Way;~~

~~b) Protect and enhance trees within the site where possible, and where trees are lost, provide at least the equivalent in new tree planting on site;~~

~~c) New planting should be suitable for pollinating species; and~~

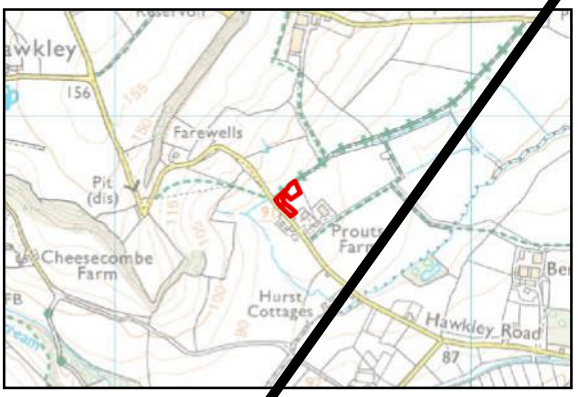
~~d) Minimise hard surfaced areas on site, and use permeable surfaces and soft landscaping where possible to maximise infiltration of water and reduce surface water run-off.~~

SOUTH DOWNS NATIONAL PARK

South Downs Local Plan Pre-submission Gypsy and Traveller Site Allocation

South Downs National Park Authority

Site: SD75 Half Acre Hawkley



SDNPA Pre-submission Gypsy and Traveller site allocation

SDNP Boundary

0 10 20 30 40 50 m

SD75
Half Acre

91.6m

Spring

Manor Barn

N

Scale at A4 1:800

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ITCHEN ABBAS

9.120 Itchen Abbas is a linear village located in the Western Downs approximately four miles north-east of Winchester. Itchen Abbas developed along the northern edge of the River Itchen, a Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC). Most of the community buildings are located around the junction between the main road (B3047) and a north-south lane which crosses the River Itchen. The older houses in Itchen Abbas are mainly scattered in a linear fashion along the main road. The allocation site is a typical example of this. Characteristic building materials in the older houses are brick, sometimes mixed with flints, reflecting the chalky surroundings.

LAND AT ITCHEN ABBAS HOUSE, ITCHEN ABBAS

Site area:	Approximately ~~0.66 ha~~ 0.50 ha
Current Use:	Residential Garden
Environmental Designations:	Site closely sited to River Itchen SSSI and SAC
	Itchen Valley Biodiversity Opportunity Area
	Dark Skies: Transition
Historic Environment:	Avington park Conservation Area and Grade II* Registered Park and Garden 150m to the south
Contamination:	within 250m of historic landfill site

9.121 The site is located in the east of the village. The site is closely related to the River Itchen SSSI and SAC. Suitable evidence should be provided to demonstrate that development would not be harmful to the River Itchen SSSI and SAC.

9.122 The site is currently a domestic garden with the land noticeably rising towards the north. The Avington Park Conservation area and Grade II* Registered Park and Garden is approximately150m to the south of the allocation site.

9.123 New development would need to ensure that surface water runoff was suitably addressed.

9.124 Vehicular access would need to be from either the existing or a new access. Development should be served by sufficient suitable off-street vehicular parking to avoid additional pressure on local roads. There is an existing Public Right of Way on the eastern boundary of the site. Development should not harm the amenity of the PROW.

9.125 The site is within 250 metres of an historic landfill site and as such investigations into potential contamination should be carried out.

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

- Ecology Assessment including Protected Species Survey;
- Land Contamination Survey;
- Heritage Statement;
- Project-level Habitats Regulations Assessment; and
- Surface Water Management Plan.

Allocation Policy SD76: Land at Itchen Abbas House, Itchen Abbas

1. Land at Itchen Abbas House, Itchen Abbas is allocated for the development of 8 to 10 residential dwellings (class C3 use). Planning permission will not be granted for any other uses. Detailed proposals that meet the following site specific development requirements will be permitted:

    a) To demonstrate that there would be no likely significant effect on the River Itchen Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC);

    b) Development must provide a suitable transition in form and fabric towards the open countryside to the east, north and south;

    c) The site boundaries should be suitably landscaped;

    d) The development should provide a suitable new vehicular access if the current vehicular access is not suitable or available;

    e) ~~Not to harm the amenity of the adjacent Public Right of Way~~ Enhance the amenity, character and functionality of the adjacent Public Right of Way;

    f) To contribute towards the aims of the Itchen Valley Biodiversity Opportunity Area; and

    g) To provide all necessary vehicular parking on-site to avoid additional on street parking in adjacent roads.

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

    a) Protect and enhance trees within the site where possible, and where trees are lost, provide at least the equivalent in new tree planting on site. Trees on the site boundary should be retained and new tree planting should be undertaken;

    b) Minimise hard surfaced areas on site; and

    c) New planting should be suitable for pollinating species.

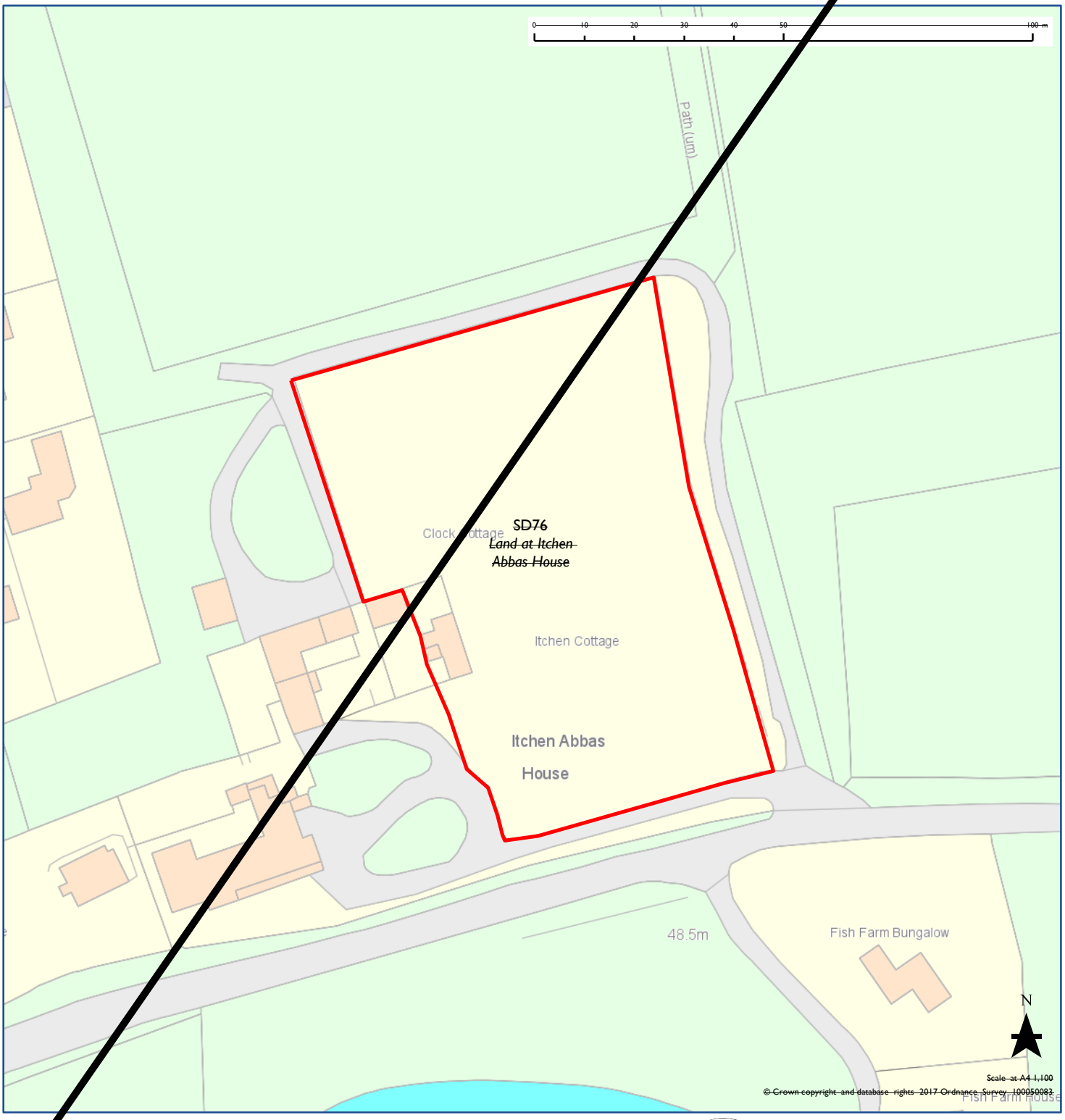
SOUTH DOWNS NATIONAL PARK

South Downs Local Plan Pre-submission Housing Allocation

South Downs National Park

Site Ref: SD76
Land at Itchen Abbas House
Itchen Abbas

SDNPA Pre-submission Housing Allocation



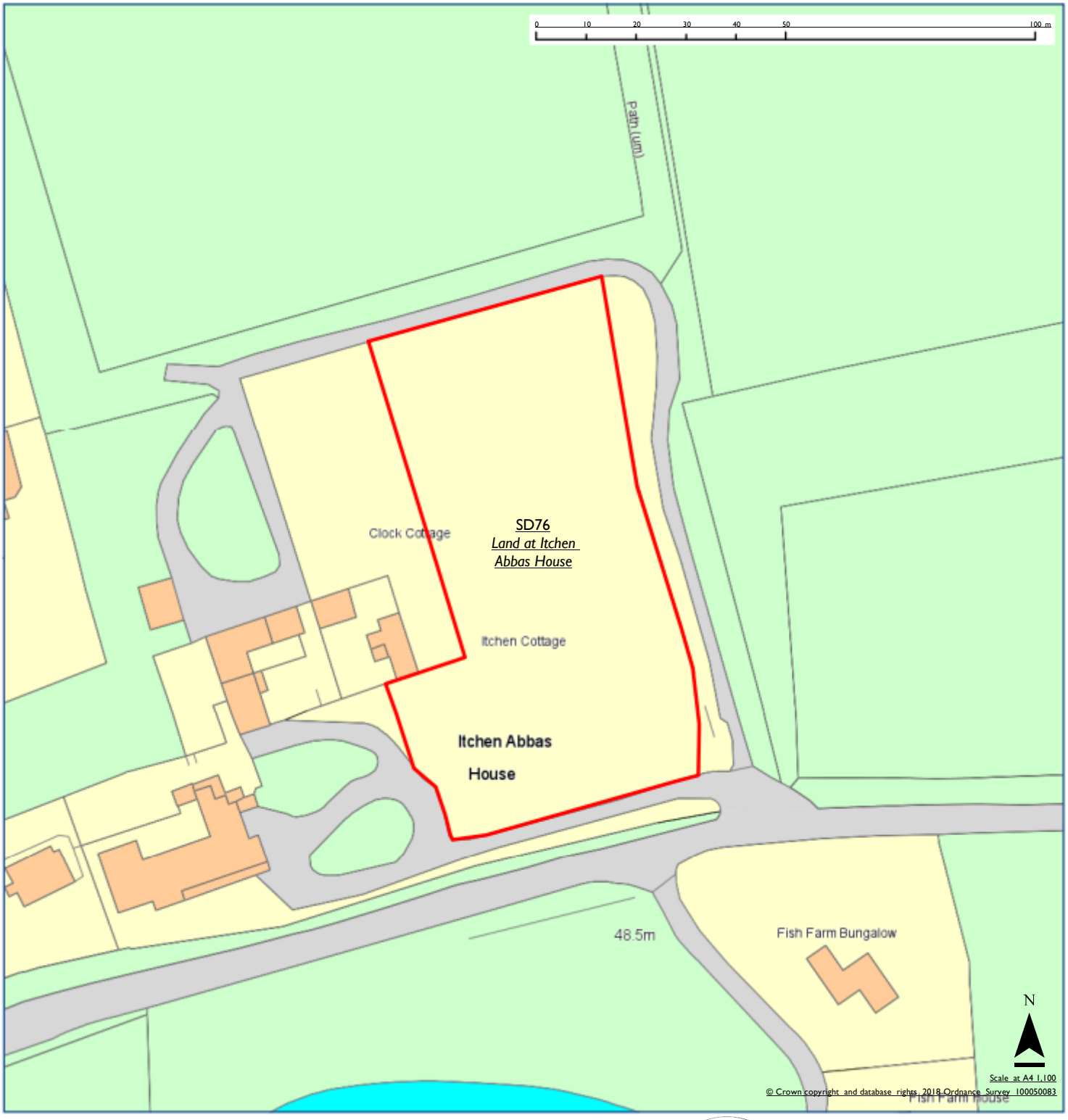
SOUTH DOWNS NATIONAL PARK

South Downs Local Plan Submission Housing Allocation

South Downs National Park

Site Ref: SD76
Land at Itchen Abbas House
Itchen Abbas

SDNPA Submission Housing Allocation



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KINGSTON NEAR LEWES

9.127 Kingston near Lewes is located in the Ouse Valley two miles (3.2 km) south of Lewes.

CASTELMER FRUIT FARM, KINGSTON NEAR LEWES

Site area:	Approximately 0.72ha
Current Use:	Mixed: Residential, Commercial (Garage), a portion of extensive Orchard~~, Woodland~~
~~Environmental Designations:~~	~~The northern half of the site is Priority Habitat – Lowland Calcereous Grassland~~
Flood risk:	Groundwater emergence from chalk aquifer

9.128 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 and a portion of extensive orchards. There is an existing vehicular access from Ashcombe Lane which serves the allocation site and five other existing residential dwellings.

9.129 Development within the allocation site should take full account of the local topography the trees within the site and be informed by a Landscape Visual Impact Assessment. Ecological and arboricultural improvements should be considered across all of the site including those parts of the proposed for built development.

9.130 The site is considered to provide a particular opportunity to provide new homes with both private and shared amenity spaces through, for example, the utilisation of the existing orchards. It is considered that local distinctiveness could be reinforced through contemporary designs using sustainable materials. The south facing orientation of site should be fully exploited in the site layout and building design.

9.131 Boundaries between dwellings should be carefully considered and must be compatible with the site treescape and local landscape. The site boundaries should be upgraded using suitable local materials. Existing mature trees on the sensitive site boundaries should be retained and protected.

9.132 Residential development will be sited only in the south western portion of the wider Castelmer Fruit Farm site, in the area currently occupied by the existing dwelling, the MOT garage, greenhouses and a small part of the orchard. This area has the lowest elevation of the allocation and is reasonably well-enclosed by existing trees on the southern boundary. However, the final siting of buildings must be informed by a comprehensive arboricultural survey.

9.133 A very small portion of the site is at risk from surface water flooding. The site is situated on the side of a dry valley feature. Groundwater emergence from the chalk aquifer is most likely along the mapped surface water pathways around the edge of the site. The Level 1 Update and Level 2 SFRA provides recommendations for a site specific flood risk assessment, and the suitability and design of SuDS.

9.134 Given there is an existing MOT and servicing garage within the site, development proposals should be informed by a land contamination survey.

9.135 Development proposals should be informed by and come forward in conjunction with Access, Landscape, and Ecological improvement strategies. The undeveloped part of the southern portion of the site should be retained as a publicly accessible open space. 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~~ 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.~~

9.136 Opportunities should be sought ~~There is a potential~~ to provide a suitable off-site link to existing Public Rights of Way to the north and east of the allocation site.

9.137 Publicly accessible routes and open spaces within the allocation site will be secured through a suitable planning obligation. Suitable developer contributions to enable off-site cycle and pedestrian improvements may also be secured.

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

- Arboricultural Impact Assessment, Arboricultural Method Statement and associated Tree Protection Plan;
- Archaeological Survey;
- Ecology Assessment including Protected Species Survey;
- Flood Risk Assessment including Surface Water Management Plan;
- Landscape Visual Impact Assessment; and
- Land Contamination Survey.

Allocation Policy SD77: Castelmer Fruit Farm, Kingston near Lewes

1. Land at Castelmer Fruit Farm, Kingston near Lewes is allocated for the development of ~~10 to 12~~ up to 12 residential dwellings (class C3 use). Planning permission will not be granted for any other uses. Detailed proposals that meet the following site specific development requirements will be permitted:

    a) ~~The woodland within the northern portion of the site shall be made publicly accessible~~;

    b) To enhance biodiversity and provide for protected species;

    c) Protect and enhance trees within the site worthy of retention;

    d) Provide a suitably landscaped transition at the site boundaries;

    e) The location of new housing and access roads to have regard to areas of surface water flooding and potential groundwater emergence;

    f) Safe vehicular and pedestrian access and egress should be provided and an internal road layout which provides for larger vehicles including refuse vehicles;

    g) To provide all necessary vehicular parking on-site to avoid additional on street parking in local roads; and

    h) The site layout must not include opportunities to provide future vehicular access into either adjacent fields or the remainder of the Castelmer Fruit Farm site (other than a narrow single track for the purpose of maintaining the land).

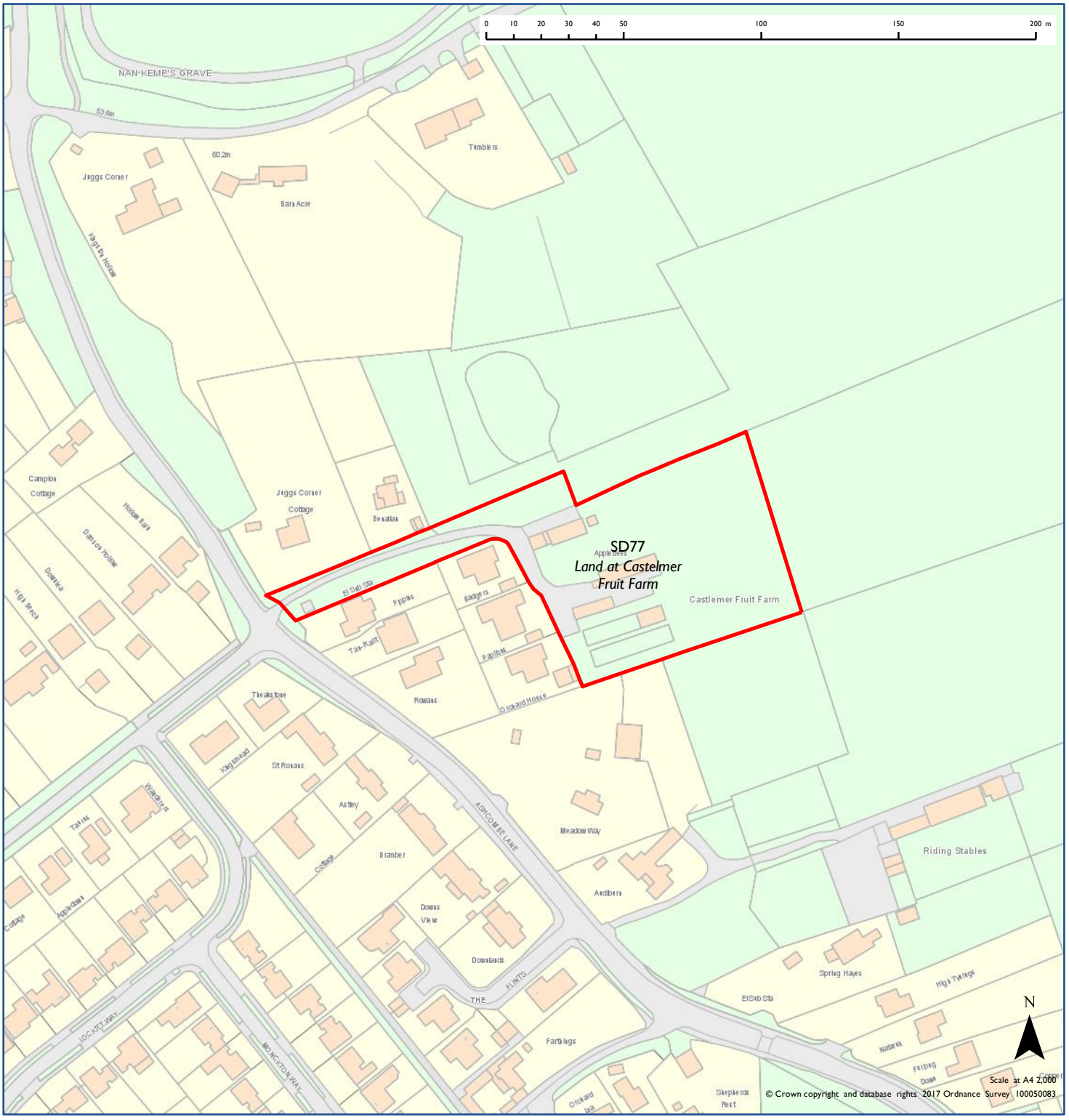
SOUTH DOWNS NATIONAL PARK

South Downs Local Plan ~~Pre-submission~~ Housing Allocation

South Downs National Park

Site Ref: SD77
Land at Castelmer Fruit Farm
Kingston near Lewes

SDNPA ~~Pre-submission~~ Housing Allocation



THE PUMP HOUSE, KINGSTON RIDGE, KINGSTON

9.147 The site is located at the north western end of the Kingston Ridge cul-de-sac. To the west of The Pump House is a stable block and adjacent to that is a bunded enclosure containing a caravan. A mature hedgerow forms the northern boundary of the site beyond which is a garden and then expansive, open rolling downland. The site shares an access with The Pump House. To the south is a paddock and then further residential properties on large plots.

9.148 This is an existing private Gypsy and Traveller site with temporary planning permission. The site has a limited, localised effect on landscape character with views being well contained and it is not subject to overlooking.

9.149 Development proposals should therefore be informed by the following evidence study:

- Fowl Sewerage and Utilities Assessment

Allocation Policy SD78: The Pump House, Kingston

1. The Pump House, Kingston is allocated for the development of 1 (total) permanent Gypsy and Traveller pitch. Planning permission will not be granted for any uses other than a Gypsy and Traveller pitch and equestrian uses. Detailed proposals that meet the following site specific development requirements will be permitted:

    a) It must be laid out to ensure sufficient room is available to allow vehicles to turn around within the site;

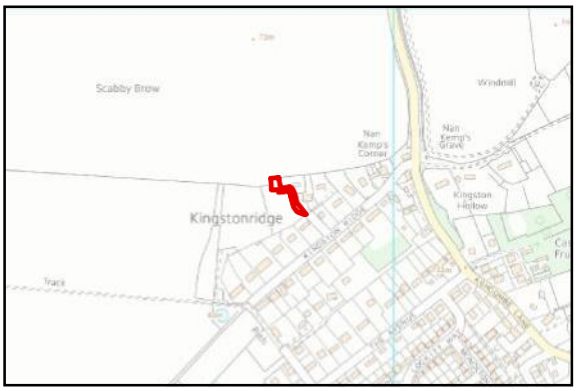
    b) Surface water drainage must be controlled on site and foul drainage must be effectively treated before discharge;

    c) Bunding must be retained;

    d) Existing mature trees and hedgerows bordering the site must be retained and reinforced; and

    e) The development should be occupied only by those who fulfil the definition of a Gypsy or Traveller.

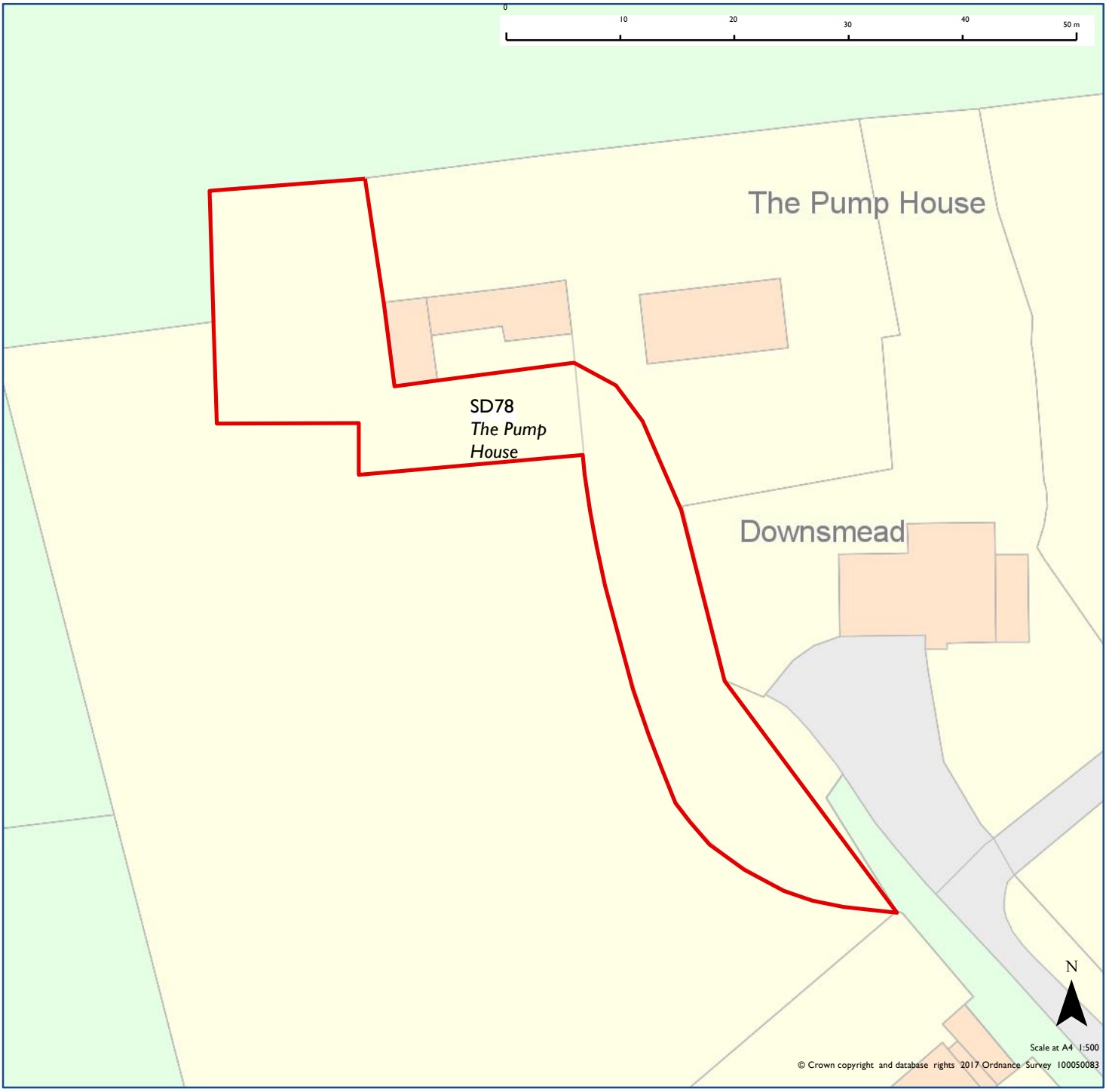
South Downs Local Plan ~~Pre-submission~~ Gypsy and Traveller Site Allocation



Site: SD78
The Pump House
Kingston near Lewes

SDNPA ~~Pre-submission~~ Gypsy and Traveller site allocation

SDNP Boundary



LEWES

9.150 Lewes is the county town of the administrative county of East Sussex and historically of all of Sussex. Lewes has a long history as a bridging point and as a market town located on the River Ouse. The town was the site of the Battle of Lewes in 1264 and has many historic landmarks including Lewes Castle. As of 2011 Lewes has a population of approximately 17,300.

9.151 Lewes Town Council is preparing an NDP for Lewes, which is due to reach pre-submission in May 2017. The NDP allocates sites for housing, but does not include the strategic housing allocation of Old Malling Farm. The NDP does not allocate employment land.

STRATEGIC HOUSING ALLOCATION: LAND AT OLD MALLING FARM, LEWES

Site area:	10.0ha (approx. 6.6ha developable)
Current Use:	Agriculture
Environmental Constraints:	Offham Marshes Site of Special Scientific Interest (SSSI)
	Disused Railway Cutting Site of Importance
	Nature Conservation (SINC)
Flood risk:	Part of site susceptible to fluvial, tidal and groundwater flooding
Historic Environment:	Malling Deanery Conservation Area, Grade II* St Michael's Church, high archaeological potential

9.141 Parts of site susceptible to fluvial, tidal and groundwater floodingThe site is situated on the northern side of the town in a 'green finger' between the 1970s part of the Malling Estate to the east and the River Ouse, mainline railway and Landport Estate to the west. The site is currently in agricultural use.

9.142 The proposed allocation site is considered to comprise major development and as such proposals should address Core Policy SD3. Development of the site could adversely impact the special qualities of the National Park, for instance on landscape and views, on recreational activities (the Ouse Valley Way), on tranquillity (including dark night skies), on historical features and cultural heritage (including the Conservation Area, Listed Building and archaeological remains), and on nearby wildlife and habitats.

9.143 The site is located close to significant local heritage assets. To the south of the site lies the Malling Deanery Conservation Area, including the Grade II* St Michaels Church. The site also lies within an area of high archaeological potential being in the vicinity of a medieval settlement and the ruins of a college of Benedictine Canons.

9.144 The site is located close to the Offham Marshes Site of Special Scientific Interest (SSSI) on the opposite side of the River Ouse and adjacent to the Disused Railway Cutting Site of Importance to Nature Conservation (SINC) on the eastern boundary of the site.

9.145 Nevertheless, taking and landscape and ecosystem services led approach a sensitively designed scheme could be accommodated at Old Malling Farm. Development should take into take into account the range of significant constraints and impacts on the SDNP and incorporate an appropriate range of mitigation measures and suitable green infrastructure.

9.146 Much of the site is Agricultural Land Classification Grade 2, with some Sub-grade 3a, and therefore constitutes best and most versatile agricultural land, the loss of which is to be avoided where possible. However, in this case the few alternative options for strategic level residential development around Lewes town have been ruled out for other reasons, such as being of even greater great landscape sensitivity within the National Park.

