

31st January 2019

 Local Plan Team
 South Downs Centre
 North Street
 Midhurst
 West Sussex
 GU29 9DH

Statement to Inform Habitats Regulations Assessment of the Main Modifications to the South Downs Local Plan following public hearings: Public Consultation version dated 31st January 2019

Dear Sir/ Madam

The most recent HRA undertaken for the South Downs Local Plan¹ covered all proposed policies provided by the South Downs National Park Authority. Following Examination, Main Modifications have been made to the Plan policies and supporting text. This letter involves discussion of the Main Modifications to the Local Plan.

This Letter should be read in conjunction with the July 2018 HRA report of the South Downs Local Plan. Following a Likely Significant Effects Test (see Table 1) it is concluded that these changes are minor and do not introduce any likely significant effects that were not fully discussed in the previous HRA report.

The following Main Modifications were put forward by the SDNPA and submitted alongside the Local Plan and therefore the HRA process for the Local Plan has already considered these changes: MM5, MM9, MM11, MM12, MM13, MM15, MM17, MM18, MM19, MM20, MM23, MM24, MM25, MM 26, MM28, MM29, MM30, MM31, MM32, MM33, MM34, MM35, MM36, MM37, MM38, MM41, MM42, MM43, MM46, MM47, MM48, MM50, MM5, MM59, MM60, MM61, MM62, MM63, MM64, MM65, MM66, MM67, MM68, MM69, MM70, MM74, MM76, MM77, MM78, MM79, MM80, MM81, MM82, MM83, MM84, MM85, MM86, MM88, MM90, MM91, MM92, MM93, MM94, MM95, MM96, MM97, MM98, MM99, MM100, MM101, MM102, MM103, MM104, MM105, MM106 and MM107. However, they have been re-assessed in the below Likely Significant Effects Test for completeness.

Table 1. Main Modifications to policies: Test of Likely Significant Effects.

Modification number	Policy/ reference to Local Plan	Main Modification and Test of Likely Significant Effects	Likely Significant Effects Test
MM1	Para 1.10	Amendments to the wording are as follows: <i>"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."</i>	These modifications merely provide contextual background and do not in themselves provide for new development. The conclusions outlined within the July 2018 HRA have not changed.
MM2	Core Policy: SD2 (1g)	Changes to the wording of the Core Policy text as follows: <i>"(g) conserve and enhance soils, use soils sustainably, and protect the best and most versatile agricultural land;"</i>	These modifications expand on the existing policy text with regards to protection and sustainability of soils. The

¹ AECOM (July 2018) South Downs National Park Authority Local Plan. Habitats Regulation Assessment

			modifications do not provide for new development and do not alter the conclusions of the July 2019 HRA.
MM3	Core Policy: SD3 (1)	Changes to the Core Policy text to read: <i>“In determining what constitutes major development the National Park Authority will consider whether the development, <u>including temporary events should they be deemed to constitute development</u>, 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 <u>significant</u> adverse impact on the National Park will include the consideration of both the impact of cumulative development and the individual characteristics of each proposal and its context.”</i>	This modification does not provide for new development or alter a development management policy that could link to a European site. This modification does not alter the outcome of the July 2018 HRA.
MM4	Para 4.21	Amendments to the paragraph text as follows: <i>“The purpose of this policy is to set out how the National Park Authority will determine what constitutes major development and, if an application is deemed to constitute major development, how that application will be considered. <u>It should be noted that this policy applies to all development proposals that require planning permission including temporary events should they be deemed to constitute development.</u>”</i>	These modifications expand on existing text with regards to major development and do not in themselves provide for new development. The conclusions outlined within the July 2018 HRA have not changed.
MM5	Para 4.24	Updates to paragraph text to remove <i>“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”</i>	Modifications made to this policy do not result in increased development to that previously assessed in the July 2018 HRA. This modification will not change the conclusions of the HRA.
MM6	Core Policy: SD9 (1)	Amendments to the Core Policy wording are as follows <i>“Development proposals will be permitted where they conserve and enhance biodiversity and geodiversity, giving particular regard to ecological networks and areas with high potential for priority habitat restoration or creation., and should: <u>Prior to determination, up to date ecological information should be provided which demonstrates that development proposals: ...”</u></i>	This modification does not alter the conclusions of the July 2018 HRA
MM7	Core Policy: SD9 (1a)	Amendments to criteria to read as follows: <i>“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; “</i> and addition of new criteria: <i>“<u>a1) Identify and incorporate net gains for biodiversity”</u>”</i>	This modification does not alter the conclusions of the July 2018 HRA

