



**South Downs National Park Authority**  
**Authority Monitoring Report**  
**01 April 2019 to 31 March 2020**

---

**December 2020**

## Executive Summary

This is the sixth Authority Monitoring Report (AMR) produced by the South Downs National Park Authority (SDNPA) and it is the first AMR to be produced since the adoption of the South Downs Local Plan (SDLP) in July 2019.

The end of the monitoring year, March 31 2020, marked exactly a decade since the South Downs National Park Authority came into being. The South Downs National Park was designated on 18 December 2002 under Part 2 of the National Parks and Access to the Countryside Act 1949 by the South Downs (National Park) Designation Order 2002. This was the day when 1,600km<sup>2</sup> of England's most cherished lowland landscape was able to enjoy management, through the planning system, for the enjoyment of the nation as a special place for natural beauty, wildlife and cultural heritage. This AMR helps to monitor how effective the National Park Authority has been on delivering on its purposes and duty.

The AMR reports on a number of planning documents including the SDLP, numerous neighbourhood development plans and adopted and emerging waste and minerals plans. The AMR reports on the financial year 2019-20, which is the sixth year of the 2014-2033 plan period for the SDLP. The monitoring year was only affected by the COVID-19 pandemic in its final month. This will obviously have had a significant impact on development in the current year, which will be reported on in the 2021 AMR.

The AMR reports progress on the timetable and milestones for the preparation of documents set out in the Local Development Scheme. The key milestone was that the SDLP was adopted in July 2019. It is the first local plan to cover the National Park in its entirety. It was awarded the RTPI award Excellence in Planning for the Natural Environment in November 2019. New neighbourhood development plans (NDP) were made during the monitoring year covering Hassocks, Findon (update), Arundel (update) and Seaford. The Lewes NDP received a Judges' Citation at the RTPI South East Awards for Planning Excellence 2019. The Soft Sand Single Issue Review of the West Sussex Minerals Plan was submitted for examination in March 2020 and the examination in public took place virtually in summer 2020.

This report considers the performance of policies across the National Park, which are all listed in Appendix I. An output is set out for each indicator followed by a brief commentary highlighting the key findings of the output and relating these back to local and Government policies. Monitoring is provided on housing provision, but it should be noted that there are no targets or requirements for housing in the SDLP. Here are a number of interesting findings highlighted in the 2020 AMR:

### A Thriving, Living Landscape

- For the first time in our AMR we are using the satellite data from our Earth Observation to report on land cover across the National Park
- The percentage of lowland heath in a favourable condition increased by 19% over the last three years

### People Connected with Places

- 156 new camp site pitches were permitted
- 2 km of car free paths were created

### Towards a Sustainable Future

- A net total of 282 new homes were completed in the National Park in 2019-20, which exceeds the Local Plan annualised provision figure of 250 new homes
- Of these new homes, 62 were affordable
- We have a 7.92 year supply of deliverable housing sites

## Contents

Executive Summary	2
Introduction	7
2. Progress against the Local Development Scheme	9
3. Duty to Cooperate	13
4. Core Policies	17
5. A Thriving, Living Landscape	22
6. People Connected with Places	42
7. Towards a Sustainable Future	47
8. Neighbourhood Planning	77
APPENDIX 1: INDICATORS IN THE 2020 AUTHORITY MONITORING REPORT	80
APPENDIX 2: LOCAL DEVELOPMENT SCHEME (LDS) FOR THE SOUTH DOWNS NATIONAL PARK AUTHORITY (OCTOBER 2020)	92
APPENDIX 3: SOUTH DOWNS HOUSING PROVISION TRAJECTORY FIGURES (2020)	94
APPENDIX 4: DELIVERABLE SITES FOR HOUSING	96
APPENDIX 5: DEVELOPABLE SITES AND BROAD LOCATIONS FOR HOUSING	101

## List of Indicators

<b>Indicator SDLP1: Added value</b>	<b>17</b>
<b>Indicator SDLP2: Increase in multiple provision of ecosystem services</b>	<b>19</b>
<b>Indicator SDLP3: The value of key Natural Capital assets is maintained or enhanced</b>	<b>19</b>
<b>Indicator SDLP4: Number of major developments permitted</b>	<b>20</b>
<b>Indicator SDLP5: Change in land use by category</b>	<b>22</b>
<b>Indicator SDLP6: Applications permitted, or refused on design grounds, contrary to the advice of the Design Review Panel and SDNPA Design Officers</b>	<b>26</b>
<b>Indicator SDLP7: Number of Village Design Statements adopted</b>	<b>27</b>
<b>Indicator SDLP8: Quality of design on new developments</b>	<b>28</b>
<b>Indicator SDLP9: Percentage of the National Park that is relatively tranquil for its area</b>	<b>29</b>
<b>Indicator SDLP10: Percentage of the National Park considered to have a dark night sky</b>	<b>30</b>
<b>Indicator SDLP11: Area, condition and connectivity of target priority habitats</b>	<b>31</b>
<b>Indicator SDLP12: Population and distribution of priority species</b>	<b>32</b>
<b>Indicator SDLP13: Developments granted planning permission within designated wildlife sites or ancient woodland</b>	<b>33</b>
<b>Indicator SDLP14: Number of applications achieving Biodiversity Net Gain &amp; not achieving Biodiversity Net Gain</b>	<b>34</b>
<b>Indicator SDLP15: Schemes granted permission for biodiversity offsetting</b>	<b>34</b>
<b>Indicator SDLP16: Number of dwellings permitted and completed within zones of proximity to internationally designated wildlife sites that are identified in the Local Plan as requiring such monitoring</b>	<b>35</b>
<b>Indicator SDLP17: Atmospheric concentration of NO<sub>x</sub> within 200m of the roadside measured at specific internationally designated nature conservation sites</b>	<b>37</b>
<b>Indicator SDLP18: N deposition within 200m of the roadside calculated from pollutant concentrations measured at specific internationally designated nature conservation sites</b>	<b>37</b>
<b>Indicator SDLP19: Percentage of farmland and of woodland area that is managed under agreement to deliver environmental scheme options</b>	<b>38</b>
<b>Indicator SDLP20: Planning applications granted for loss of TPO trees without replacement</b>	<b>38</b>
<b>Indicator SDLP21: Percentage of Listed Buildings at risk</b>	<b>39</b>
<b>Indicator SDLP22: Conservation Area Appraisals and Management Plans written</b>	<b>39</b>
<b>Indicator SDLP23: % surface water bodies achieving 'good' ecological status</b>	<b>40</b>
<b>Indicator SDLP24: All developments granted planning permission within the Sussex Heritage Coast and 'Undeveloped Coastal Zone'</b>	<b>40</b>
<b>Indicator SDLP25: Developments granted planning permission contrary to the advice of the Environment Agency in Flood Risk Zones 2 and 3</b>	<b>41</b>

<b>Indicator SDLP26: Developments granted planning permission for transport infrastructure</b>	<b>42</b>
<b>Indicator SDLP27: Gross increase in non-motorised multi-user routes (km)</b>	<b>42</b>
<b>Indicator SDLP28: Developments granted planning permission for visitor accommodation facilities</b>	<b>43</b>
<b>Indicator SDLP29: Developments granted planning permission for community, culture, leisure and recreation facilities</b>	<b>44</b>
<b>Indicator SDLP30: Number of permitted outdoor events</b>	<b>45</b>
<b>Indicator SDLP31: Developments granted planning permission for equestrian facilities</b>	<b>45</b>
<b>Indicator SDLP32: Plan period and housing target for Local Plan</b>	<b>47</b>
<b>Indicator SDLP33: Number of dwellings completed (net)</b>	<b>47</b>
<b>Indicator SDLP34: Dwellings with extant planning permission (net)</b>	<b>50</b>
<b>Indicator SDLP35: Net additional dwellings expected to come forward within 5 years from the date of monitoring</b>	<b>50</b>
<b>Indicator SDLP36: Net additional dwellings expected to come forward within the next fifteen years from the date of monitoring</b>	<b>53</b>
<b>Indicator SDLP37: Number of affordable dwellings completed (net), broken down by tenure</b>	<b>54</b>
<b>Indicator SDLP38: Number of affordable housing completions/permissions on small sites (10 or less from Policy SD28)</b>	<b>55</b>
<b>Indicator SDLP39: Number and percentage of housing completions on previously developed land (net)</b>	<b>56</b>
<b>Indicator SDLP40: Percentage of housing completions within and outside settlement boundaries</b>	<b>56</b>
<b>Indicator SDLP41: Number of people on the Self-Build register at 31 March</b>	<b>57</b>
<b>Indicator SDLP42: Number of CIL exemptions granted for Self-Build during the monitoring year</b>	<b>57</b>
<b>Indicator SDLP43: Number of permissions for Self-Build granted during the monitoring year</b>	<b>58</b>
<b>Indicator SDLP44: Care Homes (C2) permissions/completions total number of bedrooms</b>	<b>58</b>
<b>Indicator SDLP45: Permissions/completions of extra care housing (C3)</b>	<b>58</b>
<b>Indicator SDLP46: Number of dwellings completed (net) by number of bedrooms</b>	<b>59</b>
<b>Indicator NAT1: Completions and commitments occurring through permitted development rights for change of use from employment to residential</b>	<b>60</b>
<b>Indicator SDLP47: Number of completed replacement dwellings</b>	<b>61</b>
<b>Indicator SDLP48: Number of small dwellings lost (through construction of replacement dwellings)</b>	<b>61</b>
<b>Indicator SDLP49: Permissions granted for loss of agricultural dwellings through removal of occupancy condition</b>	<b>62</b>

<b>Indicator SDLP50: Net additional permanent Gypsy or Traveller pitches and Travelling Showpeople plots per annum, on allocated and windfall sites</b>	<b>63</b>
<b>Indicator SDLP51: Total net and gross new employment floorspace completed</b>	<b>64</b>
<b>Indicator SDLP52: Total net and gross new employment floorspace extant permissions</b>	<b>66</b>
<b>Indicator SDLP53: Total net and gross new retail floorspace completed, by use class</b>	<b>67</b>
<b>Indicator SDLP54: Total net and gross new retail floorspace extant permissions, by use class</b>	<b>67</b>
<b>Indicator SDLP55: Developments granted planning permission for loss or expansion of A use space within town centres as identified on the policies map</b>	<b>68</b>
<b>Indicator SDLP56: Developments granted planning permission for developments affecting A use space outside market town and larger village centre boundaries</b>	<b>68</b>
<b>Indicator SDLP57: Developments granted planning permission for agricultural developments in the reporting year</b>	<b>68</b>
<b>Indicator SDLP58: Development granted permission for new and expanded facilities for viticulture and associated business</b>	<b>69</b>
<b>Indicator SDLP59: Employment and housing completions resulting from conversion of agricultural or forestry buildings</b>	<b>70</b>
<b>Indicator SDLP60: Standards for open space, sports and recreational facilities being met</b>	<b>71</b>
<b>Indicator SDLP61: Developments granted planning permission within Local Green Space</b>	<b>72</b>
<b>Indicator SDLP62: Permissions granted for residential development meeting 19% standard for carbon dioxide</b>	<b>73</b>
<b>Indicator SDLP63: Permissions granted for Major development to BREEAM excellent standard</b>	<b>73</b>
<b>Indicator SDLP64: Number of full planning permissions for renewable energy development</b>	<b>74</b>
<b>Indicator SDLP65: Number and status of Air Quality Management Areas (AQMAs)</b>	<b>75</b>
<b>Indicator SDLP66 Progress of restoration of Shoreham Cement Works</b>	<b>75</b>
<b>Indicator SDLP67: Progress of redevelopment of North Street Quarter and adjacent Eastgate area</b>	<b>76</b>
<b>Indicator NAT2: Number of Neighbourhood Development Plans made</b>	<b>78</b>

## Introduction

- I.1 The Authority Monitoring Report (AMR) is an annual document produced in each year of the Plan Period. It reports on the progress of planning policy making and on the effectiveness of adopted planning policies in influencing patterns and levels of development.
- I.2 This AMR reports on the monitoring year April 2019 to March 2020, but provides pragmatic updates where appropriate up to December 2020. In terms of planning policy, the key event in this year was the adoption of the South Downs Local Plan in July 2019.
- I.3 The end of the monitoring year, March 31 2020, marked exactly a decade since the South Downs National Park Authority came into being. The South Downs National Park was designated on 18 December 2002 under Part 2 of the National Parks and Access to the Countryside Act 1949 by the South Downs (National Park) Designation Order 2002. This is the day when 1,600km<sup>2</sup> of England's most-cherished lowland landscape was designated for the enjoyment of the nation as a special place for natural beauty, wildlife and cultural heritage. This AMR helps to monitor how effective the National Park Authority has been on delivering on its purposes and duty.
- I.4 The Regulation 19 consultation on the Single Issue Review for Soft Sand of the West Sussex Joint Minerals Plan ran from January to March 2020 and the plan was submitted for examination in April 2020. Hearings were held virtually in August 2020 as part of the examination in public. Consultation on the modifications started in November 2020 and will run until January 2021. The intention is to adopt the Single Issue Review in March 2021 when it will be made part of the West Sussex Joint Minerals Plan.
- I.5 This AMR complies with all relevant Government legislation and guidance including the Town and Country Planning Act 2004, the Localism Act 2012, the Town and Country Planning (Local Planning) (England) Regulations 2012, the Housing and Planning Act 2016, National Planning Policy Framework (NPPF) 2018 and Planning Practice Guidance (NPG).
- I.6 The statutory requirements of monitoring reports include, in brief, the following:
  - An update on progress on plan preparation against the Local Development Scheme;
  - Details of any extant policies that we are not implementing;
  - The number of net additional dwellings delivered against any Local Plan requirements that apply to any specific part of our area;
  - Reporting on activities relating to self-build;
  - An update on neighbourhood development orders and neighbourhood development plans;
  - Information on the Community Infrastructure Levy, where applicable;
  - Activities we have carried out to meet our Duty to Co-operate with other bodies.
- I.7 In order to meet the requirements of the NPPF and NPG we have to monitor the housing developments expected to come forward over the next fifteen years, the commercial developments, and the number of Gypsy and Traveller pitches in our area. We also have a more general need to monitor the impacts of Local Plan policies in order to assess their effectiveness. We need to identify any cases where certain policies are failing to deliver and may require action.

- I.8 Most of the Monitoring Indicators set out in this document come from Figure 10.2: Local Plan Monitoring and Implementation Framework of the Local Plan. Further indicators have been added as appropriate.
- I.9 Please refer to the glossary in the South Downs Local Plan for an explanation of the technical terms used in this report.



## 2. Progress against the Local Development Scheme

### Local Development Scheme: Progress on Implementation

- 2.1 This section of the Authority Monitoring Report (AMR) reviews the progress made on a number of development plan documents (DPD) produced by the National Park Authority (NPA) in relation to the timetable and milestones set out in the Local Development Scheme (LDS). This AMR focuses on progress made during the reporting year April 2019 to March 2020, but also provides factual updates up to the date of publication of the AMR in December 2020.
- 2.2 The sixth revision to the LDS was approved by Planning Committee in October 2018. The LDS includes the updated programme for the South Downs Local Plan, Shoreham Cement Works Area Action Plan (AAP), neighbourhood development plans (NDP), various Supplementary Planning Documents (SPDs), the minerals and waste plans undertaken jointly with county councils and the Community Infrastructure Levy (CIL). The timelines for all these documents are set out in Appendix 2 of this document.

### South Downs Local Plan

- 2.3 The South Downs Local Plan (SDLP) was adopted by the NPA on 02 July 2019.
- 2.4 It covers the whole of the National Park, and it is the first time that it has been planned as a single entity. It follows on from the State of the South Downs National Park Report (2012) and the Partnership Management Plan (2013). It is a single 'all in one' local plan rather than separate development plan documents such as a core strategy and allocations document. On adoption it replaced all 1,026 joint core strategy and saved local plan policies previously in operation across the National Park.
- 2.5 The NPA is subject to paragraph 33 of the National Planning Policy Framework (NPPF) and will review and update as necessary the Local Plan every five years.

### Shoreham Cement Works Area Action Plan

- 2.6 Policy SD56: Shoreham Cement Works of the Local Plan identifies the strategic site as an area of significant opportunity for an exemplar sustainable mixed use development. The policy states that the NPA will prepare an Area Action Plan (AAP) for the site. The geographical area covered by the AAP is defined on the Policies Map.
- 2.7 The timetable for the Shoreham Cement Works AAP has been amended since the publication of the LDS. Baseline evidence has been collected for the AAP and consultation with the statutory bodies and other interested parties has taken place. It had been intended to publish a draft AAP under Regulation 18 for public consultation in June 2020 followed by Regulation 19 in February 2021. However, it has been not possible to collect traffic survey information on account of the impact of the pandemic and national restrictions on traffic levels. However, this work cannot be held up indefinitely, and it is hoped that we will be able to carry out traffic survey information in spring 2021 and hold the Regulation 18 consultation in the following autumn. This will be followed by the Regulation 19 consultation in spring 2022.

### Supplementary Planning Documents

- 2.8 A number of supplementary planning documents (SPD) are listed in the LDS. Progress on these documents is as follows:
- a) Affordable Housing SPD: adopted July 2020

- b) Sustainable Construction SPD: adopted August 2020.
- c) Parking SPD: a landscape-led approach to parking will be taken on this park-wide document. Work began on this SPD in January 2020 and it was approved for consultation at August Planning Committee. The consultation took place between September and November and we are due to take it to Planning Committee for adoption in March 2021.
- d) Design SPD: explains the landscape-led approach to design in the National Park. The preparation of this SPD is being guided by a Member led task and finish group. The SPD is scheduled to go to Planning Committee in February 2021 and go out for consultation shortly afterwards.
- e) Trees SPD: Work started on this document at the beginning of the year. It is due to go to Planning Committee in February 2021 followed by a public consultation.
- f) Biodiversity Net Gain (BNG): This SPD will support the requirement for BNG in Policy SD9: Biodiversity and Geodiversity of the Local Plan. Work will start on this SPD once the Environment Bill is enacted.
- g) Hambledon Village Design Statement (VDS) SPD: This SPD is being prepared by Hambledon Parish Council with the support of the Authority. A draft has been submitted to the Authority and there will be a public consultation on the document in January 2021. The SPD will be presented to Planning Committee for adoption shortly afterwards.
- h) West Meon VDS SPD: This SPD is being prepared by West Meon Parish Council with the support of the Authority. A draft is due to be submitted to the Authority in March after which there will be a public consultation on the document. The SPD will be presented to Planning Committee for adoption shortly afterwards.
- i) Selborne VDS SPD: This SPD is being prepared by Selborne Parish Council with the support of the Authority. A draft is due to be submitted to the Authority in March 2021 after which there will be a public consultation on the document. The SPD will be presented to Planning Committee for adoption shortly afterwards.
- j) Easebourne VDS SPD: This SPD is being prepared by Easebourne Parish Council with the support of the Authority using the updated community led planning toolkit. It is likely that the SPD will be submitted to the Authority and published for public consultation in late spring 2021. The SPD will be presented to Planning Committee for adoption shortly afterwards.
- k) Jevington VDS SPD: This SPD is being prepared by Jevington Parish Council with the support of the Authority using the updated community led planning toolkit. It is likely that the SPD will be submitted to the Authority and published for public consultation in winter 2021. The SPD will be presented to Planning Committee for adoption shortly afterwards.

2.9 We are also working on a number of Technical Advice Notes to support the implementation of the Local Plan:

- a) Extensions and Replacement Dwellings TAN: published July 2020
- b) Habitat Regulations Assessment (HRA) TAN: the purpose of this TAN is to provide guidance on all applications for sites within international designation sites or within their zones of influence within or near the National Park. The TAN includes a bespoke proforma for each designation. The TAN is due to be published in January 2021.
- c) Camping and Glamping TAN: the purpose of this TAN is to provide guidance on all applications for camping and glamping in the National Park. It was presented to Planning Committee in November 2020 and there will be a limited consultation with the South Downs Agents' Forum and other interested parties in the New Year. We aim to publish the final document in March 2021.

- d) Equestrian TAN: the purpose of this TAN is to provide guidance on all applications for equestrian development in the National Park. It will be presented to Planning Committee in February 2021 followed by a limited consultation with the equestrian community and other interested parties on the document. We aim to publish the final document in May 2021
- e) Dark Night Skies TAN: the purpose of this TAN is to provide guidance on all applications in the National Park in regard to dark night skies (DNS). It will be an update of an existing TAN, will contain a flow chart to explain the planning process in regard to DNS and an update on the glazing section. We aim to publish the final document in February 2021.
- f) Viticulture TAN: the purpose of this TAN is to provide guidance on all applications for viticulture development in the National Park. It builds on a viticulture impact assessment produced in 2020. We will take the draft TAN to Planning Committee in April 2021 and will publish the document during English Wine Week in May.
- g) Health & Wellbeing TAN: a short guidance note for planners, developers and communities with three case studies that demonstrate good practice on health and wellbeing. It will be discussed at Planning Committee in early 2021.

### **Neighbourhood Development Plans**

- 2.10 Full details on the 56 neighbourhood development plans (NDP) in various stages of development across the National Park are set out in chapter seven of this report. It is important that they progress in a timely fashion so that there are no policy gaps in the development plan for the National Park. The following NDPs, which identify sites for housing had not been made when the Local Plan was adopted. Reasons and updates on progress are also provided:
- a) Stedham & Iping NDP: the plan has passed examination, but the referendum has been delayed due to the pandemic. It is hoped that it will be able to take place in May 2021.
  - b) Rogate NDP: A regulation 16 consultation took place between October and December 2020 and will be submitted for examination by the end of December.
  - c) Twyford NDP: Regulation 14 consultation took place between November 2019 and January 2020. The Regulation 16 consultation is imminent.

### **Minerals and Waste**

- 2.11 The SDNPA is responsible for planning for the future management of waste and production of minerals within the South Downs National Park. We are working in partnership with the three mineral and waste planning authorities in Hampshire, West Sussex, Brighton & Hove and East Sussex Councils, and have adopted the following joint local plans:
- a) East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan (2013)
  - b) Hampshire Minerals and Waste Plan (2013)
  - c) West Sussex Waste Plan (2014)
  - d) Joint South Downs National Park Authority, East Sussex County Council and Brighton & Hove City Council Waste and Minerals Sites Plan (2017)
  - e) West Sussex Joint Minerals Plan (2018)
- 2.12 Following on from the adoption of the West Sussex Joint Minerals Plan in July 2018 work began on Single Issue Review for Soft Sand. The Regulation 19 consultation ran from January to March 2020 and the plan was submitted for examination in April 2020. Hearings were held virtually in August 2020 as part of the examination in public. Consultation on the modifications started in November 2020 and will run until January 2021. The intention is to adopt the Single Issue Review in March 2021 when it will be made part of the West Sussex Joint Minerals Plan.

- 2.13 The SDNPA is working in partnership with East Sussex County Council and Brighton & Hove City Council on the East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan Review. An informal consultation on this Plan took place in the summer of 2020 and the Regulation 19 Pre-Submission consultation is scheduled for 2021.
- 2.14 The SDNPA works in partnership with Hampshire County Council, Portsmouth City Council, Southampton City Council and the New Forest NPA. The authorities postponed a full review of the Hampshire Minerals and Waste Plan (2013) in 2018. A full review is scheduled to start in 2021.
- 2.15 Progress on joint minerals and waste local plans and monitoring of already adopted plans will be reported in the Monitoring Reports produced by Hampshire County Council, East Sussex County Council and West Sussex County Council. For further information, please see the most recent reports:
- <https://www.eastsussex.gov.uk/environment/planning/mineralsandwaste/amr1/>
  - <https://www.hants.gov.uk/landplanningandenvironment/strategic-planning/hampshire-minerals-waste-plan>
  - <https://www.westsussex.gov.uk/about-the-council/policies-and-reports/environment-planning-and-waste-policy-and-reports/minerals-and-waste-policy/monitoring-reports/>

### **3. Duty to Cooperate**

- 3.1 National park authorities are responsible for planning within their respective national parks. However, the districts, boroughs, city and county councils are responsible for other statutory functions including housing, transport and education. Partnership working and cooperation is therefore fundamental to the successful operation of the South Downs National Park Authority (SDNPA) given the responsibilities of these different organisations, the size of the National Park and the number of districts and boroughs it covers. The Duty to Cooperate (DtC) is a fundamental part of cross-boundary planning, and the local planning authority's monitoring report must give details of what action they have taken during the period covered by the AMR.
- 3.2 In support of the South Downs Local Plan (SDLP) a series of key cross boundary strategic issues have been identified as:
- a) Conserving and enhancing the natural beauty of the area
  - b) Conserving and enhancing the region's biodiversity (including green infrastructure issues)
  - c) The delivery of new homes, including affordable homes and pitches for Gypsies and Travellers
  - d) The promotion of sustainable tourism
  - e) Development of the rural economy
  - f) Improving the efficiency of transport networks by enhancing the proportion of travel by sustainable modes and promoting policies which reduce the need to travel.
- 3.3 These key issues have been shared with representatives of many local authorities, county councils, statutory agencies and local groups within and adjoining the National Park. They are used as the basis for making representations on local plan consultations outside the National Park and identifying key areas of work. The highlights of this cross boundary working that took place within this monitoring year are set out below.