9.147 As identified by the SDNPA, landscape mitigation measures must address the following sensitivities:

- Views from the site to local landmark features including chalk hills, church towers and Lewes Castle give this site a strong sense of place;
- The strong rural, tranquil and natural character of the Ouse Valley with no development apparent on its eastern banks, save for historic settlement associated with Old Malling Farm and Lewes Malling Deanery;
- The visually sensitive western edge of the site above the Ouse Valley floor where development would intrude into the valley;
- The site is seen in the context of the wider Ouse Valley floodplain when the site is viewed from elevated locations to the east and west;
- From elevated locations to the west the entire site is clearly visible and visually separates the historic settlement of Old Malling Farm and Lewes Malling Deanery;
- From elevated locations to the east the northern field of the site is visually prominent and is seen as part of the wider Ouse Valley corridor; and
- The Ouse corridor to the north of Lewes was included in the South Downs National Park as providing a high quality setting to Lewes town for reasons of its intrinsic scenic attraction, cultural heritage and nature conservation.

9.148 Various measures are suggested to address these, including development on parts of the site only and at a lower density, and pulling development back and away from the western, southern and northern parts of the site. Other suggestions include:

- Providing only limited night lighting on the site and the use of low level lighting where required;
- Ensuring the use of dark colours for roofs;
- Retaining views out of the site to surrounding landmarks;
- Retaining some areas of floodplain with no access; and
- Ensuring that any improved access to the floodplain does not unduly extend urbanising influences, including that signage and surfaces, gates and fencing are low key.

9.149 These various measures will be reviewed and considered for inclusion in a Design Brief. This will be informed by a detailed site appraisal, which shall include as 3D computer modelling of the site and its context; appropriate Verified Photomontages; and Zone of Theoretical Visibility plots from appropriate locations within the site.

The design of buildings should reinforce local distinctiveness through the use of suitable materials and vernacular. It is considered by the SDNPA that the site has potential to deliver a scheme with a contemporary vernacular although suitable traditional designs would also be welcomed. Boundary treatments and roof materials should be particularly sensitively designed and appropriate for the local context.

9.150 There is an existing access bridge over the disused railway cutting providing single track access to Old Malling Farm from Old Malling Way. A further double width access point onto Monks Way, which is at grade and currently used for agricultural vehicles, is situated at the northern end of the site. Monks Way would form the principal access to the site, with the railway bridge providing secondary access for pedestrians, cyclists and emergency use, as well as access to the former farm buildings.

9.151 Through the *Green Infrastructure Strategy* and a *Travel Plan* the development should provide a strategic network of non-vehicular routes that link the site to the adjacent open countryside, residential areas, open spaces and Lewes town centre. This includes improving existing routes where necessary and providing suitably designed new routes.

9.152 Transport evidence shows that significant development of this site should be contingent on highway improvement works at the Earwig corner junction of the A26 with the B2192 on the edge of the town to the east of the site. This is a junction that already experiences congestion, particularly at peak times, and therefore the further strain from new development (including from other development in Lewes town and at Ringmer) will need to be mitigated.

9.153 Development consistent with this policy, as well as other development in the area will enable this mitigation to occur, possibly through a traffic light system to improve the flow of traffic through the junction. In addition, mitigation measures associated with the impact of development at Old Malling Farm will be required at the critical junction of Church Lane / Malling Hill and at the Brooks Road / Phoenix Causeway roundabout, in agreement with the local highway authority. Traffic calming measures are also required to reduce the amount of existing traffic using the access roads to the site so that they can accommodate the additional traffic movements that will be generated by the development.

9.154 The development will provide a connection to the sewerage system at the nearest point of adequate capacity as advised by the service provider.

9.155 Most of the site is at low risk of fluvial flooding apart from the area closest to the northern boundary which is prone to both fluvial and tidal flooding. The site access is at risk from potential surface water flooding. Groundwater emergence is most likely in the north of the site within the floodplain, where the water table is close to the surface. The Level 1 Update and Level 2 SFRA provides recommendations for a site specific flood risk assessment, and the suitability and design of the SuDS.

9.156 By virtue of the size of the site and the proposed number of residential dwellings development proposals could be considered under the *Environmental Impact Assessment Regulations*. As such, it is recommended that formal pre-application advice is sought on this issue.

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

- Arboricultural Impact Assessment, Arboricultural Method Statement and associated Tree Protection Plan;
- Archaeological Assessment;
- Drainage Strategy;
- Ecology Assessment which includes a Protected Species Survey and a Biodiversity Strategy;
- Flood Risk Assessment;
- Heritage Statement;
- Hydrological Assessment;
- Land Contamination Survey;
- Landscape Visual Impact Assessment;
- Lighting and Noise Assessments;
- Topographical Survey; and
- Transport Assessment.

Allocation Policy SD79: Land at Old Malling Farm, Lewes

1. Land at Old Malling Farm is allocated for the development of between 220 and 240 residential dwellings (class C3 use). Development should be informed by a comprehensive and integrated Design Brief to be undertaken either by the National Park Authority (NPA) or by the applicant and then subject to the NPA's approval.

2. The Design Brief should be landscape and ecosystem services led and include a Green Infrastructure Strategy and a Site Masterplan, both of which should be informed by suitable evidence on vehicular and non-vehicular access, arboriculture, drainage and flood risk, ecology, heritage, hydrology, lighting and views.

3. The Green Infrastructure Strategy should provide a suitable strategic scale multifunctional network linking together the site, Lewes and the surrounding open countryside taking into account the range of significant constraints and impacts on the South Downs National Park

4. The Masterplan should fully set out the Green Infrastructure Strategy, provide a suitable hierarchy of vehicular and pedestrian routes and an appropriate transition across the site in built form, fabric and density.

5. Detailed proposals that meet the following site specific development requirements will be permitted:

    a) The primary vehicular access point is to be off Monks Way at a point opposite Mantell Close;

    b) The existing former railway bridge forms a secondary access point for emergency use and an access for pedestrians and cyclists and to the existing farm buildings;

    c) Suitably designed access for pedestrians and cyclists should be provided from the site to the disused railway line adjacent to the site;

    d) Development on the site is contingent on appropriate off-site highway improvement works, to be provided in agreement with the Local Highway Authority, at the Earwig corner junction of the A26 with the B2192, the junction of Church Lane / Malling Hill and at the Brooks Road / Phoenix Causeway roundabout and suitable traffic calming in local roads;

    e) Development should provide sufficient clearance for growing space of existing and proposed trees within the site and on all site boundaries;

    f) ~~Residential development to be located sequentially only within those parts of the site outside Fluvial Flood Zones 2 and 3 as defined by the Environment Agency~~ All housing development should be located within Flood Zone 1 only;

g) Flood compensation storage should be provided for any ground raising or built development in Flood Zone 3 (including allowance for future climate change);

h) No development other than Essential Infrastructure or Water Compatible development in Flood Zone 3b;

i) Floor levels of habitable areas, where appropriate and proven to be necessary, to be designed to take into account flood risk and climate change;

j) Safe vehicular and pedestrian emergency access and egress to be provided taking into account flood risk;

k) An appropriate surface water and foul water drainage strategy is agreed with relevant authorities and service providers;

l) Development shall incorporate views within, to and from the site to surrounding landmarks and features including from the elevated chalk hills to the east and west, from Hamset to the north, and from Lewes itself;

~~m) Residential development is restricted to the parts of the site above the 10 metre contour in the northern field and further than 20 metres from the western and southern boundary in the southern field. Through appropriate landscaping these areas should provide a suitable transition to the adjacent Ouse Valley;~~

n) Impacts on tranquillity, dark night skies and biodiversity should be minimised through appropriate mitigation and good design; and

o) Suitable on-site equipped play space ~~for youngsters~~.

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

a) Provision of suitable pedestrian and cycle links to the adjacent countryside and to the existing rights of way network;

b) Protect and enhance trees within the site where possible, and where trees are lost, provide at least the equivalent in new tree planting on site. Trees on the site boundary should be retained and new tree planting should be undertaken particularly at the western and eastern fringes of the site; and

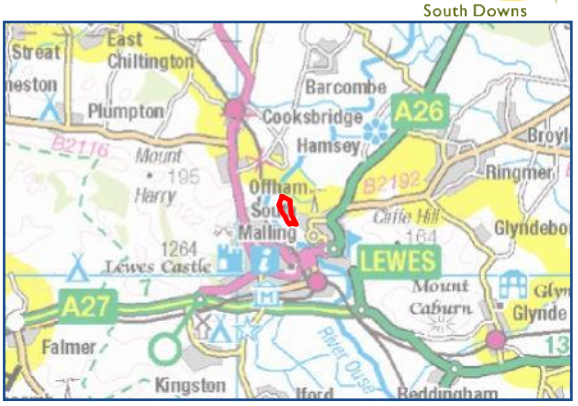
c) New planting should be suitable for pollinating species; and

d) Minimise hard surfaced areas on site, and use permeable surfaces and soft landscaping where possible to maximise infiltration of water and reduce surface water run-off.

SOUTH DOWNS NATIONAL PARK

South Downs Local Plan ~~Pre-submission~~ Housing Allocation

South Downs



Site Ref: SD79
Land at Old Malling Farm
Lewes

SDNPA ~~Pre-submission~~ Housing Allocation

MALLING BROOKS, LEWES

Site area:	2.67ha
Current Use:	Cleared woodland
Flood Risk:	The whole site is within Flood Risk Zone 3

9.158 The proposed allocation site is considered to comprise major development and as such proposals should address Core Policy SD3. This is a large greenfield site within the settlement boundary for Lewes, between the edge of the principal employment site of Central Lewes, which is safeguarded under policy SD35 and residential areas to the north and east. Most of the site was previously allocated for employment in the former Lewes Local Plan Planning permission has been granted for a number of schemes on the site including landscaping[122]. Preparatory construction works began on the site in summer 2015, including clearance of the site.

9.159 The site is owned by one of the owners of North Street Quarter, which is a strategic site allocated in this plan. In 2016 that development was granted planning permission for redevelopment, including a substantial net loss of employment floorspace. The committee report recommending approval of that application made note of the likelihood that "redevelopment of the North Street Quarter may … trigger the implementation of industrial development at Malling Brooks… which indicates a reasonable supply of industrial floorspace." The *Employment Land Review Update 2017*[123] found that the site should be allocated for employment use, since it constitutes an important element of the supply of new employment land in the National Park.

9.160 The site formerly had the character of 'brooks'; that is, pastureland drained by numerous ditches, which had become overgrown by mature trees. The site is visible in views from the hills surrounding Lewes, and partially screens the adjacent industrial estate from some views. There are numerous records of protected and notable species in the area and most notably of reptiles on site.

9.161 The whole site is within Flood Risk Zone 3A. However, it is defended by the flood defences protecting the wider Brooks Road area, and commercial / industrial uses are defined as 'less vulnerable' in flood risk terms and in principle appropriate for Zone 3A. A Flood Risk Assessment including Sequential Test accompanied the original application for the site. A new watercourse is proposed to be constructed through the landscaped belt around the northern and eastern sides of the site, draining into an existing watercourse which runs through the broader industrial estate and into the Ouse behind the Tesco superstore. As well as a performing a drainage role this feature will also partly mitigate the loss of the former habitats which covered the central portion of the site, and buffer adjacent residential areas from the new industrial units.

[122] Planning applications LW/07/1608, LW/12/0342/NP, SDNP/13/02119/NMA, SDNP/16/01255/FUL and SDNP/13/04579/DCOND

[123] Employment Land Review Update (South Downs National Park Authority, 2017)

9.161 The roofs of the industrial units are proposed as green roofs, which in combination with the landscape strip will mitigate the impact of the development in wider views. Natural England and the Environment Agency raised no objection to the scheme, conditional on the implementation in full of recommendations from the relevant studies that accompanied the 2007 application. Since the site has now been largely cleared of vegetation it is of additional importance to ensure that these measures are carried forward into any potential revised scheme.

9.162 Due to its former wetland nature the site has been identified as having high potential for wetland archaeology, including prehistoric organic remains.

9.163 There are two historic landfill records overlapping the boundaries of the site and the southern end of the site is also within HSE Outer and to some degree Middle Zones, However, the latter zones are centred on a site already developed for housing and it is considered that these constraints can be overcome by condition.

9.164 A public footpath cuts across the north-western end of the site. The development will retain much of this footpath within the landscaping belt, but a portion of it will run past one of the proposed buildings. This footpath provides a link from the South Malling area into the industrial estate and towards the town centre, and its attractiveness to pedestrians must be protected and enhanced.

9.165 The main principles of development are already set out in the existing planning permissions on the site, in particular the detailed specifications relating to flood risk management, landscaping and biodiversity. It is considered necessary to allocate the site to ensure any future changed proposals that come forward continues to accord with those requirements. In addition, the development of the site is needed to accommodate businesses displaced from the North Street Quarter development and for that reason it is essential the site comes forward for the proposed uses in parallel with the strategic site.

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

- Archaeological surveys, including fieldwork assessment;
- A transport assessment and travel plan to the satisfaction of the Highway Authority;
- A scheme for the provision of surface water drainage works, including details of underground storage tanks to attenuate flows to the main drainage system, where required; and
- A scheme to deal with the risks associated with contamination of the site.

Allocation Policy SD80 Malling Brooks, Lewes

1. Land at Malling Brooks, Lewes is allocated for the development of approximately 7,040m2 of B1/B2/B8 employment uses and appropriate landscaping. Planning permission will not be granted for any other uses. Detailed proposals that meet or exceed the following site specific development requirements will be permitted:

    a) Landscaping to retain and enhance the previous ecological connectivity of the site, to cover around 30% of the site. The northern and eastern sections of the site must provide broad landscape strips of at least 20m, planted with native species and incorporating a watercourse, in accordance with the plans submitted with planning applications *SDNP/13/04579/DCOND* and *SDNP/13/02155/FUL*, and appropriate management proposals secured through Section 106 agreement;

    b) All main roofs on the site should take the form of green roofs;

    c) Protection and enhancement of the footpath running through the site;

    d) The phasing of development to be coordinated with that of the North Street Quarter to provide a smooth transition for businesses displaced from the latter site;

    e) ~~Development to be undertaken in accordance with the recommendations of the *Flood Risk Assessment dated 8th November 2006 (Revision F Feb 2009)* accompanying *Planning Application LW/07/1608*~~ A comprehensive approach to flood risk will be adopted and development will be undertaken in accordance with the recommendation of an agreed Site Specific Flood Risk Assessment;

    f) Development to be undertaken in accordance with the findings and conclusions of *the Ecological Assessment Report dated December 2007 Revision 1* and the *Ecological Design Strategy dated December 207 Revision 3*, accompanying Planning Application *LW/07/1608*; and

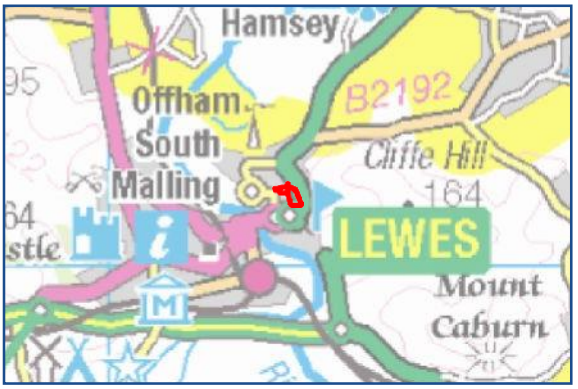
    g) Parking spaces ancillary to the development, at a level acceptable to the highway authority.

SOUTH DOWNS NATIONAL PARK

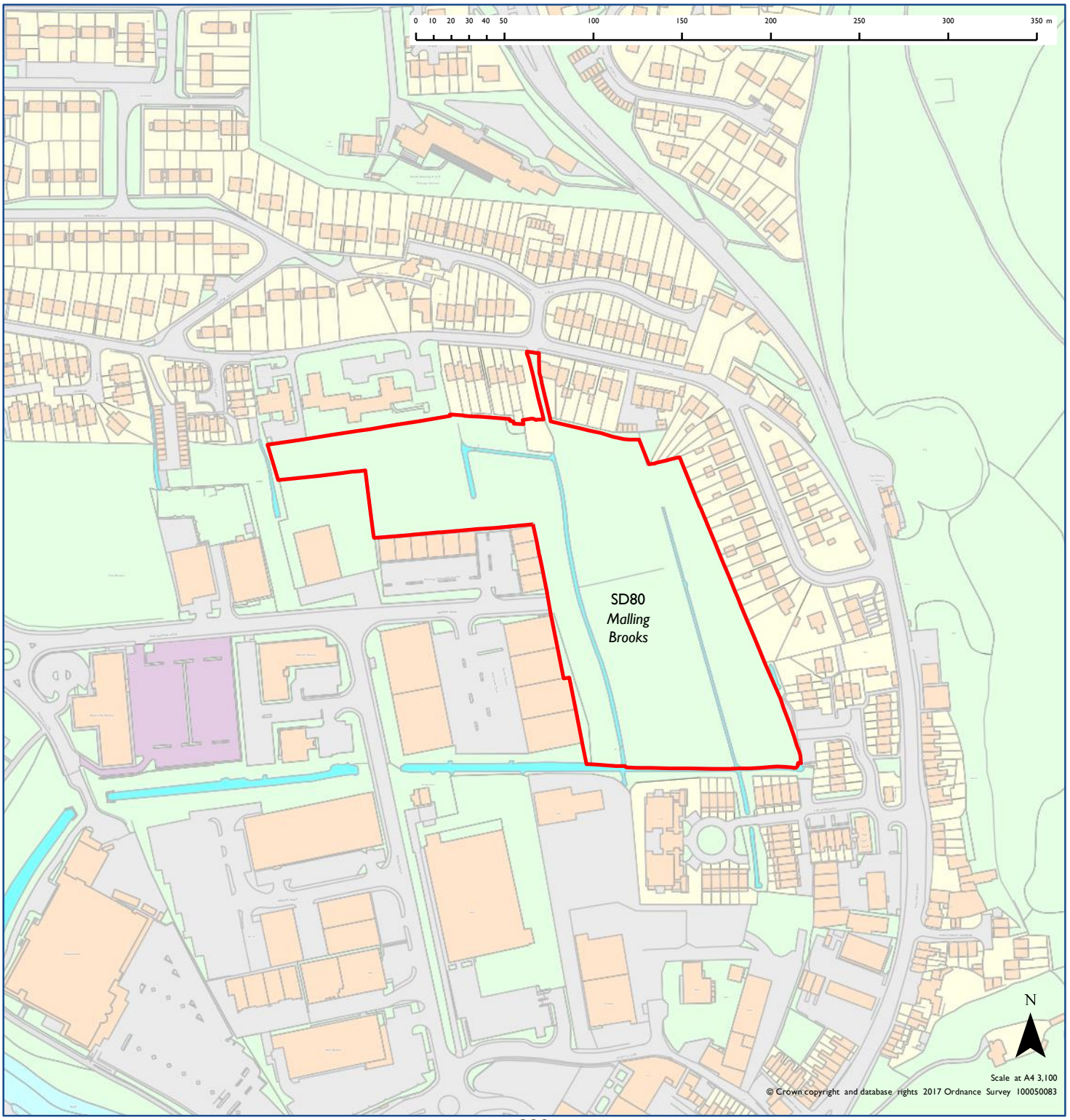
South Downs Local Plan ~~Pre-submission~~ Employment Allocation

South Downs National Park

Site Ref: SD80
Malling Brooks
Lewes



SDNPA ~~Pre-submission~~ Employment Allocation



MIDHURST

9.167 Midhurst is a historic market town set in the Western Weald of the National Park. It lies on the River Rother 12 miles north of Chichester. Just across the River Rother, in the parish of Easebourne, is the ruin of the Tudor Cowdray House. The population of Midhurst in 2011 was approximately 5,000 people.

9.168 In the post-war period the population expanded significantly with the construction of modern suburbs. These were, however, built entirely outside the historic core and had no significant impact on its historic structure and character. Midhurst's historic core exhibits an unusual degree of autonomy and separation from later phases of expansion due to the topographic and ownership characteristics of the surrounding landscape. The physical proximity and influence of the Cowdray estate is one of Midhurst's special features whose spacious, managed natural environment confers stately qualities upon the town.

9.169 The busy area of North Street and surrounding streets contain a mix of both multiple retailers and many independent stores, restaurants and cafes. The town contains a good mix of services and facilities including primary schools, the Grange Community Centre, and the Midhurst Rother College which serves a large area stretching well beyond the town.

STRATEGIC HOUSING ALLOCATION: WEST SUSSEX COUNTY COUNCIL DEPOT AND FORMER BRICKWORKS, MIDHURST

Site area:	2.7ha
Current Use:	Council depot; public household recycling facility; aggregate storage and processing; vehicle and plant hire
Environmental Designation:	Adjacent to Site of Importance for Nature Conservation, Local Wildlife Site, and Priority Habitat Area
	Stedham, Iping, Woolbeding Crescent Biodiversity Opportunity Area
Flood risk:	Risk of surface water flooding

9.170 ~~The proposed allocation site is considered to comprise major development and as such proposals should address Core Policy SD3~~. This strategic housing allocation site consists of two adjacent land parcels. The West Sussex County Council (WSCC) Depot is a partially derelict area of previously developed land, currently used to accommodate various local authority operations, with a small amount of office accommodation. Approximately 0.2 hectares of the depot site is used as the main public household recycling depositary for Midhurst. The *Employment Land Review Update*[124] concluded that the WSCC depot site was a poor quality under-occupied site that should be considered for other uses.

[124] Employment Land Review Update (South Downs National Park Authority, 2017)

9.171 The former Midhurst Brickworks, famed for producing "Midhurst White" bricks, closed in 1985 and is currently occupied by a company that stores and processes aggregate. Some of the original structures remain in situ on site, but are in a state of dereliction. This site is also substantially underused, and hence in need of regeneration.

9.172 It is considered that the two parcels together offer a substantial opportunity to improve the local environment for this corner of Midhurst, by providing a housing-led scheme. The National Park Authority will be producing a Development Brief for the allocation site and will expect proposals to accord with the Brief. A Concept Plan (overleaf), which will form the design principles to be provided in the Development Brief, sets out the extent of the proposed built development and key topographical features.

9.173 The site is located adjacent to sensitive heathland and woodland at Midhurst Common, which is a Local Wildlife Site (LWS), and identified as a Site of Importance for Nature Conservation (SINC). Furthermore, parts of the site have been identified as potential habitats for protected and notable species. The site includes an area that is part of the Stedham, Iping, Woolbeding Crescent Biodiversity Opportunity Area.

9.174 Therefore, using an ecosystem services approach, development on the site will need to deliver positive benefits to Midhurst Common, in respect of wildlife, setting and green infrastructure. Development should enhance identified ecological networks, and provide for heathland restoration and creation. It will be particularly important to ensure an appropriate interface between build development and the adjacent heathland and woodland, for example through providing a wildlife buffer as a 'soft' urban / heathland interface, and carefully designed wildlife corridors through the site. 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. If mature hedgerows / treelines and foraging opportunities can be preserved it is likely that no issues will arise.

9.175 A further key objective will be to provide high-quality pedestrian links through the site which improves public access to the Common. These should be achieved through partnership working with the National Park Authority and other relevant stakeholders. As the site includes a section of the former Petersfield to Pulborough railway line, an appropriate route should be safeguarded for a future non-motorised through transport route in line with Policy SD20: Walking, Cycling and Pedestrian Routes.

9.176 The Authority will expect the respective landowners to work closely, to achieve and deliver a comprehensive masterplan, to ensure an exemplar development befitting this sensitive part of the National Park. It will be necessary to safeguard a vehicular access from the existing (or equivalent) access from Bepton Road into and through the Depot site, to residential development on the former Brickworks site such that traffic need not pass along Station Road and through the Midhurst Business Park.

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

- Archaeological Assessment;
- Arboricultural Impact Assessment, Arboricultural Method Statement and associated Tree Protection Plan;
- Ecology Assessment and Protected Species Survey;
- Flood Risk Assessment and Surface Water Management Plan;
- Ground Stability Survey;
- Land Contamination Survey;
- Lighting Assessment; and
- Project Level Habitats Regulations Assessment.

Strategic Allocation Policy SD81: West Sussex County Council Depot and former Brickworks site, Midhurst

1. 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:

    a) Deliver an ecosystem services-led solution to mitigate the sensitive interface with Midhurst Common, provide positive enhancements to wildlife habitats within and surrounding the site, and contribute to the aims of the Stedham, Iping, Woolbeding Cresence Biodiversity Opportunity Area;

    b) To demonstrate that there would be no likely significant effect on the Singleton and Cocking Tunnels Special Area of Conservation;

    c) Provide wildlife corridors within the site as part of a site-specific Wildlife Management and Enhancement Plan;

    d) Provide high-quality pedestrian links through the site linking into Midhurst Common and hence the long distance Serpent Trail, and ensure a route is safeguarded for a potential future non-motorised travel route along the approximate line of the former Petersfield to Pulborough railway line;

    e) Retain, or relocate to an appropriate location to be approved by the Authority, the Household Recycling Facility ensuring an equivalent standard and capacity of provision;

    f) Safeguard a suitable vehicular access route through the Depot site to allow for vehicular access to the former Brickworks site direct from Bepton Road;

    g) Provide a pedestrian / cycle / emergency vehicle access to the former Brickworks site from Station Road;

    h) Provide suitable on-site surface water drainage and;

    i) The location of new housing and access roads to have regard to localised areas of potential surface water flood risk.

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

    a) Provision of suitable pedestrian and cycle links to the adjacent countryside and to the existing rights of way network;

    b) Protect and enhance trees within the site where possible, and where trees are lost, provide at least the equivalent in new tree planting on site. Trees on the site boundary should be retained and new tree planting should be undertaken;

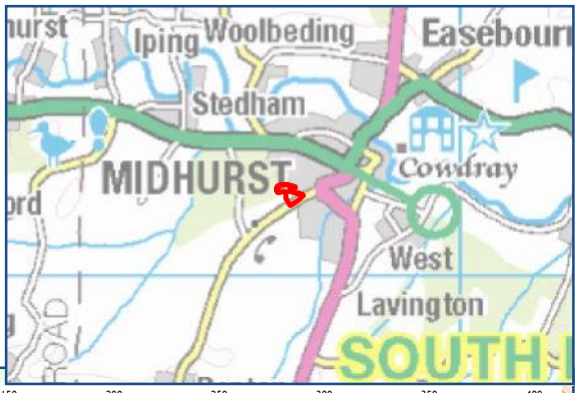
    c) Retain suitable existing habitat for pollinating species where possible. New planting should be suitable for pollinating species; and

    d) Minimise hard surfaced areas on site, and use permeable surfaces and soft landscaping where possible to maximise infiltration of water and reduce surface water run-off.

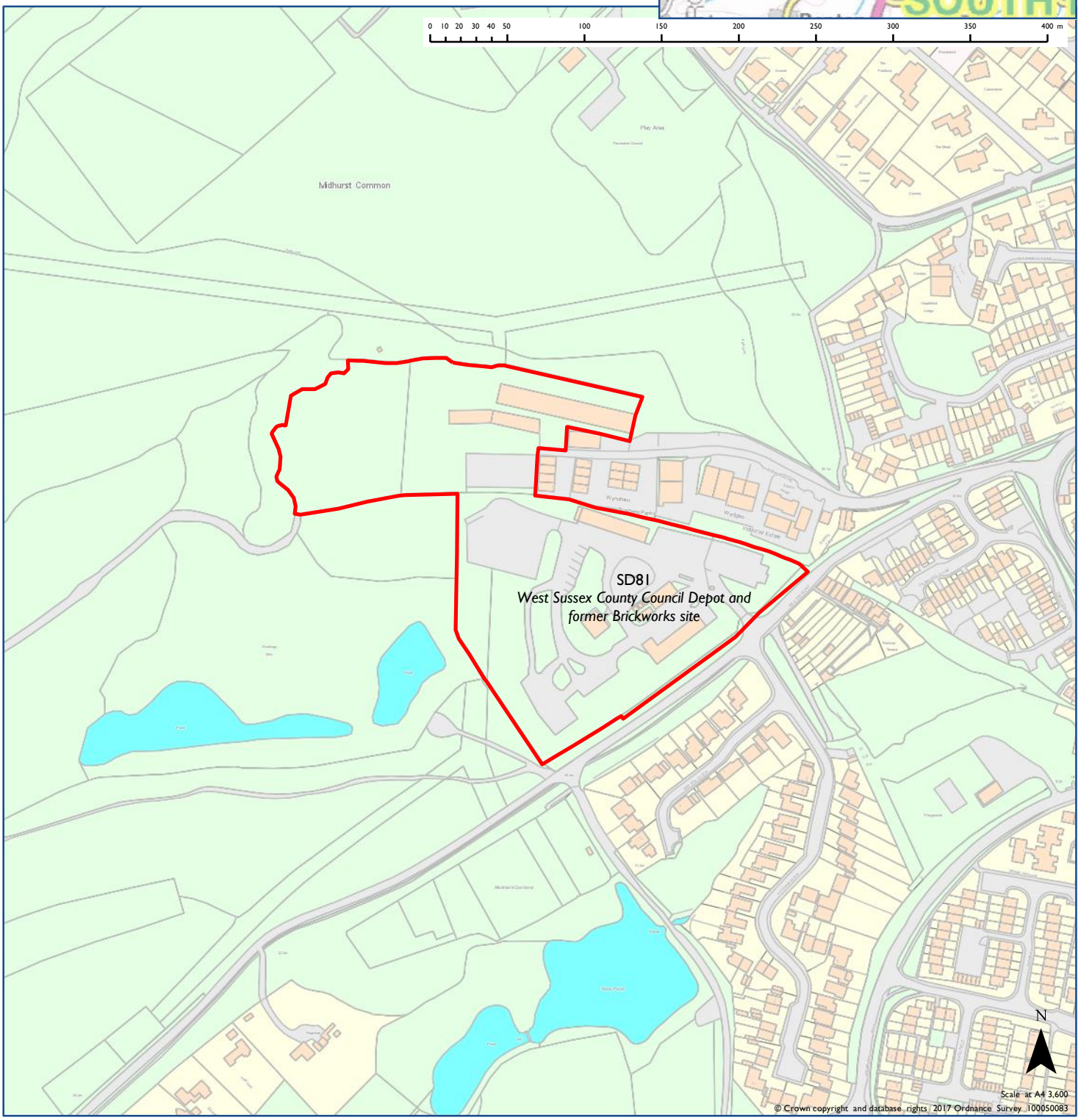
3. The National Park Authority ~~will prepare~~ has prepared a Development Brief to assist the delivery of the site. Development proposals in broad conformity with the Development Brief will be permitted[124a].