MM8	Core Policy: SD9 (1)	Addition of New criteria: <i><u>"b¹) Protect and support recovery of rare, notable and priority species."</u></i>	This modification does not alter the conclusions of the July 2018 HRA.
MM9	Core Policy: SD9 (1)	Addition of New criteria: <i><u>"d¹) Comply with the mitigation hierarchy as set out in national policy"</u></i>	This modification does not alter the conclusions of the July 2018 HRA
MM10	SD9 2 d	<i>b¹) 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 there are <u>wholly exceptional reasons need for, and benefits of, the development in that location clearly demonstrably outweigh the loss and a suitable compensation strategy exists.</u></i>	This modification does not alter the conclusions of the July 2018 HRA
MM11	Core Policy: SD9 (2) (e)	Amendments to the Core Policy text as per the following "e) Outside of designated sites (including Biodiversity Opportunity Areas (BOA) and habitats listed in Biodiversity 2020, protected species and priority species, and habitats list): <i>Development proposals <u>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.</u></i>	Addition of text for clarity. This modification does not change the outcome of the July 2018 HRA and therefore will not change the conclusions of the HRA.
MM12	Core Policy: SD10 (1)	Amendments to the Core Policy text as per the following: <u>"The Mens SAC, and Ebernoe Common SAC and Singleton & Cocking Tunnels SAC</u> <i>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 <u>the following ranges 9km of the Mens SAC or 7km of the Ebernoe Common SAC, as shown on the Policies Map, should have due regard to the possibility that barbastelle and Bechstein Bats will be utilising the site. Such proposals will be required to incorporate necessary surveys and ensure that key features (foraging habitat and commuting routes) are retained, in addition to a suitable buffer to safeguard against disturbance⁴⁶.</u></i> a) <i><u>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</u></i> b) <i><u>12km: Wider conservation area – significant impacts or severance to flightlines to be considered."</u></i>	This modification will not alter the outcome of the July 2018 HRA.
MM13	Core Policy: SD10 (2)	Amendments to the Core Policy text as per the following: <u>"Singleton and Cocking SAC</u>	This modification will not alter the

		<p>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.</p>	<p>outcome of the July 2018 HRA.</p>
MM14	SD10 (4)	<p>Development proposals resulting in a net increase in residential units within 400m of the boundary of the Wealden Heaths Phase II SPA, as shown on the Policies Map, will be required to <u>demonstrate that the need for development cannot be solely met outside of the 400m zone, and undertake a project-specific Habitats Regulations Assessment (HRA).</u></p>	<p>This modification will not alter the outcome of the July 2018 HRA.</p>
MM15	New criteria to follow SD10 (4)	<p>[New criteria:] <u>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.</u></p>	<p>This modification will not alter the outcome of the July 2018 HRA.</p>
MM16	SD10 (5)	<p>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 <u>impacts which are likely to have a significant adverse effect</u> can be avoided or can be satisfactorily mitigated through a developer-provided package of measures.</p>	<p>Modifications made to this policy do not result in increased development to that previously assessed in the July 2018 HRA. This modification will not change the conclusions of the HRA.</p>
MM17	SD11	<p>[New criteria:] <u>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 information by and contribute to local character and enhance or create new habitat linkages.</u></p>	<p>This modification will not alter the outcome of the July 2018 HRA.</p>
MM18	5.102a	<p>[Amendment to new paragraph 5.102a shown in the minor edit table] 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</p>	<p>Natural England requested amendment for clarity to bring in line with 2018 NPPF</p>

		negative effects on ancient woodland or veteran trees <u>unless there are wholly exceptional reasons and a suitable compensation strategy exists</u> . 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.	This modification will not alter the outcome of the July 2018 HRA														
MM19	SD26 (3)	[In table that follows part 3., change figures as follows:] <table border="1" data-bbox="518 571 1165 1142"> <tr> <td>Coldwaltham</td> <td>38 <u>28</u></td> </tr> <tr> <td>Fernhurst (including Syngenta*)</td> <td>220 (*200)</td> </tr> <tr> <td>Findon</td> <td>30 <u>28</u></td> </tr> <tr> <td>Lewes (including North Street Quarter*)</td> <td>875 (*415)</td> </tr> <tr> <td>Stedham</td> <td>48 <u>16</u></td> </tr> <tr> <td>West Ashling</td> <td>49 <u>16</u></td> </tr> <tr> <td>Droxford</td> <td>30 <u>26</u></td> </tr> </table>	Coldwaltham	38 <u>28</u>	Fernhurst (including Syngenta*)	220 (*200)	Findon	30 <u>28</u>	Lewes (including North Street Quarter*)	875 (*415)	Stedham	48 <u>16</u>	West Ashling	49 <u>16</u>	Droxford	30 <u>26</u>	Modifications reflect the changes to the figure to reflect the housing target. Modifications made to this policy do not result in increased development to that previously assessed in the July 2018 HRA. This modification will not change the conclusions of the HRA.
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MM20	New footnote to Policy SD26	^{FN} At the time of Local Plan submission, the housing provision figures for Corhampton and Meonstoke, East Dean and Friston (East Sussex) and Pyecombe have been met through sites allocated in the Pre-submission Local Plan having been subsequently built out. These sites therefore no longer require an allocation policy.	Updates made to this policy do not result in increased development to that previously assessed in the July 2018 HRA. This modification will not change the conclusions of the HRA.														
MM21	7.86	The term 'existing dwelling' for the purposes of this policy refers to the residential unit that existed on 01 April 2011 <u>18 December 2002</u> or, if built after that date, as originally built. This is the date that the National Park Authority became the local planning authority for the National Park <u>National Park was first designated</u> .	This modification will not alter the outcome of the July 2018 HRA.														
MM22	SD30 (1a)	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 <u>approximately 30%</u> compared with the gross internal area of the existing dwelling; and	Modification to provide clarity. This modification will not alter the outcome of the July 2018 HRA.														
MM23	SD31 (1a)	a) The proposal does not increase the floorspace of the existing dwelling by more than <u>approximately 30%</u> unless there are exceptional circumstances;	Modification to provide clarity. This														