#### **Local Plan**

- 3.4 A key milestone in this AMR monitoring year was the adoption of the SDLP in July 2019. Whilst the DtC work to support the Local Plan was largely undertaken prior to this monitoring year, the adoption of the Local Plan represents the culmination of work, including DtC work. The Duty to Cooperate Statement, published in April 2018, provides full details of cross-boundary working and duty to cooperate activities which informed production of the Local Plan. The Inspector's report states 'I am satisfied overall that, where necessary, the SDNPA has engaged constructively, actively and on an on-going basis in the preparation of the Plan and that the DtC has therefore been met.'

#### **Partner local authorities and other key bodies**

- 3.5 The SDNPA has a strong culture of working with its 15 partner local authorities, which overlap geographically with the National Park boundary. For seven of these authorities the National Park Authority deals directly with all planning questions, advice and applications, appeals and enforcement. The other five authorities deal with the majority of the development management work within their respective administrative areas on behalf of the National Park through hosted arrangements. This way of working requires considerable cross-authority understanding of the issues, and coordination is managed through regular meetings and working groups of officers including Heads of Service across the National Park. Following on from the adoption of the SDLP training was provided by the SDNPA for both officers and members at the host authorities. Further training is scheduled for early 2021.

## Nitrates

- 3.6 The SDNPA has joined the Partnership for South Hampshire (PFSH) Water Quality Working Group (WQWG), which is addressing the issue of nutrient neutrality in the Solent. Natural England has raised concerns about high levels of nutrients in the Solent water environment and it is Natural England's view that there is a likely significant effect on these internationally designated sites due to the increase in wastewater from new housing. Natural England advice that new proposals, which involve overnight accommodation have inevitable waste water implications. They therefore advise that a nutrient neutral approach stating '*the achievement of nutrient neutrality, if scientifically and practically effective, is a means of ensuring that development does not add to existing nutrient burdens*'. Natural England has prepared a methodology setting out how this can be achieved.
- 3.7 The WQWG includes Natural England, the Environment Agency, water companies, the Hampshire and Isle of Wight Wildlife Trust and local planning authorities which are part of PFSH, plus others within the wider affected area which includes the SDNPA. A temporary officer post is being recruited to PFSH to coordinate the progression of a strategic solution to the nutrient neutrality issue affecting the Solent catchment. Alongside this strategic work, localised solutions for specific applications or Local Plans are emerging. This primarily involves agricultural land being taken out of use, reducing nitrates inputs to be 'offset' which allows a specific development to proceed that produces equivalent nitrates to those that are to be reduced. The SDNPA is working with landowners and other LPAs on any such emerging proposals.

## Ashdown Forest

- 3.8 Another part of the Authority's Duty to Cooperate work this year has focused on Ashdown Forest and issues of air quality and nitrogen deposition. This arose from the challenge by Wealden District Council in the High Court, which resulted in the quashing of policies SPI and SP2 of the Lewes Joint Core Strategy, insofar as they apply to the administrative areas of the SDNPA in March 2017. The SDNPA set up, and now chair and service an officer group on Ashdown Forest (Ashdown Forest Working Group (AFWG)) in order to move forward on the issues raised by the High Court decision. The purposes of the group are to work collaboratively on Ashdown Forest and share information arising from our HRA work. The group is made up of 12 local planning authorities including Wealden and Lewes District Councils plus Natural England and two county councils.
- 3.9 The South Downs submitted a joint representation with Lewes District Council and Tunbridge Wells Borough Council on the Pre-Submission Wealden Local Plan in October 2018, which focussed on HRA and the Duty to Cooperate. We spoke at the hearings in summer 2019. Following these hearings, on 20 December 2019, the inspector published initial findings, concluding that the submitted plan cannot proceed any further for reason which include a failure of WDC to meet the duty to cooperate and failings in Habitats Regulations Assessment work supporting the Plan.
- 3.10 Following the outcome of the WDC Local Plan hearings, the AFWG has met to work together on a way forward, and will be preparing an updated Statement of Common Ground and is in the early stages of preparing a joint approach to relevant monitoring of Ashdown Forest Special Area of Conservation.

### **Cross-boundary organisations**

- 3.11 The SDNPA is involved in the work of a number of cross boundary organisations, the largest and most significant of which to the National Park is the West Sussex and Greater Brighton Strategic Planning Board. This is made up of all the local planning authorities in West Sussex plus Brighton & Hove and Lewes. The National Park covers a large swathe of land running the full length of the sub-region. The Board is undertaking a full review of the Local Strategic Statement and will be preparing an up to date strategic evidence base to inform and accompany this. The Board appointed a consultant in 2020 to project manage and drive forward this work. A Statement of Common Ground is currently being prepared that should be ready to sign in early 2021.
- 3.12 Collaborative working among planning policy officers across East Sussex has been long-established through the Planning Liaison Group (chief planning officers) and the East Sussex Local Plan Managers Group. In addition, the East Sussex Strategic Planning Members Group (ESSPMG) was set up in 2013 to enhance and endorse cooperation at the political level. The group consists of the portfolio holders for planning assisted by officers from all local authorities in East Sussex, including SDNPA.
- 3.13 There has also been regular attendance at officer liaison meetings as follows:
- a) West Sussex Chief Planning Officers Group (CPOG)
  - b) West Sussex Planning Policy Officers Group (PPOG)
  - c) East Sussex Local Plan Managers Group
  - d) Hampshire & Isle of Wight Planning Officers Group (HIPOG)
  - e) Development Plans Group (DPG) (sub group of HIPOG)
  - f) Planning Research Liaison Group (PRLG) – (sub group of HIPOG)
  - g) Hampshire Alliance for Rural Affordable Housing (HARAH).
- 3.14 The following key actions have taken place in relation to the duty to cooperate during the monitoring period April 2019 to March 2020 and up to publication of this AMR in December 2020:
- a) Statement of Common Ground on the Eastleigh Borough Local Plan (2016-2036) with Eastleigh Borough Council signed October 2019.
  - b) Statement of Common Ground on Gypsies & Travellers with Brighton & Hove City Council, Adur and Worthing Councils, Horsham District Council, Lewes District Council and Mid Sussex District Council signed October 2019.
  - c) Statement of Common Ground on the Mid Sussex District Site Allocations Development Plan Document (2014-2031) with Mid Sussex District Council signed in August 2020.
  - d) Statement of Common Ground on the Arun District Gypsy and Traveller and Traveller Showmen Development Plan Document (2018-2036) with Arun District Council signed in October 2020.
  - e) Statement of Common Ground on Housing and Traveller Accommodation Needs in East Hampshire with East Hampshire District Council signed in October 2020.

### **Further joint working**

- 3.15 The Solent Recreation Mitigation Strategy has been agreed by the Solent Recreation Mitigation Partnership, which consists of some 19 interested organisations (mostly local authorities). Work is ongoing to seek mitigation through financial contribution to the strategic measures set out in the strategy.
- 3.16 Joint working with Natural England and East Hampshire District Council in the Wealden Heaths Phase II SPA to ensure a consistent approach is applied in relation to development within the 400m and 5km buffer zones surrounding the SPA. This work is linked in with the East Hampshire Local Plan Review.
- 3.17 The SDNPA has continued to work with the three relevant Local Enterprise Partnerships namely South East, Enterprise M3 and Coast to Capital. Our input has focused on the green infrastructure role played by the National Park, and strategically important transport lines and improvements to them.

### **Minerals and Waste**

- 3.18 The SDNPA is the Minerals and Waste Planning Authority for the National Park area, and works closely with its County Council partners to coordinate joint plan-making across the area.
- 3.19 As part of the work relating to the Soft Sand Review with WSCC, the SDNPA, East Sussex County Council, and Brighton and Hove City Council signed a Statement of Common Ground (SoCG) with Kent County Council. The SoCG set out the Authorities' understanding of the need for soft sand across the wider area and how each Minerals Planning Authority will work to address it through their Mineral Plans. This Statement was submitted as evidence to the Kent Minerals Sites Plan examination in autumn 2019 and built on a Position Statement prepared by all mineral planning authorities in the South East. The SDNPA comments on other Statements of Common Ground relating to minerals plans in the South East through its role on the South East England Aggregate Working Party (Seeawp).
- 3.20 The Authority is supporting the preparation of a number of Statements of Common Ground as part of the Review of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan. These SoCG will be reported in the AMR for 2021.
- 3.21 The SDNPA comments on other Statements of Common Ground relating to waste plans through its role on the South East Waste Planning Advisory Group (Sewpag). Members of Sewpag have also signed a strategic Statement of Common Ground on inert landfill. This sets out an agreed understanding of the continued but decreasing need for inert landfill in the region.



## 4. Core Policies

### Indicator **SDLPI: Added value**

**Policy monitored:** Core Policy SDI: Sustainable Development

### **Target:**

- 4.1 Ensure that all planning applications deliver added value to the development proposed and the wider National Park purposes.

### **Commentary:**

4.2 A decision was made in April 2020 to monitor the value added to all planning applications determined by the SDNPA and its host authorities. The outputs from this year's monitoring will be reported in the 2021 AMR. For the purposes of this AMR four case studies are analysed to show how in case value was added through the planning system. As a new indicator in the AMR the cases studies include applications outside the current monitoring year since the beginning of the Local Plan period to provide context for value that can be added by the planning process.

4.3 Former Syngenta Site, Fernhurst, West Sussex: Construction of up to 210 dwellings and 233sqm of café, retail and community use buildings, retention of existing Pagoda building and associated commercial use and landscaping and associated access and parking works, following demolition of the Highfield building and other buildings / structures. Value was added to this application by:

- All the dwellings will be constructed to reduce regulated carbon dioxide (CO<sub>2</sub>) emissions by 19% through energy efficiency measures and through the use of wood burning stoves and photo voltaic panels. In combination these would reduce regulated CO<sub>2</sub> emissions to net zero relative to Building Regulations. In addition, 5% (11) of the dwellings will be certified to Passive House (Passivhaus) Standards.
- The majority of the dwellings will be compliant with the former 'Lifetime Homes Standards', with 88% (135) of the dwellings being designed to meet Category 2 (Accessible and adaptable dwellings) and 10% (21) of the dwellings being designed to meet Category 3 (Wheelchair user dwellings) of Part M of the Building Regulations 2015 (as amended in 2016). The total floorspace area for each of the dwellings will be above the minimum requirements set by the nationally described space standards (DCLG, Technical housing standards – nationally described space standard, March 2015, as amended).
- The woodland character has been respected and enhanced across the site including a new east/west coppiced woodland green link.
- The historic route of the old road and the culverted stream have been restored and celebrated.
- Locally characteristic building materials and gable forms have been used in modern ways and the result will be an attractive residential development which should be a good place to live.
- The development will provide multiple benefits through the creation of a café, retail space, community use buildings and public right of way, which all contribute positively to the local economy and connection to the wider community.

- 4.4 Land North East of Andlers Ash Nursery, Andlers Ash Road, Liss, Hampshire: Construction of 77 residential units, creation of areas of public open green space and new public footpaths, together with Sustainable urban drainage systems; the creation of two new vehicle and pedestrian access points; together with internal circulation routes and parking. Value was added to this application by:
- The wooded character of the area has been respected and the planting of large trees will help integrate the new development into the landscape.
  - The village's hidden character has been respected with development restricted above a certain contour, the settlement and built character of the village and the South Downs has been retained with streets and homes following contours, the use of locally characteristic materials and building forms.
- 4.5 Harvey's Depot, Pinwell Road, Lewes East Sussex: Conversion, adaptation and extension of the former Harvey's Depot building to house a 3 screen digital cinema, film education/training facilities, multi-use room for training/community use, ancillary cafe bar and restaurant, ancillary back and front of house accommodation (including visitor toilets, staff welfare accommodation, office, server room, kitchen and store, hard and soft landscaping of the former tarmac service yard. Value was added to this application by:
- The attention paid to the building height and wider chalk downs generates an enhancement of local views to Lewes's characteristic downland setting, and respect for residential neighbours.
  - The retention of so much space within the site helps the new building sit comfortably on the site and offers needed public amenity space.
  - The decision to select and showcase the highly characteristic local material of flint helps root the building in its locality. The green roof secures space for nature, whilst delivering additional benefits within Lewes town.
  - The development improves the movement network around the site.
  - Retention of the existing building and subtle reference to the site's layer of history with small interventions such as the fruit trees, provide quiet, but tangible acknowledgements of the site's history and so produce a strong character and sense of place today.
- 4.6 Barlavington Farm, Barlavington, West Sussex: Change of use of barn, byre, stables/workshop and cartshed to form five dwellings. Value was added to this application by:
- The key landscape characteristics directly influenced the type of change proposed and the way in which the change was designed.
  - Working within both the existing farmstead's character and each building's existing structure has ensured a scheme where character and history will continue to be understood through a strong sense of place.
  - Opportunities to generate enhancements, albeit relatively small ones have been taken and cumulatively have the potential to make a big difference to the final outcome.

## **Indicator SDLP2: Increase in multiple provision of ecosystem services**

**Policy monitored:** Core Policy SD2: Ecosystems Services

### **Target:**

- 4.7 Ensure that all development has a net positive impact on the ability of the natural environment to deliver ecosystem services.

### **Commentary:**

- 4.8 The EcoServ GIS model can be used to assess the percentage of the National Park area where the demand for Ecosystem Services is being met or unmet or exceeded. To be able to demonstrate that Planning Policy SD2 was successfully delivering a net-positive impact, we would expect to see a decrease in the percentage area of the National Park where demand was 'unmet' – and a corresponding increase where it is being met and/or exceeded. The policy has only been in place a short time, and we have yet to see a scale of development or land-cover change that would make a significant change to the Park-wide figures. Note: We would also expect the policies around 'Net-Gain' for Biodiversity to start to drive enhancements in this measure as well.

## **Indicator SDLP3: The value of key Natural Capital assets is maintained or enhanced**

**Policy monitored:** Core Policy SD2: Ecosystem Services

### **Target:**

- 4.9 Ensure that all development has a net positive impact on the ability of the natural environment to deliver ecosystem services.

### **Commentary:**

- 4.10 The Earth Observation (Satellite Imagery) has allowed us to assess land-cover change across the National Park area since 2015 and this is the first AMR to report on the data. The most significant changes are in land-cover classes that relate to cropping and agricultural operations and represent minor changes in crop type or vegetation cover. We have seen a significant increase in the area of land converted to vines, which remains a growth industry and has a significant Natural Capital value. We are also seeing small increases in woodland cover, which also has the potential to enhance Natural Capital values. As yet we are unable to put an accurate value on these, but would expect to be able to do so in subsequent reporting rounds.
- 4.11 Two levels of analysis were undertaken to determine the land cover types across the SDNP. The first looked at image data for the whole National Park to develop broad land cover classes. The second focused on agricultural land to estimate the extent of different crop types and ploughed fields. The results and the percentage changes between 2015 and 2019 are set out in table 1. The table shows a 3% drop in broad leafed woodland, which is of concern and an increase of 1% in coniferous woodland. The amount of urban land remained almost static with a small increase of 0.3%.

Broad Land Cover Class	Sep.2015	Sep.2016	Dec 2017	Oct.2018	Sep.2019	1yr Diff.	5yr Trend
	%	%	%	%	%	%	%
Agriculture – Crops	1.3	1.1	9.8	6.3	3.1	-3.2	+1.8
Agriculture – Ploughed	25.8	26.7	11.4	20.6	23.2	+2.6	-2.6
Grass	37.8	39.8	43.3	39.8	40.8	1	+3
Urban	1.2	1.2	1.0	1.5	1.5	0	+0.3
Water	0.2	0.2	0.1	0.3	0.3	0	+0.1
Woodland – Broadleaved	31.9	29	32	29.6	28.9	-0.7	-3
Woodland – Coniferous	0.9	1.1	2.1	1.7	1.9	+0.2	+1
Bright / Industrial	0.04	0.04	0.04	0.06	0.06	0	+0.02
Unclassified (shadow /cloud)	0	0	0	0	0	0	0
Scrubland / Heathland	0.8	1.1	0.3	0.3	0.3	0	-0.5

Table 1: Percentage change in land cover type across the SDNP September 2015 to 2019 using Sentinel 2 data at 10 metre resolution

#### Indicator SDLP4: Number of major developments permitted

**Policy monitored:** Core Policy SD3: Major Development

#### Target:

- 4.12 Refuse planning permission for major development other than in exceptional circumstances and where it can be demonstrated to be in the public interest

#### Output:

- 4.13 Paragraph 172 of the NPPF states that planning permission should be refused for major development other than in exceptional circumstances and where it can be demonstrated that the development is in the public interest. Footnote 55 clarifies that whether a proposal in a national park is major development is a matter for the decision maker taking into account its nature, scale and setting, and whether it could have a significant adverse impact on the purposes for which the area has been designated.
- 4.14 Policy SD3 of the SDLP sets out how the Authority will determine what constitutes major development and, if an application is deemed to constitute major development, how that application will be considered. The policy clarifies that it applies to all development proposals that require planning permission including temporary events.

## Commentary:

- 4.15 One planning application was granted permission during the monitoring year that was considered to be major development by the Authority. This was application SDNP/18/06249/FUL, for the site at Matterley Farm Alresford Road Ovington Alresford Hampshire SO24 0HU. The temporary permission was for “Change of use of land from agriculture to mixed agriculture and holding of one music festival event and one sports endurance event in any calendar year including retention of wooden structures within woodland and minor alterations to existing access on A31, both associated with festival use.”
- 4.16 The above permission at Matterley Farm covers the annual Boomtown music festival. Temporary permission for the event had previously been granted in 2016 and expired on 31 December 2019. The temporary permission allowed for review of the impact of the event on the amenities of the area and on the special qualities and enjoyment of the National Park. The new permission sought to continue the use, again on a temporary basis.
- 4.17 The application came before Planning Committee on 11 April 2019 with a recommendation to grant subject to the securing of a Section 106 legal agreement and meeting the conditions attached by the SDNPA. The conditions cover matters including the number of attendees at the event, the period in the year when the festival can take place, the number of days and the operating hours. The Section 106 legal agreement secures compliance with the requirements of a Landscape and Ecological Management Plan (LEMP) for the site. The LEMP is implemented from the commencement of the permission and until a period 24 months after the expiry of the permission. The securing and implementing of the LEMP is critical in mitigating the possible impacts of the event on the special qualities of the National Park. The temporary permission will expire on 31 December 2024.
- 4.18 Boomtown is a significant event for the National Park in terms of scale and potential impact. The event conditions allow for up to 65,000 people in total to attend over five periods of 24 hours. The conclusion of the Planning Committee report was that the SDNPA lacked the necessary assurances over the impact of the event on the amenities and the special qualities of the National Park to agree a permanent approval. The granting of a temporary six-year permission allows time “for a thorough review to enable to be carried out, and to gather meaningful data in relation (specifically in relation to Ecology/Biodiversity/Landscape impact). This conclusion is, in part due to the lack of ‘hard’ data in terms of known detriment to the wildlife in the area, and the need to have a ‘steady state’ period within which to fully assess all impacts, both positive and negative.” [1]

## 5. A Thriving, Living Landscape

### Indicator SDLP5: Change in land use by category

**Policy monitored:** Strategic Policy SD4: Landscape Character

#### **Target:**

- 5.1 Landscape character conserved and enhanced. Restoration of lost or degraded landscape features.

#### **Output:**

- 5.2 See table 2.

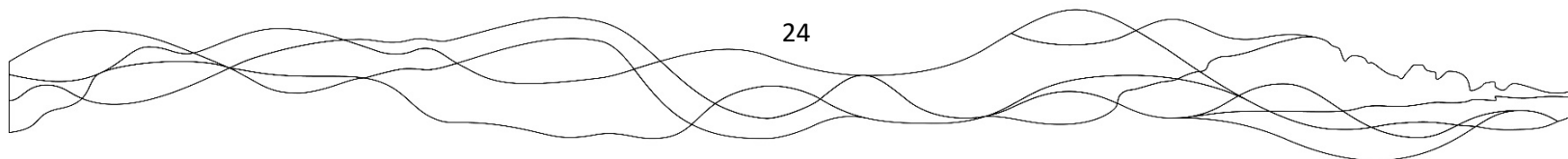
#### **Commentary:**

- 5.3 Using the satellite data from our Earth Observation (pilot work) we have developed a means to detect significant changes in land-cover across the Landscape Character Types (LCT) within the National Park. This provides us with a baseline, and initial data to start to monitor changes and trends, and whether this is having a significant impact on landscape character. This is currently limited in that it refers to one year, and does not yet present a time-series of data where changes can be fully assessed. We would expect to be able to develop this over subsequent reporting.
- 5.4 Table 2 shows for each of the LCTs, the percentage of its area that was identified as one or more of the broad classes in the September, 2019 image. For example, approximately a quarter of open downland LCT is ploughed, half is grassed and an eighth is covered by broad leaved woodland.

LCT	Name	Ploughed %	Grass %	Crops %	Urban %	Water %	Bright %	Broadleaved %	Coniferous%	Heath %	Solar %
A	Open Downland	25.3	54.6	4.8	2.6	0.1	0.1	12.5	0.1	0.0	0.0
B	Wooded Estate Downland	24.3	25.9	2.4	1.1	0.0	0.0	42.9	3.4	0.0	0.0
C	Clay Plateau	43.1	30.4	4.3	0.8	0.0	0.0	19.9	1.5	0.0	0.0
D	Downland Mosaic	42.9	31.9	3.4	1.2	0.0	0.0	19.6	1.0	0.0	0.0
E	Chalk Valley Systems	28.0	42.0	3.5	2.7	0.0	0.1	23.3	0.4	0.0	0.0
F	Major River Floodplains	5.9	69.6	1.7	3.4	3.0	0.4	15.7	0.1	0.1	0.0
G	Major Valley Sides	21.1	43.6	4.3	8.7	0.6	0.1	21.5	0.1	0.0	0.0
H	Major Scarps	5.1	43.6	1.0	1.1	0.6	0.1	48.2	0.2	0.0	0.0
I	Scarp Footslopes	19.6	50.3	5.2	2.8	0.1	0.1	21.5	0.4	0.0	0.0
J	Greensand Terrace	29.4	42.5	2.0	1.9	0.1	0.0	23.9	0.2	0.0	0.0
K	Mixed Farmland and Woodland Vales	12.8	43.1	2.4	6.0	0.2	0.1	33.0	2.2	0.1	0.0

LCT	Name	Ploughed %	Grass %	Crops %	Urban %	Water %	Bright %	Broadleaved %	Coniferous%	Heath %	Solar %
L	Wealden Farmland and Heath Mosaic	4.1	26.8	1.0	4.0	0.6	0.1	47.5	10.1	5.9	0.0
M	Sandy Arable Farmland	26.9	41.5	2.8	3.2	0.1	0.0	24.7	0.6	0.1	0.0
N	Greensand Hills	5.3	23.4	0.5	1.1	0.0	0.0	61.4	7.8	0.4	0.0
O	Low Weald	13.3	38.1	2.1	1.2	0.3	0.0	42.2	2.8	0.0	0.0
P	Wooded Claylands	10.1	9.6	0.4	1.0	0.0	0.0	68.3	10.5	0.0	0.0
Q	Upper Coastal Plain	21.6	41.6	1.8	6.6	0.1	0.3	27.4	0.5	0.0	0.1
R	Shoreline	1.0	1.0	0.0	0.8	91.5	5.8	0.1	0.0	0.0	0.0

Table 2: Landscape Character Types and their division into broad classes





- 5.5 Furthermore, for this indicator we have been developing a baseline on Urban Greening. This should, as the time series develops, give us an understanding of how well our policies are influencing the uptake of green infrastructure interventions within the urban area especially Policy SD2: Ecosystem Services. We would expect to see the Urban Greening factor increase over time as policies exert a positive influence. Again, it is a short time series at the moment, but it does cover the period of reporting for the AMR and we will be adding to it in subsequent years. The changes in terms of five-year trend data are very small at present.
- 5.6 Table 3 presents calculation of the Normalised Difference Vegetation Index (NDVI) Average across the pixels within each of the settlements listed, using Ordnance Survey's Vector Map Local (VML) Urban Areas polygons. In this context NDVI is being used to measure changes in Urban Greening by the proportion of land. There has been very little change over the year.