[124a] West Sussex County Council Depot and Former Brickworks Site, Development Brief (South Downs National Park Authority, 2018)

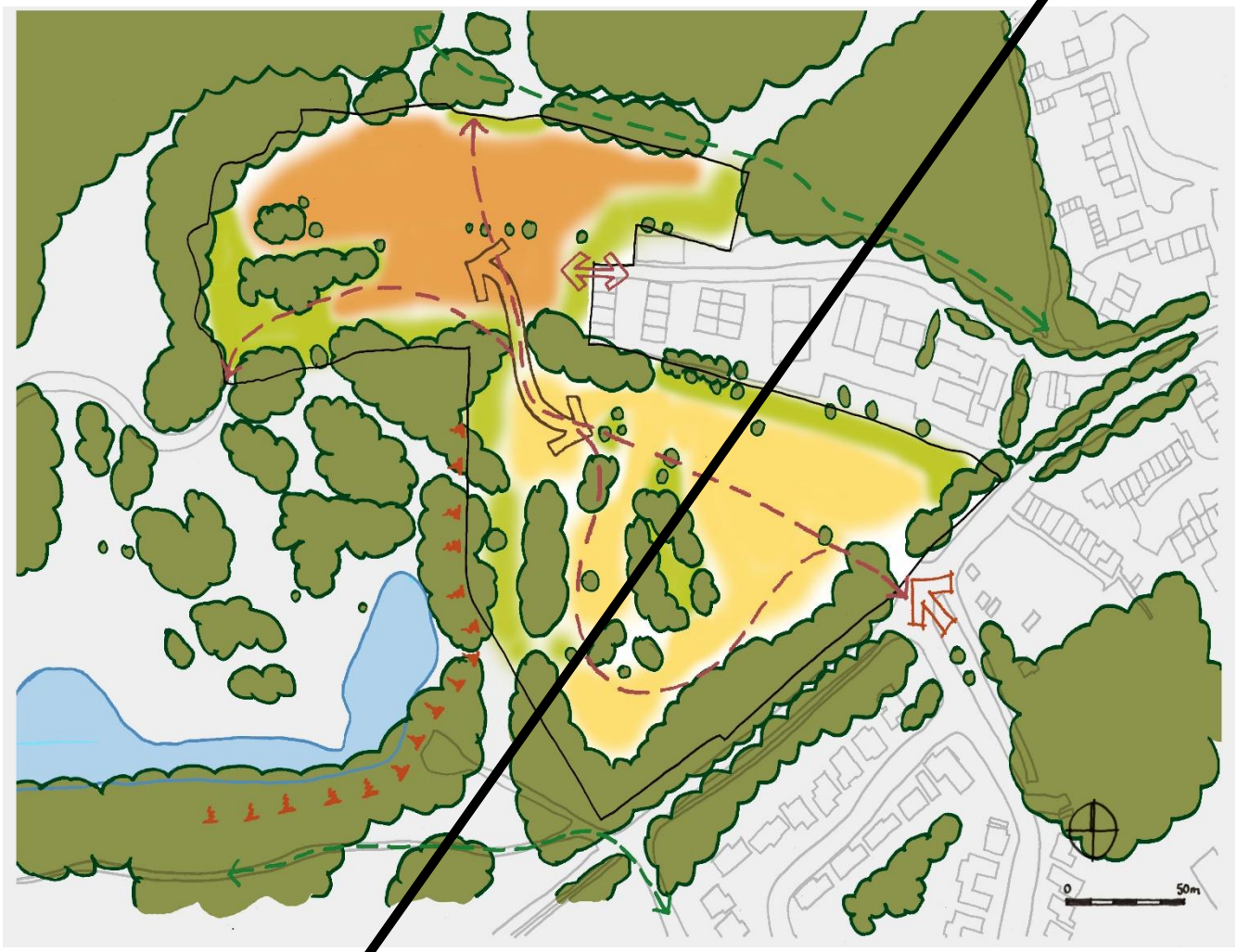
Site Ref: SD81
West Sussex County Council Depot and former Brickworks site
Midhurst



SDNPA ~~Pre-submission~~ Housing Allocation



~~SD81: WSCC DEPOT & BRICKWORKS, MIDHURST: CONCEPT PLAN~~



Legend

- Site Boundary
- Existing Public Footpath
- Group of Trees
- Individual Tree
- River
- Proposed Public Footpath and Cycle Path
- Proposed Vehicular Access
- Proposed Emergency Vehicular Access
- Proposed Residential Development
- Proposed Green Spaces
- Proposed Residential and other Complementary Uses
- Lake

STRATEGIC HOUSING ALLOCATION: HOLMBUSH CARAVAN SITE, MIDHURST

Site area:	Approximately 5.0ha
Current Use:	Former caravan site and large pond
Environmental Designations:	Tree Preservation Order
Flood Risk:	Fluvial flood zones 2/3; Groundwater flooding; Some surface water flood risk at site boundaries

9.178 ~~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 a disused caravan site centred on a large pond. The site would appear to be located in an historic mineral extraction site and has notably visual advantages being contained within a bowl in the townscape of Midhurst and well screened by mature trees.

9.162 ~~The National Park Authority will be producing a Development Brief for the allocation site and will expect proposals to accord with the Brief. A Concept Plan (overleaf), which will form the design principles to be provided in the Development Brief, sets out the extent of the proposed built development and key topographical features.~~

9.161 The National Park Authority has produced a Development Brief for the allocation site and will expect proposals to accord with the Brief[124b]. 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.

9.162 Development on the site will need to deliver positive benefits to biodiversity within the site such as wildlife corridors and connected to green infrastructure outside the site. The site has an existing Tree Preservation Order. Development proposals should include strategies for improving and maintaining the quality of waterbodies within the site. Trees worthy of retention should be identified. Development proposals should include an arboricultural strategy which sets out improvements to the treescape of the site. 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. If mature hedgerows / treelines and foraging opportunities can be preserved it is likely that no issues will arise.

9.163 The site has flood risk issues. The centre of the site in within the EA fluvial flood risk zones 2 and 3. There is some areas of surface water flood risk in areas adjacent to the site boundary. The site is identified as an area of high groundwater floor risk. As such, development proposals should be supported by suitable flood risk assessments and hydrogeological surveys. The Level 1 Update and Level 2 SFRA provides recommendation for a site specific flood risk assessment and the suitability and design of SuDS.

[124b] Holmbush Caravan Site, Development Brief (South Downs National Park Authority 2018)

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

- Development Masterplan
- Arboricultural Impact Assessment, Arboricultural Method Statement and associated Tree Protection Plan;
- Ecology Assessment incorporating a Protected Species Survey;
- Flood Risk Assessment;
- Ground Stability Survey;
- Hydrogeological Survey;
- Land Contamination Survey;
- Landscape Visual Impact Assessment;
- Lighting Assessment;
- Project Level Habitats Regulations Assessment (HRA); and
- Transport Assessment.

Strategic Allocation Policy SD82: Holmbush Caravan Park, Midhurst

1. 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:

    a) To provide positive enhancements to the treescape, waterbodies, wildlife corridors and habitats within the site;

    b) To demonstrate that there would be no likely significant effect on the Singleton and Cocking Tunnels Special Area of Conservation;

    c) ~~Built development to be located sequentially only within those parts of the site outside Fluvial Flood Zones 2 and 3 as defined by the Environment Agency~~ All housing development should be located within Flood Zone 1;

    d) Floor levels of habitable areas, where appropriate and proven to be necessary, to be designed to take into account flood risk and climate change;

    e) Safe vehicular and pedestrian emergency access and egress should be provided during flooding;

    f) Incorporation of suitable site boundary treatments;

    g) Provision of pedestrian routes through the site linking into adjacent open spaces; and

    h) Retention and improvement of, where necessary, the existing vehicular access.

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

    a) Protect and enhance trees within the site where possible. Trees on the site boundary should be retained and new tree planting should be undertaken;

    b) Retain suitable existing habitat for pollinating species where possible. New planting should be suitable for pollinating species; and

    c) Minimise hard surfaced areas on site, and use permeable surfaces and soft landscaping where possible to maximise infiltration of water and reduce surface water run-off.

3. The National Park Authority ~~will prepare~~ has prepared a Development Brief to assist the delivery of the site. Development proposals in broad conformity with the Development Brief will be permitted.

SOUTH DOWNS NATIONAL PARK

South Downs Local Plan ~~Pre-submission~~
Housing Allocation

South Downs

Site Ref: SD82
Holmbush Caravan Park
Midhurst

SDNPA ~~Pre-submission~~ Housing Allocation

SD82: HOLMBUSH CARAVAN PARK, MIDHURST: CONCEPT PLAN

Legend

(areas and routes shown are indicative)

- Site boundary
- Group of Trees
- Individual Tree
- Cocking Beck
- Lake
- Lake Edge
- Public Footpath
- Boardwalk
- Embankment
- Site Entrance
- New Access Road
- New Footpath
- New Green Space
- New Residential Uses

LAND AT THE FAIRWAY, MIDHURST

Site area:	0.1ha
Current Use:	Residential car parking
Environmental Designation:	Tree Preservation Order
	Proximity to Singleton and Cocking Tunnels SAC

9.165 The site is located within the southern suburbs of Midhurst, with access off The Fairway. A large mature hornbeam tree within the site, which is subject to a Tree Preservation Order, contributes to the character of the site. A disused railway tunnel entrance in the southeast corner of the site provides historical character and context. 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. A project level HRA is required to ensure there is no likely significant effect on the Singleton and Cocking Tunnels SPA.

9.166 The developable area of the site consists of informal residential parking for the three apartment blocks, together with landscaped areas. The land is considered to be under-used at present, and suitable for a well-designed residential development that enhances the character of the area and draws attention to its special features. Given the surrounding context and topography, flatted development of a suitable scale would be an appropriate development.

9.167 Development proposals will be expected to provide, where necessary, an appropriate level of car parking, in line with adopted standards, for both the existing flats (Perth House, Adelaide House and Brisbane House) and the new dwellings.

9.168 The site is located at an area where the Centurion Way, an existing long distance footpath between Chichester and West Dean, may be incorporated in the future. As such, development proposals should not prejudice future potential access for pedestrians and cyclists in line with policy SD20: Walking, Cycling and Equestrian Routes. It is recommended that land for suitable route at the edge of the site is suitably reserved.

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

- Arboricultural Impact Assessment, Arboricultural Method Statement and associated Tree Protection Plan;
- Protected Species Survey; and
- Project Level Habitats Regulations Assessment.

Allocation Policy SD83: Land at the Fairway, Midhurst

1. Land at the Fairway, Midhurst is allocated for the development of 8 to 10 residential dwellings (class C3 use). Planning permission will not be granted for any other uses. Detailed proposals that meet the following site specific development requirements will be permitted:

    a) The existing hornbeam tree will be retained, and an appropriate protective buffer applied;

    b) The development will enhance the setting of the old railway tunnel entrance, and ensure that there are public views to it;

    c) Development must provide car parking to appropriately replace existing provision, and additionally provide parking for the new development; and

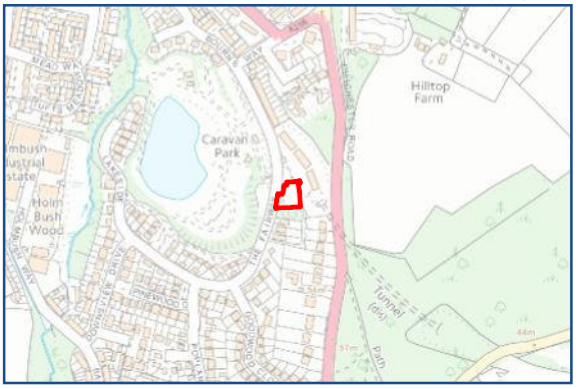
    d) To demonstrate that there would be no likely significant effect on the Singleton and Cocking Tunnels Special Area of Conservation.

SOUTH DOWNS NATIONAL PARK

South Downs Local Plan ~~Pre-submission~~
Housing Allocation

South Downs

Site Ref: SD83
Land at the Fairway
Midhurst



SDNPA ~~Pre-submission~~ Housing Allocation

LAND AT LAMBERTS LANE, MIDHURST

Site area:	0.4 hectares
Current Use:	Disused youth club, WI meeting hall and tennis / netball courts
Environment	
Designations:	Proximity to Singleton and Cocking Tunnels SAC
Historic	
Environment:	Edge of Midhurst Conservation Area, within 20m of Lassiters Cottage (Grade II listed building)
Flood risk:	Surface water flooding on sports court at northern boundary

9.170 The site is a previously developed site which is sustainably located close to Midhurst town centre. The larger part of the allocation site was formerly part of the old Midhurst Grammar School site. This included 3 hard surfaced tennis / netball courts, and a single storey building previously used by a youth group, which has now been replaced by a modern building on a separate site to the north. A small portion was formerly owned by the Women's Institute and occupied by a small meeting hall. Both buildings and the tennis / netball courts are now vacant and derelict.

9.171 The site is accessed via Lamberts Lane, which is a narrow residential road, constrained at both ends by historic buildings and fabric acting to limit its width and visibility. A Transport Statement will be required which in particular addresses whether Lamberts Lane and associated junctions can safely accommodate the planned development set out in this allocation and the adjacent allocation, Land at Park Crescent (Local Plan Policy SD85). The lowermost part of the site and the proposed site access is at risk from surface water flooding. The Level 1 Update and Level 2 SFRA provided recommendations for a site specific flood risk assessment and the suitability and design of SuDS.

9.172 Given the site is contiguous with the allocation site Land at Park Crescent vehicular access should be provided through this allocation site. The scheme design and layout should ensure that a through vehicular and pedestrian route is provided. Development proposals which prejudice the development of the adjacent allocation site will not be permitted.

9.173 The site is located on the edge of the Midhurst Conservation Area, and within 20 metres of a Grade II listed building, Lassiters Cottage, which lies to the east. Development proposals will be required to respond positively to the area's historic character and the setting of the listed building and conservation area. Particular attention should be given to enhancing the frontage onto Lamberts Lane. 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. If mature hedgerows / treelines and foraging opportunities can be preserved it is likely that no issues will arise.

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

- Arboricultural Impact Assessment, Arboricultural Method Statement and associated Tree Protection Plan;
- Archaeological survey;
- Heritage Statement;
- Surface Water Flood Risk Assessment and Management Plan
- Project Level Habitats Regulations Assessment; and
- Transport Statement.

Allocation Policy SD84: Land at Lamberts Lane, Midhurst

1. Land at Lamberts Lane, Midhurst is allocated for the development of approximately 20 residential dwellings (class C3 use). Planning permission will not be granted for any other uses. Planning permission will not be granted for development which precludes vehicular and pedestrian access to adjacent allocation sites. Detailed proposals that meet the following site specific development requirements will be permitted:

    a) Development must conserve and enhance the setting of the Midhurst Conservation Area and preserve the setting of Lassiters Cottage;

    b) Vehicular and pedestrian access should be provided through the site to allow common access from Lamberts Lane to the adjacent site Land at Park Crescent (Policy SD85);

    c) The location of new housing and access roads to have regard to localised areas of potential surface water flood risk; and

    d) To demonstrate that there would be no likely significant effect on the Singleton and Cocking Tunnels Special Area of Conservation.

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

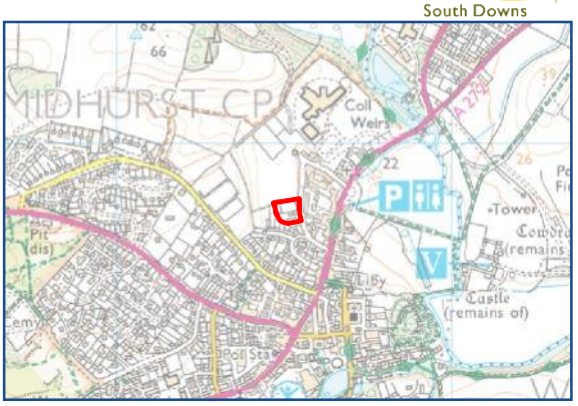
    a) Protect and enhance trees within the site where possible, and where trees are lost, provide at least the equivalent in new tree planting on site. Trees should be retained and additional planting should be undertaken at the site boundaries; and

    b) Minimise hard surfaced areas on site, and use permeable surfaces and soft landscaping where possible to maximise infiltration of water and reduce surface water run-off.

SOUTH DOWNS NATIONAL PARK

South Downs Local Plan ~~Pre-submission~~
Housing Allocation

South Downs



Site Ref: SD84
Land at Lamberts Lane
Midhurst

SDNPA ~~Pre-submission~~ Housing Allocation

LAND AT PARK CRESCENT, MIDHURST

Site area:	0.3 hectares
Current Use:	Residential gardens
Flood Risk:	Potential for surface water and ground groundwater flooding

9.175 The site is located northwest of the historic core of Midhurst, on the edge of the settlement. It consists of a large area of residential garden in the curtilage of 12 Park Crescent, together with smaller portions of the gardens for 9, 10 and 11 Park Crescent respectively. The site is contiguous to the east with the site Land at Lamberts Lane (Policy SD84), with open sports fields to the north, and a steep incline up to Midhurst Tennis Club forming the western boundary.

9.176 The site is located close to Midhurst town centre, and in principle a modest-scale residential development would be considered suitable to help meet housing need.

9.177 The site is generally well-screened from the public realm. However, views of the site can be gained from Lamberts Lane across the open sports pitches that serve Midhurst and Rother College. The site contains three prominent trees that contribute to the wider character of the area. These trees should be preserved in situ. To do so will require a carefully considered site layout, which avoids buildings intruding on the semi- wooded western portion of the site. 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. If mature hedgerows / treelines and foraging opportunities can be preserved it is likely that no issues will arise.

9.178 The current vehicular access to the site is the side access to 12 Park Crescent, which is not considered adequate to provide access to new homes, given its restricted width and close proximity to neighbouring properties. Access will therefore need to be provided from Lamberts Lane via the adjacent allocated site and not via Park Crescent. Lamberts Lane is a narrow residential road, constrained at both ends by historic buildings and fabric acting to limit its width and visibility.

9.179 A Transport Statement will be required which in particular addresses whether Lamberts Lane can safely accommodate the increase in vehicle movements that will arise from the proposed development. The site is also at risk of potential surface water or groundwater flooding to access. A site specific flood risk assessment should therefore accompany any planning application for this site and should particularly consider the flood risk to access and egress. The Level 1 Update and Level 2 SFRA provides recommendations for a site specific flood risk assessment and the suitability and design of SuDS.

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

- Transport Statement;
- Arboricultural Impact Assessment, Arboricultural Method Statement and associated Tree Protection Plan;
- Project Level Habitats Regulations Assessment;
- Protected Species Survey and;

- Flood Risk Assessment.

Allocation Policy SD85: Land at Park Crescent, Midhurst

1. Land at Park Crescent, Midhurst is allocated for the development of between 8 and 12 residential dwellings (class C3 use). Planning permission will not be granted for any other uses. Detailed proposals that meet the following site specific development requirements will be permitted:

    a) Vehicular and pedestrian access should be provided to the site through the adjacent allocation site Land at Lamberts Lane (Policy SD84);

    b) All necessary vehicular parking should be provided on-site to avoid additional on street parking in local roads;

    c) Protection and enhancement of existing mature trees within the site;

    d) To demonstrate that there would be no likely significant effect on the Singleton and Cocking Tunnels Special Area of Conservation, and;

    e) Provision of a site specific SFRA that considers the flood risk to access and egress.

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

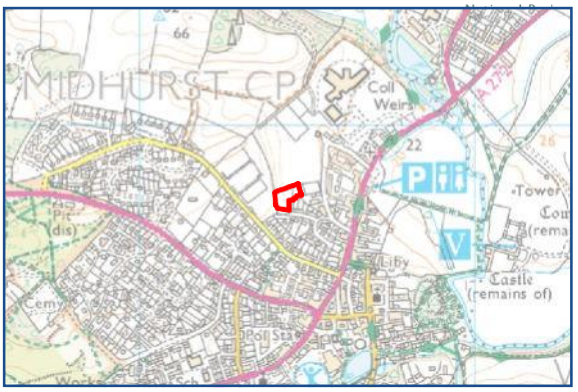
    a) Additional planting should be undertaken at site boundaries; and

    b) Minimise hard surfaced areas on site.

SOUTH DOWNS NATIONAL PARK

South Downs Local Plan ~~Pre-submission~~ Housing Allocation

South Downs



Site Ref: SD85
Land at Park Crescent
Midhurst

SDNPA ~~Pre-submission~~ Housing Allocation

OFFHAM (EAST SUSSEX)

9.181 Offham is a small village on the A275 just north of Lewes. Nearby Cooksbridge contains local services and facilities.

OFFHAM BARNS, NORTH OF OFFHAM FILLING STATION, THE STREET, OFFHAM

Site area:	0.3 ha
Current Use:	Gypsy & Traveller site
Environmental Designations:	Dark Skies: E0
Flood risk:	Potential for spring flow and localised groundwater flooding

9.182 The site is located between Lewes and Cooksbridge on the eastern side of the A275, and just to the south of its junction with the B2116. The allocation will enable a small northern extension of the existing Gypsy & Traveller site at Offham Barns, north of the Offham Road Service Station, to take place.

9.183 The site as a whole is bordered on its southern and western boundary by mature hedging. The existing caravans and mobile homes are separated from the northern part of the site by a further hedge. To the east is a large open field. The site is flat and set slightly below the field levels.The existing Gypsy & Traveller site is well established and contains four pitches plus stabling and horses. There is a localised area of surface water ponding that occupies a significant part of the site. The site is also situated on the side of a dry valley. While most groundwater emergence will occur in the base of the valley, spring flow may also occur in the valley sides in particularly wet periods. The Level 1 Update and Level 2 SFRA provides recommendations for a site specific flood risk assessment and the suitability and design of the SuDS.

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

- Foul Sewerage and Utilities Assessment;
- Lighting Assessment and;
- Flood Risk Assessment including Surface Water Management Plan.

Allocation Policy SD86: Offham Barns, Offham

1. Land at Offham Barns, Offham is allocated for the development of four permanent Gypsy and Traveller pitches. Planning permission will not be granted for any other uses. Detailed proposals that meet the following site specific development requirements will be permitted:

    a) Laid out to ensure sufficient room is available to allow vehicles to turn around within the site;

    b) Surface water drainage must be controlled on site and foul drainage must be effectively treated before discharge;

    c) The location of pitches and new access roads to have regard to areas of surface water flooding and potential groundwater emergence;

    d) Designed to avoid an increase in the feeling of urbanisation in this location, including keeping any associated buildings to a minimum in both number and scale;

    e) Contain significant planting in order to break up the hardstanding that will be required and reduce the urbanising impact of an increase in the site size;

    f) Existing hedgerows bordering the site must be retained and reinforced; and

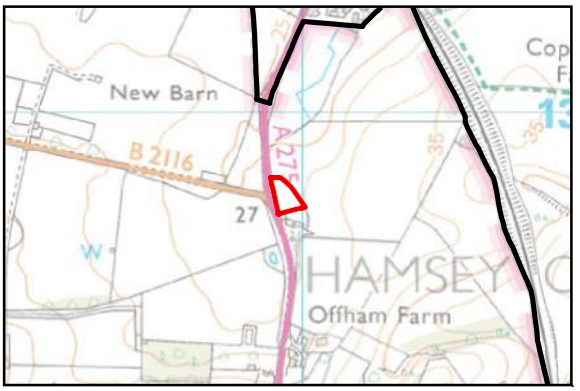
    g) The development should be occupied only by those who fulfil the definition of a Gypsy or Traveller.

SOUTH DOWNS NATIONAL PARK

South Downs Local Plan ~~Pre-submission~~ Gypsy and Traveller Site Allocation

South Downs National Park Authority

Site: SD86
Offham Barns
Offham



SDNPA ~~Pre-submission~~ Gypsy and Traveller site allocation

SDNP Boundary

PYECOMBE

9.185 Pyecombe is a village and civil parish located on the Dip Slope approximately 1.1 km to the north of Brighton. Pyecombe parish has a population of 237.

LAND AT CHURCH LANE, PYECOMBE

Site area:	1.0 ha

9.186 The allocation site comprises an existing planning consents (SDNP/15/04137/FUL) for residential development comprising a total of 8 dwellings.

Allocation Policy SD87: Land at Church Lane, Pyecombe

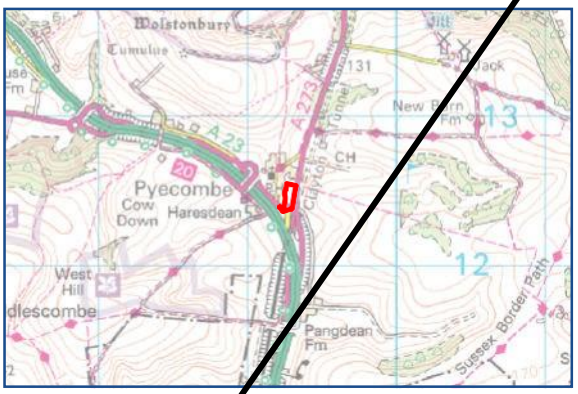
1. Land at Church Lane, Pyecombe is allocated for up to 8 residential dwellings (C3 use). Planning permission will not be granted for any other uses

SOUTH DOWNS NATIONAL PARK

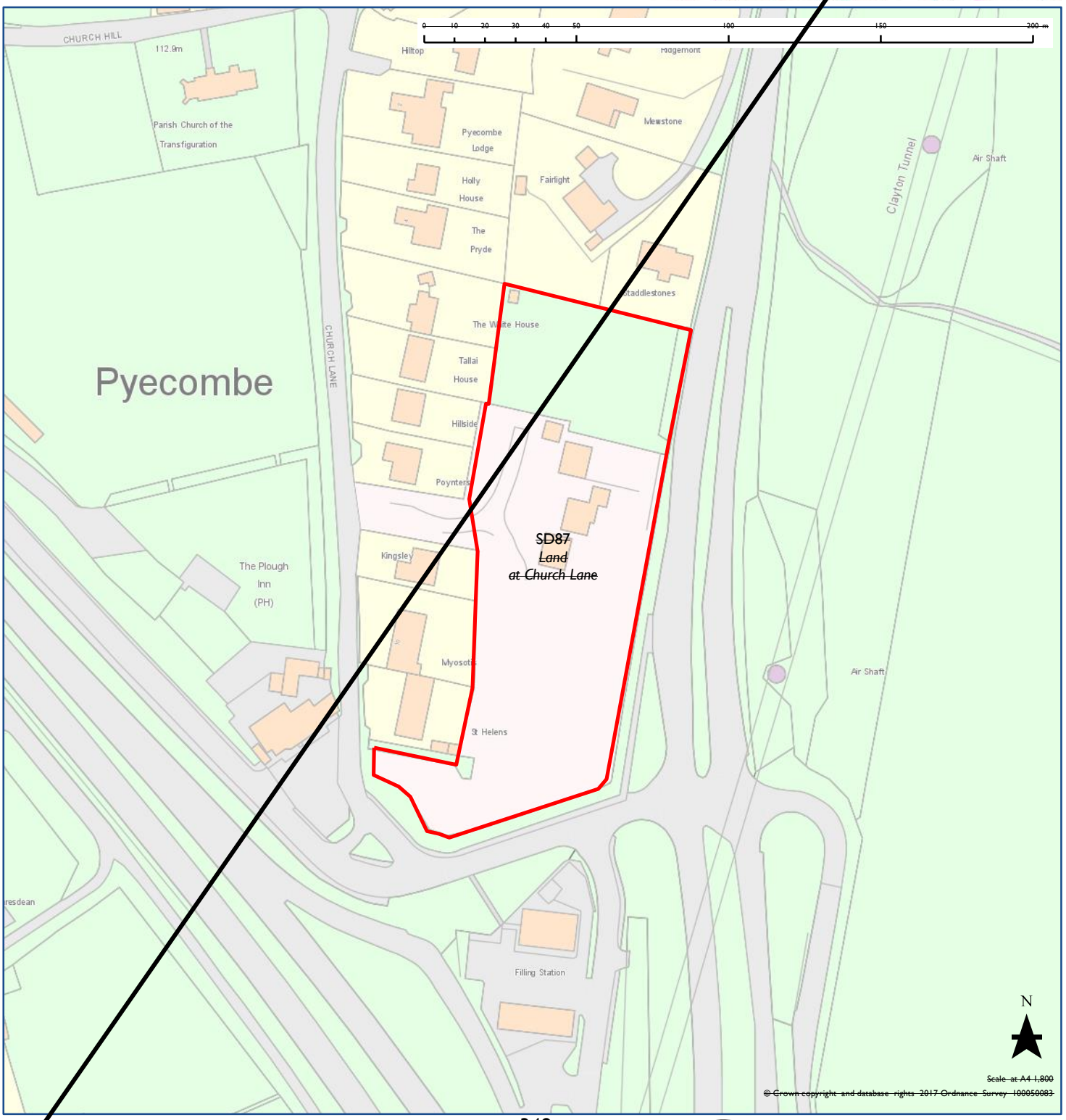
South Downs Local Plan Pre-submission Housing Allocation

South Downs National Park

Site Ref: SD87
Land at Church Lane
Pyecombe



SDNPA Pre-submission Housing Allocation



SELBORNE

9.187 Selborne is an historic village located on the Scarp Slope in the north-west of the National Park. Selborne is most famous for its association with the eminent naturalist Revd. Gilbert White.

LAND TO THE REAR OF KETCHERS FIELD, SELBORNE

Site area:	0.2ha
Current use:	Agricultural
Environmental Designation:	Wealden Heath Special Protection Area; Hampshire Hangers Biodiversity Opportunity Area Dark Skies: E1(a)
Flood Risk:	Surface and Groundwater Flood Risk
Heritage Designation:	Selborne Conservation Area to north of site

9.188 The allocation site is located in the south of the village beyond the historic core in the Selborne Conservation Area, adjacent to an existing area of modern housing.

9.189 The allocation site is suitable for modern housing but given its location on the edge of Selborne the appropriate use of local traditional materials and vernacular, including low rise buildings, that reinforces local distinctiveness would also be welcomed. Development should provide ~~suitable~~ appropriate site boundaries given the open countryside to the east, and should continue the existing adjacent off site vegetative boundaries using appropriate species.