			modification will not alter the outcome of the July 2018 HRA.										
MM24	7.93	The term 'existing dwelling' for the purposes of this policy refers to the residential unit that existed on 01 April 2011 <u>18 December 2002</u> or, if built after that date, as originally built.	Modification to provide clarity. This modification will not alter the outcome of the July 2018 HRA.										
MM25	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 <u>approximately 30%</u> . A larger proposal may be permitted where it can be clearly demonstrated that there will be no harmful intrusive impact in the landscape and that there is an enhancement in the appearance of the host dwelling. <u>The Authority will consider larger extensions that are needed to accommodate exceptional family needs, for example, arising from a disabled or elderly member of the family; robust evidence will be required to support such applications.</u>	No additional development has been provided. This modification will not change the conclusions of the July 2018 HRA.										
MM26	SD33 (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 <u>6</u> pitches in that part of the National Park located in Lewes District; c) 44 <u>6</u> pitches in that part of the National Park located in East Hampshire and Winchester Districts.	Modifications made to this policy do not result in increased development to that previously assessed in the July 2018 HRA. This modification will not change the conclusions of the HRA.										
MM27	SD33 (3)	Development proposals to meet the needs of the Gypsy, Traveller and Travelling Showpeople community (as defined in Planning Policy for Traveller Sites (2015) or any subsequent policy) <u>on unidentified sites</u> will be permitted where they: a) Can demonstrate a local connection <u>Meet a need as identified in Figure 7.6 below;</u> b) Can demonstrate that there is no alternative available pitch which could be used in the locality; c) b) Do not result in sites being over-concentrated in any one location or disproportionate in size to nearby communities; ...	These modifications do not provide for new development. The conclusions outlined within the July 2018 HRA have not changed.										
MM28	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 <u>AS OF 1 OCTOBER 2018</u> <table border="1" data-bbox="518 1736 1157 2040"> <thead> <tr> <th>Area (Within National Park)</th> <th>Permanent Gypsy & Traveller Pitch Need</th> <th>Permanent Showpeople's Plot Need</th> <th>Allocations in the Local Plan</th> <th>Remaining unmet need</th> </tr> </thead> <tbody> <tr> <td>Brighton & Hove*</td> <td>13 (2016 – 2028)</td> <td>0</td> <td>0</td> <td>13 Gypsy & Traveller</td> </tr> </tbody> </table>	Area (Within National Park)	Permanent Gypsy & Traveller Pitch Need	Permanent Showpeople's Plot Need	Allocations in the Local Plan	Remaining unmet need	Brighton & Hove*	13 (2016 – 2028)	0	0	13 Gypsy & Traveller	These modifications do not provide for new development. The conclusions outlined within the July 2018 HRA have not changed.
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MM29	SD39 (1b & e)	<p><u>1(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 a more isolated location. It has been demonstrated that available alternative sites, including where feasible sites outside the National Park, which might better protect and</u></p>	<p>This modification does not provide for additional development. It does not alter the conclusion of the July 2018 HRA.</p>																																																												

		<p>enhance the special qualities have been considered, and are unsuitable to meet the need;</p> <p>1(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;</p>	
MM30	SD39 (1g)	Existing <u>redundant</u> buildings <u>within the application site</u> which have a negative <u>landscape impact on landscape character</u> are removed <u>where appropriate</u> .	This modification provides additional text for clarification. This modification will not alter the outcome of the July 2018 HRA.
MM31	SD39 (2c)	The layout and design is located to minimise impacts on <u>conserves and enhances local landscape character and the special qualities;</u> and	This modification will not alter the outcome of the July 2018 HRA.
MM32	SD40	Diversification activities remain subsidiary to the farming <u>agricultural</u> or forestry operation, in terms of physical scale and income stream <u>environmental impact;</u> and	This modification will not alter the outcome of the July 2018 HRA.
MM33	Para 7.20 1	Farm diversification should make the best possible use of existing, appropriate buildings <u>while supporting landscape character</u> . In instances where the reuse of existing buildings would cause harm to a heritage asset, a new building may be preferable. <u>no such buildings are available, the opportunities for new development will be far more limited.</u>	This modification does not allow for an increase in development and therefore will not alter the outcome of the July 2018 HRA.
MM34	Para 7.202	Where <u>If, in exceptional circumstances, new buildings are deemed necessary to support the agricultural or forestry operation,</u> they should generally be in close proximity to existing buildings and respond to the context of an agricultural farmstead, <u>in accordance with Historic England's Farmstead Assessment Framework^{FN}. A functional design may be appropriate, provided that the buildings are modest in scale.</u>	This modification will not alter the outcome of the July 2018 HRA.
MM35	New footnote to 7.202	Farmstead Assessment Framework, Historic England, 2015	This modification will not alter the outcome of the July 2018 HRA.
MM36	SD41 (1c)	The original building is structurally sound, is not derelict and of an appropriate design and scale for conversion to the proposed new use <u>worthy of conversion with regard to its current character, scale and condition,</u> without the need for substantial reconstruction, significant extensions or ancillary buildings;	Modification to provide further clarity. This modification will not alter the outcome of the July 2018 HRA.
MM37	SD41 (1g)	For residential uses, the proposed development is restricted to occupation by local workers who need to be accommodated outside of defined settlement boundaries. <u>The building is converted to the most appropriate viable use according to the following cascade:</u>	This modification does not provide for increased development. This modification will not alter the outcome of the July 2018 HRA.