Settlements	Sep.2015	Sep.2016	Nov.2017	Oct.2018	Sep.2019	1yr Diff.	5yr Trend
Alfriston	0.584	0.527	0.447	0.52	0.52	0	-0.064
Amberley	0.583	0.554	0.453	0.52	0.54	0.02	-0.043
Buriton	0.521	0.519	0.494	0.49	0.54	0.05	0.019
Bury	0.606	0.585	0.491	0.55	0.58	0.03	-0.026
Coldwaltham	0.616	0.577	0.475	0.57	0.59	0.02	-0.026
Ditchling	0.584	0.554	0.437	0.52	0.55	0.03	-0.034
Droxford	0.56	0.529	0.437	0.5	0.54	0.04	-0.02
Easebourne	0.54	0.492	0.427	0.5	0.53	0.03	-0.01
Fernhurst	0.555	0.52	0.405	0.5	0.54	0.04	-0.015
Fittleworth	0.604	0.574	0.463	0.55	0.59	0.04	-0.014
Findon	0.508	0.484	0.407	0.45	0.46	0.01	-0.048
Friston	0.619	0.558	0.505	0.55	0.51	-0.04	-0.109
Hambledon	0.555	0.516	0.413	0.5	0.55	0.05	-0.005
Kingsley Green	0.65	0.642	0.427	0.6	0.67	0.07	0.02
Kingston	0.593	0.565	0.46	0.53	0.53	0	-0.063
Lewes	0.458	0.433	0.333	0.4	0.43	0.03	-0.028
Liss and Rake	0.578	0.544	0.253	0.53	0.58	0.05	0.002
Liss Forest	0.558	0.526	0.293	0.51	0.55	0.04	-0.008
Lodsworth	0.637	0.593	0.501	0.59	0.62	0.03	-0.017
Longmoor Camp	0.445	0.406	0.186	0.39	0.43	0.04	-0.015
Meonstoke North	0.566	0.528	0.419	0.5	0.54	0.04	-0.026
Meonstoke South	0.586	0.555	0.396	0.5	0.58	0.08	-0.006
Midhurst	0.486	0.45	0.349	0.45	0.48	0.03	-0.006

Settlements	Sep.2015	Sep.2016	Nov.2017	Oct.2018	Sep.2019	1yr Diff.	5yr Trend
Northchapel North	0.534	0.51	0.438	0.5	0.52	0.02	-0.014
Northchapel South	0.609	0.631	0.494	0.63	0.65	0.02	0.041
Petersfield	0.464	0.43	0.295	0.41	0.46	0.05	-0.004
Petworth	0.481	0.431	0.393	0.42	0.46	0.04	-0.021
Selbourne	0.516	0.527	0.274	0.5	0.56	0.06	0.044
Slindon	0.601	0.587	0.505	0.57	0.56	-0.01	-0.041
South Harting	0.525	0.499	0.322	0.49	0.53	0.04	0.005
Stedham	0.543	0.491	0.419	0.5	0.54	0.04	-0.003
Steep	0.609	0.576	0.412	0.54	0.6	0.06	-0.009
Twyford	0.52	0.487	0.383	0.47	0.49	0.02	-0.03
West Meon	0.56	0.528	0.412	0.51	0.54	0.03	-0.02
					<b>Min:</b>	-0.04	-0.109
					<b>Max:</b>	0.08	0.044

Table 3: Normalised Difference Vegetation Index (NDVI) Average across the settlements of the SDNP

### Indicator SDLP6: Applications permitted, or refused on design grounds, contrary to the advice of the Design Review Panel and SDNPA Design Officers

**Policy monitored:** Strategic Policy SD5: Design

#### Target:

5.7 No development proposals permitted, or refused on design grounds, contrary to the advice of the Design Review Panel (DRP) and Design Officers

#### Commentary:

5.8 “The first purpose of the National Park is to conserve and enhance the natural beauty, wildlife and cultural heritage of the area. The cultural heritage of the area is correctly understood to include the enormous and valuable legacy of beautiful and locally characteristic buildings, streetscapes, towns and villages, and the relationships between those buildings and settlements and the surrounding landscape, which the National Park is fortunate to possess.” Alun Alesbury, Chair of the SDNPA Planning Committee

5.9 Strategic Policy SD5: Design sets out how new development proposals are expected to conserve and enhance the landscape of the National Park.

5.10 The South Downs National Park’s Design Review Panel provides an impartial, multi-disciplinary design review service for the National Park. It is used to improve design quality for projects throughout the planning process, including pre-application enquiries and design workshops. Between April 2019 and March 2020 twenty development proposals received

advice from the Design Review Panel and/or the Design Officer and went to Planning Committee. Of these:

- Sixteen development proposals were either refused or permitted planning permission, in line with the advice received from the Design Review Panel and/or the Design Officer
- One development proposal was permitted planning permission contrary to the advice received from the Design Review Panel and/or the Design Officer: Andlers Ash, Liss. However, the decision was in accordance with the case officer's recommendation to grant consent.
- One development proposal was refused planning permission contrary to the advice of the Design Officer: Superintendents Drive, King Edward VII Estate. However, the decision was in accordance with the case officer's recommendation to grant consent.
- One development proposal, Garden Street, Lewes, was refused planning permission for reasons relating to affordable housing, amenity and design, the latter being contrary to the advice of the Design Officer.
- Finally, one development proposal was deferred beyond the window of this assessment: Lower Yard, Newton Valance

5.11 The number of schemes determined in line with advice received from the Design Review Panel and/or the Design Officer significantly outweigh those that were determined contrary to that advice. There was only one instance where 'design' was the only reason for refusal and in this case, it was contrary only to the advice of the Design Officer and not the Design Review Panel. The two remaining development proposals were complex, and it would appear, the final decision was based on other elements of the planning application, not specifically *design* (although this was debated by Planning Committee). The reasons for development proposals being permitted or refused on design grounds, contrary to the advice of the Design Officer and Design Review Panel appear to be based on case-specific factors and not a lack of detail in policy. For future development proposals the Design SPD, anticipated to be adopted in 2021, will further assist in the application of policy and give guidance on how to design appropriately within a landscape led context.

### **Indicator SDLP7: Number of Village Design Statements adopted**

**Policy monitored:** Strategic Policy SD5: Design

**Target:**

5.12 There is no target relating to Village Design Statements (VDS).

**Output:**

5.13 To date the SDNPA have adopted six VDSs prepared by the following villages:

- Liss VDS (July 2014)
- Worldham VDS (September 2015)
- East Dean and Friston VDS (April 2016)
- Lodsworth VDS (October 2016)
- Buriton VDS (August 2017)
- Swanmore VDS (September 2019)

### **Commentary:**

- 5.14 A VDS describes the distinctive character of a village and the surrounding countryside. It draws up design principles based on the distinctive local character which helps planners and developers to understand local issues. The SDNPA can adopt VDS as Supplementary Planning Documents and those already adopted are listed above. Although there are no additional Village Design Statements adopted in the reporting year, Hambledon VDS was submitted to the Authority in October 2020 and the consultation will start in January 2021. The following are due to come forward in the next six months:
- Selborne VDS
  - West Meon VDS
- 5.15 The SDNPA have updated the community led planning toolkit to encourage communities to incorporate landscape character assessments into VDSs. This follows the landscape led approach to design which is set out in the South Downs Local Plan. This new toolkit will encourage communities to take a landscape led approach to design and ensure the critical matter of landscape is considered by communities when preparing VDSs. This new approach will reduce the number of communities preparing 'pure' Local Landscape Character Assessment, instead incorporating landscape matters into their VDSs. We are working with two pilot communities on this new approach, Jevington in the east of the National Park and Easebourne in the west. These two pilot projects will test the new toolkit and ultimately result in Local Landscape Character Assessments being incorporated into VDSs in the future.

### **Indicator SDLP8: Quality of design on new developments**

**Policy monitored:** Strategic Policy SD5: Design

#### **Target:**

- 5.16 There is no specific target for this indicator.

#### **Output:**

- 5.17 This is a new indicator to "measure" the design quality of new buildings and their contribution to purpose 1. An objective methodology will be used to assess the design quality of buildings once completed. The quality of the final building will be compared with the permitted design as reviewed by the Design Officers and the Design Review Panel. The aim is to include an objective assessment of design for this indicator in the next year's AMR.

### **Commentary:**

- 5.18 Assessment of design quality as part of the wider work by the Design Officers and the Design Review Panel is continuing to be reviewed in order to arrive at a suitable objective methodology.
- 5.19 Judgments about design may be partly subjective, but the degree of subjectivity is reduced when judgements are reached using an appropriate assessment tool and experienced design professionals, who have first-hand information of each scheme. In our assessment of the design, The South Downs National Park Authority will measure its success using the key components of good design which specifically relate to the site and the type of development that is proposed. Feedback from SDNPA Members, residents and, where appropriate, householders should also be used to determine design quality.
- 5.20 There are currently no schemes that were assessed by the Design Officer and/or DRP, and approved under the SDLP, adopted since July 2019, that have been built out. This is perhaps

unsurprising given that the time from the planning application to on site completion could be five years or sometimes longer. In future years there will be schemes approved under policy SD5 Design that have been built out and can be objectively assessed against their original approval from a design perspective.

**Indicator SDLP9: Percentage of the National Park that is relatively tranquil for its area**

**Policy monitored:** Strategic Policy SD7: Relative Tranquillity

**Target:**

5.21 From the base date of the first tranquillity study, for there to be an increase in the area of the National Park within the higher categories of relative tranquillity by the end of the Local Plan period in 2033.

**Output:**

Relative Tranquillity	Area (Ha)	% of SDNP
Low	23,585.94	14.27
Vulnerable	66,597.68	40.30
Intermediate	36,595.19	22.14
High	38,239.02	23.14
<b>Total</b>	<b>165,017.83</b>	
Undefined	250.10	0.15

Table 4: Levels of tranquillity in the National Park, by area covered

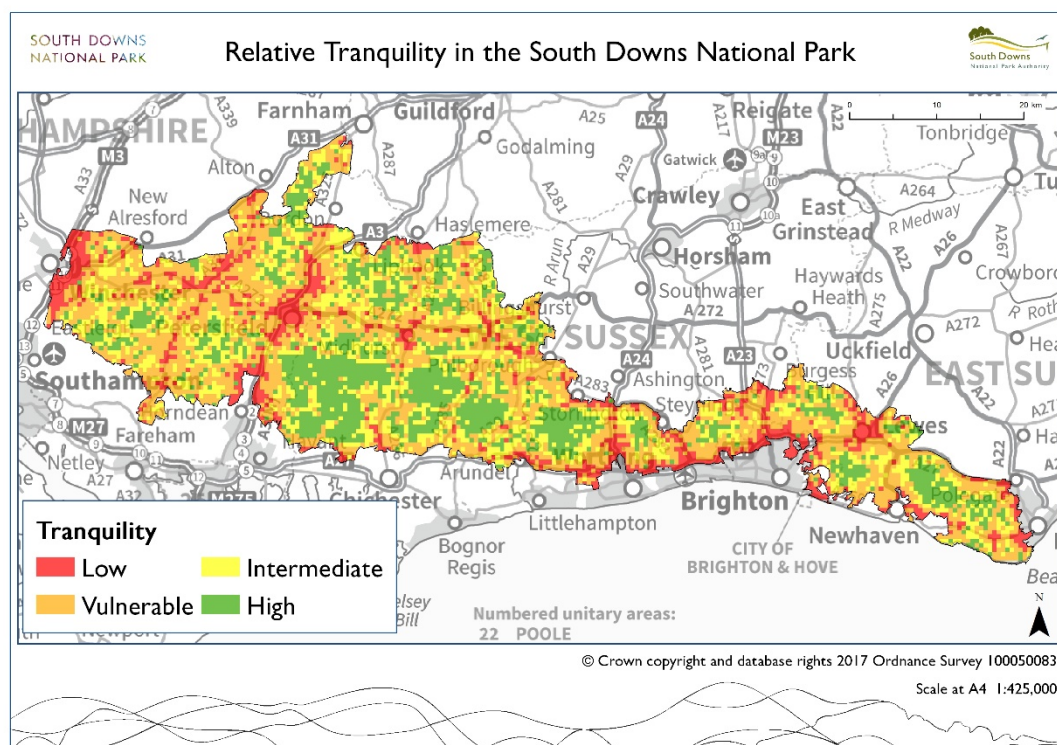


Figure 1: Levels of tranquillity in the National Park

### Commentary:

- 5.22 There has been no follow up survey since the original evidence work and this is data carried forward from last year's AMR. We would expect surveys to be done at five year intervals to be useful. We are investigating the possibility of the next survey being a citizen science project, much like we have done with the Dark Night Skies. The text below explains the table 4 and outlines the expectation for monitoring when the data is next updated.
- 5.23 Table 4 shows the percentage of land area within the National Park that falls within a range of scores for each category of 'relative tranquillity'. This is expressed as a range from low, vulnerable, intermediate and high. For monitoring purposes, the category described as 'medium' in the Local Plan is subdivided into 'vulnerable' and 'intermediate'. In terms of future monitoring the focus will be on those areas that fall within the vulnerable category. These form the most significant part of the National Park, and are also those areas that are most susceptible to change or impacts. Through the effective delivery of our planning policies, we would also expect that the relative tranquillity of these areas would be improved or enhanced. We would want to see an increase in the percentage area of the National Park that falls within the intermediate and high categories over time.

### Indicator SDLP10: Percentage of the National Park considered to have a dark night sky

**Policy monitored:** Strategic Policy SD8: Dark Night Skies

#### Target:

- 5.24 To be considered a dark sky of sufficient quality by the International Dark-Sky Association, values of 20 magnitudes per square arc second must be achieved. Sky brightness is measured in magnitudes per square arc second (mpsas). Skies with values of between 20 and 20.99 are rated as having 'bronze' level darkness, values of 21 or more represent 'silver' level darkness; there are no 'gold' level dark skies in the National Park. The target is to maintain the percentage of the National Park with skies of bronze level darkness, and increase the percentage with skies of silver level darkness.

#### Output:

- 5.25 Currently approximately 70% of the total SDNPA area has skies of Bronze darkness level or higher and 3% has skies of Silver darkness level. See figure 2.

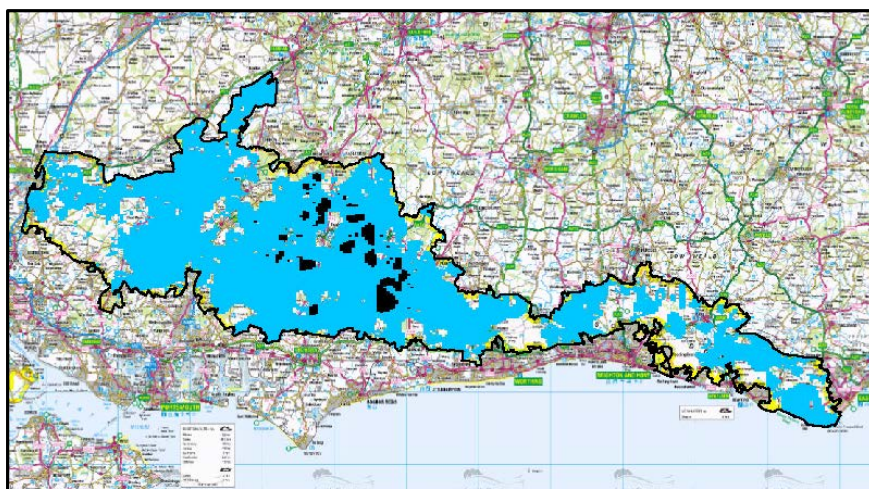


Figure 2: Areas of the National Park considered to have a dark night sky.

(Note: Areas with "Bronze level" dark skies are coloured blue and those with "Silver level" skies are coloured black.)

## Commentary:

- 5.26 In 2016, the whole South Downs National Park was designated an International Dark Skies Reserve. Within this, an area of 418km<sup>2</sup> was designated a 'core' area and a further, peripheral boundary was drawn around that, enclosing an area of 1,104km<sup>2</sup>, equivalent to the area with bronze level skies. Recent changes in street lighting have produced a measured improvement in sky quality, around the 0.3 to 0.4 difference (mpsas), and the aim is to further increase the value with sympathetic lighting and general behavioural change.
- 5.27 With assistance from SDNPA staff, yearly sky quality measurements have been taken from limited viewpoints since 2018, which show no significant changes. In addition, higher resolution sky quality data in Hampshire was repeated in 2019/20. This data shows that the Hampshire relatively brighter skies in the initial dataset, were lower than expected. As a result of these measurements, the total area of dark skies has increased modestly by around 5%. Updated zoning maps will be re-drawn on the update of the Technical Advice Note due for publication next year.
- 5.28 In general, large scale development around and in the National Park poses the greatest threat to dark skies as this is the most noticeable source of light pollution. It has been estimated that 94% of the current threats to the dark skies lie outside the boundary of the Bronze level areas, and around 85% outside the National Park boundary.

## Indicator SDLP1 I: Area, condition and connectivity of target priority habitats

**Policy monitored:** Strategic Policy SD9: Biodiversity and Geodiversity; Development Management Policy SD11: Trees, Woodland and Hedgerows

### Target:

- 5.29 Increase in the percentage of priority habitat in favourable condition from the baseline of 2015, to 2033, the end of the Local Plan period.

### Output:

Habitat	Area (ha)	% of Habitat in Favourable condition					
		2015	2016	2017	2018*	2019	2020
Broadleaved, mixed and yew woodland	2,975	80.3%	80.3%	81.1%	-	81.2%	81.1%
Calcareous grassland	3,086	44.0%	42.2%	41.8%	-	43.3%	45.2%
Lowland heath	1,491	9.1%	9.1%	9.6%	-	29.0%	29.0%
Neutral grassland	1,423	32.2%	32.1%	32.2%	-	33.6%	33.9%
All SSSI Condition	9,927	47.4%	46.8%	46.9%	51.8%	52.2%	53.0%

\*No breakdown by habitat for 2018 in data supplied by Natural England

Table 5: Percentage of target priority habitats in a favourable condition

## Commentary:

- 5.30 There has been a 0.8% increase in SSSI in favourable condition from 2019 to 2020. This is predominantly driven by a 1.9% increase in the area of calcareous grassland in favourable condition, a continuation of the recovery we began to see last year. Calcareous grassland is now achieving a higher level condition than at the start of our first Partnership Management Plan. The SDNPA is exploring new methods to gain a better of idea of the condition outside

of designated sites. This is likely to involve a number of methods including the adoption of national recording schemes such as the National Plant Monitoring Scheme.

## Indicator SDLP12: Population and distribution of priority species

**Policy monitored:** Strategic Policy SD9: Biodiversity and Geodiversity

### Target:

5.31 Increased populations and distributions of priority species

### Output:

	Species % survey square *occupancy within the National Park, by year						
	2014	2015	2016	2017	2018	2019	2020
Skylark	82	82	74	79	77	78	75
Yellowhammer	67	56	60	64	58	60	60
Linnet	66	59	62	55	52	53	53
Buzzard	65	74	75	65	64	68	59
Red kite	10	13	18	18	23	23	23

\*Survey square = 1 kilometre square

Table 6: Population and distribution of target species

### Commentary:

- 5.32 There is extensive monitoring work logging the presence and absence of farmland birds. The South Downs Farmland Bird Initiative (SDFBI) is a partnership of the Royal Society for the Protection of Birds (RSPB), Game and Wildlife Conservation Trust (GWCT), British Trust of Ornithology (BTO), Sussex and Hampshire Ornithological Societies and the SDNPA. In 2014 the SDFBI launched a farmland bird monitoring project to try and find out if farmland birds on the South Downs are following national trends for continued declines in species such as skylark, yellowhammer and lapwing. The survey is carried out by volunteers using Breeding Bird Survey (BBS) methodology in at least 100 representative grid squares across the National Park.
- 5.33 These raw annual variations should be approached cautiously. GWCT are due to undertake a full trend analysis of data to collected to date in the next year, which will take into account the variations in the number of squares filled each year and their regularity. This will allow us to more confidently present conclusions using this data in the future.
- 5.34 We are in the process of exploring additional national programmes that we can adopt within the SDNP, working alongside partners such as Butterfly Conservation to create a local trend from their UK Butterfly Monitoring Scheme (UKBMS)



**Indicator SDLPI 3: Developments granted planning permission within designated wildlife sites or ancient woodland**

**Policy monitored:** Strategic Policy SD9: Biodiversity and Geodiversity; Strategic Policy SD10 International Sites

**Target:**

5.35 All developments within designated wildlife sites, to conform with Policies SD9: Biodiversity and Geodiversity and/or SD10: International Sites.

**Output:**

Type of designated site‡	Number of permissions * †
International Sites (Special Areas of Conservation (SAC), Special Protection Areas (SPA), Ramsar sites)	14
National Sites (Sites of Special Scientific Interest (SSSI) and National Nature Reserve (NNR))	14
Local Sites (Local Wildlife Site (LWS, SINC, SNCI) and Local Nature Reserve (LNR))	63
Ancient Woodland	34 (plus a further 13 which have other nature conservation designations)

Table 7: Planning permissions granted in designated wildlife sites or ancient woodland, 2019/20

\*within, adjacent or intersecting

†excludes discharge of conditions or varying conditions of previous application, and non-material amendments

‡nature conservation designations can overlap, for example, SACs are also SSSI's. In order to avoid double counting, applications are recorded once against the highest order of nature conservation designations.

5.36 A total of 191 applications were granted permission within, adjacent or interesting the nature conservation designations. Of these, 66 were for discharge or varying of conditions or non-material amendments and these are not included in the above table and are not discussed further.

**Commentary:**

5.37 Of the 125 applications recorded in table 7, the majority were adjacent to the nature conservation sites rather than within, and were householder applications, such as proposals for extensions where the boundary of the plot adjoins a nature conservation designation.

5.38 A total of 14 applications were within, adjacent or intersecting international designations. Of these three were within an international site: one a householder application for various works to the garden of a property, the second for the placement of a stone sculpture as part of the Heathlands Reunited Sculpture Trail, and thirdly, a replacement septic tank.

5.39 There were also 14 applications within, adjacent or intersecting national designations. The majority of these were adjacent to SSSI's. The majority also involved householder applications or similar scale applications for works such as extensions, refurbishment of existing dwellings, or replacement dwellings. Of note was the permission of the periodic review of minerals planning permission at Minsted Sandpit which is in close proximity to Iping Common SSSI.

- 5.40 Applications permitted in relation to local sites and ancient woodland were also generally householder scale and generally adjacent to designations. For these there were greater instances of designations coming within the red line boundary of a proposed development but this was often where part of the Local Wildlife Site or Ancient Woodland was within the grounds/garden of proposed works, with the development taking place outside that area.
- 5.41 Overall, for each of the types of designations the permitted uses were considered appropriate to their sensitive location and none were granted contrary to the advice of Natural England or ecology officers.

**Indicator SDLPI4: Number of applications achieving Biodiversity Net Gain & not achieving Biodiversity Net Gain**

**Policy monitored:** Strategic Policy SD9: Biodiversity and Geodiversity

**Output & Commentary:**

- 5.42 In Policy SD9 of the South Downs Local Plan, criterion (1)(b) requires that development proposals '*Identify and incorporate opportunities for net gains in biodiversity*'. Further guidance in the form of a Supplementary Planning Document (SPD) on how this requirement should be addressed in planning applications is to be produced. England-wide mandatory requirements for biodiversity net gain are also emerging via the Environment Bill. This will have specification for the minimum amount of biodiversity net gain to be achieved and will require this to be demonstrated through the DEFRA Metric 2.0, along with other technical requirements.
- 5.43 Ahead of the technical requirements of the Environment Bill being enacted and detailed guidance from the SDNPA in the form of an SPD, planning applications are taking different approaches in addressing and presentation information on net gain. Some planning applications have used the DEFRA Metric 2.0 to demonstrate how they have achieved biodiversity net gain. For example, the application within this monitoring year for 210 dwellings, plus retail, employment and community uses at the former Syngenta site, Fernhurst, used the Metric 2.0 in its submissions, which showed a net gain of 20% for habitats, plus additional net gains for hedgerow and river are expected.
- 5.44 We are considering how best to undertake and present this monitoring information in the future and therefore these will be included in future AMR reports.

**Indicator SDLPI5: Schemes granted permission for biodiversity offsetting**

**Policy monitored:** Strategic Policy SD9: Biodiversity and Geodiversity

**Target:**

- 5.45 There is no specific target for this indicator.

**Output & Commentary:**

- 5.46 Biodiversity offsetting is an approach which, in particular circumstance, may be considered appropriate when certain requirements for biodiversity cannot be achieved on the site of development proposals.
- 5.47 The Solent, internationally important for its wildlife and subject to several European nature conservation designations, is vulnerable to elevated nutrient (nitrogen and phosphorous) levels. It is recognised that a large contribution of nutrient inputs is from agricultural sources

such as fertiliser run off, however, a small but notable contribution comes from human wastewater outputs. Natural England has raised concerns about high levels of nutrients in the Solent water environment. Natural England advise a nutrient neutral approach for proposals that involve a net increase in dwellings/overnight accommodation.

- 5.48 In order to demonstrate whether development proposals are nutrient neutral, NE have provided a methodology for calculating a nutrient budget. Where an overall increase in nitrates is identified in the budget mitigation is required. Offsetting the increase in nitrates, for example, through taking land out of agricultural production or creation of wetland areas, is an approach which can mean no net increase in nutrients entering the Solent.
- 5.49 Proposals for a wetland offset site at Whitewool Farm, East Meon, were brought to Planning Committee in August 2020. The wetland would remove nitrates from the water. The reduction of nitrates at this location can then be used by housing development. Members resolved to permit subject to a number of matters to be addressed under delegated authority including further survey work and the completion of a S106 legal agreement. An offsetting site involving woodland planting at the Gawthorpe Estate, Warnford, is also progressing. Due to the nature of the proposal, it does not require planning permission.