9.190 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 dependent on this being suitable for vehicular use. The surface treatment of the access should be informed by its use also for non-motorised users and by the character of the vicinity. Where vehicular access is dependent on off-site improvement works these should be delivered through a planning obligation. Development should be served by sufficient suitable off-street vehicular parking to avoid additional pressure on local roads.

9.191 A small area in the lowermost part of the site along its south eastern boundary and the proposed access is at risk from surface water flooding. New development would need to ensure that surface water runoff was suitably addressed. Development may be required to be accompanied by a groundwater study. The Level 1 Update and Level 2 SFRA provides recommendations for a site specific flood risk assessment and the suitability and design of SuDS.

9.192 Development should contribute towards the aims of the Hampshire Hangers Biodiversity Opportunity Area. The site is located 290 metres from the ~~Wealden Heath~~ Hampshire Hangers Special ~~Protection~~ Area of Conservation and within 5km of the Wealden Heaths Phase II Special Protection Area and as such development proposals should, if required, provide suitable mitigation.

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

- Arboricultural Impact Assessment, Arboricultural Method Statement and associated Tree Protection Plan;
- Highways Assessment;
- Project Level Habitats Regulations Assessment; and
- Surface Water Flood Risk Assessment and Management Plan.

Allocation Policy SD88: Land at Ketchers Field, Selborne

1. Land at Ketchers Field, Selborne is allocated for the development of 5 to 6 residential dwellings (class C3 use). Planning permission will not be granted for any other uses. Detailed proposals that meet the following site specific development requirements will be permitted:

    a) A suitable transition in built form and fabric from the housing to the west to the open countryside to the east;

    b) Site boundaries sympathetic to the local landscape;

    c) Vehicular access compatible with non-vehicular users of, and not harmful to the amenity of, the existing Public Right of Way;

    d) To provide all necessary vehicular parking on-site to avoid additional on street parking in local roads;

    e) The internal site layout should provide suitable turning provision for a long wheel based vehicle;

    f) Appropriate mitigation for the impact of development on the Wealden Heath SPA which should be informed by a project-level Habitats Regulations Assessment;

    g) The location of new housing and access roads to have regard to localised areas of potential surface water flooding and groundwater emergence; and

    h) Retention and protection of existing mature trees along the public right of way / likely existing access.

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

    a) Provision of suitable pedestrian and cycle links the existing rights of way network and permissive paths;

    b) Protect and enhance trees ~~within the site~~ located at and close to the site boundaries 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;

    c) Retain suitable existing habitat for pollinating species where possible. New planting should be suitable for pollinating species; and

    d) Minimise hard surfaced areas on site, and use permeable surfaces and soft landscaping where possible to maximise infiltration of water and reduce surface water run-off.

SOUTH DOWNS NATIONAL PARK

South Downs Local Plan ~~Pre-submission~~ Housing Allocation

South Downs

Site Ref: SD88
Land at Ketchers Field
Selborne

SDNPA ~~Pre-submission~~ Housing Allocation

Scale at A4 1,000

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SHEET

9.194 Sheet is a riverside village at a bridge across the River Rother, at the junction of historic roads to Petersfield, Portsmouth, Chichester, Midhurst and London. In the past it prospered as a result of its riverside location, with a fulling mill and smithy making use of the natural resources of the area. Later, the coming of the turnpikes and railways brought more development to Sheet and its southern edges are now contiguous with Petersfield. However, the village centre retains a rural atmosphere with rows of small cottages and the tall spire of the Victorian church dominating views along the narrow and sometimes sunken lanes.

STRATEGIC HOUSING ALLOCATION: LAND AT PULENS LANE, SHEET

Site area:	Approximately 3.6ha
Current Use:	Paddock, Woodland
Environmental Designations	Fluvial Flood Zones 2 and 3
	Priority Habitats (Deciduous Woodland and Floodplain Grazing Marsh)
	SINC (Sheet Mill Alders) Groundwater Vulnerable
	Rother Biodiversity Opportunity Area
Minerals:	Mineral Safeguarding Area (Sharp Sand and Gravel)

9.195 ~~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~~ has produced a Development Brief for the allocation site and will expect proposals to accord with the Brief[124c]. ~~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.~~

9.196 The site should be developed as a mixed use scheme of between ~~30 and 32~~ 15 and 18 residential dwellings and associated publicly accessible open space.

9.197 Development at the site should reinforce local distinctiveness by taking full account of the site's location adjacent to the River Rother in the far Western Weald and as such the townscape shall comprise either traditionally designed and constructed buildings and/or comprise innovative designs which suitably reinterpret the traditional buildings of the Western Weald using contemporary designs with local materials. Development proposals which include Carbon Neutral or Passivhaus Standard homes will be strongly encouraged.

[124c] Land at Pulens Lane, Sheet Development Brief (South Downs National Park Authority, 2018)

9.198 The formality, height, enclosure and density of the built form shall broadly decrease across the site from the north-west to the south-east. The site building line shall be to the west / south of one main vehicular route which itself shall be located beyond the fluvial flood zones associated with the River Rother. The clear majority of dwellings, including market and affordable homes, will have a frontage view of open space. Backland development away from the main route will be limited to one area only, broadly located where the depth of the site is greatest.

9.199 Development proposals should be informed by and come forward in conjunction with Access, Landscape and Ecological improvement strategies. These strategies should take account of the following to ensure appropriate active land management for the locally designated sites:

- Signage requiring dogs on leads during bird nesting season and provides information about the River Rother;
- Funding for leaflets regarding recreational disturbance, to be delivered to new householders;
- Funding for Take the Lead Campaign, dog ambassadors and the provision of dog bins

The land adjacent to the River Rother for a depth of approximately 20 metres shall be provided as a broadly linear, publicly accessible woodland park adjacent to the River Rother with the aim improving local accessibility and site ecology. This will be secured in perpetuity through a planning obligation. It should be noted that the proposed area of public open space is located outside the settlement boundary for Sheet as defined on the Policies Map. Policy SD25 sets a clear distinction between land within a settlement boundary and open countryside. Outside of settlement boundaries, land will be treated as open countryside.

9.200 Development shall come forward only in conjunction with a suitable vehicular access from the local highway network. Pedestrian and cycle access must however be provided through the existing site access from Pulens Lane even if not utilised as a main vehicular access route. The site is also at risk of surface water flooding with several isolated low points also at risk, as well as the site access road. Groundwater emergence is most likely in the floodplain. The presence of flood embankments could prevent the drainage of groundwater flooding from affected areas. The Level 1 Update and Level 2 SFRA provides recommendations for a site specific flood risk assessment and the suitability and design of SuDS.

9.201 There is a Grade II listed cottage adjacent to existing northern entrance route which development proposals should appropriately address.

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

- Arboricultural Impact Assessment, Arboricultural Method Statement and associated Tree Protection Plan;
- Archaeological Survey;
- Ecology Assessment including Protected Species Survey;
- Flood Risk Assessment including Surface Water Management Plan;

- Heritage Statement;
- Transport Assessment;
- Landscape Visual Impact Assessment; and
- Land Contamination Survey.

Allocation Policy SD89: Land at Pulens Lane, Sheet

1. Land at Pulens Lane, Sheet is allocated for the development of ~~30 and 32~~ 15 to 18 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.~~

2. Detailed proposals that are in broad conformity with the Development Brief and that meet the following site specific development requirements will be permitted:

    a) A publicly accessible cycle and pedestrian route should be provided through the entirety of the site from Pulens Lane to the eastern boundary;

    b) An area of publicly accessible open space should be provided adjacent to the River Rother;

    c) Enhance biodiversity and provide for protected species;

    d) Protect and enhance trees within the site worthy of retention;

    e) Provide a suitably landscaped transition at the site boundaries;

    f) All residential development to be located in Flood Zone 1;

    g) Floor levels of habitable areas, where appropriate and proven necessary, to be designed to take into account flood risk and climate change;

    h) Incorporation of a buffer strip between the development and Flood Zone 3b, the extent of which should be investigated as part of the master planning process;

    i) Safe vehicular and pedestrian access and egress should be provided (including during flooding);

    j) The internal road layout to provide for larger vehicles including refuse vehicles;

    k) To provide all necessary vehicular parking on-site to avoid additional on street parking in local roads;

    l) Demonstrate that the proposal would not have a significant harmful impact on the supply of local minerals; and

    m) The site layout must not include opportunities to provide future vehicular access into adjacent fields.

2a. The National Park Authority has prepared a Development Brief to assist the delivery of the site. Development proposals in broad conformity with the Development Broef will be permitted.

SOUTH DOWNS NATIONAL PARK

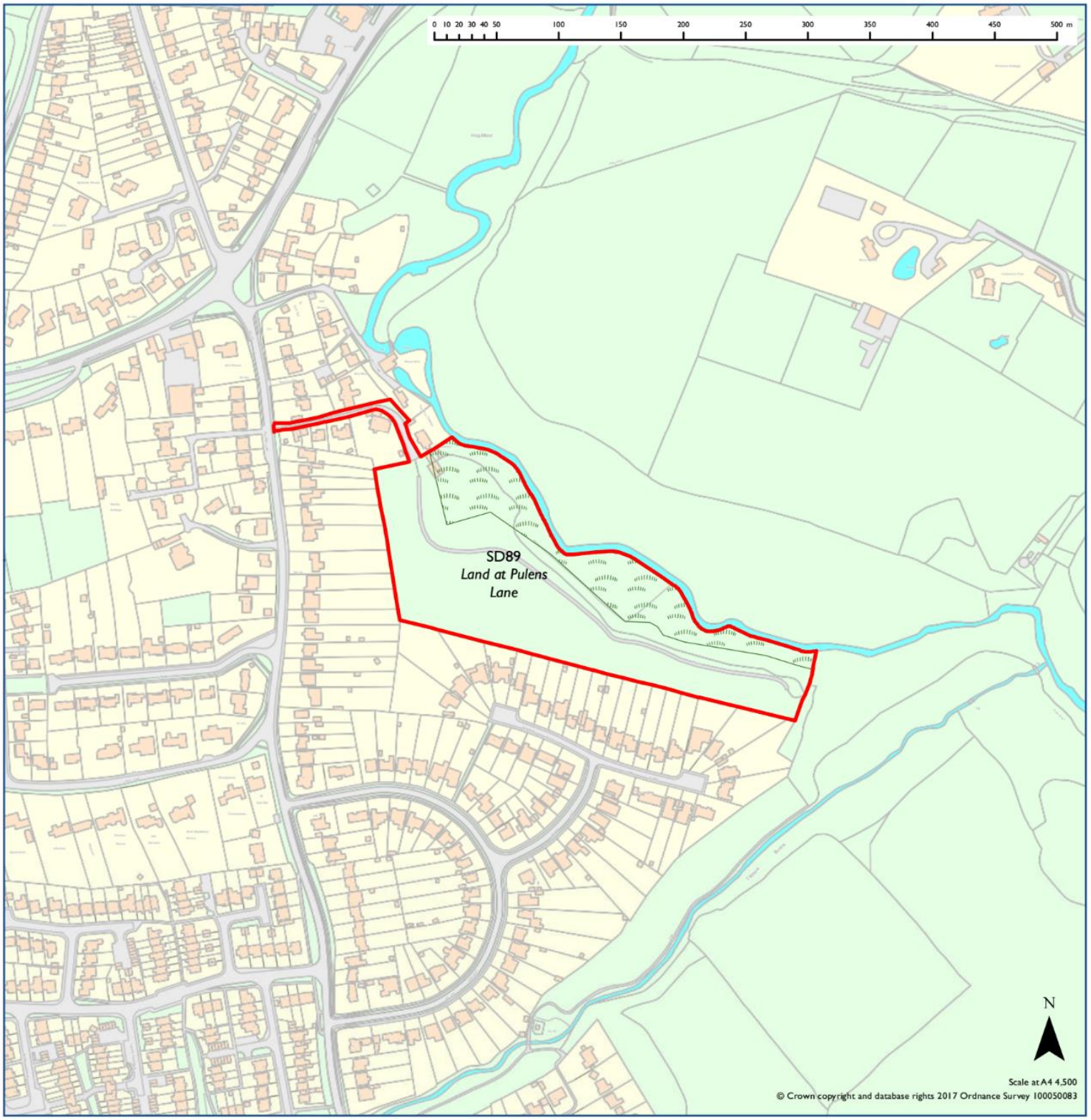
South Downs Local Plan ~~Pre-submission~~ Housing Allocation

South Downs National Park

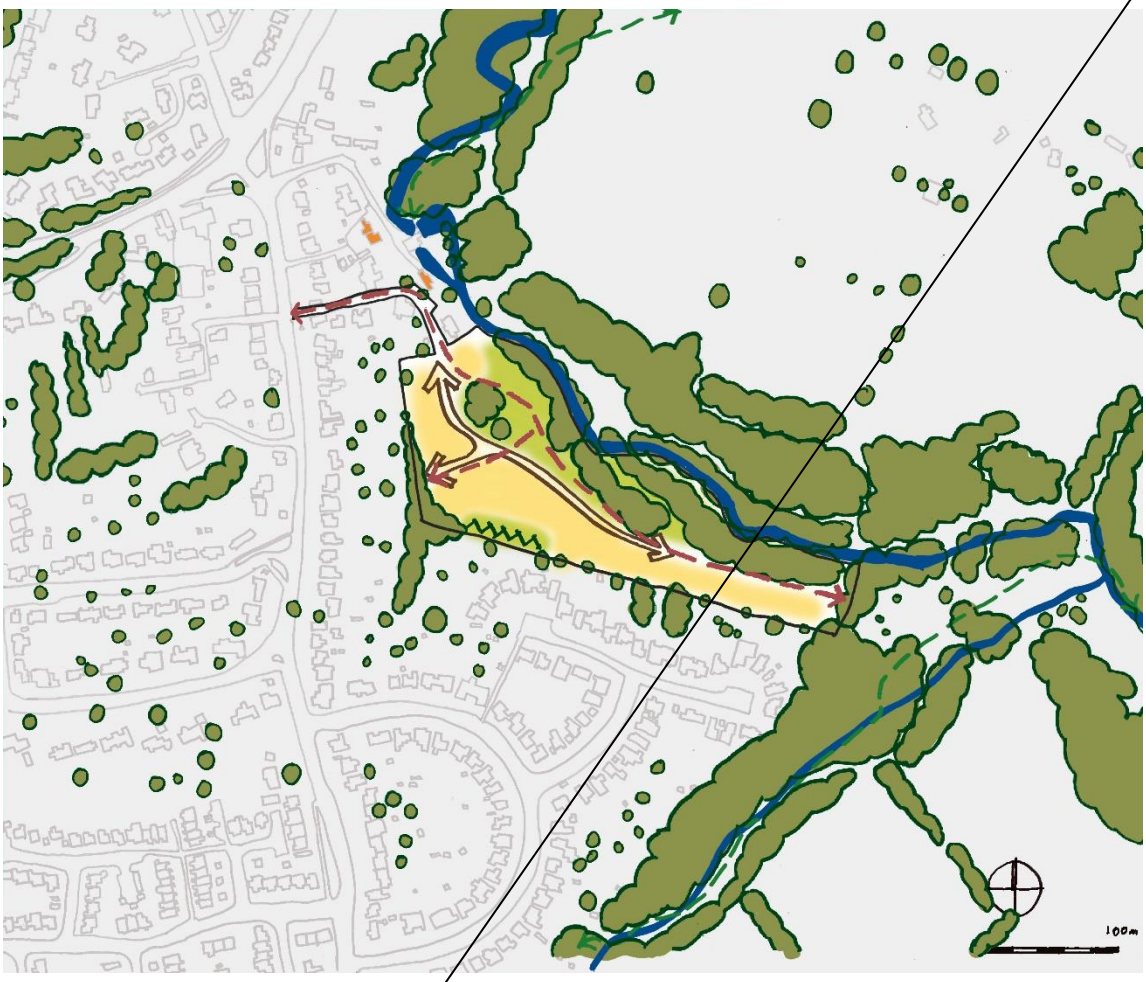
Site Ref: SD89
Land at Pulens Lane
Sheet

SDNPA ~~Pre-submission~~ Housing Allocation

Mixed Use Allcation (SD89) – public open space



~~SD89: LAND AT PULENS LANE, SHEET: CONCEPT PLAN~~



Legend

(areas and routes shown are indicative)

- Site boundary
- Group of Trees
- Individual Tree
- Water Course
- Public Footpath
- Listed Building
- New Access Road
- New Footpath
- New Green Space
- New Residential Uses
- New / Enhanced Hedgerows

SOUTH HARTING

9.203 South Harting is a springline village on the greensand terrace, dominated by the chalk ridge immediately to the south, from which the South Downs Way overlooks the settlement. It is located in the Scarp Slope broad area of the National Park. The original main village street, partly the main Chichester to Petersfield road, roughly follows the route of a stream away from the foot of the Downs. A conservation area covers the historic core, extending some way up the road leading to Midhurst. Older buildings in the village are notable for their rich variety of materials derived from the varied geology of the parish. More modern housing areas are found to the east. There is a small employment site at Church Farm. The village supports a school, public house, post office and shop as well as the imposing Grade I listed church.

LAND AT LOPPERS ASH, SOUTH HARTING

Site area:	Approximately 0.6ha
Current Use:	Arable land
Environmental Designations:	Dark Night Skies: E1(a) – West of main core zone
Historic Environment:	High Archaeological Potential

9.204 This site forms part of a much larger arable field on the eastern edge of the village. The allocated area is along the frontage of New Lane, a narrow country lane which leads away from Elsted Road towards the South Downs ridge, forming a popular route for walkers and cyclists. The site is set around one metre above the lane, which is slightly sunken. There is a gentle but noticeable slope up from the northern to the southern end of the site.

9.205 To protect ~~a~~ glimpsed views of the Downs from ~~the north end of~~ New Lane to some extent, the dwellings should be limited in size and potentially arranged as semi-detached pairs, 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~~.

9.206 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, 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. High archaeological potential has also been identified on the site.

9.207 There is an area of surface water flood risk in the lane adjacent to the site. Suitable mitigation should be used to ensure the development addresses this flood risk.

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

- Archaeological Assessment;
- Highways Assessment; and

- Landscape Assessment.

Allocation Policy SD90: Land at Loppers Ash, South Harting

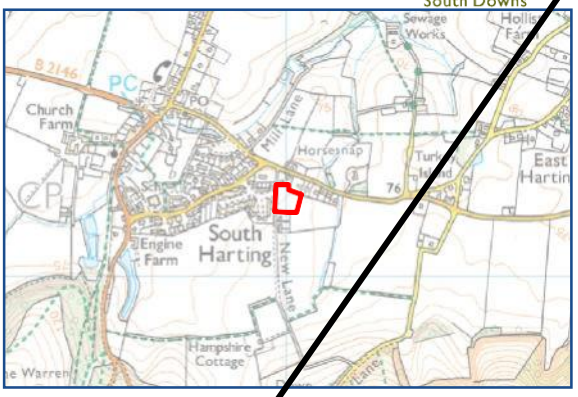
1. Land at Loppers Ash, South Harting is allocated for the development of 6 to 8 residential dwellings (class C3 use). Planning permission will not be granted for any other uses. Detailed proposals that meet the following site specific development requirements will be permitted:
    a) ~~A single vehicular access to the allocation site from New Lane~~;
    b) To provide all necessary vehicular parking on-site to avoid additional on street parking in adjacent roads;
    c) The site layout must not include opportunities for future vehicular access into adjacent fields; and
    d) Development to ~~incorporate open space in the centre of the site to~~ retain ~~wider~~ glimpsed landscape views from New Lane.
2. In order for the development to have an overall positive impact on the ability of the natural environment to contribute to ecosystem services, development proposals must address the following:
    a) Minimise hard surfaced areas on site; and
    b) New planting should be suitable for pollinating species.

SOUTH DOWNS NATIONAL PARK

South Downs Local Plan Pre-submission Housing Allocation

South Downs

Site Ref: SD90
Land at Loppers Ash
South Harting

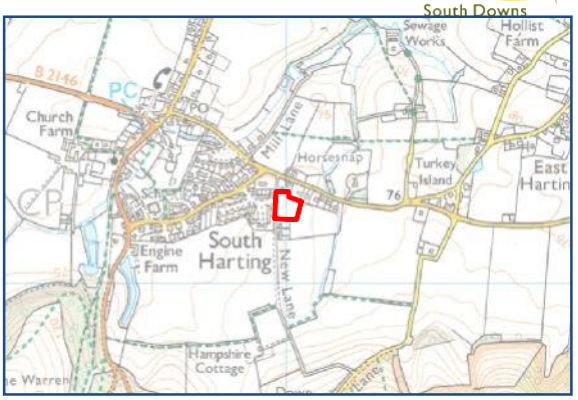


SDNPA Pre-submission Housing Allocation

SOUTH DOWNS NATIONAL PARK

South Downs Local Plan Submission
Housing Allocation

South Downs



Site Ref: SD90
Land at Loppers Ash
South Harting

SDNPA Submission Housing Allocation

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LAND NORTH OF THE FORGE, SOUTH HARTING

Site area:	0.1ha
Current Use:	Arable land
Flood Risk:	Surface water flood risk affects southern corner and adjacent road.
Environmental Designations:	Dark Skies: Part E1(a)
Historic Environment:	South Harting Conservation Area

9.209 This site forms part of a much larger arable field on the north-eastern edge of the village. The allocated area is along the frontage of Elsted Road, a relatively busy lane which connects South Harting with Midhurst. The site is located in a sensitive position in its immediate context, being adjacent to the village conservation area, though of limited impact in wider views as a result of topography. The field slopes down relatively sharply to the road and especially to the south-eastern corner of the site. A flat stream corridor lies adjacent to the east.

9.210 The site is of importance to the setting of South Harting Conservation Area and any development must preserve and enhance that setting. Since the site currently makes a positive contribution to that setting, this means that the development must be designed to a high standard. The site adjoins the South Harting Conservation Area to the west (the house called 'South Bank'), the south (Elsted Road, including the site's own verge, and the new housing opposite) and close by to the west (Horses Knapp cottages, although the intervening field is outside the conservation area).

9.211 Particular care must be had to the impact of development on views eastwards along Elsted Road towards the site. Boundary treatments on the site will be particularly important.

9.212 Entrance(s) to the site must be carefully sited with adequate visibility splays.

9.213 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.

9.214 Surface water flood risk is an issue adjacent to and overlapping the site, with no public surface water sewers available. However, the adjacent stream valley is also of ecological value. Care will therefore be needed with surface water disposal. The Level 1 Update and Level 2 SFRA provides recommendations for a site specific flood risk assessment and the suitability and design of SuDS.

9.215 Lighting and fenestration must also be ecologically sensitive to avoid light pollution impacts on the stream corridor.

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

- Archaeological and historic environment surveys;
- Ecology Assessment;
- Heritage Statement; and
- Surface Water Flood Risk Assessment and Management Plan.

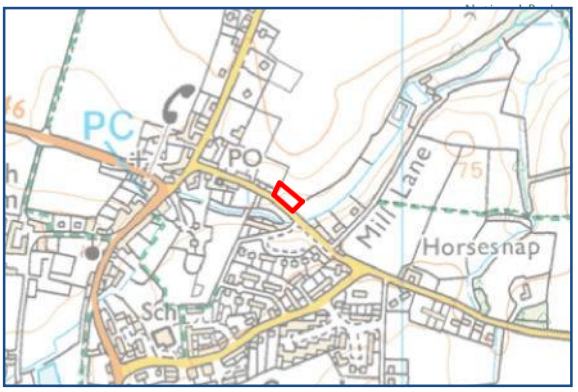
Allocation Policy SD91: Land North of the Forge, South Harting

1. Land North of the Forge, South Harting is allocated for the development of 5 to 6 residential dwellings (class C3 use). Planning permission will not be granted for any other uses. Detailed proposals that meet the following site specific development requirements will be permitted:
    a) Development must preserve and enhance the setting of South Harting Conservation Area, with special regard to views from the west;
    b) The location of new housing and access roads to have regard to localised areas of potential surface water flooding; and
    c) To provide all necessary vehicular parking on-site to avoid additional on street parking in local roads.
2. In order for the development to have an overall positive impact on the ability of the natural environment to contribute to ecosystem services, development proposals must address the following:
    a) Minimise hard surfaced areas on site, and
    b) New planting should be suitable for pollinating species.

SOUTH DOWNS NATIONAL PARK

South Downs Local Plan ~~Pre-submission~~
Housing Allocation

South Downs



Site Ref: SD91
Land North of the Forge
South Harting

SDNPA ~~Pre-submission~~ Housing Allocation

0 10 20 30 40 50 m

65.3m

SD91
Land North of the Forge

12

14 to 17

N

Scale at A4 500

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STEDHAM

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

STEDHAM SAWMILL, STEDHAM

Site area:	1.3ha
Current use:	Commercial; undeveloped open space
Environmental Designation:	Iping Common SSSI (to south of site) Dark Skies: E1(a)
Heritage Designation:	Listed building adjacent to northern boundary of site

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

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

- **i)** Signage requiring dogs on leads during bird nesting season and provides information on the SSSI;
- **ii)** Funding for leaflets regarding recreational disturbance, to be delivered to new householders;
- **iii)** Funding for Take the Lead Campaign, dog ambassadors and the provision of dog bins;
- **iv)** Enhancements including upgrading surfaces of footpaths through Stedham and north of the village to encourage dog walking away from the Common;
- **v)** Introduction of heathland species in the development site to be secured via

long term management plans and working closely with the Wildlife Trusts to provide exemplar greenspace provision through the development;

vi) Working with relevant organisations such as the Wildlife Trust and Natural England to maximise the potential for net-gain for biodiversity through the development.

9.219a ~~The site is located within an area of particular ecological value including protected species~~. In addition, ~~A~~an ecological survey and mitigation plan ~~of the site~~ will also be required and the southern portion of the site will be kept free of development to serve a range of functions, including land for biodiversity enhancements, a transition from development to the Common and concentrating development to the north of the site thereby ensuring that Stedham remains a village focused on School Lane (in accordance with its historic character) and not joined to the A272 ~~to ensure that development enhances opportunities for local ecology and protected species to flourish~~. Given the history of commercial use on the site, development proposals should be informed by a land contamination survey.

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

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

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

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

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

Allocation Policy SD92: Stedham Sawmill, Stedham

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

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

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

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

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

   c) To provide a publicly accessible and attractive cycle and pedestrian route ~~through~~ from the ~~residential portion of the allocation~~ site ~~from site vehicular access~~ to ~~the Public Right of Way~~ School Lane to the north ~~of the site~~, and a direct pedestrian access to common land to the immediate west of the site (north of the A272);

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

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

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

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

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

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

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

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

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

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

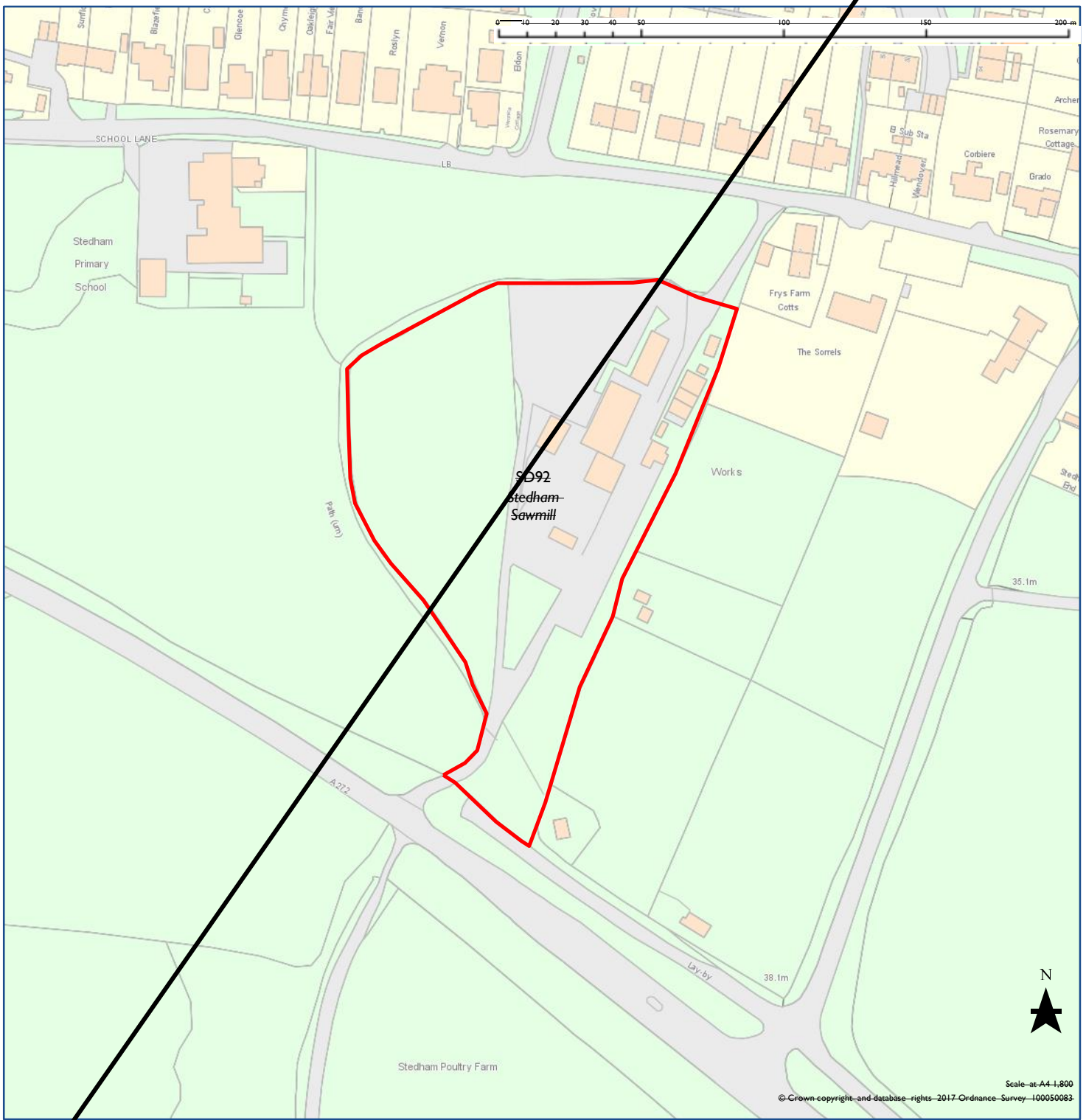
a) Maximise available space for tree planting or heathland habitat creation. Protect and enhance trees within the site where possible, and where trees are lost, provide at least the equivalent in new tree planting on site. Trees on the site boundary should be retained and new tree planting should be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

b) Minimise hard surfaced areas on site; and

c) New planting should be suitable for pollnating species.