		<p>i. <u>Firstly, housing for essential agricultural or forestry workers, or succession housing for former agricultural or forestry workers</u></p> <p>ii. <u>Farm/forestry diversification for employment use</u></p> <p>iii. <u>Affordable housing</u></p> <p>iv. <u>Farm/forestry diversification for visitor accommodation or facilities</u></p> <p>v. <u>Open market housing.</u></p>	
MM38	New paragraph to follow 7.208	<u>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.</u>	This modification does not result in increased development. This modification will not alter the outcome of the July 2018 HRA.
MM39	Para 7.213	<p>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.</p> <p>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:</p> <ul style="list-style-type: none"> • 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 	This modification does not allocate for new development. This modification will not alter the outcome of the July 2018 HRA.

		<p>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,</p>	
MM40	Two new paras to follow 7.215 (to replace former MM16 paras 7.215a & 7.215b)	<p>Succession housing</p> <p><u>7.125a 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:</u></p> <ul style="list-style-type: none"> <u>The farm/forestry business is established and viable in accordance with Policy SD32;</u> <u>One or more of the former essential workers is currently living on-site;</u> <u>One or more of the new essential workers will do substantially the same type and scale of work as the former essential worker.</u> <p><u>7.125b Restrictive conditions and / or legal agreements will be applied to ensure that succession housing does not become a route to allowing open market housing.</u></p>	<p>The modification does not allocate any new development but instead provides additional information on succession housing. This modification will not alter the outcome of the July 2018 HRA.</p>
MM41	7.141	<p>The purpose of this policy is to set out employment land provision figures for the National Park and safeguard existing employment sites. <u>For the purpose of this policy 'employment' is defined as a type of economic development relating to the B uses as defined by the Use Class Order namely B1 business, B2 general industrial and B8 storage and distribution.</u></p>	<p>This modification provides further text for clarity. This modification will not alter the outcome of the July 2018 HRA.</p>
MM42	SD43 (2a)	<p>For commercially run community facilities, evidence is provided of a robust marketing campaign of at least 42 <u>24</u> months that clearly demonstrates there is no market demand for the existing use or an equivalent community use; or</p>	<p>This modification will not alter the outcome of the July 2018 HRA.</p>
MM43	7.234	<p>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 42 <u>24</u> months will be required to demonstrate that there is no market demand for the existing use...</p>	<p>This modification will not alter the outcome of the July 2018 HRA.</p>


MM44	SD47: Local Green Spaces	<p>Seaford</p> <ul style="list-style-type: none"> • The Village Green, Bishopstone • Tide Mills, Mill Drove <p>Stedham</p> <ul style="list-style-type: none"> • Stedham Sports Ground • Stedham Recreation ground (Village Green) • Land at Common View (Allotment Gardens) • Playing Field – land at Common View 	This modification relates to an update as these sites are now being progressed by their respective NDPs. This modification will not alter the outcome of the July 2018 HRA.
MM45	SD48 (2)	<p>Residential:</p> <p>i. Energy <u>efficiency</u>: 19% carbon <u>dioxide</u> reduction improvement against Part L (2013)^{FN} <u>through the energy efficiency of the building</u> and;</p> <p>ii. Water: Total <u>mains</u> Cconsumption of no more than 110 litres per person per day^{FN}.</p> <p>Non-Residential and Multi-residential:</p> <p>i. Major: BREEAM Very Good <u>Excellent</u></p>	This modification will not alter the outcome of the July 2018 HRA.
MM46	SD56 (2)	<p>The National Park Authority would support development proposals for the following land uses where it is <u>demonstrated they deliver the environmentally-led restoration of the site:</u></p> <p>a) Sustainable tourism / visitor based recreation activities and leisure development directly related to the understanding and enjoyment of the National Park;</p> <p>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</p> <p>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.</p> <p>provided that the proposals can clearly demonstrate how they would deliver the key considerations set out in Part 1 of this policy, and</p>	This modification provides additional text for clarity. It does not provide for new development and will not alter the outcome of the July 2018 HRA.
MM47	SD57 to follow (3e)	<p>[additional criterion]</p> <p>f) <u>Appropriate flood mitigation measures are incorporated as set out in the Level 1 Update and Level 2 SFRA final report 2017.</u></p>	This modification does not provide for new development. This modification will not alter the outcome of the July 2018 HRA.
MM48	9.7	<p>Core Policy SD3 sets out the two stages of decision making in relation to major development. If the proposal is considered to be major development then the second part of the policy will apply, alongside other policies within this Local Plan. An assessment has been made of all the allocations in regard to major development and is set out in the technical report Site Allocations against Major Development Considerations. It should be noted that some development proposals may be subject to Environmental Impact Assessments.</p>	This modification will not alter the outcome of the July 2018 HRA.
MM49	SD58 (1)	<p>[additional criterion:]</p> <p>k) <u>Flood compensation storage should be provided for any ground raising or built development on Flood Zone 3 (including allowance for future climate change).</u></p>	This modification does not provide for new development and will not alter the outcome of the July 2018 HRA.