**Indicator SDLPI6: Number of dwellings permitted and completed within zones of proximity to internationally designated wildlife sites that are identified in the Local Plan as requiring such monitoring**

**Policy monitored:** Strategic Policy SD10: International Sites

**Target:**

- 5.50 There is no specific overall target for this indicator. Internationally designated sites support populations of species that are particularly vulnerable to disturbance, or loss of habitat in the surrounding area where they may travel to feed. Under the Habitats Regulations, the Authority is required to demonstrate that proposals for new development avoid or adequately mitigate against impacts on these sites. In addition to the criteria set out in Policies SD9: Biodiversity and Geodiversity and Policy SD10: International Sites include specific requirements for development in buffer zones around various internationally protected nature sites. These are set out in Table 5.7 below.
- 5.51 The Wealden Heaths Phase II SPA 400 metre zone, is the one area with a specific target. Habitats Regulations Assessment for the East Hampshire Joint Core Strategy and the South Downs Local Plan identified that approximately 43 new dwellings could come forward within 400m of the Wealden Heaths Phase II SPA without adverse effect on the integrity of the site.

Protected site	Depth of buffer zone	Relevant type of site/development	Action required by Policy SD10
The Mens SAC, Ebernoe Common SAC and Singleton & Cocking Tunnel SAC	6.5km	Greenfield sites and sites containing or close to suitable habitat	Surveys, retention of key features and buffers for Barbastelle and Bechstein's bats
	12km	Greenfield sites and sites containing or close to suitable habitat	Surveys, retention of key features and buffers for Barbastelle and Bechstein's bats with a focus on significant impacts or severance to flight lines.
Arun Valley SPA	5km	Greenfield sites and sites containing or close to suitable habitat	Appraise suitability for wintering Bewick swan, if so take further specified actions.
Wealden Heaths Phase II SPA	400m	Net increase in residential units	Project specific HRA. [No more than 43 additional units in total to be permitted, from date of JCS adoption, in combination with East Hants equivalent zone.]
	5km	Net increase in residential units	HRA screening with potential further action required
Solent Coast SPAs	5.6km	Net increase in residential units	Financial contribution to mitigating recreation effects, or potential appropriate assessment.

Table 8: Buffer zones around international sites and their treatment in the South Downs Local Plan

#### Output:

- 5.52 In the South Downs National Park part of the 400m zone for Wealden Heaths Phase II SPA, one planning application was permitted for an overall net gain in dwellings during this monitoring period:
- 4no. Gypsy/Traveller pitches, Fern Farm, Greatham
- 5.53 No permissions resulting in a net gain in dwellings have been issued during this monitoring period in the East Hampshire part of the 400m zone for Wealden Heaths Phase II SPA outside the National Park.

#### Commentary:

- 5.54 As set out above, permission was granted for four permanent Gypsy/Traveller pitches at Fern Farm, Greatham. This site was allocated for such development in the South Downs Local Plan in Allocation Policy SD72: Land at Fern farm, Greatham.
- 5.55 Taking into account permissions in the National Park part of the 400m zone, the East Hampshire part of the 400m zone, and lapsed permissions, and the now permitted allocation of four Gypsy and Traveller pitches in policy SD73 of the SDLP, 42 of the 43 dwelling limit have been used. The total remaining capacity within the East Hampshire and National Park parts of the 400m zone is 1 dwelling.
- 5.56 It should be noted that Wealden Heaths Phase II Special Protection Area Supplementary Planning Document (SPD) was adopted by the South Downs National Park Authority on 12 July 2018 and East Hampshire District Council on 31<sup>st</sup> July 2018 following public consultation in November 2017. The SPD addresses the issue of new dwellings in the 400m buffer zone around the SPA, proposing net additional dwellings in this zone be restricted to Gypsy and Traveller sites and affordable housing, and to the limit of 43 dwellings (as assessed by the

report 'Potential for altering the number of new dwellings allowed within 400m of the Wealden Heaths Phase 2 SPA', EHDC, 2015) unless very demanding conditions can be met.

- 5.57 In previous years' applications within buffer zones for The Solent Coast SPAs, The Mens SAC, Ebernoe Common SAC, Singleton & Cocking Tunnels SAC, and Arun Valley SPA were also recorded here. We are considering how best to undertake and present this monitoring information in the future and therefore these will be included in the 2020-21 AMR.
- 5.58 The Habitats Regulations Assessment (HRA) Report for the South Downs Local Plan assessed potential air quality impacts arising from traffic generated by new development proposed. The HRA Report concluded that no adverse effects on the integrity of any European designated sites are expected, alone or in combination with other plans and projects. Although mitigation is not required, it was recommended that the SDNPA Local Plan includes monitoring requirements. The SDNPA is exploring the possibilities of working with partner authorities.

**Indicator SDLPI7: Atmospheric concentration of NO<sub>x</sub> within 200m of the roadside measured at specific internationally designated nature conservation sites**

**Policy monitored:** Strategic Policy SD10: International Sites

**Target:**

- 5.59 Roadside NO<sub>x</sub> does not exceed the critical level at specific internationally designated nature conservation sites.

**Commentary:**

- 5.60 The monitoring approach for the relevant European sites is to be agreed with the Ashdown Forest Working Group and the Wealden Heaths Phase II SPA Cross-Boundary Working Group as appropriate. Once an approach is agreed and begins, the outputs will be included in future AMR monitoring.

**Indicator SDLPI8: N deposition within 200m of the roadside calculated from pollutant concentrations measured at specific internationally designated nature conservation sites**

**Policy monitored:** Strategic Policy SD10: International Sites

**Target:**

- 5.61 Roadside nitrogen (N) deposition does not exceed the critical load at specific internationally designated nature conservation sites

**Commentary:**

- 5.62 The monitoring approach for the relevant European sites is to be agreed with the Ashdown Forest Working Group and the Wealden Heaths Phase II SPA Cross-Boundary Working Group as appropriate. Once an approach is agreed and begins, the outputs will be included in future AMR monitoring.

**Indicator SDLP19: Percentage of farmland and of woodland area that is managed under agreement to deliver environmental scheme options**

**Policies monitored:** Development Management Policy SD11: Trees, Woodland and Hedgerows; Development Management Policy SD39: Agriculture and Forestry

**Target:**

5.63 Increase in percentage of woodland in active management.

**Output:**

	2015	2016	2017	2018	2019	2020
Percentage of woodland that is actively managed	66.0%	66.0%	67.2%	67.0%	67.0%	67.4%
Ha of woodland that is actively managed	24799	25053	25060	25010	23888	25149

Table 9: Woodland that is actively managed in the South Downs National Park

	2015	2016	2017	2018	2019	2020
Percentage of farmland that is managed under agri-environment	81.3%	75.3%	67.2%	68.4%	70.4%	69.7%

© Forestry Commission copyright 2020

Table 10: Farmland managed in stewardship schemes in the South Downs National Park

**Commentary:**

5.64 Table 10 shows the percentage of farmland in the National Park that is managed under an agri-environment scheme. These agri-environment schemes include Entry Level Stewardship (ELS), Higher Level Stewardship (HLS) and the Countryside Stewardship (CS) scheme. The decline in farmland under these agri-environment schemes has been driven by the transition from HLS and ELS Schemes. However, we continue to see additional farmland adopted within the CS scheme each year. There were 30,781 hectares under CS in 2020 compared to 1,928 hectares in 2016. The decline in HLS and ELS schemes is greater than the uptake in the CS scheme and accounts for the overall decline in farmland under agri-environment schemes.

**Indicator SDLP20: Planning applications granted for loss of TPO trees without replacement**

**Policy monitored:** Development Management Policy SD11: Trees, Woodland and Hedgerows

**Commentary:**

5.65 This indicator is to be revised to determine the best way of monitoring the condition of trees and woodland subject to TPO. Monitoring of policy SD11 is ongoing through indicator SDLP19.

## Indicator SDLP21: Percentage of Listed Buildings at risk

**Policy monitored:** Development Management Policy SD13: Listed Buildings

### Target:

- 5.66 A reduced percentage of listed buildings at risk of being lost as a result of neglect, decay or inappropriate development.

Output: Number of buildings at risk in the National Park as of (date)							% of the National Park's listed buildings at risk, 31.03.2020
31.03.14	31.03.15	31.03.16	31.03.17	31.03.18	31.03.19	31.03.20	
87	84	81	78	74	70	69	1.17%

Table 11 Number of listed buildings at risk, by year

### Commentary:

- 5.67 Using the Buildings at Risk (BaR) Survey, we have 5,861 listed buildings. It should be noted that this is more than the number of list entries as, in some cases, a List Entry can cover more than one building. Of these 69 are now recorded as being at risk, which gives a percentage of 1.17%. The percentage of buildings being at risk remains very low by national standards, probably reflecting high property values within the National Park. Opportunities to advance market solutions for threatened buildings and structures are explored by the Historic Building Officers as well as colleagues working for the Districts. Consequently, buildings and structures of limited or no economic value are expected to become ever more prominent among those listed buildings identified as at risk. Imaginative solutions may be required for these structures and some may require recourse to statutory notices.

## Indicator SDLP22: Conservation Area Appraisals and Management Plans written

**Policy monitored:** Development Management Policy SD15: Conservation Areas

### Target:

- 5.68 There is no specific target for updating Conservation Area Appraisals and Management Plans (CAAMP), however, the Authority does have a rolling programme for updating them. A total of 19 CAAMPs are adopted by the Authority and are listed on our website here:

<https://www.southdowns.gov.uk/landscape-design-conservation/conservation-areas/conservation-area-appraisal-and-management-plans/>

### Commentary:

- 5.69 In the 2019/20 monitoring year, one CAAMP was adopted (Fulking). Highdown CAAMP was adopted outside the monitoring year later in 2020. Substantial work has been done on Kingston, Poynings and Nepcote (the National Park Authority's first actual Conservation Area designation). Covid 19 restrictions permitting it is hoped that these three CAAMPs should be adopted by 31 March 2021.

## **Indicator SDLP23: % surface water bodies achieving 'good' ecological status**

**Policy monitored:** Strategic Policy SD17: Protection of the Water Environment

### **Target:**

5.70 Quality of ground and surface water protected and enhanced

### **Output & Commentary:**

- 5.71 The ecological status of water bodies is assessed by the Environment Agency (EA) in order to report on progress of actions towards the Water Framework directive. The legislative framework is currently under review as part of the UK leaving the European Union. The EA have yet to provide updated data to enable reporting in 2019/20 on the status of water bodies within the South Downs National Park.
- 5.72 There are five classes of Ecological status: High, Good, Moderate, Poor and Bad. To meet the directive a water body should be in good or high status. Ecological status is measured by numeric sampling of indicator species, including fish, invertebrates and plants. There is a need to see a trend so although sampling is regular, water body status tends to only be re-assessed every five years. In the South Downs National Park of the main rivers only the River Itchen has reached good status to date, comprising 22.29% of river water bodies. It is hoped data will be available to provide an update in the 2020/21 AMR.

## **Indicator SDLP24: All developments granted planning permission within the Sussex Heritage Coast and 'Undeveloped Coastal Zone'**

**Policy monitored:** Development Management Policy SD18: The Open Coast

### **Target:**

5.73 Character of the undeveloped coast protected

### **Output:**

- 5.74 A total of 20 full, householder and listed applications were permitted in the Heritage Coast and Coastal Zone, most of which fell in the East Dean area. Each of these developments were considered acceptable in this very sensitive park of the National Park.

### **Commentary:**

- 5.75 Applications included four new dwellings in land adjacent to 'The Old Parsonage'; a grade II listed building in East Dean and the addition of a composting toilet, providing a much needed facility at a listed church in Friston. There was also an application providing space for a 'grab and go' café at Birling Gap and an Advertisement application for proposed improved signage at The Beachy Head Public House. Roedean School had 5 applications approved for minimal development including the replacement of two pre-fabricated classrooms, erection of a security booth and barrier control system and internal alterations to improve student living accommodation. At Tide Mills, near Seaford, an application was approved for a pedestrian overbridge and closure of the existing pedestrian level crossing.



**Indicator SDLP25: Developments granted planning permission contrary to the advice of the Environment Agency in Flood Risk Zones 2 and 3**

**Policy monitored:** Strategic Policy SD49: Flood Risk Management

**Target:**

5.76 Reduction in the impact and extent of all types of flooding.

**Output:**

5.77 There were 39 permissions within Flood Zone 2 and 3, and no objections were raised by the Environment Agency (EA).

**Commentary:**

5.78 Of the 39 permissions, 23 were for a range of matters including Tree Protection Orders, internal works to listed buildings, non-material amendments or other works that resulted in no or very low flood risk and there were no comments by the EA on these applications. Twelve permissions were for household extensions that received no comment from the EA and would have been subject to standing advice on flooding. Four applications were for developments that would be expected within a flood zone. These included the permission for the Durgate Flood Alleviation Scheme at Winchester where the EA's advice was followed including the conditions attached to the approval.

## 6. People Connected with Places

### Indicator SDLP26: Developments granted planning permission for transport infrastructure

**Policy monitored:** Strategic Policy SD19: Transport and Accessibility

**Target:**

6.1 There is no specific target for this indicator.

**Output:**

**Commentary:**

6.2 There were eight permissions granted for transport infrastructure in the reporting year including the provision of a footpath/bridleway between the Old Shoreham Toll bridge and Coombes Road providing an accessible non-motorised users route linking the existing riverside footpath to Coombes Road, strengthening connections within the National Park.

6.3 There was also a permission for the closure of a pedestrian level crossing and erection of a pedestrian overbridge at Tide Mills near Seaford. The bridge also enables new views and interpretation of the lost village of Tide Mills, which is an area of significant archaeological interest.

6.4 In addition, permission was granted for the creation of a 140 metre length of traffic-free path for walkers, cyclists and wheelchair users at Lewes. This path contributes to the Egrets Way NMU route for walkers, cyclists and wheelchair users alongside the River Ouse, linking the towns of Lewes and Newhaven.

### Indicator SDLP27: Gross increase in non-motorised multi-user routes (km)

**Policy monitored:** Strategic Policy SD20: Walking, Cycling and Equestrian Routes

**Target:**

6.5 A positive outcome would be to see an increase in these routes, in a way that protects the landscape of the National Park. A related target is to increase the proportion of journeys made within the National Park by non-motorised means.

**Output:**

6.6 During the reporting period Phase 4 of the Egrets Way NMU path in Lewes was constructed and opened to the public. The project was led by the SDNPA. The path runs from Linklater Pavilion, Railway Lands to Ham Lane where it connects with an earlier phase of the Egrets Way. Also in Lewes District several new paths were added to the network through a permissive path agreement associated with development at Swanborough Farm. In total, just over 2km of new paths have been created: Egrets Way Phase 4 (800m) and Swanborough Paths (1.27km)

6.7 Thinking about the related target to increase the proportion of journeys made by non-motorised means, it is usual to reference the findings of the most recent visitor survey which captures visitors' main mode of travel from a survey of 1,000 individual visitors to the National

Park. Where new walking and cycling infrastructure has been installed survey evidence has shown a resulting increase in usage. The most recent Visitor Survey was undertaken in 2018-19 and reported on in the AMR for that period.

### Commentary

6.8 Where people counters have been installed on new NMU paths, evidence has shown continued increasing use by walkers, cyclists and where relevant equestrians. However, this data is location based and not available for the National Park as a whole. During the current Covid 19 pandemic the data from all people counters has indicated a significant increase in user numbers during lockdown. This will be reported more fully in the AMR for 2020-21 when it will become clearer whether this trend has been sustained.

### Indicator **SDLP28: Developments granted planning permission for visitor accommodation facilities**

**Policy monitored:** Strategic Policy SD23: Sustainable Tourism

#### Target:

6.9 The target is to promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public.

#### Output:

Type of Accommodation	Planning permissions granted	Number of rentable units permitted (gross)	Number of rentable units permitted (net)
Campsite/caravan site (pitches)	8	156	156
Self-catering accommodation (units)	18	21	21
Hotel/B&B (rooms)	2	9	9
<b>Total</b>	<b>28</b>	<b>186</b>	<b>186</b>

Table 12: Planning permissions granted for visitor accommodation, by type 2019-20

#### Commentary:

6.10 A total of 28 planning permissions were granted for visitor accommodation facilities in the reporting year, the majority of them for camping/caravan site pitches. This is a net increase of 86 units from last year when 80 units were permitted. These included a retrospective permission for change of use to allow camping for 10 tents/yurts in Fernhurst and associated facilities and base structures for two family camping pods, using recycled plastics at the youth hostel at Truleigh Hill. There was also a change of use permission from beauty clinic to camping lodge in Hardham, West Sussex, providing 4 camping pods.

6.11 A permission for the demolition and replacement construction of a bungalow in Chawton, aims to provide a facility for disabled holiday makers designed by the *Flat Spaces Foundation* in consultation with disability groups, including the Treloar School and College. There were a number of change of use to holiday let accommodation including outbuildings, barns and a garage.

6.12 Units means different things for different types of accommodation. For campsites it means pitches (including yurts, shepherd’s huts and eco-pods), for self-catering accommodation it refers to the number of self-contained units. For hotel/B&B accommodation (including residential retreats) it refers to bedrooms.

**Indicator SDLP29: Developments granted planning permission for community, culture, leisure and recreation facilities**

**Policies monitored:** Strategic Policy SD23: Sustainable Tourism; Development Management Policy, SD43: New and Existing Community Facilities; Development Management Policy SD46: Provision and Protection of Open Space, Sport and Recreational Facilities and Burial Grounds/Cemeteries

**Target:** There is no specific target for this form of development.

**Output:**

Type of development	Number of permissions for gain / extension	Number of permissions for loss
Community sports facilities	2	0
Other community facilities (community halls, village shops, public houses, places of worship, police or healthcare facilities)	12	2
Cultural facilities (museums, art galleries, historic houses etc.)	2	0
Wildlife or countryside based visitor attractions (including. nature reserves, zoos, country parks)	3	0
Other leisure or recreation related developments	4	0

*Table 13: Planning permissions granted for community/culture/leisure/recreation facilities, by type 2019-20*

**Commentary:**

- 6.13 Permission was granted for a multi-use games area at East Meon Primary School on the existing field to be used by children to exercise and for sports activities.
- 6.14 Included in other community facilities, are seven permissions given for additional facilities at schools, including the erection of 6 conic canopies providing enhanced dining, seating and breakout space at Midhurst Rother College and a single storey extension between two classrooms at Firle Church of England Primary School. There were three permissions for facilities at children’s play areas including a multi-use covered community shelter for community space and play park at Easebourne, installation of a play area at Hampshire Hogs Cricket Club and an equipped play area near Rake Village Hall in Liss.
- 6.15 Permissions were given as part of the Heathland Reunited project for seven stone sculptures at Blackdown, Graffham Common, Lavington Common, Stedham Common, Woodbeding Common, Wiggonholt Common and Shortheath Common, aiming to join up these places in people’s minds so that they can be seen as one landscape.

- 6.16 A Lawful Development Certificate was given for the Worthing Airsoft Woodland Game site in Clapham, West Sussex including an open-sided shelter.
- 6.17 Permissions granted for cultural facilities include: a temporary (whilst a more permanent infrastructure plan is applied for) car park at Hinton Ampner House in Alresford, rationalising an existing area of parking and preventing further damage to trees by ad hoc parking, and; a change of use at West Dean College and Gardens, for the 'Gardener's Cottage' to be additional space for information, seating and lavatories at the Visitor's Centre.
- 6.18 Other recreational related development included additional facilities at Wickwoods Country Club and Spa and the creation of a 40 space public car park (including the provision of three cycle stands) providing parking to serve the village of Ditchling.

**Indicator SDLP30: Number of permitted outdoor events**

**Policy monitored:** Strategic Policy SD23: Sustainable Tourism

**Target:**

- 6.19 Promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public.

**Output:**

- 6.20 Temporary Permission, expiring 31 December 2024, was granted for change of use of land from agriculture to mixed agriculture and holding of one music festival event and one sports endurance event in any calendar year at Matterley Farm in Alresford.

**Commentary:**

- 6.21 Boomtown Fair is a multi-genre music and arts festival which takes place over 5 days each summer and has been held at Matterley since 2011, although other events have occurred on the site since 1998.
- 6.22 The site includes the Matterley Bowl which is a natural chalkland amphitheatre and has historically formed the centre piece of music events at the site. Boomtown is a well-established event that is a mainstay of the UK festival calendar and over the past seven years it has expanded the music genres it celebrates as well as invested more into the family activities, theatrical production, arts and crafts workshops and live music elements of the event.

**Indicator SDLP31: Developments granted planning permission for equestrian facilities**

**Policy monitored:** Development Management Policy SD24: Equestrian Uses

**Target:**

- 6.23 Promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public.

**Output:**

6.24 There were 26 permissions in the reporting year with a mixture of personal/domestic use and business use. Although some applications were for one facility, many included several facilities and are illustrated in table 14.

Permissions by type	Number of permissions that include this facility
Buildings associated with equestrian use. For example stables, loose boxes, stalls and mobile stable units, hay barns, tack rooms	18
Manège, arenas, sand schools and turnout paddocks.	12
Change of use from agricultural to equestrian and permissions to keep horses	6

*Table 14: Equestrian planning permissions by type*

**Commentary:**

6.25 One of the 18 developments that included buildings associated with equestrian use, was a proposal at Valewood Stables in Fernhurst for the demolition of an existing stable block, construction of replacement stables (including foaling box, office and groom's accommodation), construction of a stock barn, two open barns and a store, as well as the construction of a manège and horse trainer area. There was also a permission for the erection of a timber stables building to accommodate 40 horses and provision of a new access track at land adjacent to Coombe Farm at Saltdean.

6.26 Planning permission was granted for the construction and extension of manège, arenas, sand schools and turnout paddocks both for domestic use and for business use, although the majority of these are for domestic use. They include a proposal for two turn-out paddocks in Soberton, a proposal for an outdoor sand school in Northchapel and manège in Bishops Waltham.

## 7. Towards a Sustainable Future

### Housing

#### Introduction

- 7.1 The National Planning Policy Framework (NPPF) requires local planning authorities to boost significantly the supply of housing, but recognises national parks as an area where objectively assessed need does not need to be met. There is no housing requirement in the South Downs Local Plan (SDLP), which is landscape led rather than target driven.
- 7.2 The SDLP Housing Trajectory 2020 forms figure 6.1 of this report and the detailed figures are set out in Appendix 3. It is based on the housing provision figure set in Policy SD26 of the SDLP. The Local Plan is landscape led and its housing provision figure is based on the capacity of the National Park to accommodate new homes whilst avoiding harm to its special qualities. It has been arrived at by assessing the need for housing within the National Park and then applying a landscape-led approach to establish how much of that need can be met without harm to this nationally designated landscape. Within the trajectory there are a number of bars and lines, which represent different elements of the housing supply. The components of the trajectory are the:
- Total past completions bars (2014-20)
  - Total projected completions bars: made up of sites with planning permission, South Downs Local Plan/ Neighbourhood Development Plan (NDP) allocations, and a windfall allowance
  - 'Plan' line: annualises the housing provision figure
  - 'Manage' line: shows the annual number of completions needed to meet the National Park's housing provision figure taking into account shortfalls and surpluses in delivery in previous years.
- 7.3 Targets and outputs for indicators SDLP35 and SDLP36 are extrapolated from the Trajectory.

#### Indicator SDLP32: Plan period and housing target for Local Plan

- 7.4 The Local Plan was adopted in July 2019 and sets a housing provision for the National Park of about 4,750 net additional dwellings over the nineteen-year plan period 2014 to 2033. The annualised number is therefore approximately 250 dwellings per annum (dpa).

#### Indicator SDLP33: Number of dwellings completed (net)

**Policy monitored:** Strategic Policy SD26: Supply of Homes

#### **Target:**

- 7.5 The provision figure for approximately 4,750 net additional dwellings between 2014 and 2033 is set out in policy SD26 of the Local Plan and equates to an annualised number of approximately 250 net additional dpa.

**Output:**

7.6 A net total of 282 new homes were completed during the reporting year in the South Downs National Park. This comprised 330 gross dwelling completions and 48 losses of dwellings.

Year	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20
Net completions	249	262	250	296	314	282

*Table 15: Dwelling completions in the National Park, by year*

**Commentary:**

7.7 The output for 2019/20 was above the annualised provision figure from the Local Plan. Table 15 shows that net dwelling delivery has been remarkably stable for the past five years.

7.8 As with the previous year, the largest number of completions came forward at Land at the Causeway, Petersfield where 109 homes were completed. The remainder of the completions were spread across a broad range of sites, with the most substantial numbers at Land South of Seven Stars, Stroud (30) and Lewes House, Friars Walk, Lewes (25).