Site Ref: SD92
Stedham Sawmill
Stedham

SDNPA Pre-Submission Housing Allocation



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SOUTH DOWNS NATIONAL PARK

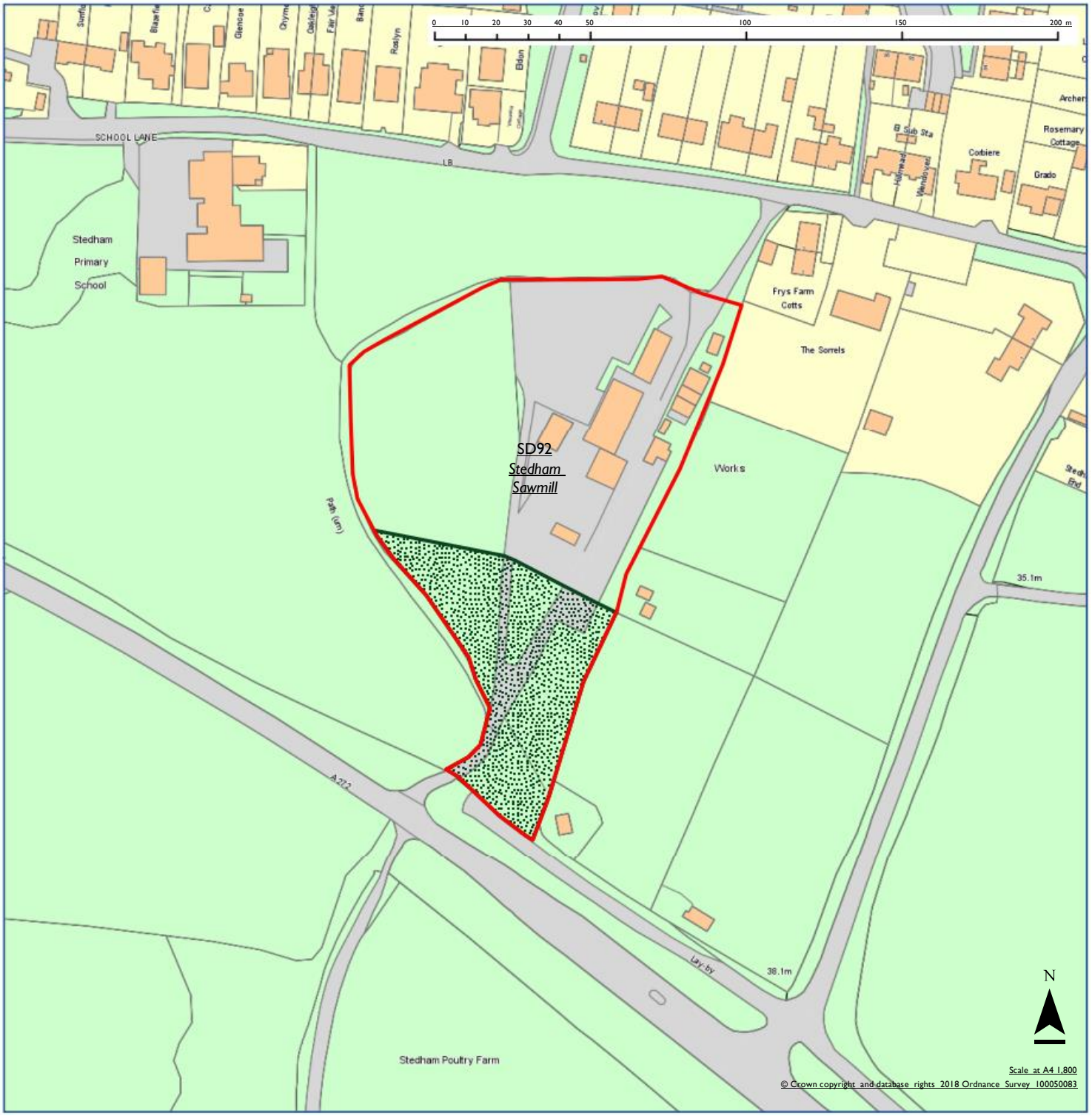
South Downs Local Plan Submission Housing Allocation

South Downs National Park

Site Ref: SD92
Stedham Sawmill
Stedham

SDNPA Submission Housing Allocation

Biodiversity Enhancements (area to remain undeveloped) SD92



STEEP

9.224 Steep is a village and civil parish located on the Scarp Slope of the National Park. Its nearest town is Petersfield, which lies 1.4 miles (2.3 km) south of the village, just off the A3. It has two public houses, The Harrow and the Cricketers Inn, with the former being an 18th-century Grade II listed building. According to the *2011 census*, it had a population of 1,391.

LAND SOUTH OF CHURCH ROAD, STEEP

Site area:	0.7ha
Current use:	Field
Environmental Designations:	Closely sited to Hampshire Hangers BOA
Flood risk:	Potential for surface water flooding in small area of site

9.225 The allocation site is located in the centre of Steep, north of Bedales School. The site is undeveloped. The site is closely sited to the Hampshire Hangers Biodiversity Opportunity Area. Development should seek to support the aims of the related Hangers strategy. The site is bounded by mature trees which should be retained and protected. The site has previously been earmarked for recreational use, therefore proposals should provide approximately 20% of the total area as informal public open space accessible from the village hall and car park. A very small part of the site at the south eastern corner is shown to be at risk of surface water flooding which may increase as a result of climate change over the lifetime of the development. The Level 1 Update and Level 2 SFRA provides recommendations for a site specific flood risk assessment and the suitability and design of SuDS.

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

- Arboricultural Impact Assessment, Arboricultural Method Statement and associated Tree Protection Plan;
- Heritage Statement and;
- Surface Water Flood Risk Assessment.

Allocation Policy SD93: Land South of Church Road, Steep

1. Land South of Church Road, Steep is allocated for the development of between 8 and 12 residential dwellings (class C3 use). Planning permission will not be granted for any other uses. Detailed proposals that meet the following site specific development requirements will be permitted:

    a) Site boundaries sympathetic to the local landscape;

    b) To provide all necessary vehicular parking on-site to avoid additional on street parking in local roads;

    c) The site layout must not include opportunities for future vehicular access into adjacent fields;

    d) Retention and protection of existing mature trees and;

    e) The location of housing and access roads to have regard to localised areas of potential surface water flood risk~~.~~, and

    e[1]) A proportion of the site should be provided as public open space directly accessible from the village hall and car park.

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

    a) Minimise hard surfaced areas on site; and

    b) New planting should be suitable for pollinating species.

SOUTH DOWNS NATIONAL PARK

South Downs Local Plan ~~Pre-submission~~ Housing Allocation

South Downs National Park

Site Ref: SD93
Land South of Church Road
Steep

SDNPA ~~Pre-submission~~ Housing Allocation

STROUD

9.227 Stroud is a village and civil parish in in the Western Downs broad area of the National Park. It is 1.4 miles (2.3 km) west of Petersfield, on the A272 road. The nearest railway station is Petersfield, 1.4 miles (2.3 km) east of the village.

LAND AT RAMSDEAN ROAD, STROUD

Site area:	1.4ha
Current use:	Paddock
Historic Environment:	Roman Villa (Scheduled Ancient Monument) within 200m
Flood risk:	Surface water flooding and adjacent to watercourse

9.228 To the north of the application site is the Seven Stars public house and the northern boundary of the site itself is defined by a small watercourse. To the south of the site are terraced houses with long rear gardens. The terraced houses front on to Ramsdean Road and the rear gardens extend significantly to the east. Further to the south of the terraced houses is Langrish Primary School. To the south of the school is a public right of way (PROW) running in a west to east direction. The site is bounded by Ramsdean Road to the west and a field boundary to the east. To the north-east of the site (approximately 180 metres from the site) is a Roman Villa which is a Scheduled Ancient Monument. Within the north-west corner of the site itself are some existing brick built stables.

9.229 ~~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. Provision of a community building such as village hall is also acceptable in principle.

9.230 Development proposals should be landscape-led and provide a masterplan which integrates the development into local green infrastructure. Existing topographical features such as streams and vegetation should be suitably accounted for in the masterplan and contribute towards achieving a sense of place. Development proposals should also reinforce local distinctiveness through built form and fabric.

9.231 The site is of archaeological potential and is located in a wider area noted for high archaeological interest and adjacent to an area noted for land contamination. As such, development proposals should be supported by suitable assessments.

9.232 The northern end of the site adjacent to the existing watercourse is prone to surface water flooding and therefore any proposal should address the related flood risk. The flood risk also affects the adjacent Ramsdean Road from which access is gained to the site. The Level 1 Update and Level 2 SFRA provides recommendations for a site specific flood risk assessment and the suitability and design of SuDS.

9.233 Development proposals would need to be supported by at least a Phase 1 ecological survey report concentrating on those species that are realistically likely to occur.

9.234 There are trees on and adjacent to the northern and eastern boundaries of the site, which are important in the landscape and thus retained. Development proposals should be supported by a suitable Arboricultural Impact Assessment, Arboricultural Method Statement and associated Tree Protection Plan which informs the site masterplan.

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

- Arboricultural Impact Assessment, Arboricultural Method Statement and associated Tree Protection Plan;
- Archaeological Assessment;
- Ecology Survey;
- Flood Risk Assessment and Surface Water Management Plan;
- Heritage Statement;
- Highways Assessment;
- Land Contamination Assessment; and
- Landscape Visual Impact Assessment.

Allocation Policy SD94: Land at Ramsdean Road, Stroud

1. Land at Ramsdean Road, Stroud is allocated for the development of 26 to 30 residential dwellings (class C3 use) and a community building (class D1 use). Planning permission will not be granted for any other uses. Detailed proposals that meet the following site specific development requirements will be permitted:

    a) Development must provide a suitable transition in form and fabric from the existing residential areas to the west and the open countryside to the west and south;

    b) To provide suitable pedestrian and cycle links to the adjacent open countryside;

    c) To provide a new vehicular and pedestrian from Ramsdean Road;

    d) To provide all necessary vehicular parking on-site to avoid additional on street parking;

    e) The site layout must not include opportunities for future vehicular access into adjacent fields;

    f) To provide biodiversity enhancements;

    ~~g) Existing mature trees and hedgerows to be retained and enhanced; and~~

    h) The location of new housing and access roads to have regard to areas at risk of flooding from the watercourse forming the northern boundary of the site;

    i) Floor levels of habitable areas, where appropriate and proven to be necessary, to take into account flood risk and future climate change; and

    j) Safe means of emergency access and egress during flooding to be demonstrated for all developed areas of the site.

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

    a) Provision of suitable pedestrian and cycle links to the adjacent countryside and to the existing rights of way network;

    b) Protect and enhance trees within the site where possible, and where trees are lost, provide at least the equivalent in new tree planting on site. Trees should be retained and additional planting should be undertaken at the site boundaries;

    c) New planting should be suitable for pollinating species; and

    d) Minimise hard surfaced areas on site, and use permeable surfaces and soft landscaping where possible to maximise infiltration of water and reduce surface water run-off.

SOUTH DOWNS NATIONAL PARK

South Downs Local Plan ~~Pre-submission~~ Housing Allocation

South Downs

Site Ref: SD94
Land at Ramsdean Road
Stroud

SDNPA ~~Pre-submission~~ Housing Allocation

WEST ASHLING

9.236 West Ashling is a village located on the Coastal Plain of the National Park approximately 3.5 miles west of Chichester. 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.

LAND SOUTH OF HEATHER CLOSE, WEST ASHLING

Settlement:	West Ashling
Site area:	0.7ha
Mineral:	Mineral Safeguarding Area
Current Use:	Paddock
Environmental Designations:	Within 5.6km of the Solent Coast SPA
	Dark Skies: E1(a)

9.237 The site is located to the south of the village. Vehicular and pedestrian access would be from Portal Close, a recent residential development. There are no particular historic constraints.

9.238 The form and fabric of development should take account of the site's location in the wider landscape with appropriate landscape boundaries on each side of the site. The local area and existing site boundaries may host protected species and as such development proposal should be supported by suitable ecological surveys.

9.239 The allocation site is within 5.6km of the Solent Coast Special Protection Areas and as such development will need to provide suitable mitigation in order for development to demonstrate compliance with the Habitats Regulations.

9.240 Development should be served by sufficient suitable off-street vehicular parking to avoid additional pressure on local roads.

9.241 The site is within a Mineral Safeguarding Area for unconsolidated gravel. Development proposals will need to demonstrate that development can acceptably sterilise the site without significant harmful impact on the supply of local minerals.

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

- Arboricultural Impact Assessment, Arboricultural Method Statement and associated Tree Protection Plan; and
- Ecology Assessment.
- Minerals Assessment Report

Allocation Policy SD95: Land South of Heather Close, West Ashling

1. Land South of Heather Close, West Ashling is allocated for the development of between ~~18 and 20~~ 15 and 17 residential dwellings (class C3 use). Planning permission will not be granted for any other uses. Detailed proposals that meet the following site specific development requirements will be permitted:

    a) Provide suitable mitigation towards the Solent Special Protection Area (SPA);

    b) Development must provide a suitable transition in form and fabric from the housing east and north and the open countryside to the south and west;

    c) The site boundaries should be suitably landscaped and the mature trees and hedgerows on the western boundary protected;

    d) The existing vehicular access should be made from Portal Close;

    e) To provide all necessary vehicular parking on-site to avoid additional on street parking in adjacent roads;

    f) The site layout must not include opportunities for future vehicular access into adjacent fields; and

    g) Demonstrate that the proposal would not have a significant harmful impact on the supply of local minerals.

    g[1]) Provide a connection at the nearest point of adequate capacity in the sewerage network, in collaboration with the service provider.

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

    a) Protect and enhance trees within the site where possible, and where trees are lost, provide at least the equivalent in new tree planting on site. Trees should be retained and additional planting should be undertaken at the site boundaries;

    b) New planting should be suitable for pollinating species; and

    c) Minimise hard surfaced areas on site, and use permeable surfaces and soft landscaping where possible to maximise infiltration of water and reduce surface water run-off

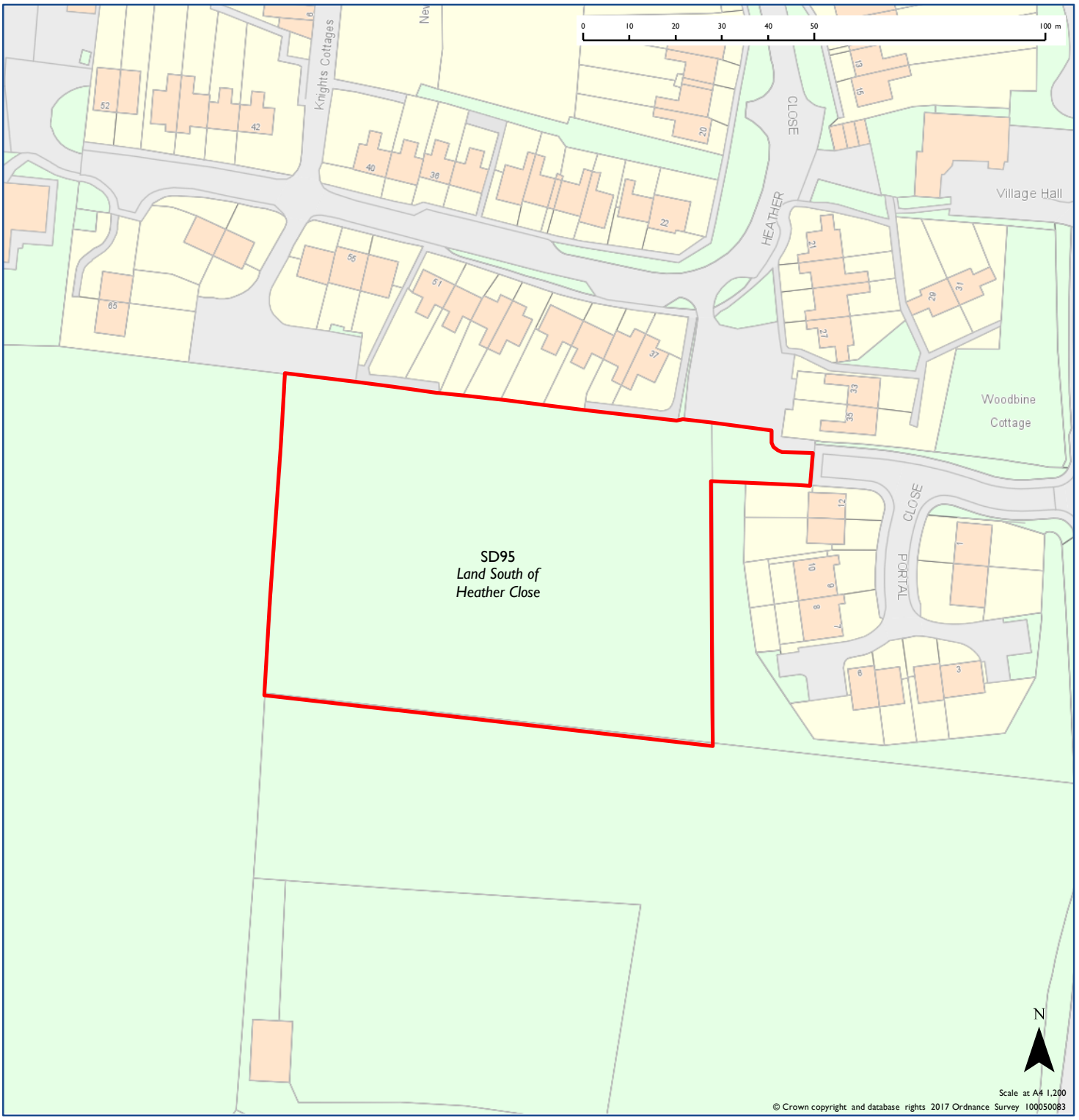
SOUTH DOWNS NATIONAL PARK

South Downs Local Plan ~~Pre-submission~~ Housing Allocation

South Downs National Park

Site Ref: SD95
Land South of Heather Close
West Ashling

SDNPA ~~Pre-submission~~ Housing Allocation



WEST MEON

9.243 West Meon is an historic village located on the Dip Slope broad area of the National Park. Its hilly relief gives views across the surrounding countryside to and from the village. The nucleus of the village is at a crossroads where the main road between Fareham and Alton (the A32) rises up northwards out of the Meon Valley, separating from the road that continues along the valley to East Meon and Petersfield. The village has a complex form. Traditional building materials in the village include brick, flint and render, and there are a notable number of thatched houses. West Meon is sited at the head of the Meon Valley Trail, and the South Downs Way passes nearby to the south, across the hill fort of Old Winchester Hill.

LAND AT LONG PRIORS, WEST MEON

Site area:	Approx 0.5ha
Current Use:	Agricultural field
Flood Risk:	Surface water and ground water Surface water flooding and potential for groundwater emergence

9.244 The site is located in the north-west of the village. The site is a portion of a larger agricultural field. The site is located between two existing housing estates and tennis courts. The elevation of the site rises notably from west to east. The site is located in a sensitive position in the wider open landscape. A landscape and visual impact assessment will be required to inform the site layout and design. Existing mature trees should be safeguarded. The northern and eastern boundaries of the site should include suitable new hedgerows and biodiversity improvements.

9.245 A new vehicular access should be facilitated from Long Priors an adjacent residential road. A new pedestrian access should be provided linking the site with the adjacent recreation ground to improve pedestrian permeability in a part of the village with a number of cul-de-sacs, and link through to the Public Right of Way to the west of Long Priors. The lowermost part of the site adjacent to the existing access and the wider road network in the vicinity are at risk of surface water flooding. Climate change may increase this risk over the lifetime of the development. Groundwater emergence is also most likely towards the western lower part of the site. The Level 1 Update and Level 2 SFRA provides recommendations for a site specific flood risk assessment and the suitability and design of SuDS.

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

- Arboricultural Impact Assessment, Arboricultural Method Statement and associated Tree Protection Plan;
- Flood Risk Assessment;
- Highways Assessment;
- Hydrogeological Survey;
- Landscape and Visual Impact Assessment; and

- Surface Water and Groundwater Flood Risk Assessment.

Allocation Policy SD96: Land at Long Priors, West Meon

1. Land at Long Priors, West Meon is allocated for the development of between 10 and 12 residential dwellings (class C3 use). Planning permission will not be granted for any other uses. Detailed proposals that meet the following site specific development requirements will be permitted:

    a) Development must provide a suitable transition in form and fabric from the housing to the south and west to the open countryside to the north;

    b) The site boundaries should be compatible with the open character of the adjacent countryside;

    c) A publicly accessible footpath to be secured through a suitable planning obligation should be provided from the Public Right of Way to the west into the site through to the recreation ground to the east;

    d) The development should be supported by a suitable vehicular access which safeguards existing mature trees, including their Root Protection Zones;

    e) To provide all necessary vehicular parking on-site to avoid additional on street parking in adjacent roads;

    f) Existing vehicular parking spaces in Long Priors lost to facilitate a new vehicular access must be re-provided within the development site in addition to those serving the proposed new dwellings;

    g) The location of new housing and access roads to have regard to areas of surface water flooding and potential groundwater emergence; and

    h) Demonstrate no significant harm to be caused to groundwater resources.

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

    a) Provision of suitable pedestrian and cycle links to the adjacent countryside and to the existing rights of way network;

    b) Protect and enhance trees within the site where possible, and where trees are lost, provide at least the equivalent in new tree planting on site. Trees should be retained and additional planting should be undertaken at the site boundaries;

    c) Minimise hard surfaced areas; and

    d) Retain suitable existing habitat for pollinating species where possible. New planting should be suitable for pollinating species.

SOUTH DOWNS NATIONAL PARK

South Downs Local Plan ~~Pre-submission~~ Housing Allocation

South Downs

Site Ref: SD96
Land at Long Priors
West Meon

SDNPA ~~Pre-submission~~ Housing Allocation

10. MONITORING AND IMPLEMENTATION FRAMEWORK

10.1 The Local Plan will be subject to regular monitoring over the plan period through the use of **targets** and **indicators**. This will assess its impact and whether or not the delivery of the vision and Local Plan objectives are being achieved. These indicators and targets will be reported on once a year in the *Authority Monitoring Report* (AMR).

10.2 If a policy is not delivering its targets adequately, this will be identified by the monitoring indicators reaching a '**trigger point'**. If this happens, various **actions** will be taken, as set out in Figure 10.1 below.

10.3 The policies of the Local Plan will be implemented in three main ways:

- Core and strategic policies set the overall context and parameters for appropriate land use and will guide the type, location and nature of future development proposals across the National Park
- Development management polices set detailed criteria for types of development or specific planning issues, against which planning applications for development will be assessed
- Allocation policies allocate land for specific types of development and set site specific development requirements

10.4 The table at Figure 10.2 sets out the Local Plan policies and relates them to the objectives listed in Chapter 2. It lists the targets set out to achieve the policies and individual indicators that will be used to measure policy performance, and the source of the data is set out for each indicator.

10.5 Many of the indicators are already monitored through the *South Downs Partnership Management Plan*, the *National Park Authority's Corporate Plan* and other internal monitoring. Other indicators are specific to the Local Plan. The indicators presented here also relate to those used to monitor the Sustainability Appraisal and may be appropriate for the monitoring of Neighbourhood Development Plans. Some indicators are used for monitoring more than one policy, which leads to repetition in the table; these are indicated with an asterisk.

10.6 The final column of Figure 10.2 sets out the **delivery partners** for each policy, as well as the trigger points and which action will have to be taken if a policy is not delivering its target. For most policies, the **delivery mechanisms** are covered by the bullet points above and the actions to be taken when trigger points are reached are shown in Figure 10.1. For policies where there are additional delivery mechanisms and actions, these are also shown in the final column of Figure 10.2. It should be noted that delivery partners, mechanism, triggers and actions are only named in Figure 10.2 when known.

10.7 In Figure 10.2 below, 'permission granted' includes permission granted at appeal.

FIGURE 10.1: DIAGRAM OF ACTIONS ARISING FROM 'TRIGGER POINTS' IF LOCAL PLAN TARGETS ARE NOT MET

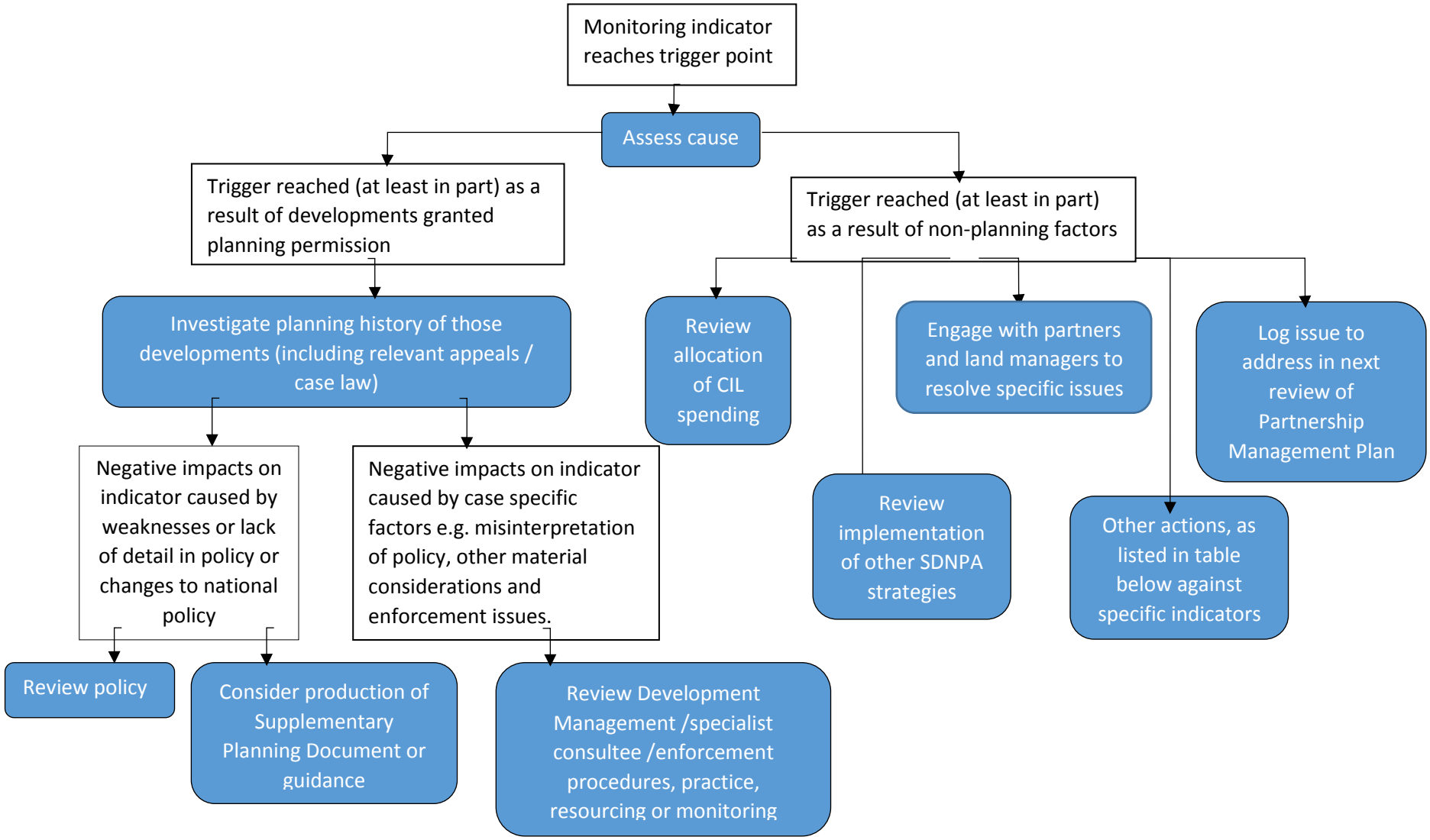


FIGURE 10.2: LOCAL PLAN MONITORING AND IMPLEMENTATION FRAMEWORK

Policy	**Objective(s)**	**Target(s)**	**Indicator(s)**	**Data source(s)**	**Partners, Delivery mechanism(s), Trigger(s) and Action(s) required if policy not being achieved (excluding actions listed in Fig. 10.1)**
Core Policy SD1: Sustainable Development	n/a	n/a	No indicator proposed	n/a	n/a
Core Policy SD2: Ecosystems Services	**1.** To conserve and enhance the landscapes of the National Park **3.** To conserve and enhance large areas of high-quality and well-managed habitat to form a network supporting wildlife throughout the landscape	Ensure that all development has a net positive impact on the ability of the natural environment to deliver ecosystem services	~~**SDLP1:**~~ ~~Citation of policy SD2 in planning decisions~~ **SDLP2:** Increase in multiple provision of ecosystem services	~~Development Management filing system~~ Evidence base work (Ecoserve mapping, Habitat Connectivity mapping)	**Partners:** SDNPA / Developers / Land managers **Delivery mechanism:** Landscape & Biodiversity Strategy + Action Plan

Policy	Objective(s)	Target(s)	Indicator(s)	Data source(s)	Partners, Delivery mechanism(s), Trigger(s) and Action(s) required if policy not being achieved (excluding actions listed in Fig. 10.1)
	4. To achieve a sustainable use of ecosystem services thus enhancing natural capital across the landscapes of the National Park and contributing to wealth and human health and wellbeing		**SDLP3:** The value of key Natural Capital assets is maintained or enhanced		**Triggers:** ~~Policy SD2 not cited as a material consideration in 20% or more of planning decisions~~ Decline in the value or benefit delivered by key Natural Capital Assets. No increase in the value or benefit delivered by key Natural Capital Assets by 2023