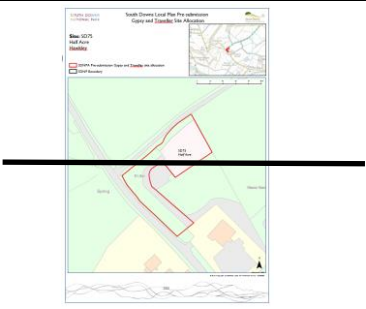
MM50	Plan – allocation SD58	[Amendment of site boundary to include land adjacent to the north behind the rear of 5 High Street, Alfriston] [See Appendix 1]	This modification relates to the correction of a site boundary. This modification will not alter the outcome of the July 2018 HRA.
MM51	SD60 (1)	e) Existing mature trees and hedgerows to be retained; [additional criterion:] f) <u>Provides a pedestrian link to adjoining Footpath 28.</u>	This modification does not provide for new development and will not alter the outcome of the July 2018 HRA.
MM52	To follow para 9.48	<u>[new paragraph:] 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.</u>	This modification does not provide for new development and will not alter the outcome of the July 2018 HRA.
MM53	SD64 (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 280m ² with suitable vehicular parking for customers will also be permitted. The remainder of the allocation site should be publicly accessible <u>retained as open space and a small area of vehicular parking for users of the open space.</u> Planning permission will not be granted for any other uses.	This modification will not alter the outcome of the July 2018 HRA.
MM54	SD64 (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:	This modification will not alter the outcome of the July 2018 HRA.
MM55	SD64 (2a)	To demonstrate that there would be no likely significant effect on the Waltham Brookes Site of Special Scientific Interest (SSSI), the Amberley Wild Brooks SSSI, <u>and no adverse effects on the integrity of The Mens Special Area of Conservation...</u>	This modification will not alter the outcome of the July 2018 HRA.
MM56	SD64 (2) to follow (2b)	[new criterion:] <u>Development must be demonstrably biodiversity-led and guided by the biodiversity value of the site. It will be necessary to design the development to maximise existing habitats and species and retain a large proportion of undeveloped land for the purpose of retaining and enhancing biodiversity.</u>	This modification does not provide for new development and will not alter the outcome of the July 2018 HRA.
MM57	SD64 (2c)	To provide the residual area of the allocation as accessible, landscaped <u>open space with the primary purpose of providing retaining and enhancing the biodiversity value of the site and to provide an alternative to designated sites in the Arun Valley</u>	This modification will not alter the outcome of the July 2018 HRA.

MM58	SD64 (2e)	<p>[additional criteria:]</p> <p>l) <u>Foul drainage to connect to the mains system at the nearest point of capacity</u></p> <p>m) <u>Provide suitable Sustainable Drainage Systems to protect adjacent sites with nature conservation designations from adverse hydrological impacts and is designed to incorporate existing biodiversity.</u></p> <p>n) <u>Provide adequate separation between Coldwaltham Wastewater Treatment Works and the development to allow odour dispersion on the basis of an odour assessment to be undertaken in consultation with Southern Water.</u></p> <p>o) <u>Provide future access to the existing sewerage infrastructure for maintenance and upsizing purposes.</u></p>	This modification will not alter the outcome of the July 2018 HRA.
MM59	SD64 (2) to follow 2(k)	<p>[additional criteria:]</p> <p>p) <u>Foul drainage to connect to the mains system at the nearest point of capacity</u></p> <p>q) <u>Provide suitable Sustainable Drainage Systems to protect adjacent sites with nature conservation designations from adverse hydrological impacts and is designed to incorporate existing biodiversity.</u></p> <p>r) <u>Provide adequate separation between Coldwaltham Wastewater Treatment Works and the development to allow odour dispersion on the basis of an odour assessment to be undertaken in consultation with Southern Water.</u></p> <p>s) <u>Provide future access to the existing sewerage infrastructure for maintenance and upsizing purposes.</u></p>	This modification does not provide for new development and will not alter the outcome of the July 2018 HRA.
MM60	SD64 to follow whole of (2)	<p>[additional criterion:]</p> <p>3. <u>The National Park Authority has prepared a Development Brief to assist the delivery of the site. Development proposals in broad conformity with the Development Brief will be permitted.</u></p>	This modification does not provide for new development and will not alter the outcome of the July 2018 HRA.
MM61	9.58, 9.59 and text box	<p>Removal of the following text:</p> <p>CORHAMPTON</p> <p>9.58 Corhampton is a village located in the Dip Slope broad area on the western bank of the River Meon. It forms a civil parish with Moonstoke which adjoins it on the eastern bank. The Parish had a population of approximately 760 in 2011.</p> <p>LAND EAST OF WARNFORD ROAD, CORHAMPTON</p> <p>Site area: _____ Approximately 0.73ha</p> <p>Current Use: _____ Commercial; Residential</p> <p>t) 9.59 The allocation site comprises three existing planning consents (SDNP/15/01181/FUL, SDNP/02757/FUL and SDNP/16/02767/FUL) for residential development comprising a total of 18 dwellings."</p>	Deleted as development is well advanced. This modification will not alter the outcome of the July 2018 HRA.
MM62	Core Policy: SD65	<p>Allocation Policy SD65: Land East of Warnford Road, Corhampton</p> <p>1. Land East of Warnford Road, Corhampton is allocated _____ for up to 18 residential dwellings (Class C3 use). Planning _____ permission will not be granted for any other uses.</p>	Deleted as development is well advanced. This modification will not alter the outcome of the July 2018 HRA.
MM63	Plan – allocation SD65	Delete inset map showing allocation SD65:	Removal of map as development well advanced. This