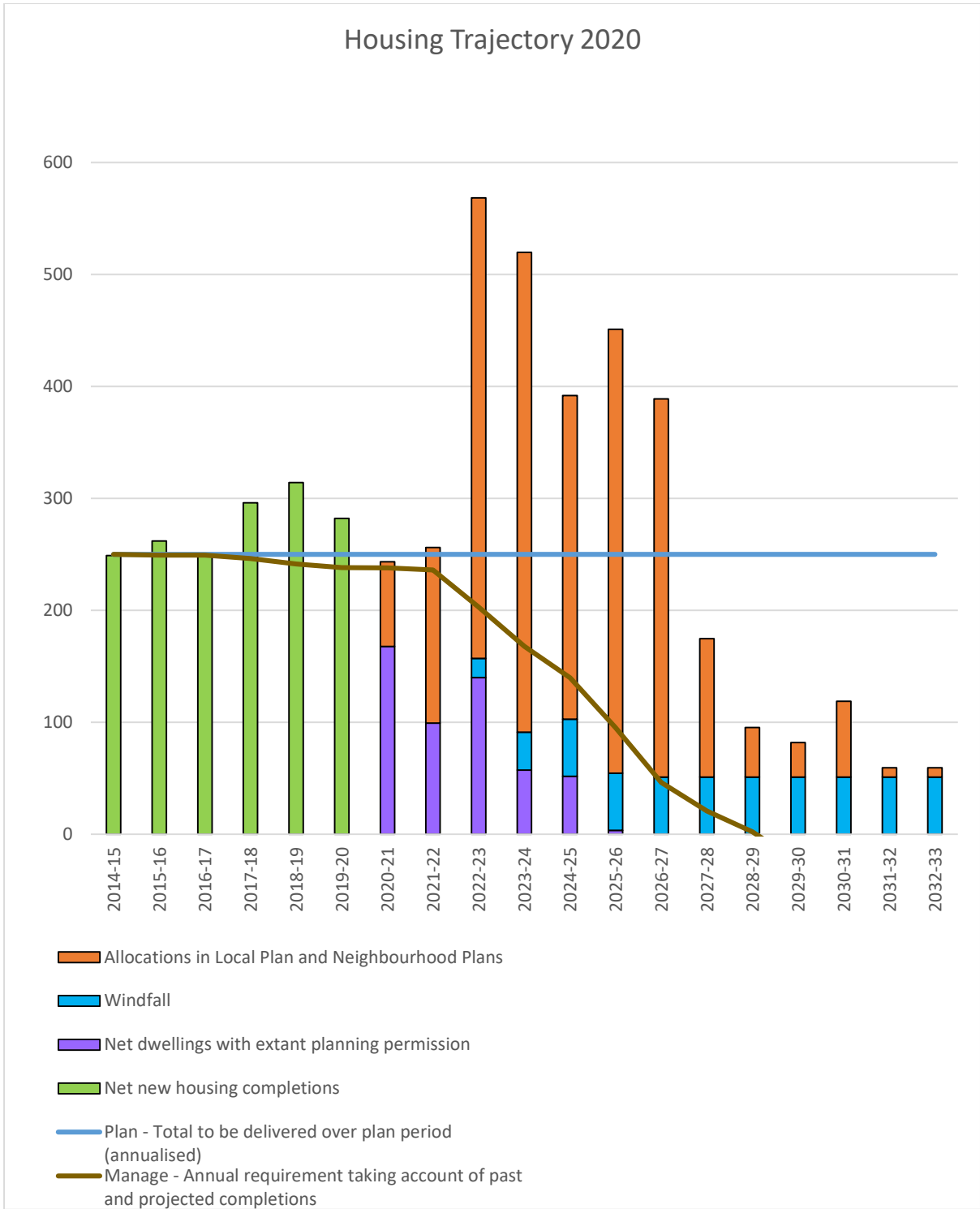


Figure 3: SDLP Housing Trajectory 2020

### **Indicator SDLP34: Dwellings with extant planning permission (net)**

**Policy monitored:** Strategic Policy SD26: Supply of Homes

#### **Target:**

- 7.9 There is no specific target for this figure although dwellings with extant planning permission are generally expected to constitute a significant proportion of the five-year housing land supply.

#### **Output:**

- 7.10 There is extant planning permission for 1,487 net dwellings within the National Park as of 01 April 2020, which is a slight decrease of 5% on the equivalent figure one year before.

#### **Commentary:**

- 7.11 The total dwellings with extant planning permission includes 85 dwellings at Penns Field, Petersfield and 77 dwellings at Andlers Ash, Liss, both greenfield neighbourhood plan allocations.

### **Indicator SDLP35: Net additional dwellings expected to come forward within 5 years from the date of monitoring**

**Policy monitored:** Strategic Policy SD26: Supply of Homes

#### **Target:**

- 7.12 Paragraph 67 of the National Planning Policy Framework (NPPF) requires local planning authorities to identify a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements. It also requires a supply of specific developable sites or broad locations for years 6-15 (monitored under Indicator SDLP36 below). Paragraph 73 of the NPPF requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies. At the same time, other policies in the NPPF indicate that National Park designation will be a restriction on the capacity for housing development.
- 7.13 The figures for the first five years are generally referred to as the five-year housing land supply. The NPPF goes on to say that an additional buffer of 5% (moved forward from later in the plan period) should be added to this five year supply to ensure choice and competition in the market for land. This will be from 2020-21 to 2024-25 (years 7-11 of the Plan period).
- 7.14 The housing provision figure that will be used is that in the Local Plan. In order to provide a 5% buffer within years 7-11 of the plan period 5% of the total number of dwellings to be delivered within years 7-11 must be added to each of these years.
- 7.15 The Housing Trajectory must also take into account any undersupply within the plan period. As described in indicator SDLP33, 282 dwellings (net) were delivered in the reporting year 2019-20, which is over the annualised provision figure. The previous five years between them delivered 121 more dwellings than the annualised provision figure. There is therefore no undersupply to take into account.

Output:

<b>Housing land supply over the next thirteen years against South Downs Local Plan (SDLP) provision</b>							
		<b>2020 -21</b>	<b>2021 -22</b>	<b>2022 -23</b>	<b>2023 -24</b>	<b>2024 -25</b>	<b>Total over yrs 1-5</b>
<b>a</b>	<b>SDLP housing provision</b>	250	250	250	250	250	<b>1250</b>
<b>a(i)</b>	<b>5% buffer</b>	13	13	13	13	13	<b>65</b>
<b>a(ii)</b>	<b>Total SDLP provision inc. buffer</b>	263	263	263	263	263	<b>1315</b>
<b>b</b>	<b>Planning permissions</b> (excluding those on allocated sites)	168	100	141	57	52	<b>518</b>
<b>c</b>	<b>All allocations total</b>	76	157	411	428	289	<b>1,361</b>
<b>d</b>	<b>Windfall Total</b>	0	0	17	34	51	<b>102</b>
<b>e</b>	<b>Total annual supply</b>	<b>243</b>	<b>257</b>	<b>569</b>	<b>520</b>	<b>392</b>	<b>1981</b>
<b>g</b>	<b>Surplus/deficit (e-a)</b>	-7	7	319	270	142	731
<b>g(i)</b>	<b>Surplus/deficit with buffer (e-a(ii))</b>	-20	-6	306	257	129	<b>666</b>
<b>Cumulative housing supply since 2020</b>		243	500	1,069	1,589	1,981	
		<b>2025 -26</b>	<b>2026 -27</b>	<b>2027 -28</b>	<b>2028 -29</b>	<b>2029 -30</b>	<b>Total over yrs 6-10</b>
<b>a</b>	<b>SDLP housing provision</b>	250	250	250	250	250	<b>1250</b>
<b>b</b>	<b>Planning permissions</b>	4	-	-	-	-	<b>4</b>
<b>c</b>	<b>All allocations total</b>	396	338	124	44	31	<b>933</b>
<b>d</b>	<b>Windfall Total</b>	51	51	51	51	51	<b>255</b>
<b>e</b>	<b>Total annual supply</b>	451	389	175	95	82	<b>1192</b>
<b>f</b>	<b>Surplus/deficit (e-a)</b>	201	139	-75	-155	-168	
<b>Cumulative housing supply since 2020</b>		2432	2821	2996	3091	3173	
		<b>2030 -31</b>	<b>2031 -32</b>	<b>2032 -33</b>			<b>Total over yrs 11-13</b>
<b>a</b>	<b>SDLP housing provision</b>	250	250	250			<b>750</b>
<b>b</b>	<b>Planning permissions</b>	-	-	-			<b>-</b>
<b>c</b>	<b>All allocations total</b>	68	8	8			<b>84</b>
<b>d</b>	<b>Windfall Total</b>	51	51	51			<b>153</b>
<b>e</b>	<b>Total annual supply</b>	<b>119</b>	<b>59</b>	<b>59</b>			<b>237</b>
<b>f</b>	<b>Surplus/deficit (e-a)</b>	-131	-191	-191			
<b>Cumulative housing supply since 2020</b>		3,292	3,351	3,410			

Table 16: Housing land supply over the next 13 years against South Downs Local Plan (SDLP) provision

## Commentary:

- 7.16 The SDNPA has a robust five-year land supply of housing principally due to several large sites coming forward for development at the same time. The surplus of delivery over this period translates to a healthy 7.92 years against the annualised local plan provision figure of 250 dwellings per annum, or 7.53 years against the provision figure plus 5% buffer (263 dwellings per annum).
- 7.17 The largest proportion of the first five years' supply is made up of extant planning permissions, which are due to deliver close to the Local Plan provision figure for the next three years. For many sites there is no specific information on phasing, therefore we have assumed that most planning permissions will see delivery of the total yield spread over the first five-year period. This is because it is not possible to accurately predict for each site the exact year-by-year delivery. However, there is more certainty over the timing of delivery for some of the larger sites, therefore the phasing for these sites relates to specific years.
- 7.18 For the purpose of monitoring future housing supply, the number of planning permissions is discounted by 10% for large sites and 20% for small sites, to allow for some planning permissions not being implemented. This represents a conservative approach to supply from this source, as in reality the vast majority of small sites granted permission in the National Park will deliver the homes in line with the planning permission. A precautionary approach adds robustness to the supply figures. The approach to discounting will be kept under review in light of any further evidence. All the sites with extant permissions are listed with other deliverable housing sites in Appendix 4 of this report. Sites with planning permission that are also allocated in the Local Plan or made NDPs have been removed from the planning permissions figure, to avoid double counting.
- 7.19 A total of 1,981 new homes are projected to be built over the next 5 years. This includes over 250 new homes in Lewes at North Street Quarter and Old Malling Farm (allocations in the SDLP). More than 250 new homes are also expected to be completed in Petersfield where several sites allocated in the Petersfield NDP will either start or complete within the next 5 years. New homes are also expected to be completed at the Former Syngenta site, Fernhurst, which was granted permission in October 2020. These extant permissions and allocations will provide new homes for local communities in the National Park, as well as contributing to much needed affordable housing provision (see Indicator SD37).
- 7.20 The ongoing pandemic has had an effect on all of our lives. Whilst construction has largely continued on key sites within the National Park, the LPA received the lowest number of submitted applications in April 2020, compared to the same period in all previous years. However, by mid-August 2020 many projects were restarting and the numbers of submitted applications was above the same period in 2019. This trend has continued up to November 2020. Nationally, planning applications received by LPAs were down 10% in the year ending June 2020. Plan-making has also been effected, with NDP referendums postponed until May 2021. Despite the restrictions of lockdown, the SDNPA has continued to issue timely determinations of planning applications throughout 2020. However, it is reasonable to expect that the pandemic and the longer lasting effects on the economy will have consequences on housing delivery. Nevertheless, the SDNPA has a strong five-year land supply, largely made up of extant permissions, such that the Authority has a sufficient supply of land for new homes whilst maintaining its statutory National Park purposes and duty.

## **Indicator SDLP36: Net additional dwellings expected to come forward within the next fifteen years from the date of monitoring**

**Policy monitored:** Strategic Policy SD26: Supply of Homes

### **Target:**

7.21 As noted in paragraph 7.12 above, in addition to identifying a five-year housing land supply, NPPF paragraph 67 also requires local planning authorities to identify supply of specific developable sites or broad locations for growth sufficient to provide enough housing against their requirements for years 6-10 and, where possible for years 11-15. As the adopted Local Plan period runs up to 2033, 13 years from 2019-20, housing supply can only be reported up to years 11-13.

### **Commentary:**

7.22 The largest source of expected supply over the next thirteen years as a whole is composed of sites allocated for housing either in the SDLP, or in made NDPs. All the developable sites and broad locations are listed in Appendix 5 of this report. These are sites whose deliverability timescales have been assessed through the Strategic Housing Land Availability Assessment (SHLAA) and site allocations process, and the numbers for these sites have been estimated as taking place in specific years. However, the total numbers for these sites have been discounted by 10% to take into account non-implementation. Key observations of the housing supply for the next thirteen years (given the plan period runs to 2033, leaving 13 years remaining from 2019-20) are:

- Over the next thirteen years as a whole there is expected to be a 17% surplus overall (551 dwellings).
- For the whole Local Plan period, including the years 2014-15 and 2032-33 it is currently anticipated that there will be 5,063 net additional homes delivered, against a provision figure of 4,750. This translates to a surplus of 6.6% (or 312 dwellings). See Figure 6.1 for an illustration of the housing trajectory over the whole plan period.

7.23 The most notable among the allocations is the North Street Quarter, in Lewes, which is allocated in the SDLP and received permission in May 2016. This permission has been implemented with work started on site, although there are no completions to date. As well as being expected to deliver some new homes in the next five years, this large site is expected to deliver new homes in years 6-11. This and other allocated sites which also have planning permission, are treated as allocations rather than planning permissions for the purposes of the trajectory.

7.24 A further 481 dwellings (of a total of 800 allocated, 325 have already been delivered) are expected to come forward in the next fifteen years from sites allocated in the Petersfield NDP, most of which now have planning permission, including Land South of Larcombe Road, Causeway Farm, and Penns Field. Land North of Buckmore Farm and West of Bell Hill was also granted planning permission, subject to a S106 agreement in August 2019. The Lewes NDP passed referendum and became part of the Development Plan in March 2019. The Lewes NDP allocates 283 dwellings, 125 of which are expected to come forward in the next five years. A total of 596 dwellings on sites allocated in the made Fernhurst, Petworth, Lavant, Liss, East Meon, Amberley, Ditchling and Fittleworth NDPs are expected in the next five years. A further 171 dwellings are expected to be delivered by the Petworth, Liss and Fernhurst NDPs in years 6-10.

- 7.25 A further source of dwellings, currently only expected to deliver in the latter part of the plan period, comprises broad areas (i.e. settlements) where the SDLP sets a figure for allocation, but neighbourhood planning groups are still progressing neighbourhood plan production. The numbers for these ‘NDP allocations: sites as yet unidentified’ have been distributed across years 6-13 (i.e. from 2025 onwards). The identification of specific sites is the subject of ongoing work over the coming months, by neighbourhood planning groups in two remaining areas where NDPs are being prepared (Rogate and Twyford). These NDPs are well advanced in the preparation process.
- 7.26 An allowance for windfall sites (small sites with between one and four net dwellings and excluding residential garden sites, which have yet to receive permission) has been made from year 3 onwards. This is calculated on the basis of a historical trend for delivery on such sites of 68 dpa. As there is greater certainty of what planning permissions will be implemented in the near future, there has been no allowance for windfall in the first two years. There is some allowance made for windfall in years 3 and 4, but heavily reduced from the past trend figure, with a 75% discount applied in year 3 and a 50% discount in year 4. Further in the future, when delivery is no longer expected on small sites which currently have planning permission, a higher windfall allowance has been applied (equal to the average past trend figure with a 25% discount applied).

**Indicator SDLP37: Number of affordable dwellings completed (net), broken down by tenure**

**Policies monitored:** Strategic Policy SD28: Affordable Housing and Strategic Policy SD29: Rural Exception Sites

**Target:**

- 7.27 The full need for affordable housing in the National Park was calculated in the Housing and Economic Development Needs Assessment (HEDNA) (2017) as 294 affordable dwellings per annum. Whilst it is not expected that this need can be fully met, due to the limited number of sites suitable for development in this nationally protected landscape, the Government expects that new housing in national parks will be focussed on meeting local affordable housing needs as well as supporting local employment opportunities and key services. Therefore, Policy SD28: Affordable Homes sets a requirement for 50% of new homes on sites of 11 or more dwellings to be affordable and a cascade of affordable housing provision onsite of 3 to 10 new homes. The HEDNA also 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.

**Output:**

Net affordable homes completed	Year	Number of homes
	2014/15	68
2015/16	35	
2016/17	10	
2017/18	36	
2018/19	59	
2019/20	62	

Table 17: Net affordable homes completed, by year

### Commentary:

- 7.28 The year on year trend of rising completions of affordable homes continues in 2019/20. A total of 62 affordable homes were completed making up 22% of the total new homes completed. The majority of these completions were Causeway Farm in Petersfield where 54 new affordable homes were completed. This site was permitted after the adoption of the East Hampshire Joint Core Strategy and delivers affordable housing at 40% of the total number of dwellings on site. A further 8 affordable homes were completed at Land South of Seven Stars, Stroud.
- 7.29 Policy SD28 of the SDLP seeks a minimum of 75% affordable homes to be provided as rented affordable tenure. The Causeway Farm permission includes a total of 80 affordable homes, 70% of which will be rented affordable tenure. The development at Land South of Seven Stars includes 5 rented affordable tenure (62.5%). Whilst slightly below the requirement of Policy SD28, both of these permissions were granted before the adoption of the SDLP.
- 7.30 For dwellings with outstanding or extant permission, 270 are affordable out of a total of 1,487. This is equivalent to 18% affordable outstanding permissions. This continues the trend from 2018/19 and a small drop from 2017/18 where 19% of outstanding permissions were affordable. Completions at Causeway Farm have had an impact on outstanding permissions. However, there are still affordable permissions at Penns Field in Petersfield and Andlers Ash in Liss, a total of 65 affordable homes in total. Affordable permissions at North Street Quarter in Lewes, 165, remain the same as the previous year.
- 7.31 Following on from the adoption of the Local Plan, the Authority prepared, consulted on and subsequently adopted an Affordable Housing SPD in July 2020. This provides clear guidance on implementation of the Local Plan policies on affordable housing, including on viability matters.

### Indicator SDLP38: Number of affordable housing completions/permissions on small sites (10 or less from Policy SD28)

**Policy monitored:** Strategic Policy SD28: Affordable Homes and Strategic Policy SD29: Rural Exception Sites

### Target:

- 7.32 Small sites of 10 or less homes make up a significant proportion of housing land supply in the National Park. Policy SD28 subsequently requires the following cascade of affordable housing provision onsite of 3 to 10 new homes:

No. of homes	Affordable housing requirement
3 homes	Meaningful financial contribution
4-5 homes	1 affordable home
6-7 homes	2 affordable homes
8-9 homes	3 affordable homes
10 homes	4 affordable homes

Table 18: Cascade of affordable homes requirement on small sites.

### Commentary:

- 7.33 In 2019/20 there were no affordable housing completions on small sites. As already noted above, affordable housing completions largely comprised those homes built as part of the

Causeway Farm development in Petersfield. Of the outstanding permissions for affordable homes (270) just 10 are on small sites of 10 or less. This is the legacy of permissions granted before the adoption of SDLP Policy SD28 and the predominance of large sites such as North Street Quarter, Penns Field and Andlers Ash in the outstanding permissions for affordable homes. The proportion of affordable homes granted permission and completed on small sites is expected to increase in future years as the implementation of Policy SD28 takes effect.

**Indicator SDLP39: Number and percentage of housing completions on previously developed land (net)**

**Policy monitored:** Strategic Policy SD25: Development Strategy

**Target:**

7.34 Strategic Policy SD25: Development Strategy states that development should make the best use of suitable and available previously developed land in settlements. The target is therefore to maximise the proportion of housing completions that take place on previously developed land.

**Output:**

7.35 96 net dwelling completions in the reporting year took place on previously developed land, which accounts for 34% of the total net completions.

**Commentary:**

7.36 The number of housing completions on previously developed land fell again compared to the previous reporting year. In 2018/19 there were 140 net completions on previously developed land, or 45% of the total. The majority of completions were again in Hampshire (198 out of 282 total net completions) on greenfield sites at Causeway Farm, Petersfield and also Land south of the Seven Stars in Stroud. The proportion on previously developed land in Hampshire was 15%. In West and East Sussex the proportion was much higher at 73% and 86% respectively.

**Indicator SDLP40: Percentage of housing completions within and outside settlement boundaries**

**Policy monitored:** Strategic Policy SD25: Development Strategy

**Target:**

7.37 Deliver a medium level of development dispersed across the towns and villages of the National Park.

**Output:**

7.38 There were 282 completions in 2019/20. Of these completions, 231 dwellings or 82% were inside settlement boundaries and 51 dwellings or 18% were outside settlement boundaries.

**Commentary:**

7.39 Although the number of completions had changed from the previous year the percentage inside and outside settlement boundaries remained identical. The large sites in Hampshire that



accounted for a higher number of completions, Causeway Farm, Petersfield and Land south of the Seven Stars, Stroud, are both inside the respective settlement boundaries. The output for the indicator continues to show that the policy is successfully concentrating development in existing settlements.

- 7.40 The variation across the National Park showed that this year, Hampshire recorded a higher percentage of completions within settlement boundaries at 88%. In West and East Sussex the proportion inside settlement boundaries was 54% and 79% respectively. In West Sussex, although there were completions at Lamberts Lane, Midhurst inside the settlement boundary, the largest site, King Edward VII Hospital is enabling development located outside a settlement boundary. This was significant in there being far fewer completions inside settlement boundaries this year within West Sussex. The majority of completions outside settlement boundaries continue to be for replacement, change of use or conversion of existing buildings providing one or two dwellings.

### **Indicator SDLP41: Number of people on the Self-Build register at 31 March**

**Policy monitored:** Strategic Policy SD26: Supply of Homes

**Target:**

- 7.41 No specific target for this indicator

**Commentary:**

- 7.42 Work was carried out to ensure the Self-Build Register complied with the requirements of the Data Protection Act 2018 (the UK law that enacts the European Union Directive, the General Data Protection Regulation or GDPR). All those on the register whether individuals or members of a group were contacted. Each person was asked whether they wished to remain on the register and if so to reply giving their consent to have their personal details stored for purposes relating to Self-build. 74 individuals were removed from the Register either because after multiple attempts to make contact no consent had been given to store their personal details or they had asked to have their record deleted.
- 7.43 At 31 March 2020, there were 118 individuals and two groups on the Self-build register. The total includes the 36 individuals who applied to be added to the register during the reporting year.

### **Indicator SDLP42: Number of CIL exemptions granted for Self-Build during the monitoring year**

**Policy monitored:** Strategic Policy SD26: Supply of Homes

**Target:**

- 7.44 No specific target for this indicator

**Output & Commentary:**

- 7.45 During the reporting year, there were 36 housing applications given permission for at least one dwelling that were also granted a CIL exemption for Self-build. These 36 applications account for 37 gross dwellings and a loss of 22 dwellings resulting in a net gain of 15 dwellings given CIL exemption for Self-build.

**Indicator SDLP43: Number of permissions for Self-Build granted during the monitoring year**

**Policy monitored:** Strategic Policy SD26: Supply of Homes

**Target:**

7.46 No specific target for this indicator

**Output & Commentary:**

7.47 There was one permission during the reporting year for Self-build plots, SDNP/18/06295/OUT, at Buckmore Farm in Petersfield granted in August 2019. This was an allocation in the Petersfield Neighbourhood Plan. Outline permission was granted for 85 dwellings of which 30% are to be affordable, a minimum of 10% self-build and a maximum of 60% custom build.

**Indicator SDLP44: Care Homes (C2) permissions/completions total number of bedrooms**

**Policy monitored:** There is no specific policy in the SDLP relating to the provision of new or extended residential institutions providing care such as 'nursing homes' or 'care homes'.

**Target:**

7.48 No specific target for this indicator

**Output:**

7.49 This is a new indicator being reported in the AMR for the first time. To provide context, the commentary also includes reference to permissions and completions for this type of development that have occurred in the last three years.

**Commentary:**

7.50 The HEDNA includes an analysis of the changes to the number of people aged 75 and over who are expected to be living in some form of residential institution. This indicates an increase of 812 people living in institutions over the period 2014-33 (43 per annum). In 2017/18, 18 additional bedrooms were completed at Field View Care Home, Liss. There have been no other C2 use class care home completions since although permissions have been granted at Barlavington Manor, Petworth (3 additional close-care bungalows) and Land East of Harrier Way, Petersfield (70 assisted-living apartments and cottages).

**Indicator SDLP45: Permissions/completions of extra care housing (C3)**

**Policy monitored:** Strategic Policy SD27: Mix of homes

**Target:**

7.51 Policy SD27: Mix of homes seeks to ensure that development proposals provide a balanced mix of homes to meet future projected household needs for the local area. The National Park has an aging population, with a higher than average proportion of its population aged 55 or over and the age group 85 and over predicted to grow substantially in coming years. Furthermore, there is projected to be a large rise in the number of people living with dementia

or mobility issues. The HEDNA identifies an indicative demand for some 90 homes per annum suitable to meet the needs of older people.

**Output:**

7.52 This is a new indicator being reported in the AMR for the first time. To provide context, the commentary also includes reference to permissions and completions for this type of development that have occurred in the last three years

**Commentary:**

7.53 The SDLP does not allocate specific sites for extra care housing, however, Policy SD27 requires developments of 5 or more homes to clearly respond to local needs for older people’s or specialist housing. The Petersfield Neighbourhood Plan allocates two sites for housing to meet on-going and changing needs of older people. Site H8 (Land at Durford Road) was granted outline permission for 70 units in 2018. Given the nature of the proposal, including eligibility criteria (age restrictions to over 60, minimum level of care provision of 1.5 hrs of care a week), provision of care agency staff on site and other service provisions within a ‘community hub’, this proposal was considered to fall within Use Class C2 residential institutions.