Policy	Objective(s)	Target(s)	Indicator(s)	Data source(s)	Partners, Delivery mechanism(s), Trigger(s) and Action(s) required if policy not being achieved (excluding actions listed in Fig. 10.1)
Core Policy SD3: Major Development in the South Downs National Park	n/a	Avoid major development, other than in exceptional circumstances	~~**SDLP4:**~~ ~~Citation of policy SD3 in planning decisions~~	~~Development Management filing system~~	**Triggers:** ~~1 major development proposal granted permission in 3 consecutive years or 3 such developments in 1 year~~ Planning decision regarding major development overturned
Strategic Policy SD4: Landscape Character	**1.** To conserve and enhance the landscapes of the National Park	Landscape character conserved and enhanced	**SDLP5*:** Change in land use by category	Land use monitoring (Land Cover + dataset) Corporate Plan indicator	**Partners:** SDNPA / Landowners / Land managers / Community Groups

Policy	Objective(s)	Target(s)	Indicator(s)	Data source(s)	Partners, Delivery mechanism(s), Trigger(s) and Action(s) required if policy not being achieved (excluding actions listed in Fig. 10.1)
		Restoration of lost or degraded landscape features	~~**SDLP6:**~~ ~~Citation of policy SD4 in planning decisions~~ **SDLP7:** Number of Local Landscape Character Assessments prepared	~~Development Management filing system~~	**Delivery mechanism:** Landscape & Biodiversity Strategy + Action Plan **Triggers:** Decrease or increase in one type of land use by 5% Negative changes to landscape identified in SDILCA No restoration of lost or degraded landscape

Policy	Objective(s)	Target(s)	Indicator(s)	Data source(s)	**Partners, Delivery mechanism(s), Trigger(s) and Action(s) required if policy not being achieved (excluding actions listed in Fig. 10.1)**
					features through development by 2023 ~~Planning decisions citing landscape character overturned at appeal~~
Strategic Policy SD5: Design	**1.** To conserve and enhance the landscapes of the National Park	No development proposals permitted, or refused on design grounds, contrary to the advice of the Design Review Panel and Design Officers	**SDLP8:** Applications permitted, or refused on design grounds, contrary to the advice of the Design Review Panel and SDNPA Design Officers	Internal monitoring of DRP process Officer knowledge Post construction review assessments	**Partners:** SDNPA / Design Review Panel / Developers / Community groups **Triggers:** SDLP8: 1 development in this category in each of 3 consecutive years

Policy	Objective(s)	Target(s)	Indicator(s)	Data source(s)	Partners, Delivery mechanism(s), Trigger(s) and Action(s) required if policy not being achieved (excluding actions listed in Fig. 10.1)
			SDLP9: Number of Village Design Statements adopted **SDLP10:** Quality of design on new developments		or 3 such developments in 1 year 10% of new developments (assessed through post construction review) scored as inadequate
Strategic Policy SD6: Safeguarding Views	**1.** To conserve and enhance the landscapes of the National Park	Conservation and enhancement of views and landmarks	~~**SDLP11:**~~ ~~Changes to views identified in the Viewshed Characterisation Study~~	~~Evidence base work (Viewshed Characterisation Study)~~	**Partners:** SDNPA / landowners and land managers / developers

Policy	Objective(s)	Target(s)	Indicator(s)	Data source(s)	**Partners, Delivery mechanism(s), Trigger(s) and Action(s) required if policy not being achieved (excluding actions listed in Fig. 10.1)**
					Delivery mechanism: Landscape & Biodiversity Strategy + Action Plan ~~**Trigger:**~~ ~~Negative changes to views identified in VCS~~
Strategic Policy SD7: Relative Tranquillity	**1.** To conserve and enhance the landscapes of the National Park	Conservation and enhancement of relative tranquillity	**SDLP12:** Percentage of the National Park that is relatively tranquil for its area	Evidence base work (Tranquillity study)- PMP indicator	**Partners:** SDNPA / landowners and land managers / developers / people travelling through the National Park

Policy	Objective(s)	Target(s)	Indicator(s)	Data source(s)	Partners, Delivery mechanism(s), Trigger(s) and Action(s) required if policy not being achieved (excluding actions listed in Fig. 10.1)
					Delivery mechanism: Landscape & Biodiversity Strategy + Action Plan **Triggers:** 10% decrease in the % area of the National Park that has 'high' relative tranquillity scores Lack of positive changes to tranquillity in areas of poor tranquillity

Policy	Objective(s)	Target(s)	Indicator(s)	Data source(s)	**Partners, Delivery mechanism(s), Trigger(s) and Action(s) required if policy not being achieved (excluding actions listed in Fig. 10.1)**
Strategic Policy SD8: Dark Night Skies	**1.** To conserve and enhance the landscapes of the National Park	Maintain the percentage of the National Park with skies of bronze level darkness, and increase the percentage with skies of silver level darkness	**SDLP13:** Percentage of the National Park considered to have a dark night sky	Evidence base work (Dark Night Skies assessment)- PMP indicator	**Partners:** SDNPA / Landowners and Land managers / Householders **Delivery mechanism:** Landscape & Biodiversity Strategy + Action Plan **Triggers:** Negative changes to dark night skies identified in dark night skies assessment.

Policy	Objective(s)	Target(s)	Indicator(s)	Data source(s)	**Partners, Delivery mechanism(s), Trigger(s) and Action(s) required if policy not being achieved (excluding actions listed in Fig. 10.1)**
					No increase in percentage of skies with silver level darkness by 2023
Strategic Policy SD9: Biodiversity and Geodiversity	**3.** To conserve and enhance large areas of high-quality and well-managed habitat to form a network supporting wildlife throughout the landscape	A well-managed and better-connected network of habitats in the National Park Increased populations and distributions of priority species An increased number of SSSIs in favourable condition Any developments within, or within	**SDLP14*:** Area, condition and connectivity of target priority habitats **SDLP15:** Population and distribution of priority species	PMP indicator- Habitat Connectivity mapping PMP indicator PMP indicator Development Management filing system Development Management filing system/GIS	**Partners:** SDNPA / County and District Councils / Wildlife Trusts / Natural England / Land Owners and Land Managers **Delivery mechanism:** Landscape & Biodiversity Strategy + Action Plan

Policy	Objective(s)	Target(s)	Indicator(s)	Data source(s)	Partners, Delivery mechanism(s), Trigger(s) and Action(s) required if policy not being achieved (excluding actions listed in Fig. 10.1)
		impact zones or buffers (as relevant) for, designated wildlife sites, to conform with policies SD9 Biodiversity and Geodiversity and/or SD10 International Sites. No net loss of biodiversity as a result of any development	~~**SDLP16:**~~ ~~Condition of Sites of Special Scientific Interest~~ ~~**SDLP17:**~~ ~~Developments granted planning permission contrary to ecological advice from Natural England or county councils~~ **SDLP18:** Developments granted planning permission within designated wildlife sites or ancient		**Triggers:** Net reduction in area, condition and/or connectivity of priority habitats and designated sites Failure to increase the area, condition and /or connectivity of priority habitats and designated sites by 2023 Increase in barriers and/or decrease in connectivity between designated sites and

Policy	Objective(s)	Target(s)	Indicator(s)	Data source(s)	Partners, Delivery mechanism(s), Trigger(s) and Action(s) required if policy not being achieved (excluding actions listed in Fig. 10.1)
			woodland or overlapping veteran trees		surrounding landscape matrix Overall downward trend in populations and distributions of priority species by 2023 Failure to increase the population and distribution of priority species by 2023 ~~Reduction in the percentage of SSSIs in favourable condition~~ Developments granted planning permission

Policy	Objective(s)	Target(s)	Indicator(s)	Data source(s)	**Partners, Delivery mechanism(s), Trigger(s) and Action(s) required if policy not being achieved (excluding actions listed in Fig. 10.1)**
					within designated wildlife sites which do not conform with SD9 and/or/SD10 **Action:** Work with relevant stakeholder e.g. Natural England, landowners, wildlife and conservation groups to further promote and implement wildlife and habitat conservation schemes

Policy	Objective(s)	Target(s)	Indicator(s)	Data source(s)	Partners, Delivery mechanism(s), Trigger(s) and Action(s) required if policy not being achieved (excluding actions listed in Fig. 10.1)
Strategic Policy SD10: International Sites	**3.** To conserve and enhance large areas of high-quality and well-managed habitat to form a network supporting wildlife throughout the landscape	No more than ~~30~~ approximately 43 new dwellings, within the East Hampshire district area, permitted within 400m of the Wealden Heaths Phase II SPA Roadside NOx does not exceed the critical level at specific internationally designated nature conservation sites Roadside Nitrogen deposition does not exceed the critical load at specific	**SDLP19:** Number of dwellings completed and permitted within zones of proximity to internationally designated wildlife sites identified in Local Plan as requiring such monitoring **SDLP20:** Atmospheric concentration of NOx within 200m of the roadside measured at specific internationally	Housing monitoring data/ GIS On-site measurements UK Air Pollution Information System www.APIS.ac.uk On-site measurements UK Air Pollution Information System www.APIS.ac.uk	**Partners:** SDNPA / district and county councils / Natural England / developers **Triggers:** Net new dwellings permitted within 400m of the Wealden Heaths Phase II SPA, other than allocations Harm caused to Solent & Southampton Water, Portsmouth Harbour or Chichester and Langstone Harbours

Policy	Objective(s)	Target(s)	Indicator(s)	Data source(s)	Partners, Delivery mechanism(s), Trigger(s) and Action(s) required if policy not being achieved (excluding actions listed in Fig. 10.1)
		internationally designated nature conservation sites	designed nature conservation sites **SDLP21:** Nitrogen deposition within 200m of the roadside calculated from pollutant concentrations measured at specific internationally designated nature conservation sites		Special Protection Areas by additional recreational activity **Action:** Review of the operation of the Solent Disturbance Mitigation Strategy (all affected authorities) **Triggers:** For sites listed in the South Downs Local Plan HRA as currently below the critical level, a trend of movement towards the critical

Policy	Objective(s)	Target(s)	Indicator(s)	Data source(s)	Partners, Delivery mechanism(s), Trigger(s) and Action(s) required if policy not being achieved (excluding actions listed in Fig. 10.1)
					level for NOx at specific internationally designated nature conservation sites reviewed at 3 year intervals. For sites listed in the South Downs Local Plan HRA as currently above the critical level, no improvement in NOx concentrations at specific internationally designated nature conservation sites reviewed at 3 year intervals.

Policy	Objective(s)	Target(s)	Indicator(s)	Data source(s)	Partners, Delivery mechanism(s), Trigger(s) and Action(s) required if policy not being achieved (excluding actions listed in Fig. 10.1)
					Triggers: For sites listed in the South Downs Local Plan HRA as currently below the critical load, a trend of movement towards critical load for N deposition at specific internationally designated nature conservation sites reviewed at 3 year intervals. For sites listed in the South Downs Local Plan HRA as currently above the critical load,

Policy	Objective(s)	Target(s)	Indicator(s)	Data source(s)	**Partners, Delivery mechanism(s), Trigger(s) and Action(s) required if policy not being achieved (excluding actions listed in Fig. 10.1)**
					no improvement in N deposition at specific internationally designated nature conservation sites reviewed at 3 year intervals.
Development Management Policy SD11: Trees, Woodland and Hedgerows	**1.** To conserve and enhance the landscapes of the National Park	Increase in area of woodland A well-managed and better-connected network of habitats in the National Park Increase in Ha of woodland in active management	**SDLP14*:** Area, condition and connectivity of target priority habitats	Corporate Plan indicator PMP indicator	**Partners**: SDNPA / Forestry Commission / Natural England / Landowners and Land Managers

Policy	Objective(s)	Target(s)	Indicator(s)	Data source(s)	Partners, Delivery mechanism(s), Trigger(s) and Action(s) required if policy not being achieved (excluding actions listed in Fig. 10.1)
	3. To conserve and enhance large areas of high-quality and well-managed habitat to form a network supporting wildlife throughout the landscape **6.** To adapt well to and mitigate against the impacts of climate change and other pressures	Adaptation of woodlands to climate change	**SDLP~~22: 18~~**: Developments granted planning permission within designated wildlife sites or ancient woodland or overlapping veteran trees **SDLP23*:** Percentage of farmland and of woodland area that is managed under agreement to deliver environmental scheme options		**Delivery mechanism:** Landscape & Biodiversity Strategy + Action Plan **Triggers:** Net reduction in area, condition and/or connectivity of woodland Failure to increase the area, condition and /or connectivity of woodland by 2023 Percentage loss of woodland species that

Policy	Objective(s)	Target(s)	Indicator(s)	Data source(s)	Partners, Delivery mechanism(s), Trigger(s) and Action(s) required if policy not being achieved (excluding actions listed in Fig. 10.1)
			SDLP24: Planning applications granted for loss of TPO trees without replacement		are more susceptible to climate change
Strategic Policy SD12: Historic Environment	**2.** To conserve and enhance the cultural heritage of the National Park	Conservation of the historic environment	~~**SDLP25:**~~ ~~Planning permissions granted for enabling development~~	~~Officer knowledge~~	**Partners:** SDNPA / Historic England / District and County Councils / Developers / Land Managers

Policy	Objective(s)	Target(s)	Indicator(s)	Data source(s)	Partners, Delivery mechanism(s), Trigger(s) and Action(s) required if policy not being achieved (excluding actions listed in Fig. 10.1)
					Delivery mechanism: Cultural Heritage Strategy and Action Plan ~~**Trigger:**~~ ~~Enabling development: 3 such developments granted planning permission by 2023~~
Development Management Policy SD13: Listed Buildings	**2.** To conserve and enhance the cultural heritage of the National Park	A reduced percentage of listed buildings at risk of being lost as a result of neglect, decay	**SDLP26:** Percentage of Listed Buildings at risk	PMP indicator Officer knowledge	**Partners:** SDNPA / Historic England / District and Dounty Councils /

Policy	Objective(s)	Target(s)	Indicator(s)	Data source(s)	**Partners, Delivery mechanism(s), Trigger(s) and Action(s) required if policy not being achieved (excluding actions listed in Fig. 10.1)**
		or inappropriate development			Developers / Residents and Businesses **Delivery mechanism:** Cultural Heritage Strategy and Action Plan **Triggers:** Percentage of Listed Buildings at risk increases Percentage of Listed Buildings at risk does not show a net reduction by 2023

Policy	Objective(s)	Target(s)	Indicator(s)	Data source(s)	Partners, Delivery mechanism(s), Trigger(s) and Action(s) required if policy not being achieved (excluding actions listed in Fig. 10.1)
Development Management Policy SD14: Climate Change Mitigation and Adaptation of Historic Buildings	**2.** To conserve and enhance the cultural heritage of the National Park	None	No indicator		
Development Management Policy SD15: Conservation Areas	**2.** To conserve and enhance the cultural heritage of the National Park	Preserve and enhance the special interest, character and appearance of Conservation Areas Six Conservation Area Appraisals and/or Management Plans produced per year	**SDLP27:** Conservation Area Appraisals and Management Plans written	Internal monitoring	**Partners:** SDNPA / Historic England / District and Dounty Councils / Developers / Residents and Businesses

Policy	Objective(s)	Target(s)	Indicator(s)	Data source(s)	Partners, Delivery mechanism(s), Trigger(s) and Action(s) required if policy not being achieved (excluding actions listed in Fig. 10.1)
					Delivery mechanism: Cultural Heritage Strategy and Action Plan **Trigger:** Recent or ongoing harm to special interest, character and appearance of a CA, resulting from development subject to the planning system, identified through Conservation Area Appraisal

Policy	Objective(s)	Target(s)	Indicator(s)	Data source(s)	Partners, Delivery mechanism(s), Trigger(s) and Action(s) required if policy not being achieved (excluding actions listed in Fig. 10.1)
Development Management Policy SD16: Archaeology	**2.** To conserve and enhance the cultural heritage of the National Park	Protect archaeological heritage assets in a manner appropriate to their significance	~~**SDLP28:**~~ ~~Planning permissions for development on the site of a Scheduled Monument~~ ~~**SDLP29:**~~ ~~Developments granted planning permission with a condition requiring archaeological assessment~~	~~Development Management filing system~~ ~~Archaeological Advisers~~	**Partners:** SDNPA / Historic England / District and County Councils; Developers; **Delivery mechanism:** Cultural Heritage Strategy and Action Plan ~~**Trigger:**~~ ~~Development granted permission that causes harm to or loss of a Scheduled Monument~~

Policy	Objective(s)	Target(s)	Indicator(s)	Data source(s)	Partners, Delivery mechanism(s), Trigger(s) and Action(s) required if policy not being achieved (excluding actions listed in Fig. 10.1)
			~~**SDLP30:**~~ ~~Number of additions to the Historic Environment Record~~		
Strategic Policy SD17: Protection of the Water Environment	**3.** To conserve and enhance large areas of high-quality and well-managed habitat to form a network supporting wildlife throughout the landscape **6.** To adapt well to and mitigate against the impacts of climate	Quality of ground and surface water protected and enhanced Quantity of ground and surface water protected	**SDLP31:** % surface water bodies achieving 'good' ecological status ~~**SDLP32:**~~ ~~% surface and groundwater bodies achieving 'high' chemical status~~	National data National data CAMs documents for surface and groundwater bodies CIL database	**Partners:** SDNPA / Environment Agency / Water Companies / Developers **Triggers:** Decrease in percentage of surface water bodies achieving 'good' ecological status, or of surface or groundwater bodies

Policy	Objective(s)	Target(s)	Indicator(s)	Data source(s)	Partners, Delivery mechanism(s), Trigger(s) and Action(s) required if policy not being achieved (excluding actions listed in Fig. 10.1)
	change and other pressures **4.** To achieve a sustainable use of ecosystem services thus enhancing natural capital across the landscapes of the National Park and contributing to wealth and human health and wellbeing		~~**SDLP33:**~~ ~~Percentage of water resource available for licensing~~		achieving 'high chemical status Percentage of surface water bodies achieving 'good' ecological status~~, or of surface or groundwater bodies achieving 'high' chemical status, fails to increase by 2023~~ ~~Decline in percentage of water resource available for licensing.~~ ~~Low base flows resulting from over-abstraction~~

Policy	Objective(s)	Target(s)	Indicator(s)	Data source(s)	**Partners, Delivery mechanism(s), Trigger(s) and Action(s) required if policy not being achieved (excluding actions listed in Fig. 10.1)**
Development Management Policy SD18: The Coast	**1.** To conserve and enhance the landscapes of the National Park **6.** To adapt well to and mitigate against the impacts of climate change and other pressures	Character of the undeveloped coast protected Deliver the objectives of the Beachy Head to Selsey Bill Shoreline Management Plan, or its replacement	**SDLP34:** All developments granted planning permission within the Sussex Heritage Coast and 'Undeveloped Coastal Zone'	Development Management filing system/GIS data	**Partners:** SDNPA / Natural England / Environment Agency / Marine Management Organisation / Heritage Coast/Cuckmere Partnership **Triggers:** Developments granted within the Sussex Heritage Coast and 'Undeveloped Coastal Zone' which do not meet the criteria of SD19

Policy	Objective(s)	Target(s)	Indicator(s)	Data source(s)	Partners, Delivery mechanism(s), Trigger(s) and Action(s) required if policy not being achieved (excluding actions listed in Fig. 10.1)
Strategic Policy SD19: Transport and Accessibility	**5.** To protect and provide opportunities for everyone to discover, enjoy, understand and value the National Park and its special qualities **6.** To adapt well to and mitigate against the impacts of climate change and other pressures	Provide good facilities at gateway and hub points for visitors to the National Park Increase the proportion of journeys made within the National Park by public transport	**SDLP35:** CIL funds spent ~~on transport projects~~, by type of project **SDLP36:** Developments granted planning permission for transport infrastructure ~~**SDLP37:**~~ ~~Proportion of visits to the National Park by public transport~~	CIL database Monitoring of weekly lists Evidence base (Visitor Survey) Corporate Plan monitoring	**Partners:** SDNPA / DfT / Network Rail / Transport Companies / Local Transport Authorities / Developers **Triggers:** No planning permissions granted for sustainable transport schemes at hubs by 2023 ~~Increase in the proportion of journeys made within the~~

Policy	Objective(s)	Target(s)	Indicator(s)	Data source(s)	Partners, Delivery mechanism(s), Trigger(s) and Action(s) required if policy not being achieved (excluding actions listed in Fig. 10.1)
			~~**SDLP38:**~~ ~~Development of hubs and gateways schemes~~		~~National Park by private car~~ ~~No net increase in the proportion of journeys made within the National Park by public transport by 2023~~ No CIL funds spent on transport
Strategic Policy SD20: Walking, Cycling and Equestrian Routes	**5.** To protect and provide opportunities for everyone to discover, enjoy, understand and value the National Park	Increase the proportion of journeys made within the National Park by non-motorised means	**SDLP39:** Gross increase in non-motorised multi-user routes (km)	Internal monitoring Evidence base (Visitor Survey) National indicator	**Partners:** SDNPA / Local Transport Authorities / Developers

Policy	Objective(s)	Target(s)	Indicator(s)	Data source(s)	Partners, Delivery mechanism(s), Trigger(s) and Action(s) required if policy not being achieved (excluding actions listed in Fig. 10.1)
	and its special qualities		~~**SDLP40:**~~ ~~Proportion of visits by non-motorised means transport mode~~ ~~**SDLP41:**~~ ~~Length of public rights of way~~		**Delivery mechanism:** Walking and Cycling Strategy **Triggers:** No gross increase in non-motorised transport routes by 2023 ~~Increase in the proportion of journeys made within the National Park by private car~~ ~~No net increase in the proportion of journeys~~

Policy	Objective(s)	Target(s)	Indicator(s)	Data source(s)	Partners, Delivery mechanism(s), Trigger(s) and Action(s) required if policy not being achieved (excluding actions listed in Fig. 10.1)
					~~made within the National Park by non-motorised means by 2023~~
Development Management Policy SD21: Public Realm, Highway Design and Public Art	**2.** To conserve and enhance the cultural heritage of the National Park **5.** To protect and provide opportunities for everyone to discover, enjoy, understand and value the National Park and its special qualities	Protect and enhance peoples' experience of the public realm	No indicator proposed ~~**SDLP42:**~~ ~~Visitor enjoyment levels~~ ~~**SDLP43:**~~ ~~Road accidents involving death or serious injury~~	n/a ~~Evidence base (Visitor Survey)~~	n/a ~~**Partners:**~~ ~~SDNPA / Local Transport Authorities / Developers~~ ~~**Triggers:**~~ ~~No net increase in visitor enjoyment levels by 2023~~ ~~Yearly number of road accidents involving~~

Policy	Objective(s)	Target(s)	Indicator(s)	Data source(s)	Partners, Delivery mechanism(s), Trigger(s) and Action(s) required if policy not being achieved (excluding actions listed in Fig. 10.1)
					~~death or serious injury shows an upward trend over 2018 – 2023~~
Development Management Policy SD22: Parking Provision	**5.** To protect and provide opportunities for everyone to discover, enjoy, understand and value the National Park and its special qualities	Increase the proportion of journeys made within the National Park by non-motorised means	No indicator proposed ~~**SDLP44:**~~ ~~Proportion of visits by private car~~	n/a ~~Evidence base (Visitor Survey)~~	n/a ~~**Partners:**~~ ~~SDNPA / Local Highway Authorities / Local communities / Businesses~~ ~~**Triggers:**~~ ~~Increase in the proportion of journeys made within the~~

Policy	Objective(s)	Target(s)	Indicator(s)	Data source(s)	Partners, Delivery mechanism(s), Trigger(s) and Action(s) required if policy not being achieved (excluding actions listed in Fig. 10.1)
	7. To conserve and enhance the villages and market towns of the National Park as thriving centres for residents, visitors and businesses				~~National Park by private car~~ ~~No net increase in the proportion of journeys made within the National Park by non-motorised means by 2023~~
Strategic Policy SD23: Sustainable Tourism	**5.** To protect and provide opportunities for everyone to discover, enjoy, understand and value the National Park and its special qualities	Promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public	~~**SDLP45:**~~ ~~CIL funds spent on leisure and recreational projects connected with the National Park's Special Qualities~~	CIL database Monitoring of weekly lists Monitoring of weekly lists Evidence base (Visitor Survey)	**Partners:** SDNPA / Developers / Visitor Accommodation and Recreation Industry

Policy	Objective(s)	Target(s)	Indicator(s)	Data source(s)	Partners, Delivery mechanism(s), Trigger(s) and Action(s) required if policy not being achieved (excluding actions listed in Fig. 10.1)
			SDLP 35: CIL funds spent, by type of project **SDLP46:** Developments granted planning permission for visitor accommodation facilities **SDLP47*:** Developments granted planning permission for community, culture, leisure and recreation facilities		**Delivery mechanism:** Tourism Strategy **Triggers:** No CIL funds spent on leisure and recreational projects connected with the National Park's special qualities Visitor Accommodation Survey finds a deficit of accommodation in a category that would promote opportunities for the understanding

Policy	Objective(s)	Target(s)	Indicator(s)	Data source(s)	Partners, Delivery mechanism(s), Trigger(s) and Action(s) required if policy not being achieved (excluding actions listed in Fig. 10.1)
			~~**SDLP48:**~~ ~~Average length of visitor stay and spend per visitor per day~~		and enjoyment of the special qualities of the National Park. ~~Reduction in length of visitor stay and spend~~ ~~No upwards trend of visitor stay and spend by 2023~~
Development Management Policy SD24: Equestrian Uses	**5.** To protect and provide opportunities for everyone to discover, enjoy, understand and value the National Park	Promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public	**SDLP49:** Developments granted planning permission for equestrian facilities	Monitoring of weekly lists	**Partners:** SDNPA / Developers **Delivery mechanism:** Tourism Strategy

Policy	Objective(s)	Target(s)	Indicator(s)	Data source(s)	Partners, Delivery mechanism(s), Trigger(s) and Action(s) required if policy not being achieved (excluding actions listed in Fig. 10.1)
	and its special qualities				
Strategic Policy SD25: Development Strategy	**7.** To conserve and enhance the villages and market towns of the National Park as thriving centres for residents, visitors and businesses	Delver a medium level of development dispersed across the towns and villages of the National Park, while protecting the National Park's Special Qualities. Support Neighbourhood Planning	**SDLP50:** Percentage of permissions for new homes within and outside settlement boundaries **SDLP51:** Number and percentage of housing completions on previously developed land (net)	Development Management filing system/GIS data Housing monitoring information	**Partners:** SDNPA / Developers/ Community groups **Trigger:** Proportion of housing completions on previously developed land below 50% for three consecutive years

Policy	Objective(s)	Target(s)	Indicator(s)	Data source(s)	Partners, Delivery mechanism(s), Trigger(s) and Action(s) required if policy not being achieved (excluding actions listed in Fig. 10.1)
Strategic Policy SD26: Supply of Homes	**7.** To conserve and enhance the villages and market towns of the National Park as thriving centres for residents, visitors and businesses	Make overall provision for approximately 4,750 additional homes between 2014 and 2033	**SDLP52:** Plan period and housing target for Local Plan **SDLP53:** Number of dwellings completed (net) **SDLP54:** Dwellings with extant planning permission (net) **SDLP55:** Net additional dwellings expected to come forward within	Local Plan Housing monitoring information Housing monitoring information Housing monitoring information Housing monitoring information T.B.C. following introduction of regulations	**Partners:** SDNPA / Developers **Trigger:** Dwelling permission and completions are more than 20% above or below the level of housing required at that time to maintain a five year housing land supply or to achieve the Local Plan figure up to 2033

Policy	Objective(s)	Target(s)	Indicator(s)	Data source(s)	Partners, Delivery mechanism(s), Trigger(s) and Action(s) required if policy not being achieved (excluding actions listed in Fig. 10.1)
			the next ~~five~~ fifteen years from the date of monitoring ~~**SDLP56:**~~ ~~Net additional dwellings expected to come forward between five and fifteen years from the date of monitoring~~ **SDLP57:** Carrying out of functions in relation to self build and custom housebuilding and starter homes		

Policy	Objective(s)	Target(s)	Indicator(s)	Data source(s)	Partners, Delivery mechanism(s), Trigger(s) and Action(s) required if policy not being achieved (excluding actions listed in Fig. 10.1)
Strategic Policy SD27: Mix of Homes	**8.** To protect and provide for the social and economic wellbeing of National Park communities supporting local jobs, affordable homes and local facilities	Protect and increase the proportion of small and medium sized dwellings in the dwelling stock	**SDLP58:** Number of dwellings completed (net), by number of bedrooms†	Housing monitoring information	**Partners:** SDNPA / Developers **Triggers:** 20% of sites granted planning permission for housing not having a housing mix in accordance with SD27 Proportion of small and medium sized dwellings does not increase by 2023

Policy	Objective(s)	Target(s)	Indicator(s)	Data source(s)	Partners, Delivery mechanism(s), Trigger(s) and Action(s) required if policy not being achieved (excluding actions listed in Fig. 10.1)
Strategic Policy SD28: Affordable Housing and Strategic Policy SD29: Rural Exception Sites (Monitored together)	**8.** To protect and provide for the social and economic wellbeing of National Park communities supporting local jobs, affordable homes and local facilities	Deliver new affordable homes to meet local need between 2014 and 2033	**SDLP59:** Number of affordable dwellings completed (net), broken down by tenure and type of site ~~**SDLP60:**~~ ~~Number of affordable dwellings completed on rural exception sites~~ ~~**SDLP61:**~~ ~~Carrying out of functions in relation to starter homes~~	Housing monitoring information Housing monitoring information T.B.C. following introduction of regulations	**Partners:** SDNPA / Registered Providers / Developers / Landowners / Community groups **Trigger:** The thresholds in criteria 1 of the policy are not being met in over 20% of cases by 2023

Policy	Objective(s)	Target(s)	Indicator(s)	Data source(s)	Partners, Delivery mechanism(s), Trigger(s) and Action(s) required if policy not being achieved (excluding actions listed in Fig. 10.1)
Development Management Policy SD30: Replacement Dwellings	**8.** To protect and provide for the social and economic wellbeing of National Park communities supporting local jobs, affordable homes and local facilities	Protect and increase the proportion of small and medium sized dwellings in the dwelling stock	**SDLP62:** Number and size of replacement dwellings completed in the reporting year	Housing monitoring information	**Partners:** SDNPA / Developers **Triggers:** 20% of replacement dwellings granted planning permission for housing not in accordance with SD30 Reduced proportion of small and medium sized dwellings Proportion of small and medium sized dwellings does not increase by 2023.