			<p>modification will not alter the outcome of the July 2018 HRA.</p>
MM64	Core Policy: SD66 (1)	<p>Alteration to the Core Policy text as follows: “<i>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.</i>”</p>	<p>This modification does not provide for new development and will not alter the outcome of the July 2018 HRA.</p>
MM65	Core Policy: SD69 (1f)	<p>Addition of new criterion: <i>“f) The development should provide a new appropriately-designed through-footpath and cycle link for residents of the development between the site and Glaziers Lane, unless this is shown not to be feasible.”</i></p>	<p>This modification does not provide for new development and will not alter the outcome of the July 2018 HRA.</p>
MM66	Para 9.86 and 9.87	<p>Removal of the following text: “EAST DEAN (EAST SUSSEX) <i>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.</i> LAND BEHIND THE FRIDAYS, EAST DEAN (EAST SUSSEX) <i>Site area: ——— Approximately 0.54ha</i> <i>Current Use: ——— Agricultural</i> <i>Allocated Use: ——— Residential Development</i> <i>9.87 — The allocation site comprises an existing planning consents (SDNP/14/03936/FUL) for residential development comprising a total of 11 dwellings.”</i></p>	<p>Planning permission has been implemented resulting in the text being deleted. This modification does not alter the outcome of the July 2018 HRA.</p>
MM67	-	<p>Removal of the following text: Allocation Policy SD70: Land Behind the Fridays, East Dean (East Sussex) <i>4. 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.</i></p>	<p>Planning permission has been implemented resulting in the text being deleted. This modification does not alter the outcome of the July 2018 HRA.</p>
MM68	Site allocation Map SD70 - Land behind the Fridays, East Dean in Local Plan document	<p>[Delete site allocation map for SD70:]</p> 	<p>Planning permission has been implemented resulting in the text being deleted. This modification does not alter the outcome of the July 2018 HRA.</p>

MM69	SD71 (1)	Land at Elm Rise, Findon is allocated for the development of between 15 and 20 <u>14 and 18</u> residential dwellings (class C3 use).	A reduction in dwelling provision. This modification does not alter the outcome of the July 2018 HRA.				
MM70	SD73 (2a)	Development proposals should provide a suitable transition in form and fabric from Petersfield Road to the west to the open countryside to the east <u>clear transition in form and layout with a reduced build intensity from Petersfield Road east towards the open countryside;</u>	This modification does not alter the outcome of the July 2018 HRA.				
MM71	SD73 (2h)	Provision of an area of suitable public open space within the site <u>a significant area of public open space within the site which provides for a transition between the development and the countryside.</u>	This modification does not alter the outcome of the July 2018 HRA.				
MM72	9.115 to 9.119, subtitles and Text box	<p>HAWKLEY 9.115 Hawkley is a small village in the Western Weald broad area 3.5 miles north of Petersfield.</p> <p>HALF ACRE HAWKLEY ROAD, HAWKLEY</p> <table border="1" data-bbox="517 835 1161 958"> <tr> <td>Site area:</td> <td>0.24 ha</td> </tr> <tr> <td>Current use:</td> <td>Gypsy & Traveller site</td> </tr> </table> <p>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.</p> <p>9.117 The site lies between Liss to the east which contains a good range of services and facilities and the much smaller Hawkley to the west.</p> <p>9.118 Surface water mapping indicates a concentrated flow pathway towards the site along Hawkley Road from the northwest. This appears to concentrate at the north western corner of the site, with one pathway following the northern boundary and another crossing the centre. The Level 1 Update and Level 2 SFRA provides recommendations for a site specific flood risk assessment, and the suitability and design of SuDS.</p> <p>9.119 Development proposals should therefore be informed by the following evidence studies:</p> <ul style="list-style-type: none"> ● Foul Sewerage and Utilities Assessment; ● Lighting Assessment; ● Project Level Habitats Regulations Assessment; and ● Flood Risk Assessment. 	Site area:	0.24 ha	Current use:	Gypsy & Traveller site	<p>Planning permission has been implemented resulting in the text being deleted. This modification does not alter the outcome of the July 2018 HRA.</p>
Site area:	0.24 ha						
Current use:	Gypsy & Traveller site						