**Indicator SDLP46: Number of dwellings completed (net) by number of bedrooms**

**Policy monitored:** Strategic Policy SD27: Mix of Homes

**Target:**

7.54 To protect and increase the proportion of small and medium sized dwellings in the dwelling stock. The targets for the mix of sizes for both market and affordable housing is set out in Policy SD27 and replicated in Table 19.

**Output:**

	1 Bed	2 Bed	3 Bed	4 Bed+	Total
<b>Net number of market homes completed 19/20</b>	<b>24</b>	<b>33</b>	<b>83</b>	<b>80</b>	<b>220</b>
<b>% of net market homes completed 19/20</b>	<b>11%</b>	<b>15%</b>	<b>38%</b>	<b>36%</b>	
<b>SD27 target for Market Housing</b>	<b>10%</b>	<b>40%</b>	<b>40%</b>	<b>10%</b>	
<b>Net number of affordable homes completed 19/20</b>	<b>5</b>	<b>36</b>	<b>21</b>	<b>0</b>	<b>62</b>
<b>% of net affordable homes completed 19/20</b>	<b>8%</b>	<b>58%</b>	<b>34%</b>	<b>0%</b>	
<b>SD27 target for Affordable Housing</b>	<b>35%</b>	<b>35%</b>	<b>25%</b>	<b>5%</b>	

Table 19: Size of dwellings completed in 2019/20

**Commentary:**

- 7.55 Policy SD27 of the Local Plan sets out the preferred mix of dwellings size by the number of bedrooms for both market and affordable housing. The completions in table 19 show the actual percentages of market and affordable built in 2019/20 compared against the mix of dwellings for each tenure in policy SD27.
- 7.56 For market housing completions the proportion of 1 and 3 bed dwellings at 11% and 38% respectively was on target in regard to Policy SD27. However, the completion of 2 bed homes was significantly below target and the completion of 4 bed+ homes was not policy compliant.
- 7.57 For affordable housing the target was exceeded for 2 bed and 3 bed dwellings, in particular for the former with 36 out of the total of 62 completed in 2019/20 being this type of home. Delivery of Affordable 1 bed dwellings was significantly below the proportion set out in policy SD27, with only five homes or 8% of the total of this type.
- 7.58 In summary for completions in 2019/20 the types of homes where there was a notable under supply were 2 bed market homes and 1 bed affordable homes compared to the proportions set out in policy SD27. There was a significant over-supply of 4 bed+ market homes. This does not meet the need and community aspirations for small and medium-sized homes.

**Indicator NAT1: Completions and commitments occurring through permitted development rights for change of use from employment to residential**

**Target:**

- 7.59 There is no target for this indicator. Under Schedule 2 Part 3 Class O and Class PA of the Town and Country Planning (General Permitted Development) Order 2015 it is deemed that permission is not required to change the use of office and light industrial floorspace respectively to residential use.

**Output:**

<b>Office BI(a) to Residential C3 – Prior Approval Change of Use</b>		
<b>Completions</b>	<b>Gain Dwellings</b>	<b>Loss BI(a) Floorspace m<sup>2</sup></b>
	1	117
<b>Commitments</b>	<b>Gain Dwellings</b>	<b>Loss BI(a) Floorspace m<sup>2</sup></b>
	10	1069
<b>Light Industrial BI(c) to Residential C3 – Prior Approval Change of Use</b>		
<b>Completions</b>	<b>Gain Dwellings</b>	<b>Loss BI(c) Floorspace m<sup>2</sup></b>
	0	0
<b>Light Industrial BI(c) to Residential C3 – Prior Approval Change of Use</b>		
<b>Commitments</b>	<b>Gain Dwellings</b>	<b>Loss BI(c) Floorspace m<sup>2</sup></b>
	2	353
<b>Total Employment to Residential – Prior Approval Change of Use</b>		
<b>Completions</b>	<b>Gain Dwellings</b>	<b>Loss B Floorspace m<sup>2</sup></b>
	1	117
<b>Commitments</b>	<b>Gain Dwellings</b>	<b>Loss B Floorspace m<sup>2</sup></b>
	12	1,422

Table 20: Office and Light Industrial to Residential Permitted Development, Completions & Commitments, Dwellings Gained and Floorspace Lost

### **Commentary:**

- 7.60 For prior approval change of use from office to residential, there was one site with a single completion for a 2 bed dwelling in Fernhurst for a loss of 117 m<sup>2</sup> of floorspace. There were no completions for prior approval of light industrial to residential.
- 7.61 There are five sites across the National Park, in Petersfield, Pulborough and Lewes that have commitments for prior approval from office to residential. These sites account for the gain of 10 dwellings and the loss of 1,069 m<sup>2</sup> of office floorspace. The National Park Authority is concerned about the loss of office to residential floorspace under permitted development. As a result, an Article 4 Direction was implemented removing permitted development rights for change of use from office to residential. The Article 4 Direction came into force in October 2020 and covers 14 sites in Petersfield, Liss, Midhurst, Petworth and Lewes.
- 7.62 For change of use from light industrial to residential there are a further two sites in the Warnford area that account for the loss of 353 m<sup>2</sup> of light industrial floorspace for the gain of two dwellings. In total across the National Park, there are commitments for a loss of employment space to residential under permitted development of 1,422 m<sup>2</sup> and a gain of 12 dwellings.

### **Indicator SDLP47: Number of completed replacement dwellings**

**Policy monitored:** Development Management Policy SD30: Replacement Dwellings

#### **Target:**

- 7.63 Protect and increase the number of small and medium sized dwellings in the dwelling stock

#### **Output & Commentary:**

- 7.64 This is the first time this indicator has been reported in the AMR. Tracking the numbers of replacement dwelling completions is part of monitoring the effectiveness of policy SD30 on replacement dwellings.
- There were 26 applications where there was recorded a completion, of either a loss (demolition) or gain (new build) or both during the monitoring year.
  - There were 16 applications where both the demolition and the new build dwelling were completed during the monitoring year. One of these applications was for the loss of two dwellings, with the gain of a single dwelling. The other 15 applications were for a single loss and replacement.
  - There were five applications involving completed demolition (loss) of the existing single dwelling. The gains on these applications will be recorded in future years when the new build dwellings are completed.
  - There were five applications for new builds with each involving a single dwelling completed during the monitoring year. The demolition (loss) of the existing dwelling for these applications had occurred prior to 2019/20.

### **Indicator SDLP48: Number of small dwellings lost (through construction of replacement dwellings)**

**Policy monitored:** Development Management Policy SD30: Replacement Dwellings

#### **Target:**

- 7.65 Protect and increase the number of small and medium sized dwellings in the dwelling stock

### **Output:**

- 7.66 As for SDLP47 above this is the first time this indicator has been reported in the AMR. The indicator monitors the effectiveness of policy SD30 in reducing the loss of small homes in the National Park through replacement by substantially larger homes.
- 7.67 In paragraph 7.89 of the supporting text to policy SD30 a “small” dwelling is defined as having a Gross Internal Area (GIA) of 120m<sup>2</sup> or less. GIA is defined by the Royal Institute of Chartered Surveyors as “...the area of a building measured to the internal face of the perimeter walls at each floor level.”<sup>1</sup>

### **Commentary:**

- 7.68 All the 26 applications for replacement dwellings in SDLP47 above were assessed to determine if a small dwelling as defined had been lost through replacement. For the existing dwellings in these 26 applications that were being, or had been, demolished (loss), the GIA was determined by wherever possible using figures from the Officer/Committee report, the Design and Access Statement, or from Plans supplied. In five applications no figure was supplied in the application. Therefore, a measurement was made using the block plan of the existing dwelling on GIS (Location Centre) and doubled for two-storey dwellings where appropriate. This measure was likely to be an overestimate of GIA, although this was taken into account for any figures close to the 120m<sup>2</sup> threshold.
- 7.69 There were 17 applications out of the 26 where there was no loss of a small dwelling through replacement. In these cases, the existing house was larger than a small dwelling as defined. In nine of the applications there was a loss of a small dwelling through replacement with a larger sized home. This equated to a loss of ten\* small dwellings, as defined, through replacement (\*one application was for the loss of two small dwellings with the remainder single losses).

### **Indicator SDLP49: Permissions granted for loss of agricultural dwellings through removal of occupancy condition**

**Policy monitored:** Development Management Policy SD32: New Agricultural and Forestry Workers’ Dwellings

### **Target:**

- 7.70 Maintain and increase the viability of sustainable farming in the National Park.

### **Output:**

- 7.71 There were two permissions for the removal of an agricultural tie in the reporting year.

### **Commentary:**

- 7.72 Firstly, a proposal in Bramber to remove a condition requiring agricultural occupancy to a dwelling that had previously been granted a Certificate of Lawfulness Use or Development which, in itself, confirmed that, on the balance of probability, the property has been occupied in breach of the agricultural occupancy restriction for a continuous period of at least 10 years.
- 7.73 Secondly, a Certificate of Lawful Use or Development was issued for non-compliance with an agricultural occupancy condition in Bury, seeking to regularise the occupation of a former agricultural workers dwelling which had not had connection with agriculture for a period in excess of 10 years.

---

<sup>1</sup> Page 10, Code of Measuring Practice, 6<sup>th</sup> edition May 2015, Royal Institute of Chartered Surveyors

## **Indicator SDLP50: Net additional permanent Gypsy or Traveller pitches and Travelling Showpeople plots per annum, on allocated and windfall sites**

**Policy monitored:** Strategic Policy SD33: Gypsies and Travellers and Travelling Showpeople

### **Target:**

- 7.74 As at 01 April 2019 a need has been identified for an additional 14 permanent pitches for Gypsies and Travellers in the National Park within the plan period. This is comprised of a need for:
- 1 pitches in East Sussex
  - 13 pitches in Brighton and Hove
- 7.75 In addition, a need has been identified for 9 Travelling Showperson's plots in the East Hampshire area of the National Park, that is noted in Policy SD33, Figure 7.4. A Travelling Showperson's plot is the equivalent of a pitch on a Gypsy and Traveller site, but potentially also incorporating space for storage and additional vehicles.

### **Output:**

- 7.76 In the period 2019-20 the following permissions were granted, for Gypsy and Traveller units:
- One additional permanent gypsy and traveller pitch was granted planning permission on the site Half Acre in Hawkley (SDNP/19/05008/CND). Taking the total number of pitches on site from two to three.
  - The SDLP Allocation SD72: Land at Fern Farm in Greatham, was granted planning permission for four permanent gypsy and traveller pitches (SDNP/19/02237/FUL).
  - One additional permanent gypsy and traveller pitch was granted planning permission on the site Savi Maski Granzia in Findon (SDNP/19/00360/FUL). Taking the total number of pitches on site from one to two.

### **Commentary:**

- 7.77 The assessment of need for Gypsy and Traveller pitches and Travelling Showpeople plots within the National Park was based upon the guidance within the Planning Policy for Traveller Sites, 2012. In August 2015 the Department for Communities and Local Government produced an updated document which altered the definition of who is a 'traveller'. Across the National Park, Local Authorities are currently updating their need assessments and the implications of any changes will be considered as and when this work is complete.
- 7.78 The 2018 Coastal West Sussex GTAA was updated in [April 2019](#). This was to revise the report to make some amendments. This included an amendment to reclassify the site Three Cornered Piece in South Harting as temporary, adding one to the overall need. Previously it had been referred to as being permanent incorrectly. Paragraph 1.28 identifies a need for 16 additional gypsy and traveller pitches for households that met the planning definition. This is then set out in Figure 7 on page 13. The GTAA also identifies a need for an additional plot for Travelling Showpeople, that is set out in Figure 9 on page 15.
- 7.79 East Hampshire District Council started work on updating their GTAA earlier in the year, that was later published in September 2020. Figure 4 of the [EHDC 2020 GTAA](#) summarises that there is no unidentified need for gypsy and traveller pitches. In addition, Figure 8 of the EHDC GTAA identifies the need for Travelling Showperson's plots is now 7. Arun District Council consulted out a consultation on their [Gypsy and Traveller and Travelling Showpeople Site Allocations Development Plan document](#), that finished on the 26 November 2020. The

plan area for the DPD covered Arun District outside the National Park. Horsham District Council updated their [GTAA in January 2020](#). Paragraph 1.26 notes that there is no changes to the current needs of gypsy, travellers and travelling showpeople for the SDNP area of Horsham.

- 7.80 In the past year there were two adjoining authority consultation responses to gypsy and traveller sites. These sites were not within the National Park, but officers were consulted as an adjoining authority. The first was Janeland, Four Marks (SDNP/19/03457/ADJAUT) for five pitches that was approved in August 2019. The second was for a large, strategic, mixed use phased development comprising 13 permanent pitches within Mid Sussex District (SDNP/19/04044/ADJAUT).
- 7.81 The consent for the four permanent Gypsy and Traveller pitches at Fern Farm was given in March 2020. The site was allocated in the SDLP Policy SD72: Land at Fern Farm in Greatham. An additional pitch was approved for planning permission on the site Half Acre in Hawkley. Before the third pitch as approved in March 2020, the site previously had two permanent pitches granted in June 2018 (SDNP/18/00440/CND). Half Acre was a draft Allocation in the SDLP (draft Policy SD75), but was deleted during the Independent Examination. This was due to the site already have planning permission for the two granted in 2018, and at the time there “was no evident prospect for a third” ([page 40 of the SDLP Inspectors Report.](#))
- 7.82 As a result of the consent regarding the four permanent pitches at Fern Farm in Greatham, the additional pitch at Half Acre in Hawkley, and allocations in the SDLP, there is no longer an outstanding need for Gypsy and Travellers in the part of the National Park located in East Hampshire, set out in SD33 Part 2 c. This will address unmet needs as currently assessed, with the exception of Brighton and Hove (13 pitches outstanding), East Hampshire (7 travelling showpeople plots outstanding) and East Sussex (1 pitch outstanding). The updated 2019 GTAA by Coastal West Sussex notes a need for 16 gypsy and traveller pitches, for households that meet the planning definition, and need for one plot for travelling showpeople.

## **Sustainable Economic Development**

### **Indicator SDLP51: Total net and gross new employment floorspace completed**

**Policies monitored:** Strategic Policy SD35: Employment Land

#### **Target:**

- 7.83 Policy SD35 of the Local Plan makes provision for approximately 5.3 ha of land for offices or R&D (Use class B1a or B1b), 1.8 ha for industry (Use class B1c or B2), and 3.2 ha of small scale warehousing (use class B8) to be developed over the plan period 2014-2033.

#### **Output:**

- 7.84 A net total of 7,785 m<sup>2</sup> of new employment floorspace was completed during the monitoring year.

#### **Commentary:**

- 7.85 There were employment completions on a range of different size sites during the monitoring year. New B2 General industrial floorspace included two changes of use to breweries. One completion for 942 m<sup>2</sup> at Home Farm, West Tisted with the conversion of a dairy unit and the other for 1,550 m<sup>2</sup> converting agricultural buildings at Listers Brewery, Patching. Other



notable completions included a retrospective change of use to a builder's yard at Aldsworth Manor Farm, Westbourne (1,500 m<sup>2</sup>) and a change of use of redundant agricultural buildings to a mixed B1c and B8 development at Lycroft Farm, Swanmore providing 1,333 m<sup>2</sup> of new floorspace.

Use class	Gross gain (m <sup>2</sup> )	Loss (m <sup>2</sup> )	Net completed (m <sup>2</sup> )
B Mixed (B1-B8)	2,428	-	2,428
B1 Mixed	428	-	428
B1a Offices	333	332	1
B1b	-	-	0
B1c Light Industry	610	-	610
B2 General Industry	2,570	-	2,570
B8 Storage & Distribution	2,293	545	1,748
<b>Total</b>	<b>8,662</b>	<b>877</b>	<b>7,785</b>

Table 21: Completions on employment sites, 2019/20 by use class

## Indicator SDLP52: Total net and gross new employment floorspace extant permissions

**Policies monitored:** Strategic Policy SD35: Employment Land

### Target:

7.86 Policy SD35 of the Local Plan makes provision for approximately 5.3 ha of land for offices or R&D (Use class B1a or B1b), 1.8 ha for industry (Use class B1c or B2), and 3.2 ha of small scale warehousing (use class B8) to be developed over the plan period 2014-2033.

### Output:

7.87 There is extant planning permission for 59,066 m<sup>2</sup> of gross new employment floorspace and permitted losses of 24,364 m<sup>2</sup>. This makes a net permitted employment floorspace in the National Park of 34,701 m<sup>2</sup>.

### Commentary:

7.88 There remains a healthy supply of new employment floorspace with extant permission; the largest amounts are B1c light industrial and B8 mixed uses. Work has started on the demolition phase at North Street in Lewes. This site is the largest outstanding permission, where a loss of 12,447 m<sup>2</sup> of mixed employment use floorspace is due to be balanced by the construction of 7,548 m<sup>2</sup> of B1 space on site and new floorspace at Malling Brooks.

Use class	Gross gain outstanding (m <sup>2</sup> )	Loss outstanding (m <sup>2</sup> )	Net gain outstanding (m <sup>2</sup> )
B1 mixed	10,933	402	10,531
B1a Offices	10,409	2,396	8,012
B1b Research & Development	906	0	906
B1c Light Industry	17,878	3,712	14,166
B2 General Industry	286	7,580	-7,294
B8 Storage & Distribution	649	5,762	-5,112
B mixed	18,005	4,513	13,492
<b>Total</b>	<b>59,066</b>	<b>24,364</b>	<b>34,701</b>

Table 22: Outstanding permissions on employment sites at 31.03.20 by use class

**Indicator SDLP53: Total net and gross new retail floorspace completed, by use class**

**Policy monitored:** Strategic Policy SD36: Town and Village Centres

**Target:**

7.89 There is no target for this indicator. The rate of retail completions will depend on market demand and whether or not proposals that come forward accord with the development plan.

**Output:**

7.90 There were no significant completions of retail space during the monitoring year.

**Commentary:**

7.91 There were some gains and losses of units comprising A1, A2 and A3 space although these were all on smaller sites less than 200 m<sup>2</sup>. Consideration will be given to changes made to permitted development and the use class system during 2020 in regard to how we monitor this indicator in the future.

**Indicator SDLP54: Total net and gross new retail floorspace extant permissions, by use class**

**Policy monitored:** Strategic Policy SD36: Town and Village Centres

**Target:**

7.92 There is no target for this indicator. The number of retail permissions will depend on market demand and whether or not proposals that come forward accord with the development plan.

**Output:**

<b>Sites with extant permission for retail development</b>	<b>Floorspace (m<sup>2</sup>)</b>
North Street Quarter, Lewes	543
St Peter's Road, Petersfield	328
<b>Total</b>	<b>871</b>

*Table 23: Sites with extant permission for retail development*

**Commentary:**

7.93 In addition to the two sites above that are within Town Centres as defined by the Local Plan, there was a permission during the monitoring year for an increase in the A1 space of an antiques business in Falmer. The development will provide 545 m<sup>2</sup> of floorspace for the display of antiques for purposes ancillary to the existing use of the adjoining auction rooms. These larger sites plus a range of smaller premises with gains and losses of retail floorspace account for a net total of 1,402 m<sup>2</sup> with extant permissions across the National Park.

**Indicator SDLP55: Developments granted planning permission for loss or expansion of A use space within town centres as identified on the policies map**

**Policy monitored:** Development Management Policy SD37: Development in Town and Village Centres

**Target:**

7.94 There is no specific target for this indicator

**Output:** Seven applications for A use space within the town centres/large village centre.

**Commentary:**

7.95 Of the seven applications, three were in Lewes with one in each of Midhurst, Petworth and Liss. These applications included small losses of A1 retail space in Midhurst and Liss. In Lewes there were small gains of A3 space and a loss of A5 space to a single dwelling. In Petworth permission was given for the reconfiguration of the Co-op store. This results in a larger shop floor area through internal alterations to the town's main convenience store.

7.96 There was one other application at Station Road, Lewes where the building is split by the town centre boundary. This permission results in the loss of 220 m<sup>2</sup> of A1 retail floorspace for conversion to four dwellings.

**Indicator SDLP56: Developments granted planning permission for developments affecting A use space outside market town and larger village centre boundaries**

**Policy monitored:** Development Management Policy SD38: Shops Outside Centres

**Target:**

7.97 There is no specific target for this indicator

**Output:**

7.98 There were four applications outside market town and larger village centre boundaries granted during the monitoring year.

**Commentary:**

7.99 These four applications were for; a change of use of the Bluebell pub at Cocking to post office/community shop; increased A3 outside café space at the Riverside Tea rooms in Amberley; combining of two existing A1 units into a single unit in Ditchling; and conversion of a barn to a display area for antiques adjacent to an existing auction rooms in Falmer.

**Indicator SDLP57: Developments granted planning permission for agricultural developments in the reporting year**

**Policy monitored:** Development Management Policy SD39: Agriculture and Forestry

**Target:**

7.100 There is no specific target for this indicator.

**Output:**

7.101 There were 33 permissions for agricultural development in the reporting year both for buildings, change of use and changes to access arrangements. The majority of these permissions were for buildings, structures and storage facilities, with a gain of 27 and loss of 16 buildings, structures and storage facilities.

**Commentary:**

7.102 These permissions included the change of use of an existing barn and land to dog training and dog day care facility in Northchapel, and the change of use of an agricultural field to dog walking/training, erection of a storage shelter and parking in Hambledon.

7.103 There were also permissions for a turkey rearing barn in Froxfield, and proposed fodder, winter housing and welfare building for alpacas near Petworth. Redens Farm are one of Europe's largest black alpaca herds which are bred for the fineness and luxurious feel of the fibre that they produce.

7.104 In Offham, a permission was granted for change of use and conversion of a redundant pig barn to accommodate a new farm shop and use of the existing farm shop for ancillary purposes including a staff rest area and storage of agricultural equipment.

**Indicator SDLP58: Development granted permission for new and expanded facilities for viticulture and associated business**

**Policy monitored:** Development Management Policy SD39: Agriculture and Forestry

**Target:**

7.105 There is no specific target for this indicator.

**Output:**

Application Reference	Parish	District	Location	Proposal	Decision Date
SDNP/19/01170/FUL	Droxford Parish Council	Winchester	Red Admiral Vineyard, Mayhill Lane, Droxford, SO32 3AH	Proposed construction of new agricultural barn/store	10/5/19

Table 24: Viticulture schemes permitted 2019/20

**Commentary:**

7.106 Details of the only permitted scheme are set out in table 24. The Red Admiral Vineyard is a 2.76-hectare vineyard, supplying commercial production, situated to the South of Droxford village. The principle of a barn on the site has already been approved and locating it further into the corner of the plot, and behind more trees, helps to screen the visibility of the barn.

7.107 This is a new indicator to help us monitor the significant growth we have had within the viticulture industry over the last few years. There are now 51 vineyards covering approximately 436 hectares and 11 wineries in the National Park. A Viticulture Growth

Impact Assessment has been commissioned by the Authority and work is underway on a Viticulture Technical Advice Note.

**Indicator SDLP59: Employment and housing completions resulting from conversion of agricultural or forestry buildings**

**Policy monitored:** Development Management Policy SD4I: Conversion of Redundant Agricultural or Forestry Buildings

**Target:**

7.108 Protect the agricultural character of the National Park

**Output:**

7.109 There were 17 employment and housing permissions resulting from a change of use or conversion of agricultural or forestry buildings, the majority of these being agricultural.

**Commentary:**

7.110 There was a change of use and development of vacant woodland, and former site of temporary agricultural worker's dwelling, with a wood sculptor's studio and workshop in Nyewood, South Harting.

7.111 Retrospective permission was given for change of use for a building previously used as a grain storage and drying/treating facility, to Class B1 Office & B8 Storage & Distribution use in Blackmoor, Liss. The current business occupying this facility are involved in transportation and storage of prestigious motor vehicles. There was also a change of use of two redundant barns for the storage and display of antiques to compliment an existing antique auction house in Falmer.

7.112 There were also two permissions for change of use to brewery facilities, including one at Meon Valley Cider and two permissions for businesses relating to dog walking, training and day care.

7.113 Permissions resulting in housing included the conversion of a group of derelict agricultural barns and outbuildings to form a dwelling in Steyning. The proposal aims to keep the agricultural character and history of the site by retaining the existing silo and converting it into a valuable space in the form of a personal study/library space.

7.114 Additionally, permission was granted for a conversion of an agricultural barn, which was no longer fit for modern agricultural practices and in need of repair, to a dwelling. The barn is owned by a charitable trust that was originally set up following the death, around 1890, of Ambrose Gorham a local resident. The purpose of the trust is to benefit the village of Telscombe, Lewes and surrounding area. The proposal seeks to give the barn a viable use through sensitively converting it to a 3-bedroom dwelling, and enabling a greater source of revenue for the trust.