Policy	Objective(s)	Target(s)	Indicator(s)	Data source(s)	Partners, Delivery mechanism(s), Trigger(s) and Action(s) required if policy not being achieved (excluding actions listed in Fig. 10.1)
Development Management Policy SD31: Extensions to existing dwellings, annexes and outbuildings	**8.** To protect and provide for the social and economic wellbeing of National Park communities supporting local jobs, affordable homes and local facilities	Protect and increase the proportion of small and medium sized dwellings in the dwelling stock	No indicator proposed		**Partners:** SDNPA / Developers **Triggers:** Reduced proportion of small and medium sized dwellings Proportion of small and medium sized dwellings does not increase by 2023
Development Management Policy SD32: New Agricultural and	**9.** To protect and provide for local businesses including farming, forestry and tourism that are broadly compatible	Maintain and increase the viability of sustainable farming in the National Park	**SDLP63:** ~~Net additional~~ aAgricultural and forestry workers' dwellings granted	Monitoring of weekly lists Monitoring of weekly lists	**Partners:** SDNPA/ Farm and Forestry Businesses / Landowners

Policy	Objective(s)	Target(s)	Indicator(s)	Data source(s)	Partners, Delivery mechanism(s), Trigger(s) and Action(s) required if policy not being achieved (excluding actions listed in Fig. 10.1)
Forestry Workers Dwellings	with and relate to the landscapes and special qualities of the National Park	Ensure that if agricultural or forestry occupancy conditions are removed, the dwelling is used as an affordable dwelling wherever possible	planning permission, and lost due to removal of agricultural or forestry worker conditions ~~**SDLP64:**~~ ~~Permissions for the removal of agricultural or forestry worker occupancy conditions~~		**Trigger:** Proportion of permissions for the removal of agricultural or forestry worker conditions, where the dwelling does not become an affordable dwelling, exceeds 50% over five years
Strategic Policy SD33: Gypsies and Travellers and Travelling Showpeople	**8.** To protect and provide for the social and economic wellbeing of National Park communities supporting local jobs,	Gypsies and Travellers: Provide for 13 pitches in Brighton and Hove (2016-28), 8 pitches in East Sussex (2016-28)	**SDLP65:** Net additional permanent and transit Gypsy or Traveller pitches and Travelling Showpeople plots per	Gypsy/Traveller/ Travelling Showpeople (GTSS) monitoring system GTTS monitoring system	**Partners:** SDNPA/ Gypsies, Travellers and Travelling Showpeople / District, County and Unitary councils

Policy	Objective(s)	Target(s)	Indicator(s)	Data source(s)	Partners, Delivery mechanism(s), Trigger(s) and Action(s) required if policy not being achieved (excluding actions listed in Fig. 10.1)
	affordable homes and local facilities	and 11 pitches in Hampshire (2016-27) Travelling Showpeople: Provide for 4 plots in Hampshire (2016-27)	annum, on allocated and windfall sites ~~**SDLP66:**~~ ~~Net additional transit pitches with extant planning permission~~		**Trigger:** GTTS pitch and plot permission and completions are more than 20% above or below the level required at that time to maintain a five year land supply, when measured against the most up to date GTAA for that area
Strategic Policy SD34: Sustaining the Local Economy and Strategic Policy SD35:	**9.** To protect and provide for local businesses including farming, forestry and tourism that are	Accommodate approximately 2 to 3 hectares of office development	**SDLP67:** Total net and gross new employment floorspace completed	Employment / Retail monitoring system Employment / Retail monitoring system	**Partners:** SDNPA / Developers / Businesses / District and County Councils

Policy	Objective(s)	Target(s)	Indicator(s)	Data source(s)	Partners, Delivery mechanism(s), Trigger(s) and Action(s) required if policy not being achieved (excluding actions listed in Fig. 10.1)
Employment Land (monitored together)	broadly compatible with and relate to the landscapes and special qualities of the National Park	Accommodate approximately 5 hectares of industrial and small-scale warehousing development Any developments involving the loss of employment land to conform with policy SD33: Employment Land	**SDLP68:** Total net and gross new employment floorspace extant permissions		**Delivery mechanism:** Rural Economy Strategy **Triggers:** Permission granted for net loss of employment land, contrary to Policy SD35 Employment land permission and completions are more than 20% above or below the level required to achieve the

Policy	Objective(s)	Target(s)	Indicator(s)	Data source(s)	**Partners, Delivery mechanism(s), Trigger(s) and Action(s) required if policy not being achieved (excluding actions listed in Fig. 10.1)**
					Local Plan figure up to 2033
Strategic Policy SD36: Town and Village Centres	**7.** To conserve and enhance the villages and market towns of the National Park as thriving centres for residents, visitors and businesses	Focus development of main town centre uses in identified town and village centres	**SDLP69:** Total net and gross new retail floorspace completed, by use class **SDLP70:** Total net and gross new retail floorspace extant permissions, by use class	Employment /Retail monitoring system Employment /Retail monitoring system	**Partners:** SDNPA / Developers / Businesses / District Councils (Town Centre Managers and Economic Development Teams) **Triggers:** Decline in number of retail units in town and village centres, as identified in retail surveys

Policy	Objective(s)	Target(s)	Indicator(s)	Data source(s)	**Partners, Delivery mechanism(s), Trigger(s) and Action(s) required if policy not being achieved (excluding actions listed in Fig. 10.1)**
					Vacancy rates significantly above regional trends **Actions:** Town and Village Centre Health Check Consider policy review and/or preparation of SPD, and seek viability assessment

Policy	Objective(s)	Target(s)	Indicator(s)	Data source(s)	Partners, Delivery mechanism(s), Trigger(s) and Action(s) required if policy not being achieved (excluding actions listed in Fig. 10.1)
Development Management Policy SD37: Development in Town and Village Centres	**7.** To conserve and enhance the villages and market towns of the National Park as thriving centres for residents, visitors and businesses	Protect units in use class A within defined primary shopping frontages	**SDLP71:** Developments granted planning permission for loss or expansion of A use space within defined primary shopping frontages	Employment /Retail monitoring system	**Partners:** SDNPA / Developers / Businesses / District Councils **Trigger:** Permission granted for loss of retail units in defined primary shopping frontages: 1 development of this type in 3 consecutive years or 3 such developments in 1 year

Policy	Objective(s)	Target(s)	Indicator(s)	Data source(s)	Partners, Delivery mechanism(s), Trigger(s) and Action(s) required if policy not being achieved (excluding actions listed in Fig. 10.1)
					Action: Carry out market town health check
Development Management Policy SD38: Shops Outside Centres	**8.** To protect and provide for the social and economic wellbeing of National Park communities supporting local jobs, affordable homes and local facilities	Protect and enhance the provision of small convenience stores to meet the everyday shopping needs of local communities	**SDLP72:** Developments granted planning permission for developments affecting A use space outside market town and larger village centre boundaries	Employment /Retail monitoring system	**Partners:** SDNPA / Developers / Businesses / District Councils **Trigger:** Permission granted for retail units outside market town and larger village centres, which either does not comply with SD38 criteria 1-4, or exceeds the thresholds in SD38

Policy	Objective(s)	Target(s)	Indicator(s)	Data source(s)	Partners, Delivery mechanism(s), Trigger(s) and Action(s) required if policy not being achieved (excluding actions listed in Fig. 10.1)
					criteria 5 or 6: 1 development of this type in 3 consecutive years or 3 such developments in 1 year
Development Management Policy SD39: Agriculture and Forestry	**1.** To conserve and enhance the landscapes of the National Park **9.** To protect and provide for local businesses including farming, forestry and tourism that are broadly compatible with and relate to the landscapes and	Over 70% of farmland in the National Park managed under agri-environment schemes	**SDLP73:** Developments granted planning permission for agricultural developments in the reporting year **SDLP5*:** Change in land use by category **SDLP23*:**	Monitoring of weekly lists Land use monitoring PMP indicator Corporate Plan indicator	**Partners:** SDNPA / Farming and forestry businesses **Delivery mechanism:** Rural Economy Strategy

Policy	Objective(s)	Target(s)	Indicator(s)	Data source(s)	Partners, Delivery mechanism(s), Trigger(s) and Action(s) required if policy not being achieved (excluding actions listed in Fig. 10.1)
	special qualities of the National Park		Percentage of farmland and of woodland area that is managed under agreement to deliver environmental scheme options ~~**SDLP74:**~~ ~~Hectarage of woodland in active management~~		**Triggers:** Decrease or increase in one type of land use by 5% Decline in % of farmland under agreement to deliver environmental scheme options
Development Management Policy SD40: Farm and Forestry Diversification	**9.** To protect and provide for local businesses including farming, forestry and tourism that are broadly compatible with and relate to the landscapes and	Maintain and increase the viability of sustainable farming in the National Park	~~**SDLP75:**~~ ~~Citation of policy SD40 in planning decisions~~	~~Development Management filing system~~	**Partners:** SDNPA / Farming and Forestry Businesses

Policy	Objective(s)	Target(s)	Indicator(s)	Data source(s)	Partners, Delivery mechanism(s), Trigger(s) and Action(s) required if policy not being achieved (excluding actions listed in Fig. 10.1)
	special qualities of the National Park				**Delivery mechanism:** Rural Economy Strategy **Triggers:** Decrease or increase in one type of land use by 5% Decline in % of farmland under agreement to deliver environmental scheme options

Policy	Objective(s)	Target(s)	Indicator(s)	Data source(s)	Partners, Delivery mechanism(s), Trigger(s) and Action(s) required if policy not being achieved (excluding actions listed in Fig. 10.1)
Development Management Policy SD41: Conversion of Redundant Agricultural or Forestry Buildings	**9.** To protect and provide for local businesses including farming, forestry and tourism that are broadly compatible with and relate to the landscapes and special qualities of the National Park **2.** To conserve and enhance the cultural heritage of the National Park	Protect the agricultural character of the National Park	**SDLP76:** Employment and housing completions resulting from conversion of agricultural or forestry buildings	Employment and housing monitoring systems	**Partners:** SDNPA / Farming and Forestry Businesses / Landowners/ Developers **Triggers:** Residential conversions not in accordance with policy criteria: 1 development of this type in 3 consecutive years or 3 such developments in 1 year 10% of new developments of this type (assessed through

Policy	Objective(s)	Target(s)	Indicator(s)	Data source(s)	**Partners, Delivery mechanism(s), Trigger(s) and Action(s) required if policy not being achieved (excluding actions listed in Fig. 10.1)**
					post construction review) by 2023 scored as inadequate
Strategic Policy SD42: Infrastructure	**8.** To protect and provide for the social and economic wellbeing of National Park communities supporting local jobs, affordable homes and local facilities	All development is supported by infrastructure as far as necessary no mitigate its impact	**SDLP77:** Total CIL monies gathered **SDLP78:** Total CIL monies passed to ~~parish councils~~ partners, by type	CIL database	n/a

Policy	Objective(s)	Target(s)	Indicator(s)	Data source(s)	Partners, Delivery mechanism(s), Trigger(s) and Action(s) required if policy not being achieved (excluding actions listed in Fig. 10.1)
			~~**SDLP79:**~~ ~~Total CIL monies passed to other infrastructure delivery partners~~ ~~**SDLP80:**~~ ~~Level of match-funding secured through commitment of CIL funds~~		
Development Management Policy SD43: New and Existing Community Facilities	**8.** To protect and provide for the social and economic wellbeing of National Park communities supporting local jobs,	Protect and enhance the provision of community facilities to meet the everyday needs of local communities	**SDLP47*:** Developments granted planning permission for community, culture, leisure and recreation facilities	Monitoring of weekly lists	**Partners:** SDNPA / Community groups / Developers / Businesses / District,

Policy	Objective(s)	Target(s)	Indicator(s)	Data source(s)	Partners, Delivery mechanism(s), Trigger(s) and Action(s) required if policy not being achieved (excluding actions listed in Fig. 10.1)
	affordable homes and local facilities		~~**SDLP81:**~~ ~~CIL funds spent on facilities/services, education, health and wellbeing projects~~ **SDLP35:** CIL funds spent, by type of project		County and Unitary Councils **Triggers:** Community facilities lost through change of use: 1 development of this type in 3 consecutive years or 3 such developments in 1 year No permissions for new community facilities, outside the market towns and larger villages, for

Policy	Objective(s)	Target(s)	Indicator(s)	Data source(s)	Partners, Delivery mechanism(s), Trigger(s) and Action(s) required if policy not being achieved (excluding actions listed in Fig. 10.1)
					three consecutive years
Development Management Policy SD44: Telecommunications and Utilities Infrastructure	**8.** To protect and provide for the social and economic wellbeing of National Park communities supporting local jobs, affordable homes and local facilities	Provide infrastructure without harm to the National Park special qualities Ensure all new dwellings are served by superfast broadband or equivalent Removal, reduction in prominence and undergrounding of telecommunications/ utilities infrastructure where feasible	~~**SDLP82:**~~ ~~Schemes carried out for undergrounding of cables~~ ~~**SDLP83:**~~ ~~CIL funds spent on utility services projects~~ **SDLP35:** CIL funds spent, by time of project ~~**SDLP84**~~: ~~Refusals citing SD44~~		**Partners:** SDNPA / Telecommunications and Utility companies ~~**Triggers:**~~ ~~No schemes carried out for undergrounding of cables for three consecutive years~~ ~~Refusals on SD44 overturned at appeal~~

Policy	Objective(s)	Target(s)	Indicator(s)	Data source(s)	Partners, Delivery mechanism(s), Trigger(s) and Action(s) required if policy not being achieved (excluding actions listed in Fig. 10.1)
Strategic Policy SD45: Green Infrastructure	**5.** To protect and provide opportunities for everyone to discover, enjoy, understand and value the National Park and its special qualities **8.** To protect and provide for the social and economic wellbeing of National Park communities supporting local jobs, affordable homes and local facilities	Provide new green infrastructure while protecting existing assets and the integrity of the Green Infrastructure network as a whole	No indicator proposed **SDLP85:** CIL funds spent on Green Infrastructure projects **SDLP86:** Developments granted planning permission for new Green Infrastructure assets	n/a CIL database Monitoring of weekly lists Post construction review assessments	n/a **Partners:** SDNPA / District, County and Unitary Councils / NGOs / Community Groups / Developers **Triggers:** Downward trend in number of developments granted planning permission for new Green Infrastructure assets

Policy	Objective(s)	Target(s)	Indicator(s)	Data source(s)	Partners, Delivery mechanism(s), Trigger(s) and Action(s) required if policy not being achieved (excluding actions listed in Fig. 10.1)
			~~**SDLP87:**~~ ~~Quality of Green Infrastructure in new developments~~		~~per annum between 2018 and 2023~~ ~~10% of new developments (assessed through post construction review) have on-site green infrastructure scored as inadequate~~
Development Management Policy SD46: Provision and Protection of Open Space, Sport and Recreational Facilities and Burial Grounds/Cemeteries	**8.** To protect and provide for the social and economic wellbeing of National Park communities supporting local jobs, affordable homes and local facilities	Protect existing open space, sports and recreation facilities Provide for additional open space, sports and recreational facilities	**SDLP47*:** Developments granted planning permission for community, culture, leisure and recreation facilities	Monitoring of weekly lists ~~Development Management filing system/GIS data~~ Evidence base: Open Space, Sports and	**Partners:** SDNPA / District, County and Unitary Councils / NGOs / Community Groups / Developers

Policy	Objective(s)	Target(s)	Indicator(s)	Data source(s)	Partners, Delivery mechanism(s), Trigger(s) and Action(s) required if policy not being achieved (excluding actions listed in Fig. 10.1)
		commensurate with assessed local need	~~**SDLP88:**~~ ~~Developments granted planning permission within recreational areas, as mapped in the HLC~~ **SDLP89:** Standards for open space, sports and recreational facilities being met ~~**SDLP90:**~~ ~~Decisions on planning applications that cite SD46~~	Recreation Facilities review ~~Development Management filing system/GIS data~~ CIL database	**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~~ Lack of improvement in local standards being met by ~~20~~ next review ~~Residential planning applications refused on~~

Policy	Objective(s)	Target(s)	Indicator(s)	Data source(s)	Partners, Delivery mechanism(s), Trigger(s) and Action(s) required if policy not being achieved (excluding actions listed in Fig. 10.1)
			~~**SDLP91:**~~ ~~CIL funds spent on Social/Leisure schemes~~		~~SD46 grounds overturned at appeal~~
Development Management Policy SD47: Local Green Spaces	**5.** To protect and provide opportunities for everyone to discover, enjoy, understand and value the National Park and its special qualities **8.** To protect and provide for the social and economic wellbeing of National Park communities	Prevent development that prejudices the role of Local Green Spaces or conflicts with their reasons for designation	**SDLP92:** Developments granted planning permission within Local Green Space	Development Management filing system/GIS data	**Partners:** SDNPA / Community Groups **Trigger:** Any developments granted permission on Local Green Spaces not in accordance with the policy

Policy	Objective(s)	Target(s)	Indicator(s)	Data source(s)	Partners, Delivery mechanism(s), Trigger(s) and Action(s) required if policy not being achieved (excluding actions listed in Fig. 10.1)
	supporting local jobs, affordable homes and local facilities				
Strategic Policy SD48: Climate Change and Sustainable Use of Resources	**6.** To adapt well to and mitigate against the impacts of climate change and other pressures	Residential development to achieve 19% carbon reduction improvement against Building Regulations Part L (2013) and consumption of no more than 110 litres of water per person per day Non-residential development to	~~**SDLP93:**~~ ~~Decisions on planning applications that cite Strategic Policy SD48~~ **SDLP94:** Increase or decrease in the risks posed by climate change	~~Development Management filing system~~ ~~CIL database~~ Climate Change Adaptation Report	**Partners:** SDNPA / District, County and uUitary Councils / Water Companies / National Parks Climate Change Group **Delivery mechanism:** Climate Change Adaptation Report Risk Assessment and Action Plan

Policy	Objective(s)	Target(s)	Indicator(s)	Data source(s)	Partners, Delivery mechanism(s), Trigger(s) and Action(s) required if policy not being achieved (excluding actions listed in Fig. 10.1)
		achieve BREEAM Very Good			**Triggers:** ~~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~~ Level of risk from climate change increased Proposed mitigation and adaptation responses in CCAR

Policy	Objective(s)	Target(s)	Indicator(s)	Data source(s)	**Partners, Delivery mechanism(s), Trigger(s) and Action(s) required if policy not being achieved (excluding actions listed in Fig. 10.1)**
					risk assessment are not delivered
Strategic Policy SD49: Flood Risk Management	**6.** To adapt well to and mitigate against the impacts of climate change and other pressures	Reduction in the impact and extent of all types of flooding	**SDLP95:** Developments granted planning permission contrary to the advice of the Environment Agency in Flood Risk Zones 2 and 3	Development Management filing system/GIS data, plus subsequent analysis CIL database	**Partners:** SDNPA / County and Unitary councils / Internal Drainage boards / Environment Agency **Trigger:** Any development granted planning permission in flood zones contrary to the advice of the Environment Agency

Policy	Objective(s)	Target(s)	Indicator(s)	Data source(s)	Partners, Delivery mechanism(s), Trigger(s) and Action(s) required if policy not being achieved (excluding actions listed in Fig. 10.1)
Development Management Policy SD50: Sustainable Drainage	**6.** To adapt well to and mitigate against the impacts of climate change and other pressures	No net increase in surface water run-off as a result of new development	No indicator proposed ~~**SDLP96:**~~ ~~Decisions on planning applications that cite Strategic Policy SD50~~	n/a ~~Development Management filing system~~	n/a ~~**Partners:**~~ ~~SDNPA / County and Unitary Councils / Internal Drainage Boards / Environment Agency~~ ~~**Trigger:**~~ ~~30% or more of new development of 3 or more houses, granted planning permission by 2023, does not incorporate SuDS~~

Policy	Objective(s)	Target(s)	Indicator(s)	Data source(s)	Partners, Delivery mechanism(s), Trigger(s) and Action(s) required if policy not being achieved (excluding actions listed in Fig. 10.1)
Development Management Policy SD51: Renewable Energy	**6.** To adapt well to and mitigate against the impacts of climate change and other pressures	Delivery of renewable energy installations where compatible with the Special Qualities of the National Park	**SDLP97:** Number of full planning permissions for renewable energy development	Monitoring of weekly lists	**Partners:** SDNPA/ Developers / Community Groups/ Residents and Businesses **Trigger:** No planning permissions granted for appropriate, community renewable energy schemes by 2023
Development Management Policy SD52: Shop Fronts	**2.** To conserve and enhance the cultural heritage of the National Park	None	No indicator proposed		**Partners:** SDNPA / Businesses

Policy	Objective(s)	Target(s)	Indicator(s)	Data source(s)	Partners, Delivery mechanism(s), Trigger(s) and Action(s) required if policy not being achieved (excluding actions listed in Fig. 10.1)
	9. To protect and provide for local businesses including farming, forestry and tourism that are broadly compatible with and relate to the landscapes and special qualities of the National Park				**Delivery mechanisms:** Design SPD; Conservation Area Management Plans
Development Management Policy SD53: Adverts	**1.** To conserve and enhance the landscapes of the National Park	None	No indicator proposed	n/a	n/a

Policy	Objective(s)	Target(s)	Indicator(s)	Data source(s)	Partners, Delivery mechanism(s), Trigger(s) and Action(s) required if policy not being achieved (excluding actions listed in Fig. 10.1)
	9. To protect and provide for local businesses including farming, forestry and tourism that are broadly compatible with and relate to the landscapes and special qualities of the National Park				
Development Management Policy SD54: Pollution and Air Quality	**6.** To adapt well to and mitigate against the impacts of climate change and other pressures	Improvements in air quality	**SDLP98:** Number and status of Air Quality Management Areas (AQMAs)	Information from partners	**Triggers:** Increase in number of AQMAs Increase in pollutants in Lewes AQMA

Policy	Objective(s)	Target(s)	Indicator(s)	Data source(s)	Partners, Delivery mechanism(s), Trigger(s) and Action(s) required if policy not being achieved (excluding actions listed in Fig. 10.1)
					Action: Review Air Quality Action Plan/Transport Strategy
Development Management Policy SD55: Contaminated Land	**6.** To adapt well to and mitigate against the impacts of climate change and other pressures	None	No indicator proposed	n/a	n/a
Strategic Site Policy SD56: Shoreham Cement Works		Restoration of the site in accordance with Strategic Site Policy SD54	**SDLP99:** Progress of restoration of Shoreham Cement Works	Officer knowledge./ employment monitoring system	**Partners:** SDNPA / Developers **Trigger:** No progress on site for three consecutive years (where such

Policy	Objective(s)	Target(s)	Indicator(s)	Data source(s)	**Partners, Delivery mechanism(s), Trigger(s) and Action(s) required if policy not being achieved (excluding actions listed in Fig. 10.1)**
					progress is expected according to the Local Plan)
Strategic Site Policy SD57: North Street Quarter and adjacent Eastgate area, Lewes	**7.** To conserve and enhance the villages and market towns of the National Park as thriving centres for residents, visitors and businesses	Redevelopment of the site in accordance with Strategic Site Policy SD55	**SDLP100:** Progress of redevelopment of North Street Quarter and adjacent Eastgate area	Officer knowledge / employment / housing monitoring systems	**Partners:** SDNPA / Developers **Trigger:** No progress on site for three consecutive years (where such progress is expected according to the Local Plan)

Policy	Objective(s)	Target(s)	Indicator(s)	Data source(s)	Partners, Delivery mechanism(s), Trigger(s) and Action(s) required if policy not being achieved (excluding actions listed in Fig. 10.1)
Allocation Policies	**7.** To conserve and enhance the villages and market towns of the National Park as thriving centres for residents, visitors and businesses **8.** To protect and provide for the social and economic wellbeing of National Park communities supporting local jobs, affordable homes and local facilities	Development of the allocated sites for housing, Gypsy and Traveller accommodation or employment, as relevant	**SDLP101:** Progress of development on the allocated sites	Officer knowledge / employment/ housing/ Gypsy and Traveller monitoring systems	**Partners:** SDNPA / Developers **Trigger:** No progress on any given site for three consecutive years where such progress is expected according to the Local Plan

APPENDIX 1: BROAD AREAS AND RIVER CORRIDORS

Broad Areas & River Corridors	Towns & villages (SD25)	Strategic Site	Gateways	Hubs
Western Downs	Chawton Cheriton Itchen Abbas Lower & Upper Farringdon Stroud	None	Winchester* Alton* Alresford*	None
Western Weald	Liss Petersfield Midhurst Petworth Binstead Easebourne Fernhurst Fittleworth Greatham, Hampshire Lodsworth Milland Northchapel Rogate Sheet Stedham	Syngenta (Fernhurst NDP)	Haslemere* Liphook* Pulborough*	Petersfield Midhurst Petworth Liss

Broad Areas & River Corridors	**Towns & villages (SD25)**	**Strategic Site**	**Gateways**	**Hubs**
Scarp Slope	Buriton Cocking Ditchling Graffham Poynings Selborne South Harting Steep Washington	None	Worthing* Brighton & Hove* Eastbourne* Polegate* Steyning* Hassocks*	Amberley station
Dip Slope	Compton Droxford East Dean & Friston Findon Corhampton & Meonstoke Pyecombe Singleton Twyford Hambledon Clapham East Meon West Meon	None	Worthing* Brighton & Hove* Eastbourne* Polegate* Storrington* Steyning* Rowlands Castle* Seaford* Shawford	~~None~~ Falmer
Coastal Plain	Funtington Lavant West Ashling	None	Chichester*	None
Arun	Bury Amberley Coldwaltham Watersfield	None	Pulborough* Arundel*	None

Broad Areas & River Corridors	Towns & villages (SD25)	Strategic Site	Gateways	Hubs
Adur	None	Shoreham Cement Works (Strategic Site Policy SD56)	Shoreham-by-Sea*	None
Ouse	Lewes Rodmell Kingston near Lewes	North Street Quarter (Strategic Site Policy SD57)		Lewes Newhaven* Southease
Cuckmere	Alfriston	None	None	Exceat

* Settlement not in the National Park

Appendix 2 is not included in this track – changed document.

APPENDIX 3: MARKETING REQUIREMENTS FOR CHANGE OF USE APPLICATIONS

1. Introduction

1.1. The purpose of this appendix is to clarify the marketing and economic viability evidence required from applicants proposing schemes that result in the loss of visitor accommodation and facilities, employment land, local retail facilities, or community facilities.

1.2. Section 1 of this appendix sets out the policy context for marketing and viability requirements. Section 2 explains the minimum action required when actively marketing premises and / or sites, and outlines the marketing evidence which must be provided to the Authority when submitting an application for change of use. Section 3 provides information on the financial viability evidence required to demonstrate that the premises and / or site is no longer suitable for its current type of use. Section 4 specifically applies to applications for the loss of community facilities and sets out requirements for demonstrating a lack of need for the facility.

1.3. The types of use for which marketing, viability testing and / or need testing are required, before an application for their change of use can be permitted, are set out in Figure 1, along with the minimum marketing period expected.

FIGURE 1: TYPES OF USE AND MINIMUM MARKETING PERIODS

Local Plan policy	Land use	Minimum marketing period
SD23: Sustainable Tourism	Visitor accommodation, visitor attractions and recreation facilities	12 months
SD35(4)(a): Employment Land	Land and premises in, or most recently in, B class employment use[125] within safeguarded principal employment sites listed in the policy	18 months
SD35(4)(b): Employment Land	Land and premises in, or most recently in, commercial uses[126] on safeguarded local employment sites, listed in the policy or in Neighbourhood Development Plans	18 months
SD35(3): Employment Land	Land and premises in, or most recently in, B class employment use outside specific safeguarded sites	12 months
SD35(3): Employment Land	Land within sites allocated for B class employment use	12 months
SD37: Development in Town and Village Centres	A class uses[127] in designated smaller village centres	24 months
SD38: Shops Outside Centres	Shops outside centres	18 months
SD43: New and Existing Community Facilities	Community facilities[128] (Policy SD43 also applies to development proposals that would have an unacceptable adverse impact upon, an existing community facility)	12 months

[125] Offices other than for financial / professional services; research and development of products or processes; use for industrial process (excluding incineration purposes, chemical treatment or landfill or hazardous waste); storage and distribution centres.

[126] Economic development that provides jobs, generates wealth or produces an economic output

[127] Shops, financial and professional services, restaurants, cafes, drinking establishments and hot food takeaways.

[128] Community facilities are defined in the supporting text for Policy SD43. Local shops are a type of community facility but addressed under Policy SD38.

2. Marketing information required from applicants

2.1 A marketing report should be submitted with the planning application. This should set out the details of the marketing that has been undertaken and demonstrate that there is no market demand for the premises in their current use or any use within the same category set out in Figure 1. This exercise should take account of the following points.

2.2 Vacant or under-used premises or sites should be continuously marketed under their existing use, or a use in the same category shown in Figure 1, for a minimum period as set out in the table. The marketing period must have ended on a date no more than nine months before the date the planning application was submitted. In some cases a longer period of marketing may be required in order to provide sufficient evidence that demand is lacking. The advice of the Authority should be sought prior to the commencement of any marketing campaign to ascertain the period and extent of marketing required.

2.3 Where premises are in poor condition or have been partially demolished, the exercise should be limited to marketing of the site as a potential site for redevelopment to reflect the existing use, or for equivalent uses within the relevant category (see Figure 1).