MM73	SD75	<p style="text-align: center;">Allocation Policy SD75: Half Acre, Hawkley</p> <div style="text-align: center;">  </div> <p>1. Half Acre, Hawkley is allocated for the development of 3 permanent Gypsy and Traveller pitches. Planning permission will not be granted for any other uses. Detailed proposals that meet the following site specific development requirements will be permitted:</p> <ul style="list-style-type: none"> 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. <p>2. In order for the development to have an overall positive impact on the ability of the natural environment to contribute to ecosystem services, development proposals must address the following::</p> <ul style="list-style-type: none"> 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. 	<p>Planning permission has been implemented and the site occupied resulting in the text being deleted. This modification does not alter the outcome of the July 2018 HRA.</p>
MM74	Plan – allocation SD75	[Delete inset map showing allocation SD75:]	<p>Planning permission has been implemented and the</p>

			site occupied resulting in the text being deleted. This modification does not alter the outcome of the July 2018 HRA.
MM75	Plan – allocation SD76	[See Appendix 2]	This modification does not alter the outcome of the July 2018 HRA.
MM76	SD77	Land at Castelmer Fruit Farm, Kingston near Lewes is allocated for the development of 10 to 12 <u>up to 12</u> residential dwellings (class C3 use). Planning permission will not be granted for any other uses.	This modification does not alter the outcome of the July 2018 HRA.
MM77	Policy SD77 (1a)	a) The woodland within the northern portion of the site shall be made publicly accessible; 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 <u>(other than a narrow single track for the purpose of maintaining the land).</u>	This modification does not alter the outcome of the July 2018 HRA.
MM78	SD79 (4f 5f)	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;	This modification does not alter the outcome of the July 2018 HRA.
MM79	SD79 to follow (4f 5f)	Flood compensation storage should be provided for any ground raising or built development in Flood Zone 3 <u>(including allowance for future climate change);</u> <u>No development other than Essential Infrastructure or Water Compatible development in FZ3b;</u>	This modification does not alter the outcome of the July 2018 HRA.
MM80	SD79 (5k)	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;	This modification does not alter the outcome of the July 2018 HRA.
MM81	SD80: Malling Brooks, Lewes	e) Development to be undertaken in accordance with the recommendations of the Flood Risk Assessment dated 8th November 2006 (Revision F Feb 2009) accompanying Planning Application LW/07/1608; A comprehensive approach to flood risk will be adopted and development will be undertaken in accordance with the recommendations of an agreed Site Specific Flood Risk Assessment;	This modification does not alter the outcome of the July 2018 HRA.
MM82	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. <u>As the site includes a section of the former Petersfield to Pulborough railway line, an appropriate route should be safeguarded for a future non-motorised through transport route in line with Policy SD20: Walking, Cycling and Pedestrian Routes.</u>	This modification does not alter the outcome of the July 2018 HRA.

MM83	SD81 (1d)	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;	This modification does not alter the outcome of the July 2018 HRA.
MM84	SD82 (1c)	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;	This modification does not alter the outcome of the July 2018 HRA.
MM85	9.185, 9.186 and Text box	<p>PYECOMBE</p> <p>9.185 — Pyecombe is a village and civil parish located on the Dip Slope approximately 11 km to the north of Brighton. Pyecombe parish has a population of 237.</p> <hr/> <p>LAND AT CHURCH LANE, PYECOMBE Site area: 1.0 ha</p> <hr/> <p>9.186 The allocation site comprises an existing planning consents (SDNP/15/04137/FUL) for residential development comprising a total of 8 dwellings.</p>	Planning permission has been implemented. This allocation has been removed from the CS. This modification does not alter the outcome of the July 2018 HRA.
MM86	SD87	<p>Allocation Policy SD87: Land at Church Lane, Pyecombe</p> <p>1. Land at Church Lane, Pyecombe is allocated for up to 8 residential dwellings (C3 use). Planning permission will not be granted for any other uses.</p>	Planning permission has been implemented. This allocation has been removed from the CS. This modification does not alter the outcome of the July 2018 HRA.
MM87	Plan – allocation SD87	<p>[Delete inset map showing allocation SD87:]</p> 	Planning permission has been implemented. This allocation has been removed from the CS. This modification does not alter the outcome of the July 2018 HRA.
MM88	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.	A reduction in housing provision. This modification does not alter the outcome of the July 2018 HRA.
MM89	9.199	<p>Development proposals should be informed by and come forward in conjunction with Access, Landscape and Ecological improvement strategies. <u>These strategies should take account of the following to ensure appropriate active land management for the locally designated sites:</u></p> <ul style="list-style-type: none"> • <u>Signage requiring dogs on leads during bird nesting season and provides information about the River Rother;</u> • <u>Funding for leaflets regarding recreational disturbance, to be delivered to new householders;</u> • <u>Funding for Take the Lead Campaign, dog ambassadors and the provision of dog bins;</u> 	This modification does not alter the outcome of the July 2018 HRA.