**Indicator SDLP60: Standards for open space, sports and recreational facilities being met**

**Policy monitored:** Development Management Policy SD46: Provision and Protection of Open Space, Sport and Recreational Facilities and Burial Grounds/Cemeteries

**Targets:**

7.115 Targets are as follows:

- a) Applications are not permitted if they do not meet the space requirements set out in criterion 1
- b) Applications are not permitted for sport and recreational facilities outside of settlement boundaries
- c) Applications have not been permitted that result in a loss of open space
- d) Cemeteries and Burial Grounds have only been permitted in accordance with criterion 4

**Output:**

Area	Number of applications reviewed	Applications contrary to criterion 1	Applications contrary to criterion 2	Applications contrary to criterion 3	Applications contrary to criterion 4
Lewes	100	0	No permanent new facilities	0	0
Winchester	105	0	No permanent new facilities	0	0

Table 25: Applications that are contrary to criterion 1 to 4 in Policy SD46 in Lewes and Winchester parts of the South Downs National Park

**Commentary:**

7.116 For this AMR, applications have been considered in Lewes and Winchester. It is intended that monitoring in future years will review other areas and eventually review the whole SDNP. The Open Space standards set out in Figure 7.6 of the SDLP are in the process of being updated by Districts and Boroughs as they prepare updated evidence in support of their new local plans.

- a) Meeting Open Space Standards
  - i. The Standards applied to development proposals are set out in Figure 7.6 of the SDLP.
  - ii. There is no minimum threshold for the standards to be applied within Winchester. Applications reviewed were for a low level of development (less than five new dwelling houses). Applications provided amenity space and contributed to wider open space requirements through CIL payments, as appropriate.
  - iii. Applications within Lewes were also for a low level of development and also provided amenity space, contributing to wider open space requirements through CIL payments, where appropriate.
- b) Development outside of settlement boundaries
  - i. No applications for new sports and recreation facilities that were reviewed were permitted outside settlement boundaries in Lewes or Winchester. Additional facilities were provided at existing sites and play parks

c) Loss of Open Space

- i. No applications reviewed resulted in a permanent net loss of open space within the AMR period that was not mitigated for elsewhere.

d) Cemeteries and Burial Grounds

- i. No applications for cemeteries or burial grounds were permitted within Lewes or Winchester within the AMR period

**Indicator SDLP6 I: Developments granted planning permission within Local Green Space**

**Policy monitored:** Development Management Policy SD47: Local Green Spaces

**Target:**

- 7.117 Prevent development that prejudices the role of Local Green Spaces or conflicts with their reasons for designation

**Commentary:**

7.118 There were 25 applications within, part within or sharing a boundary with Local Green Spaces (LGS) in the reporting year. Applications for TPOs and TCAs have not been counted here as, by their nature, would not conflict with the purpose of the designation of a Local Green Space. Most of the 26 permission sites, have a very minimal impact, as they simply share a boundary with an area of LGS. However, the following applications are more noteworthy:

7.119 A permission was granted for the erection of 34 dwellings on land at Rotherlea. An area of LGS known as "The Old Primary School Pond" designated by the Petworth NDP, falls completely within the application site boundary and is retained by the proposed development. The Petworth NDP seeks to '*preserve and integrate the Old School Pond within the site's public open space provision*'.

7.120 There were three applications that involved the Andlers Ash development site at Liss. Permission was given for the construction of 77 homes on two sites at Andlers Ash allocated in the Liss Neighbourhood Development Plan. The Development Brief (page 47 of the Liss NDP) describes that the two sites should be separated by an area of public open space, designated as LGS. The Indicative Plan of Andlers Ash development sites (page 50) shows the two sites clearly, separated by the existing LGS. This LGS was designated as informal and to protect the open rural view. A further permission was granted for the provision of Suitable Alternative Natural Greenspace (SANG) of 5.41 hectares, incorporating a circular footpath route with links to existing Rights of Way. The purpose of this SANG is to mitigate the recreational pressures arising from the increase of local population (resulting from the construction of the 77 units) on the Wealden Heath Phase II SPA. The third proposal was for an extension at a property already existing on part of the above development site, that shares a boundary with the existing LGS.

7.121 A permission was granted in Fernhurst for the retrospective demolition and replacement of a pool house. The permission site shares a boundary with a LGS, the applicants also own adjoining orchards and paddocks to the North East of the dwelling which partly lie within the LGS. However, the proposal falls within the curtilage of the property and not the area of land that is in the LGS.

7.122 Streat Church was granted permission for a new accessible WC, a new servery and a sewerage package treatment plant. The Church, graveyard and curtilage form the LGS



designated by the Ditchling, Streat and Westmeston NDP. However, long-term impact on the LGS will be minimal with the new sewerage package treatment plant located underground. Overall the development provides improvements that enhance a local community facility.

- 7.123 Lastly, a permission was granted for a gabion wall at Spring Meadow in Midhurst, to prevent further erosion of the riverbank between the houses at Spring Mead and the river. The design allows sufficient permeability and strength for the passage of water, while retaining the landscape in its original form. The Gabion wall would sit within a small section of LGS, it is, therefore, considered that this development would have a low impact on the LGS and help to maintain its environment.
- 7.124 In summary it can be concluded that no proposals were permitted that prejudice the role of Local Green Spaces or conflict with their reasons for designation.

**Indicator SDLP62: Permissions granted for residential development meeting 19% standard for carbon dioxide**

**Policy monitored:** Strategic Policy SD48: Climate Change and Sustainable Use of Resources

**Target:**

- 7.125 Residential development to achieve 19% carbon reduction improvement against *Building Regulations Part L (2013)*

**Output:**

- 7.126 We adopted the Sustainable Construction SPD in August 2020. We are working on how to report on the implementation of Policy SD48 and the SPD in the 2021 AMR.

**Indicator SDLP63: Permissions granted for Major development to BREEAM excellent standard**

**Policy monitored:** Strategic Policy SD48: Climate Change and Sustainable Use of Resources

**Target:**

- 7.127 All major non-residential and multi-residential development proposals to meet Building Research Establishment Environmental Assessment Method (BREEAM) Excellent.

**Output:**

- 7.128 The only permitted major non-residential scheme during the monitoring period was for a new Aldi food store in Lewes (SDNP/18/05206/FUL). As explained in full below the proposal was very close to achieving Excellent and through the robust implementation of conditions could do so.
- 7.129 Please note that major non-residential development is defined as Development over 1,000 sq/m or development on a site of 0.5ha or more.

### Commentary:

7.130 The Sustainability report submitted as part of the application set out how the proposal will achieve 69.46% points where BREEAM excellent requires 70%. BREEAM Excellent is still possible but certification is not guaranteed at this stage. BREEAM excellent in all but name with all the BREEAM excellent mandatory credits achieved is targeted. All the specific credits required in the Sustainable Construction Technical Advice Note were achieved except for the majority of Material credits (due to the timing of the planning application). Two electric vehicle charge points and 10% brown roof are to be provided. Officers will need to be vigilant to ensure that BREEAM Excellent is actually met through the implementation of the relevant condition.

### Indicator **SDLP64: Number of full planning permissions for renewable energy development**

**Policy monitored:** Development Management Policy SD51: Renewable Energy

#### Target:

7.131 Delivery of renewable energy installations where compatible with the special qualities of the National Park.

#### Output:

Type of installation	Full permissions granted 2017/18	Full permissions granted 2018/19	Full permissions granted 2019/20
Solar photovoltaic (PV) panels	1	7	8
Micro hydro	0	0	0
Biomass	0	0	1
Air/ground source heat pump	0	1	1
Anaerobic digestion	0	0	0
Other			1

Table 26: Permissions granted for renewable energy development 2019/20

### Commentary:

7.132 The great majority of domestic scale renewable energy installations can be carried out without the need for planning permission and so are not covered by this indicator. New housing or commercial developments where renewable energy infrastructure forms only a minor element of the wider scheme are also not listed above. The developments covered by this indicator therefore fall into categories which tend to be on a larger scale, require more infrastructure or are especially visually prominent.

7.133 Permissions granted for solar panels are slightly higher than last year and include a proposal of 65 solar panels at the Lewes YMCA building (now used by the Lewes Old Grammar School), two solar arrays at Plumpton College, where the college is estimated to use 90% and the remainder exported to the grid and the installation of 92 solar panels at the Sussex Police Headquarters complex in Lewes.

7.134 Permission was also given for the erection of a new building, containing a biomass boiler unit and associated storage, treatment and processing apparatus at Marwell Wildlife Park. This

will heat the tropical house exhibit and also deal with approximately 44 tonnes of animal manure and bedding.

- 7.135 Included in 'other' is a permission for the demolition of the former (derelict) waste management complex in Lancing and installation of a battery-based energy storage facility with associated infrastructure. Although this cannot be classified as renewable energy (as no energy is generated), it provides critical infrastructure for enabling a greater supply of renewable energy to be stored and released on the local and national grid network.

### **Indicator SDLP65: Number and status of Air Quality Management Areas (AQMAs)**

**Policy monitored:** Development Management Policy SD54: Pollution and Air Quality

**Target:**

- 7.136 Improvements in air quality

**Output:**

- 7.137 There are two AQMAs within the National Park: one in the town of Lewes and one in the town of Midhurst.

**Commentary:**

- 7.138 An air quality review was carried out by Chichester District Council (CDC) in June 2019 at Rumbolds Hill, Midhurst. The review found that the air quality objective for nitrogen dioxide of 40 micrograms per cubic metre or less, expressed as an annual mean, is not being achieved in the area of Rumbolds Hill, Midhurst. As a result of the review an Order was made by CDC under The Air Quality (England) Regulations 2000 and came into force on 17 January 2020, creating the Midhurst AQMA.
- 7.139 CDC will work on producing an Air Quality Action Plan, listing the measures that can be taken to help reduce air pollution. CDC will work with partner organisations such as West Sussex County Council, South Downs National Park Authority, Midhurst Town Council and Midhurst Vision Steering Group, to deliver the Action Plan. The Annual Status Report for the Midhurst AQMA, when available for future years, will be reported in the AMR.
- 7.140 For the Lewes AQMA, the Sussex Air Quality Partnership website shows no update on the Annual Status Report published in June 2019. An updated Annual Status Report will be published in next year's AMR if available.

### **Indicator SDLP66 Progress of restoration of Shoreham Cement Works**

**Policy Monitored:** Strategic Site Policy SD56: Shoreham Cement Works

**Target:**

- 7.141 Restoration of the site in accordance with Strategic Site Policy SD54

**Output:**

- 7.142 Shoreham Cement Works was discussed at the examination in public of the South Downs Local Plan. The Inspector's report states that 'I do consider that the Policy should show

more flexibility as a basis for the AAP (Area Action Plan) and to support the timely realisation of the exemplar development to which it aspires.’ The Policy was modified to make a qualified allowance for subordinate development of new homes, including affordable homes, and Class BI office development.

7.143 Work has progressed on the Area Action Plan for the site since the examination. Evidence has been collected on the following matters:

- Biodiversity (Phase I Extended Habitat Survey)
- Flood risk and drainage (including SuDS)
- Geotechnical
- Ground Contamination and Water Quality
- Building condition (safety and demolition)
- Geodiversity

7.144 It had been intended to publish a draft AAP under Regulation 18 for public consultation in June 2020 followed by Regulation 19 in February 2021. However, it has been not possible to collect traffic survey information on account of the impact of the pandemic and national restrictions on traffic levels. It is currently anticipated that the traffic survey work will be carried out in spring 2021, with the draft AAP published for public consultation under Regulation 18 in Sept / Oct 2021 followed by Regulation 19 in April 2022.

#### **Indicator SDLP67: Progress of redevelopment of North Street Quarter and adjacent Eastgate area**

**Policy monitored:** Strategic Site Policy SD57: North Street Quarter and adjacent Eastgate area, Lewes

**Target:**

7.145 Redevelopment of the site in accordance with Strategic Site Policy SD55

**Output:**

7.146 North Street Quarter in Lewes was granted planning permission in May 2016 for a major mixed use development including housing. The site was also discussed at the Local Plan examination. The Policy was amended with a new policy criterion on flood compensation measures. Implementation of Phase I of the planning permission started in March 2019 and the details associated with the pre-commencement (and other) conditions for Phases 2 and 3 were approved in April 2020.

## 8. Neighbourhood Planning

- 8.1 As at December 2020 there are 57 Neighbourhood Areas designated across the South Downs National Park (see Figure 4). The designated Neighbourhood Areas cover a range of settlement types from the National Park's market towns including Petersfield, Petworth and Lewes to small villages of only 200 people such as Clapham.
- 8.2 An important function of this AMR is to monitor progress on Neighbourhood Development Plans (NDPs). It is essential that all of the National Park is planned for and therefore it is necessary for NDPs to proceed in a timely fashion to avoid there being any policy gaps. The Local Plan does not allocate development in designated Neighbourhood Areas with the following exceptions:
- Strategic Sites in the South Downs Local Plan
    - Shoreham Cement Works, Upper Beeding (SD56)
    - North Street Quarter and Adjacent Eastgate area, Lewes (SD57)
  - Strategic Housing allocation in the South Downs Local Plan
    - Land at Old Malling Farm, Lewes (SD76)
  - Local Plan allocations where the NDP did not allocate:
    - Land at Elm Rise, Findon Parish (SD69)
    - Land at Soldiers Field House, Findon Parish (SD70)
  - Neighbourhood Plan area designated after identification of the site through the Local Plan
    - Stedham Sawmill, Stedham and Iping Parish (SD88)
    - Land at Petersfield Road, Greatham (SD71)

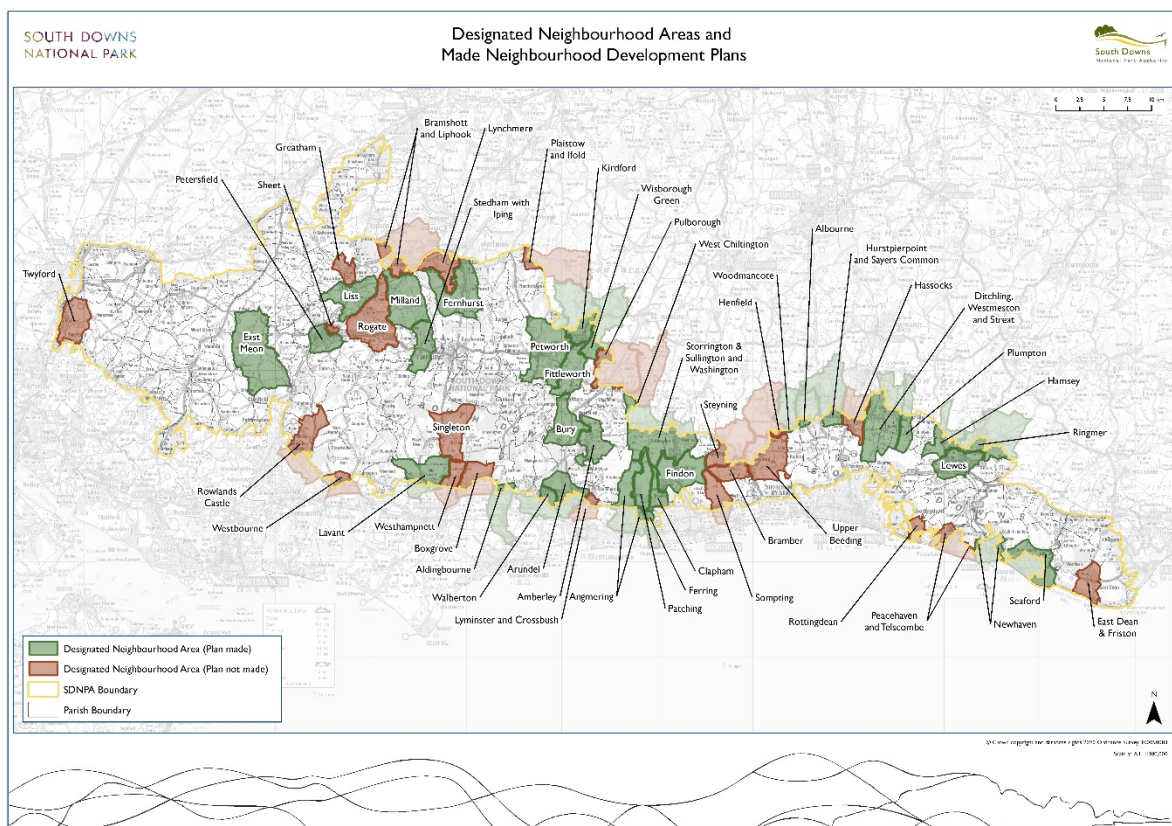


Figure 4: Designated Neighbourhood Areas and Made Neighbourhood Development Plans in the National Park, December 2020

8.3 It is necessary to consider the progress of NDPs against the five-year housing supply discussed in chapter 7 of this report. Housing sites allocated in the following made NDPs are included in the five-year housing land supply: Petersfield, Lewes, Fernhurst, Arundel, Ditchling, Liss, Ringmer, East Meon, Amberley, Petworth, Lavant and Fittleworth. All other housing planned to be delivered through NDPs is spread across the last nine years of the plan period, since we cannot therefore say with confidence that they will be delivered in the first part of the plan period. In conclusion, it is clear that the five-year housing land supply of the South Downs National Park is supported by the progress of the NDPs.

#### **Indicator NAT2: Number of Neighbourhood Development Plans made**

##### **Target:**

8.4 There is no target for this indicator, since the neighbourhood planning process may not be suitable for all parish councils.

##### **Output:**

8.5 32 NDPs have now been made by the SDNPA and are now part of the development plan for the National Park. In the 2019-20 monitoring period, the new plans made were Hassocks NDP, the update to Findon NDP, the update to Arundel NDP and Seaford NDP. The Lewes NDP received a Judges' Citation at the RTPI South East Awards for Planning Excellence 2019. The judges admired the approach taken by the Steering group, along with the extensive engagement with the community and stakeholders. They also commented on the innovative Ecosystems Services approach to plan-making, which was a first for a Neighbourhood Plan.

##### **Commentary:**

8.6 The following NDPs in the National Park were made as of 01 December 2020.

<b>MADE PLANS</b>	<b>Date made</b>
<b>Albourne</b>	13 Oct 2016
<b>Aldingbourne</b>	8 Dec 2016
<b>Amberley</b>	15 Jun 2017
<b>Angmering</b>	14 Mar 2015
<b>Arundel</b>	12 Jun 2014
<b>Arundel (update)</b>	16 Jan 2020
<b>Bury</b>	12 April 2018
<b>Clapham</b>	12 May 2016
<b>Ditchling, Westmeston and Streat</b>	12 May 2018
<b>East Meon</b>	14 Dec 2017
<b>Fernhurst</b>	14 Apr 2016
<b>Ferring</b>	12 Mar 2015
<b>Findon</b>	08 Dec 2016
<b>Findon (update)</b>	16 Jan 2020
<b>Fittleworth</b>	20 Dec 2019
<b>Hamsey</b>	14 Jul 2016
<b>Hassocks</b>	2 July 2020
<b>Hurstpierpoint &amp; Sayers Common</b>	14 Mar 2015
<b>Kirdford</b>	12 Jun 2014
<b>Lavant</b>	10 Aug 2017
<b>Lewes</b>	11 April 2019

<b>MADE PLANS</b>	<b>Date made</b>
<b>Liss</b>	14 Dec 2017
<b>Milland</b>	09 Jun 2016
<b>Newhaven</b>	14 Nov 2019
<b>Patching</b>	12 Apr 2018
<b>Petersfield</b>	21 Jan 2016
<b>Petworth</b>	11 Jul 2018
<b>Plumpton</b>	12 Apr 2018
<b>Ringmer</b>	21 Jan 2016
<b>Seaford</b>	12 March 2020
<b>Storrington, Sullington &amp; Washington</b>	12 Sept 2019
<b>Walberton</b>	9 Mar 2017
<b>Wisborough Green</b>	9 Jun 2016
<b>Woodmancote</b>	15 Jun 2017

Table 27: Made Neighbourhood Development Plans in the National Park

- 8.7 The South Downs National Park Authority has been following the latest Government advice on the ongoing Coronavirus/COVID-19 pandemic. Meetings with qualifying bodies are being held online via telecoms and video-chats. Officers are still doing their utmost to offer support and guidance to communities during these difficult times.
- 8.8 The Government updated the Neighbourhood Planning Regulations on Referendums in Spring 2020, the update can be found [here](#). Part 3 of Regulation 13 states that any Neighbourhood Plan Referendum that would have been held during the relevant period affected (from March 23 2020), will now be held in 2021. Table 28 shows the affected plans that have an approved Decision Statement but have been unable to proceed to referendum. The Regulations state that NDPs that have undergone examination but are awaiting referendum can be given significant weight in the determination of planning applications.
- 8.9 The following NDPs are due to go to Referendum in 2021.

<b>Neighbourhood Plan</b>	<b>Lead Authority</b>	<b>Decision Statement Completed</b>	<b>Proposed Referendum Date</b>
Stedham with Iping	South Downs National Park Authority	16 Jan 2020	May 2021
Upper Beeding	Horsham District Council	30 Jan 2020	May 2021
Henfield	Horsham District Council	22 June 2020	May 2021
Boxgrove	Chichester District Council	7 July 2020	May 2021
Bramber	Horsham District Council	25 August 2020	May 2021

Table 28: NDPs due for Referendum in 2021

## APPENDIX I: INDICATORS IN THE 2020 AUTHORITY MONITORING REPORT

Indicator	Previous reference	Policy	Source of indicator	Reported in this AMR	Comment
<b>SDLP1:</b> Value added: the value added to a development scheme by the planning process	New	Core Policy SD1: Sustainable Development	New	No	Monitoring began in 2020/21 and will be reported in full in the 2021 AMR. In this AMR there is a description of what the indicator will include and four case studies of when value was added to applications.
<b>SDLP2:</b> Increase in multiple provision of ecosystem services	SDLP2	Core Policy SD2: Ecosystems Services	SDLP	Yes	
<b>SDLP3:</b> The value of key Natural Capital Assets is maintained or enhanced	SDLP3	Core Policy SD2: Ecosystems Services	SDLP	Yes	
<b>SDLP4:</b> Number of major developments permitted	New	Core Policy SD3: Major Development	SDLP	Yes	
<b>SDLP5:</b> Change in land use by category	SDLP5	Strategic Policy SD4: Landscape Character	SDLP	Yes	
<b>SDLP6:</b> Applications permitted, or refused on design grounds, contrary to the advice of the DRP and SDNPA Design Officers	SDLP8	Strategic Policy SD5: Design	SDLP	Yes	



<b>Indicator</b>	<b>Previous reference</b>	<b>Policy</b>	<b>Source of indicator</b>	<b>Reported in this AMR</b>	<b>Comment</b>
<b>SDLP7:</b> Number of Village Design Statements adopted	SDLP9	Strategic Policy SD5: Design	SDLP	Yes	
<b>SDLP8:</b> Quality of design on new developments	SDLP10	Strategic Policy SD5: Design	SDLP	Yes	Work continuing on methodology to monitor this indicator.
<b>SDLP9:</b> Percentage of the National Park that is relatively tranquil for its area	SDLP12	Strategic Policy SD7: Relative Tranquillity	SDLP	Yes	
<b>SDLP10:</b> Percentage of the National Park considered to have a dark night sky (20 magnitudes per arcsecond <sup>2</sup> and above as defined by 2016 International Dark Sky Reserve (IDSR) guidelines)	SDLP13	Strategic Policy SD8: Dark Night Skies	SDLP	Yes	
<b>SDLP11:</b> Area, condition and connectivity of target priority habitats	SDLP14	Strategic Policy SD9: Biodiversity and Geodiversity	SDLP	Yes	
<b>SDLP12:</b> Population and distribution of priority species	SDLP15	Strategic Policy SD9: Biodiversity and Geodiversity	SDLP	Yes	
<b>SDLP13:</b> Developments granted planning permission within	SDLP18	Strategic Policy SD9: Biodiversity and Geodiversity	SDLP	Yes	

Indicator	Previous reference	Policy	Source of indicator	Reported in this AMR	Comment
designated wildlife sites or ancient woodland					
<b>SDLP14:</b> Number of applications achieving Biodiversity Net Gain & not achieving Biodiversity Net Gain	New	Strategic Policy SD9: Biodiversity and Geodiversity	SDLP	Yes	
<b>SDLP15:</b> Schemes granted permission for Biodiversity offsetting	New	Strategic Policy SD9: Biodiversity and Geodiversity	SDLP	Yes	Description of this indicator in this AMR with work underway to monitor in future years.
<b>SDLP16:</b> Number of dwellings completed and permitted within zones of proximity to internationally designated wildlife sites identified in Local Plan as requiring such monitoring	SDLP19	Strategic Policy SD10: International Sites	SDLP	Yes	
<b>SDLP17:</b> Atmospheric concentration of NO <sub>x</sub> within 200m of the roadside measured at specific internationally designated nature conservation sites	SDLP20	Strategic Policy SD10: International Sites	SDLP	No	Monitoring approach for the relevant European sites to be agreed with the Ashdown Forest Working Group and the Wealden Heaths Phase II SPA Cross-