2.4 The marketing should use a variety of media and outlets to attract potential occupiers. Dated copies of all sales literature, and in the case of marketing boards, dated photographs, will be required in the marketing report in order to demonstrate a sustained marketing effort. As a minimum, the following measures should be used:

a) Property details made available through a minimum of one local, professionally accredited commercial agent with a specialism in the relevant type of use. The property details (particulars) should as a minimum detail:

- **i.** The type and size of the property / site;
- **ii.** Address and location information; and
- **iii.** Leasehold rent and / or freehold sale.

b) A copy of the dated letter of instruction to the commercial agent and dated copies of the agent's property details should be included in the marketing report

c) On-site / premises marketing boards, of an appropriate quality, size, scale, location and number, in place throughout the period in which the property is being marketed

d) A targeted mail shot or email to a list of potential purchasers agreed with the Authority

e) Web-based marketing through a prominent location on the appointed commercial agent's website and other relevant search engines, such as Estates Gazette Interactive at www.egi.co.uk. Depending on the type of premises being marketed, marketing through the website of a national estate agent may also be required

f) Advertising covering at least the minimum required period as shown in Figure 1, within relevant publications, such as the Estates Gazette, local press, appropriate trade magazines / journals and trade websites, and any publications produced by local business networks and support agencies

2.5 The premises and / or site should be marketed at a price and associated terms that are commensurate with market values for the existing use, based on evidence from recent and comparable transactions and deals. To demonstrate that the price and terms are appropriate, at least three examples should be provided of completed transactions involving a similar site or premises and similar terms within the local area, dated within the last twelve months, and written evidence from an independent qualified valuer on the market values in the local area. All information about price and terms should be provided in an accessible format. Where the price changed during the period of the marketing campaign, the reasons for this should be recorded and included in the marketing report.

2.6 Failure to comply with the requirements above may indicate that the relevant Local Plan policy has not been complied with. In such circumstances the Authority may invite the applicant to revise their asking price in line with an independent valuation, funded by the developer, by a professional RICS valuer or similarly accredited professional. The revised price will provide a basis to repeat the marketing for the minimum period set out in Figure 1.

2.7 Where premises are marketed for lease, the length of lease offered should not be unduly restrictive and should include the potential for a short-term lease in appropriate cases. Details of the lease terms offered should be included in the marketing report, along with any changes made to the terms offered during the period of the marketing campaign and the reasons for this.

2.8 The marketing exercise should reflect the existing use of the premises or business in its entirety, and not to parts of it. For example, the buildings should not be marketed separate to the accompanying car park.

2.9 The marketing agent should keep a log of enquiries throughout the period of the marketing campaign. This should record the date and nature of the enquiry for example the type of business enquiring, how the enquirer found out about the premises, whether the enquiry resulted in a site visit, and the reasons given for not progressing an offer on the premises. This log should be submitted as part of the marketing report.

2.10 Where the flow of enquiries has been limited or is decreasing during the period of marketing, the marketing report should explain any measures taken to refresh the marketing campaign. It is reasonable that other equivalent uses within the same category (see Table 1) may also be explored. The advice of the Authority should be sought prior to the commencement of any marketing campaign to discuss the extent of alternative uses that may be appropriate.

2.11 In summary the marketing statement should include all details and evidence of the steps taken to market the building / site as detailed above. If the Authority is not satisfied that these requirements have been met then it may require additional marketing before the proposal can be considered acceptable.

2.12 Following receipt of the marketing report the Authority will review the content and compare this to evidence, potentially including but not limited to:

- *Employment Land Review*
- *Visitor Accommodation Study*
- *Authority Monitoring Report*
- Vacancy / occupancy surveys in the area (if available)
- Accessing a third party commercial property database (if available)

3. Financial viability information required from applicants

This appendix relates only to the loss of the uses listed in in Table 1, which are commercially run, where the applicant needs to demonstrate that it would be unviable to continue with the site in its current use or one that is equivalent. It does not relate to demonstrating the viability or otherwise of new types of uses, when taking into account planning obligations such as, for example, affordable housing. The viability of new uses should, where necessary, be considered separately. However evidence of existing or equivalent alternative uses being unviable will inform the existing land value, and may therefore be material in considering the viability of any new use.

The Authority requires a financial viability appraisal which demonstrates that the retention of the site in full or in part for its current use, or one that is equivalent, is not financially viable. The Authority will appoint a third party, at the cost of the applicant, to assess the evidence submitted as necessary.

The required scope of the financial viability appraisal should be agreed in advance with the Authority but may include the following information:

a) A valuation of the site in its existing use and not the 'hope value' of alternative uses;

b) For commercial community facilities, at least the last three years of audited accounts for the business;

c) The total cost of development or redevelopment of the site for equivalent uses within the relevant category set out in Table 1;

d) Information / evidence to support rents, sales values, capital values and rental yields adopted for the appraisal;

e) Sensitivity testing to support the robustness of the report conclusions against changing market conditions; and

f) Evidence to illustrate that it would not be economically viable to retain the building or site for its existing or any other equivalent use falling within the same category as set out in Table 1 above.

Wherever feasible, the viability appraisal should be carried out while the site is still in operation.

The Authority will require evidence that demonstrates that the business or facility has been operated positively. Proposals for loss must not be based solely on the needs of the current owner / tenant or their chosen business model. Applicants will need to look at the full range of potential uses or ways of operating a business or facility within its existing use category or other use categories that would be suitable in policy terms, in order to demonstrate that it is not workable in the long term. This includes the potential of the site for additional complementary developments that could make the business more viable, for example, the conversion of public house outbuildings to visitor accommodation.

The viability appraisal should, where relevant, include consideration of the potential for grant funding from public or charitable bodies to support uses on the site that are appropriate in policy terms.

4. Evidence of need

4.1. Developers are required to carry out an assessment of the needs of the local community for community facilities to show that the existing premises is no longer needed for the community use, and whether adequate alternative provision is available in the area to meet the needs of local residents, workers and visitors.

4.2. Any alternative facilities proposed as meeting the need must be accessible, inclusive and available without causing unreasonable reduction or shortfall in the local service provision. The presence of another facility within the same category in the vicinity will not in itself be enough to meet this requirement; it must be demonstrated that the alternative facility caters, or can be reasonably expected to cater, for the same community need as that served by the facility whose loss is proposed.

4.3. If alternative facilities as described above are not proposed, the Authority will also require clear evidence that the facility is under-used, in terms of the number of people using it relative to its size and facilities, and also in terms of the frequency and intensity of its use. Furthermore, evidence will be required that it has seen a significant decline in its use over a sustained period. This will however be considered against any removal or diminution of facilities or services during this same period which may itself have caused the fall in its use.

GLOSSARY

100Mbps

100 Mega-bytes per second: A speed rating for High Speed Broadband connection.

Accessibility

The level of ease with which destinations can be reached. The accessibility of a development is affected by a number of factors including its distance from essential opportunities and services (e.g. the distance between a house and the nearest school), the availability and quality of public transport, walking and / or cycling routes to those destinations, and whether the design caters for people with disabilities.

Affordable housing

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

Affordable Rented Housing

Housing that must be rented at no more than 80 per cent of the local market rent (including service charges, where applicable).

Agricultural diversification

A farm business widening out its business model to include activities other than agriculture, to provide a long-term sustainable income stream that supplements agricultural income and allows farming of the land to remain viable.

Ancient woodland

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

Aquifers

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

Archaeology

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

Area of Outstanding Natural Beauty (AONB)

An area of high scenic-quality which has statutory protection in order to conserve and enhance the natural beauty of its landscape. They are different from National Parks because of their more limited opportunities for extensive outdoor recreation.

Biodiversity

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

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.

Built characterisation study

A study of the local character of buildings and streets in the different towns and villages across the National Park.

Carbon footprint

The net quantity of carbon dioxide and methane emissions produced by a building or other entity in a certain time period. Includes both direct emissions (e.g. from the operation of on-site heating systems) and indirect emissions (e.g. from the manufacture of the building materials which went into construction).

Carbon sequestration

The reduction of carbon dioxide and other greenhouse gases in the atmosphere, for example by planting additional trees which will remove carbon dioxide by photosynthesis.

Carbon storage

The storage of carbon in a form which stops it entering the atmosphere in the form of greenhouse gases. For example, a mature tree may store large amounts of carbon which it has previously captured through photosynthesis.

Character areas

An area of the landscape which has distinct, recognisable and consistent elements.

Character zones

Areas of distinctive character within a conservation area which are sometimes identified within the relevant Conservation Area Appraisal.

Clean and serviced land

Land free from any contamination which would prejudice the use of the land for affordable housing. Services include electricity, telephone, gas, water, foul and surface water drainage, cable television and other services.

Climate change

Change in long-term weather patterns over a substantial period of time. The Earth's climate is currently warming, mainly as a result of the effects of human activity on the atmosphere. This affects weather, flood risk, farming and wildlife, among other factors.

Community Facilities / Community Infrastructure

Services and facilities used by residents such as health and wellbeing services, sports and leisure uses, cultural and religious institutions, pubs and local shops, education and youth facilities and open space.

Community Infrastructure Levy

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

Community Infrastructure Levy Charging Schedule

The document which sets out the rates per square metre at which the SDNPA will charge the Community Infrastructure Levy on new development, as well as various other details of the charging system.

Community Right to Bid

The registration of a community asset such as a local shop, playing field or pub so that it cannot be sold without the community first being notified. This provides time for a bid to be prepared in order to acquire the asset.

Community Right to Build Order

Allows communities to bring forward small developments in their area without the need for planning permission. The order is subject to an examination and referendum.

Community land trust

A non-profit corporation that develops and stewards affordable housing, community gardens, civic buildings, commercial spaces and other community assets on behalf of a community.

Community-led plans / planning

Where a community prepares a plan for development within their community Examples include Parish Plan, Village Design Statement, Local Landscape Character Assessment or Neighbourhood Development Plan. They can be a material planning consideration while Neighbourhood Plans form part of the statutory development plan.

Conservation area(s)

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

Conserve

To protect something, usually of environmental or cultural importance, from loss or harm. In policy terms, it can include the possibility of positive change.

Criteria-based policies

Local Plan policies that give a range of criteria, or factors, that need to be met in order for a development to be viewed positively.

Cumulative impacts

Additional changes caused by a proposed development in conjunction with other similar developments or as the combined effect of a set of developments.

Designated heritage assets

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

Designated Protected Areas

Areas where residents of shared ownership or shared equity housing do not have the right to buy outright their home. This includes most of the South Downs National Park.

Design Review Panel

An advisory group of qualified professionals who meet monthly to review proposed developments in the National Park and advise the National Park Authority and applicants on design issues.

Development

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

Development plan

A set of adopted documents which, together, are the main consideration in deciding planning applications. The Development Plan sets out the Local Planning Authority's objectives in relation to the development and use of land in their area, and their general policies for the mplementation of those objectives. The Development Plan for the National Park includes the Local Plan, Minerals and Waste plans and Neighbourhood Development Plans.

Development pressure

The cumulative effect of action by the development industry arising from a general market demand for additional development.

Dry valley

A dry valley is a valley cut by water erosion but containing no permanent surface stream, typically one occurring in an area of porous walk such as chalk. While most groundwater emergence will occur in the base of the valley, spring flow may also occur in the valley sides in particularly wet periods.

Duty to Cooperate

The duty to co-operate applies to all Local Planning Authorities, National Park Authorities and County Councils in England as well as a number of other public bodies including the Environment Agency, Highways England and Natural England. It places a requirement on all such bodies to engage constructively and actively on cross boundary matters.

Ecosystem services

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

Employment Land Review (ELR)

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

Enabling Development

Development that would be unacceptable in planning terms but for the fact that it would bring public benefits sufficient to justify it being carried out and which could not otherwise be achieved.

Equestrian

Connected with the riding of horses.

Extensive urban survey

Detailed studies of the historic and archaeological significance of various historic towns and larger villages, with guidelines for future historic buildings management.

Fenestration

The collective term for window features.

Fit for purpose

In order to be considered fit for purpose the business premises in question need to be of a necessary standard for its intended use as defined by the Use Class Order (UCO).

Flood risk management

The analysis, assessment and reduction of flood risk, including for example land management to reduce the likelihood of flooding, avoiding inappropriate development in flood-plains, and flood risk mitigation.

Flood risk mitigation

Preparation for floods to reduce the damage they cause, for example through measures to control or redirect floodwater, make properties flood-proof, and ensure people can be safely evacuated.

Fluvial flooding

Flooding that results from rivers overflowing their banks.

Focal points

Important landmarks, prominent building groups or features within conservation areas.

Gateways

Settlements around the South Downs with good bus, ferry or rail links to the wider region and beyond, and bus and cycle links into the National Park.

General Permitted Development Order 2015

A Statutory Instrument that grants planning permission for certain types of development (such development is then referred to as permitted development). Specifies the classes of development for which planning permission is granted, and specifies the exceptions, limitations, and conditions that apply to some of these classes.

Geodiversity

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

Geographic Information Systems (GIS)

A system designed to capture, store, manipulate, analyse, manage, and present all types of geographical data.

Green business

A business that specialises in producing or selling goods or services which differ significantly from the average goods or services currently available in their market sector in that their production, use and / or disposal (for goods) or the process involved (for services) has a positive or neutral impact on the natural environment.

Green infrastructure (GI)

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

Green Infrastructure Asset

These are the features which form the green infrastructure network and include woodlands, fields, open spaces such as parks and gardens, allotments, hedges, lakes, ponds, playing fields, coastal habitats, as well as linear features such as rivers and other watercourses, footpaths and cycleways.

Green space

Space that is covered with vegetation, for example grass, trees, wildflowers, vegetables or ornamental plants. May include minor ancillary elements of hard landscaping.

Grey infrastructure (GI)

Infrastructure built using manufactured materials (in contrast to green infrastructure), for example water treatment plants, railways or telecommunications cables.

Gypsies and Travellers

For the purposes of the planning system, Gypsies and Travellers are defined as: 'Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependents' educational or health needs or old age have ceased to travel temporarily ~~or permanently~~, but excluding members of an organised group of travelling showpeople or circus people travelling together as such'.

Habitat

The area or environment in which a species or group of species lives.

Habitat connectivity

The degree to which the landscape facilitates the movement of animals and other organisms. For example, some woodland birds may find it easier to move between two areas of woodland if they are connected by a hedge. In that case, planting such a hedge would improve habitat connectivity.

Habitats Regulations Assessment (HRA)

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

Heritage assets

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

Heritage Coast

Areas of undeveloped coastline which are managed to conserve their natural beauty and, where appropriate, to improve accessibility for visitors.

Historic battlefields

Battlefields included in a national register. This is a non-statutory designation but is a material issue when determining planning applications.

Historic environment

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

Historic Environment Records (HERs)

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

Historic parks and gardens

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

Housing demand

The demand for open-market housing, that is either owner-occupied or private market rented.

Housing need

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

Infrastructure Delivery Plan (IDP)

A list of infrastructure needed to support sustainable growth, as set out in Neighbourhood Development Plans and the National Park Authority's emerging Local Plan. The IDP will inform future funding decisions through the Community Infrastructure Levy so it is important to include all necessary infrastructure projects on the IDP list. However, projects identified in the IDP are not guaranteed funding because prioritisation and spending decisions are made by the National Park Authority and parish councils taking into account many other factors.

Intermediate Home Ownership

Homes for sale provided at a cost below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity, shared ownership and equity loans.

International Dark Sky Reserve

Public or private land possessing an exceptional or distinguished quality of starry nights and nocturnal environment, that is specifically protected for its scientific, natural, educational, cultural, heritage and / or public enjoyment. Reserves consist of a core area meeting minimum criteria for sky quality and natural darkness, and a peripheral area that supports dark sky preservation in the core.

Joint Core Strategy

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

Landscape

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

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

Landscape features

prominent or eyecatching elements such as tree clumps, church towers and wooded skylines.

Landmarks

A prominent and easily recognisable feature in the landscape, often used as a reference point in navigation.

Landscape assessments

A site specific assessment of the effect of a proposed development on the landscape. More detail on landscape assessments is provided in the supporting text to Strategic Policy SD4: Landscape Character.

Landscape character

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

Landscape character areas

An area whose extent is defined by a shared landscape character. There are six National Character Areas- identified by Natural England- wholly or partly with the South Downs National Park. The South Downs Landscape Character Assessment identifies 51 local landscape character areas within the National Park.

Landscape character assessment (LCA)

A technique used to develop a consistent and comprehensive understanding of what gives England's landscape its character. It uses statistical analysis and application of structured landscape assessment techniques. LCAs provide more detailed descriptions and analysis at a local level within the framework of the 159 National Character Areas.

Landscape features

prominent or eyecatching elements such as tree clumps, church towers and wooded skylines.

Landscape-scale

An approach to wildlife conservation based on the unit of the landscape character area or equivalent, and looking at habitat connectivity across a wide area, as opposed to focussing on individual protected sites.

Listed buildings

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

Local connection

A test that is met by households that can demonstrate a genuine link to a defined local area, either through a residential (current or recent past), employment or close family connection.

Local Enterprise Partnerships (LEP)

Voluntary partnerships between local authorities and businesses set up in 2011 by the Department for Business, Innovation and Skills to help determine local economic priorities and lead economic growth and job creation within the local area.

Local Green Space(s)

A designation introduced by the NPPF (para.76). The NPPF states that the designation should only be used: where the green space is in reasonably close proximity to the community it serves, where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife, and where the green area concerned is local in character and is not an extensive tract of land.

Local Housing Allowance

Housing benefit paid to private sector tenants.

Local Landscape Character Assessments

Documents produced by community groups, to express what local people perceive as special qualities of their environment and identify objectives for maintaining and enhancing the landscape and the issues that affect local distinctiveness. Where endorsed by the Local Planning Authority, they can be a material consideration in planning decisions.

Local Plan documents

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

Local Sustainable Transport Fund (LSTF)

The Department for Transport has awarded £3.81M to Hampshire County Council, the New Forest National Park Authority and South Downs National Park Authority - together with the neighbouring highways authorities of Brighton & Hove, East Sussex, West Sussex, Surrey and Wiltshire – for initiatives to reduce the impact of traffic on the two National Parks and to encourage the use of more sustainable transport by visitors and residents.

Major development

The SDNPA determines what constitutes major development by considering whether a development, by reason of its scale, character or nature, has the potential to have a serious adverse impact on the natural beauty, wildlife or cultural heritage of, or recreational opportunities provided by, the National Park. Further details are set out in Core Policy SD3: Major Development. This differs from the definition of major development in the Town and Country Planning (Development Management Procedure) (England) Order 2015, which is focussed on type and scale of development.

Marine Conservation Zone

Designated areas within English and Welsh territorial waters and UK offshore waters, that protect a range of nationally important marine wildlife, habitats, geology and geomorphology.

Market housing

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

Material consideration

A matter that should be taken into account in deciding a planning application or on an appeal against a planning decision; includes Development Plan policies, Government policy, previous planning decisions, and numerous factors such as design, traffic, nature conservation and effect on privacy.

Manège

An arena for riding horses, used in particular for training. Typically fenced and surfaced with sand, PVC or rubber. ~~Can also be spelt 'ménage'.~~

Mycology

The study of fungi; or the fungi found in a certain place.

Natural beauty

This term is not exhaustively defined in the legislation. It is also a very subjective characteristic of a landscape and ultimately involves a value judgement. In deciding whether an area has natural beauty, Natural England must therefore make a judgement as to whether people are likely to perceive a landscape as having sufficient natural beauty. In order to make these judgements (some of which are subjective) in a transparent and consistent way, Guidance from Natural England, Guidance for assessing landscapes for designation as National Park or Area of Outstanding Natural Beauty in England

http://www.naturalengland.org.uk/Images/B1DesignationGuidanceMar11_tcm6-26242.pdf , sets out which criteria Natural England intends to use.

Non-traditional farm building

A farm building constructed after 1914.

Micro business

A business which employs fewer than 5 people.

National Nature Reserves (NNRs)

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

National Planning Policy Framework (NPPF)

The 2012 document that sets out the top level of Government planning policy for England.

~~National Nature Reserves (NNR)~~

~~Nature conservation sites, managed by Natural England or bodies approved by it, to protect some of England's most important habitats, species and geology, and provide 'outdoor laboratories' for research. Most also have public access with free entry.~~

National Planning Practice Guidance (NPPG)

A set of detailed and regularly updated Government advice on how the National Planning Policy Framework should be interpreted.

Natural capital

The stock of natural resources (including geology, soils, air, water and all living organisms), as considered using a framework derived from economics. In the same framework, ecosystem services are considered to be flows.

Neighbourhood Development Plan(s)

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

Non-retail town centre uses

Leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

Objectively-assessed housing need

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

Palimpsest

A physical trace, usually faint or vestigial, left on an historic asset by a past feature or relationship.

Parish Plans

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~~ may form material considerations in the determination of planning applications.

Partnership Management Plan

A five year strategy for the management of the National Park, for all those with an interest in or influence on the area, prepared by the National Park Authority in close partnership with others.

Perceptual aesthetic

In the context of national parks this is a concept dealing with the understanding and appreciation of the natural and landscape beauty of the area by visitors, residents and others using the area.

Peri-urban Area

An area outside an urban area but whose character is heavily affected by its proximity to that urban area.

Preserve

To save, to protect or to keep from decay. A term used in primary legislation in the context of listed buildings and conservation areas. Also see 'Conserve' for the frequently encountered policy interface with this more inclusive term.

Primary Production

The conversion, mainly by plants and algae, of carbon dioxide and water into organic compounds that can be used by other life forms.

Primary shopping area

A defined area where retail is concentrated, generally comprising the primary frontage and any adjoining and closely related secondary frontage.

Primary and secondary frontages

Rows of units within a town or village centre. Primary frontages are likely to include a high proportion of retail units while secondary frontages provide greater opportunities for a diversity of units such as restaurants, estate agents and other businesses.

Priority habitats

Habitats identified as being the most threatened and requiring conservation action, through the UK Biodiversity Action Plan, county level Biodiversity Action Plans, or by the SDNPA.

Priority species

Species identified as being the most threatened and requiring conservation action, through the UK Biodiversity Action Plan, Local Biodiversity Partnership level Biodiversity Action Plans, or by the SDNPA.

Protected species

Species protected by European or national legislation.

Public Realm

Places where people can gain unrestricted access (at least during daylight hours) for the purpose of passing through, meeting, leisure and any other public activities.

Public Rights of Way

Paths and tracks over which all members of the public have a right of passage. The four types of public right of way are footpaths (for walking), bridleways (for walking, horse riding and cycling), Restricted Byways (for walking, horse riding, cycling and non-motorised vehicles) and Byways Open to All Traffic.

Ramsar sites

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

Registered Parks and Gardens

Parks and gardens identified by Historic England assessed to be of particular historic significance. Planning authorities must consider the impact of any proposed development on the special character of these sites.

Registered Providers

Organisations registered with the Homes and Communities Agency (HCA) to provide and manage affordable housing, most commonly a housing association or a local authority

Relative Tranquillity

Tranquillity when compared to other locations within the National Park.

Right to Acquire

A scheme allowing tenants to buy outright their social or affordable rented home provided by a Registered Provider. For tenants in settlements with a population of less than 3,000 ~~population~~ this right is not available.

Right to Buy

A scheme allowing tenants to buy outright their social or affordable rented home provided by the local authority.

Rural exception sites

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

Safeguard

Designate a site for its current use (potentially with a view to a future intended use), to prevent development occurring on the site which would be contrary to that use.

Sandford Principle

A principle established in law that if it appears that there is a conflict between the two Purposes of the National Park, greater weight should be attached to the first Purpose (to conserve and enhance the natural beauty, wildlife and cultural heritage of the area).

Scheduled monument

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

Section 106 / section 278 payments

The traditional system of financial obligations paid by developers to fund infrastructure, limited by legislation as of 2015.

Secrets of the High Woods

A Heritage Lottery Funded project that was hosted by the National Park Authority with support from Chichester District Council and English Heritage. It ran for three years until the end of March 2017. The Secrets of the High Woods project captured LiDAR data, which has revealed a host of human stories hidden beneath the ancient woods of West Sussex.

Setting of a heritage asset

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

Secured by Design

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

Settlement

For Local Plan purposes, the settlements in the National Park are those listed in the *Settlement Facilities Assessment* (2015). Not all these settlements have settlement boundaries, since many of them are considered unsuitable for infill development. Settlements without boundaries are treated as part of the open countryside for planning purposes, but this does not mean they are not settlements.

Settlement pattern

The layout of streets, buildings and plots within settlements, and of settlements in relation to each other.

Settlement Boundary

A spatial planning tool used to direct development into settlements and allocated extensions to them, and restrict it in the wider countryside, by mapping a boundary between the two.

Shared Equity

Homes where the occupier buys a home paid in part from a conventional mortgage and part through a short-term loan from the provider and / or Government.

Shared ownership

Homes where the occupier purchases with a mortgage part of a home and pays rent on the remainder. These are primarily provided by Registered Providers

Sites of Special Scientific Interest (SSSIs)

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

Small business

A business that employs less than 10 people.

Smart Economic Growth

Economic growth that is consistent with an improving quality of life and environment by virtue of focussing development on accessible urban locations.

Social rented housing

Owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.

Special Qualities

All the national parks in England, Wales and Scotland have an aim and purpose to promote understanding and enjoyment of the 'special qualities' of their area. It is the combination of these special qualities that led to these areas being designated to be protected as national parks. The special qualities of the South Downs National Park are set out in figure 1.2 of the Local Plan.

Spatial Strategy

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

~~Special Areas of Conservation (SACs)~~

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

Special Area of Conservation (SAC)

Special Areas of Conservation (SACs) are strictly protected sites designated under the EC Habitats Directive. Article 3 of the Habitats Directive requires the establishment of a European network of important high-quality conservation sites that will make a significant contribution to conserving the 189 habitat types and 788 species identified in Annexes I and II of the Directive (as amended). The listed habitat types and species are those considered to be most in need of conservation at a European level (excluding birds). Of the Annex I habitat types, 78 are believed to occur in the UK. Of the Annex II species, 43 are native to, and normally resident in, the UK.

Special Protection Areas (SPAs)

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

Staircasing

Purchases by the householder of additional shares in shared ownership / equity dwellings.

Standard Occupancy Housing

Homes (C3 use class) that are not limited by occupation to any particular group of people, for example, by age or disability.

Statement of Community Involvement (SCI)

A Statement of Community Involvement (SCI) sets out a local planning authority's policy to identify how and when local communities and stakeholders will be involved in the preparation of the documents to be included in the development plan. It also governs the development management process for all planning applications within the area.

Strategic Housing Land Availability Assessment (SHLAA)

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

Strategic Housing Market Assessment (SHMA)

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

Statutory bodies

A government appointed body set up to give advice and be consulted for comment upon development plans and planning applications affecting matters of public interest. Examples of statutory bodies include English Heritage, Natural England and Environment Agency.

Strategic Environmental Assessment (SEA) directive

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

Strategic Flood Risk Assessment (SFRA)

A Strategic Flood Risk Assessment (SFRA) is a study carried out aby a local planning authority to assess flood risk in the local plan area and the risks to and from surrounding areas. It is part of the evidence base that supports a local plan. There are two levels of SFRA. All local planning authorities need to carry out a level 1 assessment at least, and it may be necessary to expand the scope of this assessment to a more detailed level 2 assessment. Both levels of study have been completed to support the South Downs Local Plan.

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.

Supplementary Planning Documents (SPD)

Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.

Supply chains

A system of organisations, people, activities, information and resources involved in moving a product or service from supplier to customer. Supply chain activities involve the transformation of natural resources, raw materials and components into a finished product that is delivered to the end customer.

Sustainable Drainage Systems (SUDS)

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

Sustainability Appraisal

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

Sustainable Development

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

Telecommunications

Telecommunications infrastructure includes development proposals related to the supply and management of broadband, mobile services and telephone land lines.

Temporary stopping places

Also known as 'emergency stopping places' – sites for Gypsies and Travellers, less formal and less well serviced than transit sites and generally intended for shorter stays. They might, for example, be loops of by-passed roadway, old chipping depots, poor agricultural land or small urban sites where development is planned but not immediate. Water supply and rubbish disposal might be the only services provided.

Tenet

An opinion, belief or principle held to be true by a person or organisation.

The Town and Country Planning (Local Planning) (England) Regulations 2012

Government regulations on local planning that apply in England and came into force on 06 April 2012.

Town centre

Area defined on the Local Plan policies map, including the primary shopping area and adjacent areas predominantly occupied by main town centre uses. Includes local centres but excludes small parades of shops of purely neighbourhood significance.

Tranquillity

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

Transit sites

Formal sites for Gypsies and Travellers provided on a permanent basis, with basic amenities and services including boundary fencing, hard standings, water supply, toilet and washing facilities, waste disposal and electricity supply.

Travel plans

Plans to minimise the impacts of travel from a development proposal by reducing car usage and by encouraging the use of sustainable modes such as walking, cycling, public transport and car sharing.

Travelling showpeople

Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on grounds of their own, or their family's or dependents', more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily or permanently, but excludes gypsies and travellers.

Undesignated heritage assets

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

Utilities

Utility infrastructure includes development proposals related to the supply and management of water, waste water, gas and electricity.

Validation List

A list of information required by a local planning authority in order to 'validate' a planning application. This validation list forms two components firstly, the national requirements, including the application form, fee and certificates and secondly, specific local validation requirements known as the 'Local List'. South Downs National Park adopted its validation requirements in February 2013.

Veteran trees

Veteran trees refer 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.

Viewshed Characterisation Study

A study which maps what is visible from various viewpoints.

Village Design Statement(s) (VDS)

A VDS outlines the character of a particular village or town against which planning applications can be assessed.

Volunteer Ranger Service (VRS)

The South Downs Volunteer Ranger Service (VRS) is a voluntary organisation with over 500 members that works in partnership with the National Park Authority, looking after and helping to conserve the special qualities of the South Downs. The group seeks to assist the National Park Authority and its partners in improving and promoting the landscape, wildlife, public access and heritage of the South Downs National Park. Historically, the main activities of the VRS have been practical conservation and access improvement work. However, the VRS now also undertakes a wide variety of other work, for example, exploring the heritage of the National Park, working alongside SDNPA staff at public events and a variety of office based projects. This diversification of the work of the VRS is set to continue. The help provided by such an enthusiastic and dedicated group of people has made it possible to support and deliver a huge range of projects that could not otherwise have been achieved.

Water neutrality

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