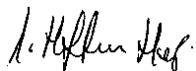
		The land adjacent to the River Rother for a depth of approximately 20 metres shall be provided as a broadly linear, publicly accessible woodland park adjacent to the River Rother with the aim improving local accessibility and site ecology.	
MM90	SD89 (1)	Land at Pulens Lane, Sheet is allocated for the development of 30 to 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.	A reduction in housing provision. This modification does not alter the outcome of the July 2018 HRA.
MM91	SD89 to follow (2)	[additional criterion:] 3. <u>The National Park Authority has prepared a Development Brief to assist the delivery of the site. Development proposals in broad conformity with the Development Brief will be permitted.</u>	This modification does not alter the outcome of the July 2018 HRA.
MM92	SD90 (1d)	Development to incorporate open space in the centre of the site retain <u>wider glimpsed</u> landscape views from New Lane.	This modification does not alter the outcome of the July 2018 HRA.
MM93	Plan – allocation SD90	[See Appendix 3]	This modification does not alter the outcome of the July 2018 HRA.
MM94	9.219	...As such development proposals must demonstrate that any impacts, including hydrological impacts, can be suitably mitigated. <u>Possible solutions involve working with the site management to implement schemes including:</u> i) <u>Signage requiring dogs on leads during bird nesting season and provides information on the SSSI;</u> ii) <u>Funding for leaflets regarding recreational disturbance, to be delivered to new householders;</u> iii) <u>Funding for Take the Lead Campaign, dog ambassadors and the provision of dog bins;</u> iv) <u>Enhancements including upgrading surfaces of footpaths through Stedham and north of the village to encourage dog walking away from the Common;</u> v) <u>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;</u> vi) <u>Working with relevant organisations such as the Wildlife Trust and Natural England to maximise the potential for net-gain for biodiversity through the development.</u>	Modification in response to Natural England advice. This modification does not alter the outcome of the July 2018 HRA.
MM95	New para to follow 9.219 (incorporates parts of 9.219)	9.219a The site is located within an area of particular ecological value including protected species. In addition, an ecological survey and mitigation plan of the site will also be required and the southern portion of the site will be kept free of development to serve a range of functions, including land for biodiversity enhancements, a transition from development to the Common and concentrating development to the north of the site thereby ensuring that Stedham remains a village focused on School Lane (in accordance with its historic character) and not joined to the A272 to ensure that development enhances opportunities for local ecology and protected species to flourish. Given the history of commercial use on the site, development proposals should be informed by a land contamination survey.	Modification in response to Natural England advice. This modification does not alter the outcome of the July 2018 HRA.

MM96	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	Modification in response to Natural England advice. This modification does not alter the outcome of the July 2018 HRA.
MM97	9.221	[delete whole paragraph] 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.	This modification does not alter the outcome of the July 2018 HRA.
MM98	9.222	[delete whole paragraph] 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.	Modification in response to Natural England advice. This modification does not alter the outcome of the July 2018 HRA.
MM99	SD92 (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.	Modification in response to Natural England advice and Parish Council comments. Modification resulting in reduction in housing provision. This modification does not alter the outcome of the July 2018 HRA.
MM100	SD92 (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.	This modification does not alter the outcome of the July 2018 HRA.
MM101	SD92 (3)	Detailed proposals that meet the following site specific development requirements will be permitted: a) To <u>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;</u> b) Not to <u>There is no harm to the amenity of the Public Right of Way on the southern, eastern, and western and northern boundaries;</u> c) <u>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</u>	Modification in response to Natural England and Parish Council comments, and part reflecting Statement of Common Ground with landowners. This modification does not alter the outcome of the July 2018 HRA.

		<p>of the A272);</p> <p>d) To provide for the amenity and privacy of its occupants and those of neighbouring properties</p> <p>e) To provide for acceptable levels of daylight and sunlight reaching new residential dwellings and associated private amenity spaces;</p> <p>d) <u>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.</u></p> <p>e) <u>The design of the housing and employment uses complement each other allowing them to be successfully integrated.</u></p> <p>f) <u>The scheme is designed to look to the village to the north and opportunities to integrate with the existing community are maximised.</u></p> <p>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;</p> <p>g) h) To provide all necessary vehicular parking on-site to avoid additional on street parking; and</p> <p>h) Existing mature trees to be retained</p> <p>h) <u>i) ensure run-off and drainage is managed to safeguard against any adverse impact on heathland to the south.</u></p>	
MM102	SD92 (4a)	<p>In order for the development to have an overall positive impact on the ability of the natural environment to contribute to ecosystem services, development proposals must address the following:</p> <p>Maximise available space for tree planting <u>or heathland habitat creation</u>. 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;</p>	This modification does not alter the outcome of the July 2018 HRA.
MM103	Plan - allocation SD92	[See Appendix 4 - substitute inset map]	Modification in response to Natural England and Parish Council comments and reflecting changes to policy text. This modification does not alter the outcome of the July 2018 HRA.
MM104	9.225	The site is bounded by mature trees which should be retained and protected. <u>The site has previously been earmarked for recreational use, therefore proposals should provide approximately 20% of the total area as informal public open space accessible from the village hall and car park.</u> A very small part of the site at the south eastern corner is shown to be at risk of surface water flooding which	This modification does not alter the outcome of the July 2018 HRA.

		may increase as a result of climate change over the lifetime of the development. ...	
MM105	Additional criterion To follow SD93 (1e)	[additional criterion:] f) <u>A proportion of the site should be provided as public open space directly accessible from the village hall and car park.</u>	This modification does not alter the outcome of the July 2018 HRA.
MM106	SD95 (1)	Land South of Heather Close, West Ashling is allocated for the development of between 48 and 20 15 and 17 residential dwellings (class C3 use).	Modification resulting in reduction in housing provision. This modification does not alter the outcome of the July 2018 HRA.
MM107	SD95 to follow (1g)	[additional criterion:] h) <u>Provide a connection at the nearest point of adequate capacity in the sewerage network, in collaboration with the service provider.</u>	This modification does not alter the outcome of the July 2018 HRA.

Yours sincerely,
for **AECOM Infrastructure & Environment UK Limited**



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