Indicator	Previous reference	Policy	Source of indicator	Reported in this AMR	Comment
					Boundary Working Group as appropriate. Include in future AMR monitoring.
<b>SDLP18:</b> N deposition within 200m of the roadside calculated from pollutant concentrations measured at specific internationally designated nature conservation sites	SDLP21	Strategic Policy SD10: International Sites	SDLP	No	Monitoring approach for the relevant European sites to be agreed with the Ashdown Forest Working Group and the Wealden Heaths Phase II SPA Cross-Boundary Working Group as appropriate. Include in future AMR monitoring.
<b>SDLP19:</b> Percentage of farmland and of woodland area that is managed under agreement to deliver environmental scheme options	SDLP23	Development Management Policy SD11: Trees, Woodland and Hedgerows	SDLP	Yes	
<b>SDLP20:</b> Planning applications granted for loss of TPO trees without replacement	SDLP24	Development Management Policy SD11: Trees, Woodland and Hedgerows	SDLP	No	Work ongoing as to how to best monitor. New indicator to be written as part of the Trees SPD.
<b>SDLP21:</b> Percentage of listed buildings at risk	SDLP26	Development Management Policy SD13: Listed Buildings	SDLP	Yes	

<b>Indicator</b>	<b>Previous reference</b>	<b>Policy</b>	<b>Source of indicator</b>	<b>Reported in this AMR</b>	<b>Comment</b>
<b>SDLP22:</b> Conservation Area Appraisals and Management Plans written	SDLP27	Development Management Policy SD15: Conservation Areas	SDLP	Yes	
<b>SDLP23:</b> % surface water bodies achieving 'good' ecological status	SDLP31	Strategic Policy SD17: Protection of the Water Environment	SDLP	No	Awaiting information from the Environment Agency
<b>SDLP24:</b> All developments granted planning permission within the Sussex Heritage Coast and 'Undeveloped Coastal Zone'	SDLP34	Strategic Policy SD18: The Open Coast	SDLP	Yes	
<b>SDLP25:</b> Developments granted planning permission contrary to the advice of the EA in Flood Risk Zones 2 and 3	SDLP95	Strategic Policy SD49: Flood Risk Management	SDLP	Yes	
<b>SDLP26:</b> Developments granted planning permission for transport infrastructure	SDLP36	Strategic Policy SD19: Transport and Accessibility	SDLP	Yes	
<b>SDLP27:</b> Gross increase in non-motorised multi-user routes (km)	SDLP39	Strategic Policy SD20: Walking, Cycling and Equestrian Routes	SDLP	Yes	

<b>Indicator</b>	<b>Previous reference</b>	<b>Policy</b>	<b>Source of indicator</b>	<b>Reported in this AMR</b>	<b>Comment</b>
<b>SDLP28:</b> Developments granted planning permission for visitor accommodation facilities	SDLP46	Strategic Policy SD23: Sustainable Tourism	SDLP	Yes	
<b>SDLP29:</b> Developments granted planning permission for community, culture, leisure and recreation facilities	SDLP47	Strategic Policy SD23: Sustainable Tourism & Development Management Policy SD43: New and Existing Community Facilities	SDLP	Yes	
<b>SDLP30:</b> Number of permitted outdoor events	New	Strategic Policy SD23: Sustainable Tourism	New	Yes	
<b>SDLP31:</b> Developments granted planning permission for equestrian facilities	SDLP49	Development Management Policy SD24: Equestrian Uses	SDLP	Yes	
<b>SDLP32:</b> Plan period and housing target for Local Plan	SDLP52	Strategic Policy SD26: Supply of Homes	SDLP	Yes	
<b>SDLP33:</b> Number of dwellings completed (net)	SDLP53	Strategic Policy SD26: Supply of Homes	SDLP	Yes	
<b>SDLP34:</b> Dwellings with extant planning permission (net)	SDLP54	Strategic Policy SD26: Supply of Homes	SDLP	Yes	

<b>Indicator</b>	<b>Previous reference</b>	<b>Policy</b>	<b>Source of indicator</b>	<b>Reported in this AMR</b>	<b>Comment</b>
<b>SDLP35:</b> Net additional dwellings expected to come forward within 5 years from the date of monitoring	New	Strategic Policy SD26: Supply of Homes	SDLP	Yes	
<b>SDLP36:</b> Net additional dwellings expected to come forward within the next fifteen years from the date of monitoring	SDLP55	Strategic Policy SD26: Supply of Homes	SDLP	Yes	
<b>SDLP37:</b> Number of affordable dwellings completed (net), broken down by tenure	SDLP59	Strategic Policy SD28: Affordable Homes and Strategic Policy SD29: Rural Exception Sites	SDLP	Yes	
<b>SDLP38:</b> Number of affordable housing completions/permissions on small sites (10 or less from Policy SD28)	New	Strategic Policy SD28: Affordable Homes and Strategic Policy SD29: Rural Exception Sites	SDLP	Yes	
<b>SDLP39:</b> Number and percentage of housing completions on previously developed land (net)	SDLP51	Strategic Policy SD25: Development Strategy	SDLP	Yes	
<b>SDLP40:</b> Percentage of housing completions within and outside settlement boundaries	SDLP50	Strategic Policy SD25: Development Strategy	SDLP	Yes	

<b>Indicator</b>	<b>Previous reference</b>	<b>Policy</b>	<b>Source of indicator</b>	<b>Reported in this AMR</b>	<b>Comment</b>
<b>SDLP41:</b> Number of people on the Self-Build register at 31 March	New	Strategic Policy SD26: Supply of Homes	SDLP	Yes	
<b>SDLP42:</b> Number of CIL exemptions granted for Self-Build during the monitoring year	New	Strategic Policy SD26: Supply of Homes	SDLP	Yes	
<b>SDLP43:</b> Number of permissions for Self-Build granted during the monitoring year	New	Strategic Policy SD26: Supply of Homes	SDLP	Yes	
<b>SDLP44:</b> Care Homes (C2) permissions/completions total number of bedrooms	New	Strategic Policy SD27: Mix of Homes	SDLP	Yes	
<b>SDLP45:</b> Permissions/completions of extra care housing (C2)	New	Strategic Policy SD27: Mix of Homes	SDLP	Yes	
<b>SDLP46:</b> Number of dwellings completed (net), by number of bedrooms	SDLP58	Strategic Policy SD27: Mix of Homes	SDLP	Yes	
<b>Indicator NATI:</b> Completions and commitments occurring through permitted development rights for change of use from employment to residential	NATI	n/a	National requirement	Yes	

Indicator	Previous reference	Policy	Source of indicator	Reported in this AMR	Comment
<b>SDLP47:</b> Number of completed replacement dwellings	New	Development Management Policy SD30: Replacement Dwellings	SDLP	Yes	
<b>SDLP48:</b> Number of small dwellings lost (through construction of replacement dwellings)	New	Development Management Policy SD30: Replacement Dwellings	SDLP	Yes	
<b>SDLP49:</b> Permissions granted for loss of agricultural dwellings through removal of occupancy condition	SDLP63	Development Management Policy SD32: New Agricultural and Forestry Workers' Dwellings	SDLP	Yes	Indicator reworded for 2019/20 AMR.
<b>SDLP50:</b> Net additional permanent and transit Gypsy or Traveller pitches and Travelling Showpeople plots per annum, on allocated and windfall sites	SDLP65	Strategic Policy SD33: Gypsies, Travellers and Travelling Showpeople	SDLP	Yes	
<b>SDLP51:</b> Total net and gross new employment floorspace completed	SDLP67	Strategic Policy SD35: Employment Land	SDLP	Yes	
<b>SDLP52:</b> Total net and gross new employment floorspace extant permissions	SDLP68	Strategic Policy SD35: Employment Land	SDLP	Yes	



<b>Indicator</b>	<b>Previous reference</b>	<b>Policy</b>	<b>Source of indicator</b>	<b>Reported in this AMR</b>	<b>Comment</b>
<b>SDLP53:</b> Total net and gross new retail floorspace completed, by use class	SDLP69	Strategic Policy SD36: Town and Village Centres	SDLP	Yes	
<b>SDLP54:</b> Total net and gross new retail floorspace extant permissions, by use class	SDLP70	Strategic Policy SD36: Town and Village Centres	SDLP	Yes	
<b>SDLP55:</b> Developments granted planning permission for loss or expansion of A use space within defined primary shopping frontages	SDLP71	Development Management Policy SD37: Development in Town and Village Centres	SDLP	Yes	
<b>SDLP56:</b> Developments granted planning permission for developments affecting A use space outside market town and larger village centre boundaries	SDLP72	Development Management Policy SD38: Shops Outside Centres	SDLP	Yes	
<b>SDLP57:</b> Developments granted planning permission for agricultural developments in the reporting year	SDLP73	Development Management Policy SD39: Agriculture and Forestry	SDLP	Yes	
<b>SDLP58:</b> Development granted permission for new and expanded facilities for viticulture and associated business	New	Development Management Policy SD39: Agriculture and Forestry	SDLP	Yes	

<b>Indicator</b>	<b>Previous reference</b>	<b>Policy</b>	<b>Source of indicator</b>	<b>Reported in this AMR</b>	<b>Comment</b>
<b>SDLP59:</b> Employment and housing completions resulting from conversion of agricultural or forestry buildings	SDLP76	Development Management Policy SD41: Conversion of Redundant Agricultural or Forestry Buildings	SDLP	No	Work underway on monitoring this indicator
<b>SDLP60:</b> Standards for open space, sports and recreational facilities being met	SDLP89	Development Management Policy SD46: Provision and Protection of Open Space, Sport and Recreational Facilities and Burial Grounds/Cemeteries	SDLP	Yes	The Indicator has been monitored in Lewes and Winchester within this AMR. Work is underway to undertake more comprehensive monitoring in the future.
<b>SDLP61:</b> Developments granted planning permission within Local Green Space	SDLP92	Development Management Policy SD47: Local Green Spaces	SDLP	Yes	
<b>SDLP62:</b> Permissions granted for residential development meeting 19% standard for carbon dioxide	New	Strategic Policy SD48: Climate Change and Sustainable Use of Resources	SDLP	No	Work underway on monitoring this indicator
<b>SDLP63:</b> Permissions granted for Major development to BREEAM excellent standard	New	Strategic Policy SD48: Climate Change and Sustainable Use of Resources	SDLP	Yes	
<b>SDLP64:</b> Number of full planning permissions for renewable energy development	SDLP97	Development Management Policy SD51: Renewable Energy	SDLP	Yes	

Indicator	Previous reference	Policy	Source of indicator	Reported in this AMR	Comment
<b>SDLP65:</b> Number and status of AQMAs	SDLP98	Development Management Policy SD54: Pollution and Air Quality	SDLP	Yes	
<b>SDLP66:</b> Progress of restoration of Shoreham Cement Works	SDLP99	Strategic Site Policy SD56: Shoreham Cement Works	SDLP	Yes	
<b>SDLP67:</b> Progress of redevelopment of North Street Quarter and adjacent Eastgate area	SDLP100	Strategic Site Policy SD57: North Street Quarter and Adjacent Eastgate Area, Lewes	SDLP	Yes	

## APPENDIX 2: LOCAL DEVELOPMENT SCHEME (LDS) FOR THE SOUTH DOWNS NATIONAL PARK AUTHORITY (OCTOBER 2020)

	2020												2021												2022														
	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A		
<b>Shoreham Cement Works AAP</b>																		I	I					I	I														
																		8	8						9	9													
<b>WS Soft Sand SIR</b>	S	E	E	E	E	E			M	M	M	A																											
<b>ES LPR</b>		I	I	I	I				I	I		S	E	E	E		A																						
<b>Affordable Housing SPD</b>				A																																			
<b>Sustainable Construction SPD</b>				A																																			
<b>Parking SPD</b>						I	I	I				A																											
						3	3	3																															
<b>Design SPD</b>												I	I			A																							
												3	3																										
<b>Trees SPD</b>												I	I	I			A																						
												3	3	3																									



### APPENDIX 3: SOUTH DOWNS HOUSING PROVISION TRAJECTORY FIGURES (2020)

Plan Period (Years)	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	Total	
Monitoring Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16					
<b>a</b> Total to be delivered over plan period																				4750	
<b>b</b> Total to be delivered over plan period (Annualised)	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	4750
<b>g</b> Net new housing completions	249	262	250	296	314	282															1653
Extant planning permissions on small sites (1-4units)*							60	60	59	58	58										295
Extant planning permissions on large sites (5+units)*							133	58	104	12	6	4	0	0	0	0	0	0	0	0	313
<b>h</b> Net dwellings with extant planning permission							193	118	163	70	64	4	0	0	0	0	0	0	0	0	612
<b>i</b> Windfall							0	0	17	34	51	51	51	51	51	51	51	51	51	51	510

<b>k</b>	<b>Allocations (SDLP)</b>							6	53	176	153	105	153	169	89	23	23	59	0	0	1010
<b>l</b>	<b>Allocations (NDP)</b>							69	104	235	275	184	239	165	31	18	5	5	5	5	1337
<b>m</b>	<b>NDP allocations - LOCAL PLAN APPORTIONMENTS (NDP emerging) l</b>							0	0	0	0	0	4	4	4	4	4	4	4	4	31
<b>n</b>	<b>Total allocations</b>							76	157	411	428	289	396	338	124	44	31	68	8	8	2378
<b>o</b>	<b>Housing supply (g+h+i+n)</b>	249	262	250	296	314	282	243	257	569	520	392	451	389	175	95	82	119	59	59	5063
<b>p</b>	<b>Cumulative Housing Supply</b>	249	511	761	1057	1371	1653	1896	2153	2722	3242	3634	4084	4473	4648	4743	4825	4944	5003	5063	
<b>q</b>	<b>Provision figure minus supply (o-e)</b>	-1	12	0	46	64	32	-7	7	319	270	142	201	139	-75	-155	-168	-131	-191	-191	
<b>s</b>	<b>Manage - Annual provision figure taking account of past/projected completions</b>	250	249	249	246	241	238	238	236	203	168	140	95	46	20	2	-25	-97	-253	-313	

## APPENDIX 4: DELIVERABLE SITES FOR HOUSING

Planning status	Address	Locality	Planning application / policy reference	Total supply	Total supply in five year period
Planning permission	Land North of Borough Hill House Borough Hill	Petersfield	SDNP/18/02963	5	5
Planning permission	Existing Car Park at St Peters Road	Petersfield	SDNP/17/05718	13	11
Planning permission	Masseys Folly, Church Road	Upper Farringdon	SDNP/15/03809/FUL	5	5
Planning permission	SCU Leydene	East Meon	21514/086/FUL & SDNP13/03534/FUL	14	12
Planning permission	Pyle Farm, Pyle Lane	Horndean	26901/011/FUL	6	6
Planning permission	191 High Street, Lewes	Lewes	SDNP/18/04010	9	9
Planning permission	Bell Lane Depot, Lewes	Lewes	SDNP/12/00920/FUL	14	14
Planning permission	Barlavington Farm Church Lane, Barlavington	Petworth	SDNP/17/02862	5	5
Planning permission	The Bungalow Clapham Common	Clapham	SDNP/18/02850	5	5
Planning permission	Drewitts Farm Church Street	Amberley	SDNP/14/01150/FUL & DC/10/1158	6	4
Planning permission	King Edward VII Hospital Kings Drive	Easebourne	SDNP/12/01392/FUL	300	187 (left)
Planning permission	Barlavington Farm, Church Lane	Barlavington	SDNP/17/02862/FUL	5	5
Planning permission	Calloways, Graffham Street	Graffham	SDNP/18/00938/FUL	11	11
Planning permission	Old Station Yard Nyewood Road Nyewood	South Harting	SDNP/18/00352/FUL	9	9
Planning permission	Dundee House, Bpton Road	Midhurst	SDNP/18/03233/FUL	16	16
Planning permission	School House Farm London Road	Northchapel	SDNP/17/04004/FUL	14	14
	Large planning permissions total				313
	Large planning permissions total - 10% discount				282
	Small sites (<5 dwellings) with planning permission				295



Planning status	Address	Locality	Planning application / policy reference	Total supply	Total supply in five year period
	Small planning permissions total - 20% discount				236
Allocation: SDLP	North Street Quarter	Lewes	SD57	416	200
Allocation: SDLP	Kings Ride Farm	Alfriston	SD59	7	7
Allocation: SDLP	Land at Clements Close	Binsted	SD60	10	10
Allocation: SDLP	Land at Greenway Lane	Buriton	SD62	9	9
Allocation: SDLP	Land South of the A272 at Hinton Marsh	Cheriton	SD63	14	14
Allocation: SDLP	Land South of London Road	Coldwaltham	SD64	28	28
Allocation: SDLP	Land at Park Lane	Droxford	SD65	26	26
Allocation: SDLP	Land at Egmont Road, Easebourne	Easebourne	SD67	16	16
Allocation: SDLP	Former Easebourne School	Easebourne	SD68	16	8
Allocation: SDLP	Land to the east of Elm Rise	Findon	SD69	14	14
Allocation: SDLP	Soldiers Field House	Findon	SD70	10	10
Allocation: SDLP	Land at Petersfield Road	Greatham	SD71	40	40
Allocation: SDLP	Castelmer Fruit Farm,	Kingston near Lewes	SD74	11	11
Allocation: SDLP	Land at Old Malling Farm	Lewes	SD76	226	76
Allocation: SDLP	Land at the Fairway	Midhurst	SD80	9	9
Allocation: SDLP	Land at Lamberts Lane	Midhurst	SD81	20	7
Allocation: SDLP	Land at Park Crescent	Midhurst	SD82	9	9
Allocation: SDLP	Land to the rear of Ketchers Field	Selborne	SD84	6	6
Allocation: SDLP	Land at Loppers Ash, South Harting	South Harting	SD86	7	7
Allocation: SDLP	Land North of the Forge	South Harting	SD87	6	6
Allocation: SDLP	Stedham Sawmill	Stedham	SD88	18	18
Allocation: SDLP	Land South of Church Road	Steeple	SD89	10	10
Allocation: SDLP	Land South of Heather Close	West Ashling	SD91	17	17

Planning status	Address	Locality	Planning application / policy reference	Total supply	Total supply in five year period
Allocation: SDLP	Land at Long Priors	West Meon	SD92	10	10
Allocation: Petersfield Plan (also has planning permission)	Land at Causeway Farm	Petersfield	SDNP/15/05258/FUL	199	31
Allocation: Petersfield Plan	Land North of Buckmore Farm and West of Bell Hill	Petersfield	SDNP/18/06292/OUT	101	25
Allocation: Petersfield Plan (also has planning permission)	Penns Field	Petersfield	SDNP/15/06484/FUL	85	85
Allocation: Petersfield Plan	Town Centre Redevelopment Opportunities (mixed use)	Petersfield		58	11
Allocation: Petersfield Plan	Land South of Durford Road	Petersfield		70	70
Allocation: Petersfield Plan	Land at Bulmer House Site, off Ramshill	Petersfield		40	40
Allocation: Lewes	Land at the Auction Rooms (Site 3)	Lewes		10	10
Allocation: Lewes (also has planning permission)	Land at South Downs Road (Site 26)	Lewes	SDNP/15/01303/FUL & SDNP/17/00387	104	104
Allocation: Lewes (also has planning permission)	Land at Magistrates Court Car Park, Court Road (Site 36)	Lewes	SDNP/16/01618/FUL	9	9
Allocation: Lewes (also has planning permission)	Land at former Petrol Filling Station, Malling Street (Site 39)	Lewes	SDNP/17/01684/FUL	5	5

Planning status	Address	Locality	Planning application / policy reference	Total supply	Total supply in five year period
Allocation: Fernhurst NDP	Former Syngenta Site, Midhurst Road (mixed use)	Fernhurst	SDNP/19/00913/FUL	210	130
Allocation: Fernhurst NDP (also has planning permission)	Hurstfold Industrial Estate, Surbey Hatch Lane (mixed use)	Fernhurst	SDNP/16/03737/FUL	10	10
Allocation: Arundel NDP	Former Castle stables	Arundel		12	12
Allocation: Ditchling NDP	Park Barn Farm/Long Park Corner	Ditchling		12	6
Allocation: Ditchling NDP	Lewes Road/ Nye Lane	Ditchling	SDNP/19/00175/FUL	7	7
Allocation: Liss NDP	Land at Inwood Road	Liss		25	20
Allocation: Liss NDP	Land at Andlers Ash Road Central	Liss	SDNP/19/00669/FUL	39	39
Allocation: Liss NDP	Land at Andlers Road South	Liss	SDNP/19/00669/FUL	38	38
Allocation: Liss NDP	Upper Green	Liss		35	21
Allocation: Liss NDP	Land formerly part of the Grange	Liss		7	7
Allocation: Liss NDP	Land next to Brows Farm	Liss		15	15
Allocation: East Meon NDP	Garages site off Hill View	East Meon		2	2
Allocation: East Meon NDP	Land south of Coombe Road opposite Kews Meadows and Coombe Road Terrace	East Meon		11	11
Allocation: East Meon NDP	Land north of Coombe Road between Garston Farm and Garston Farm Cottages	East Meon		4	4

<b>Planning status</b>	<b>Address</b>	<b>Locality</b>	<b>Planning application / policy reference</b>	<b>Total supply</b>	<b>Total supply in five year period</b>
Allocation: Amberley NDP	Land East of Newland Gardens	Amberley	SDNP/19/04886/FUL	14	14
Allocation: Petworth NDP	Rotherlea	Petworth	SDNP/15/01862/FUL	34	34
Allocation: Petworth NDP	The Square Field	Petworth		30	30
Allocation: Petworth NDP	Petworth South	Petworth		100	75
Allocation: Petworth NDP	Land South of Rothermead	Petworth		10	10
Allocation: Ringmer NDP	Barn complex, Old House Farm	Ringmer		5	5
Allocation: Lavant NDP	Land adj Pook Lane (LNDP20)	Lavant	SDNP/18/04918/FUL	18	18
Allocation: Lavant NDP	Eastmead Industrial Estate, Mid Lavant (LNDP22)	Lavant		58	58
Allocation: Fittleworth NDP	Limbourne Lane, Fittleworth	Fittleworth		14	14

## APPENDIX 5: DEVELOPABLE SITES AND BROAD LOCATIONS FOR HOUSING

Please note that ‘broad locations’ are those settlements where a requirement to allocate land for housing is identified in the SDLP Submission version, but Neighbourhood Plans to allocate those dwellings are still in the course of preparation.

Planning status	Address	Locality	Planning application / policy reference	Total supply	Total supply in years 6-16
SDLP Allocation	North Street Quarter, Lewes	Lewes	SD57	416	216
SDLP Allocation	Former Allotment Site	Alfriston	SD58	8	8
SDLP Allocation	Cowdray Estate Works Yard, Easebourne	Midhurst	SD66	16	16
SDLP Allocation	Former Easebourne School	Easebourne	SD68	16	8
SDLP Allocation	Land at Itchen Abbas House	Itchen Abbas	SD73	9	9
SDLP Allocation	Land at Old Malling Farm	Lewes	SD76	240	150
SDLP Allocation	West Sussex County Council Depot and former Brickworks site, Midhurst	Midhurst	SD78	72	72
SDLP Allocation	Holmbush Caravan Park	Midhurst	SD79	60	60
SDLP Allocation	Land at Pulens Lane	Sheet	SD85	18	18
SDLP Allocation	Stedham Sawmill	Stedham	SD88	16	16
Petersfield plan allocation	Land North of Buckmore Farm and West of Bell Hill	Petersfield		101	60
Allocation: Petersfield Plan	Land West of the Causeway	Petersfield		56	56

Planning status	Address	Locality	Planning application / policy reference	Total supply	Total supply in years 6-16
Petersfield Plan allocation	Town Centre Redevelopment Opportunities	Petersfield	H6	65	40
Petersfield Plan allocation	Hampshire County Council Depot off Paddock Way	Petersfield	H9	42	42
Petersfield Plan allocation	Existing Community Centre Site	Petersfield	H10	10	10
Allocation: Petersfield Plan	Land North of Reservoir Lane	Petersfield	H11	11	11
Lewes	Land at Astley House and Police Garage (Site 2)	Lewes		25	25
Lewes	Land at Buckwell Court Garage (Site 8)	Lewes		6	6
Lewes	Land at Kingsley Road Garage Site (Site 21)	Lewes		6	6
Lewes	Land at Little East Street Car Park (Site 34)	Lewes		11	11
Lewes	Land at The Lynchetts Garage site (Site 35)	Lewes		6	6
Lewes	Land at Prince Charles Road Garage Site (Site 44)	Lewes		6	6
Lewes	Land at Queens Road Garage Site (Site 46)	Lewes		6	6
Lewes	Land at St Annes Crescent (Site 52)	Lewes		12	12
Lewes	Former St Anne's School Site (Site 53)	Lewes		35	35

Planning status	Address	Locality	Planning application / policy reference	Total supply	Total supply in years 6-16
Lewes	Lewes Railway Station Car Park (Site 57)	Lewes		20	20
Allocation: Fernhurst NDP	Former Syngenta Site, Midhurst Road (mixed use)	Fernhurst		200	100
Allocation: Bury NDP	Jolyons and Robin Hill	Bury		6	6
Allocation: Clapham NDP	Travis Perkins Builders Yard	Clapham		30	30
Allocation: Ditchling NDP	Park Barn Farm/Long Park Corner	Ditchling		12	6
Allocation: Liss NDP	Land at Inwood Road	Liss		25	5
Allocation: Liss NDP	Upper Green	Liss		35	7
Allocation: Petworth NDP	Petworth South	Petworth		100	25
Allocation: Lavant NDP	Church Farm Barns	Lavant	LNDP21	5	5
Broad location		Rogate		11	11
Broad location		Twyford		20	20