



South Downs National Park Authority
Authority Monitoring Report
01 April 2020 to 31 March 2021

December 2021

Executive Summary

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

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 2020-21, which is the seventh year of the 2014-2033 plan period for the SDLP. The COVID-19 obviously had a significant impact on development this year. The Authority published a Planning Position Statement in October 2020, which sets out our response to help local businesses during the pandemic in line with our socio-economic duty.

The AMR reports progress on the timetable and milestones for the preparation of documents set out in the Local Development Scheme. The highlight of the monitoring year is that we adopted the single issue Soft Sand Review of the West Sussex Joint Minerals Plan in March 2021 after a successful examination. Work on the Shoreham Cement Works Area Action Plan (AAP) stalled during the pandemic, but re-started in spring 2021. A number of NDPs were made part of the development plan following referendums in May 2021. These included Stedham & Iping and Rogate & Rake NDPs, which are both located entirely within the National Park.

This report considers the performance of policies across the National Park and all the indicators are 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 2021 AMR:

A Thriving, Living Landscape

- Although there is a national downward trend in farmland birds, there is a clear upward trend in the numbers of Red Kites
- A sample of planning applications reviewed for this AMR revealed a mean average of 36% Biodiversity Net Gain being achieved on site, which is considerably above the 10% mandated in the newly enacted Environment Act

People Connected with Places

- Planning permissions were granted for visitor accommodation facilities on 34 sites including 12 treehouses in Cowdray Park
- Construction of Phase 5 of the Egrets Way was delayed due to the pandemic
- A net total of 13,001 m² of new community facilities was granted planning permission

Towards a Sustainable Future

- A net total of 175 new homes were completed in the National Park, which is below the annualised provision figure of 250 new homes due to the pandemic
- Of these new homes, 11 were affordable
- We have a 6.61 year supply of deliverable housing sites
- A net total of 1,954 m² of new employment floorspace was completed
- Six new viticulture schemes were permitted

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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 2020 to March 2021, but provides pragmatic updates where appropriate up to December 2021.
- I.3 The South Downs was established as a National Park in 2010. The South Downs National Park Authority became the local planning authority for the National Park in 2011. The National Park contains over 1,600km² of England's most iconic lowland landscapes stretching from Winchester in the west to Eastbourne in the east. This AMR helps to monitor how effective the National Park Authority has been on delivering on its purposes and duty.
- I.4 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) 2021 and Planning Practice Guidance (PPG).
- I.5 The statutory requirements of monitoring reports are set out in the Town & Country Planning (England) Regulations (2012) and include the following:
- An update on progress on plan preparation against the Local Development Scheme;
 - 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;
 - Activities we have carried out to meet our Duty to Co-operate with other bodies.
- I.6 The National Park Authority took several actions this year to address the biodiversity and climate change emergencies. In autumn 2021, we launched a [ReNature campaign](#) that aims to create over the next ten years an extra 13,000 hectares of habitat where plants and animals can thrive. This would bring to 33 per cent the proportion of the National Park land managed for nature. We also want to ensure that the remaining 67 per cent is nature-friendly by 2030. Biodiversity covers nature recovery and core nature. Planning in the National Park will deliver against the 33% target and ensure no net loss to the existing resource. We are working with our partners on a [Climate Change Action Plan](#) for a net-zero Authority by 2025 and a net-zero with nature National Park by 2040.
- I.7 In order to meet the requirements of the NPPF and PPG we have to monitor the housing developments expected to come forward over the next fifteen years, commercial developments and the number of Gypsy and Traveller pitches in our area. We also have to monitor the impacts of Local Plan policies in order to assess their effectiveness and identify any cases where certain policies are failing to deliver and may require action. In line with the National Park purposes and duty, SDNPA have determined the importance of monitoring specific matters that are key for the South Downs including visitor accommodation, tourism, farm diversification and nature recovery.

- 1.8 Most of the indicators come from Figure 10.2: Monitoring and Implementation Framework of the Local Plan. Further indicators have been added as appropriate.
- 1.9 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 2020 to March 2021, but also provides factual updates up to December 2021.
- 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.
- 2.3 The Government published a Planning White Paper: Planning for the Future in August 2020. This proposed radical changes to the planning system including plan making and if carried forward into legislation would impact significantly on plan making in the National Park.

Local Plan Review

- 2.4 The South Downs Local Plan (SDLP) was adopted by the NPA on 02 July 2019. 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 original 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. The Corporate Plan (2020-2025) says that the Local Plan will be reviewed in line with the NPPF in 2022-23 and that we will start evidence gathering and engagement on the Local Plan Review in 2023-24. This will in turn trigger reviews of neighbourhood development plans (NDP).

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 Work on the AAP stalled during the pandemic as we unable to gather the necessary evidence on transport and viability. Work re-started in spring 2021 and studies were commissioned on transport, viability, industrial archaeology, ecology, contaminated land and landscape. The studies addressed four development scenarios drawn up by the Authority that set out different levels of growth and types of uses. We will consult on an Issues and Options document in spring 2022 and then a Preferred Option later in 2022. We intend to use digital engagement to reach as wide an audience as possible for this consultation.

Neighbourhood Development Plans

- 2.8 Full details on the 57 neighbourhood development plans (NDP) in various stages of development across the National Park are set out in chapter 8 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.
- 2.9 A number of NDPs were made part of the development plan following referendums in May 2021. These included Stedham & Iping and Rogate & Rake NDPs, which are both located entirely within the National Park.
- 2.10 The only NDP that allocates land for housing in the National Park that is not yet made is Twyford NDP. It passed examination and we issued the decision statement in October 2021. The referendum is scheduled for January 2022.
- 2.11 Reviews of NDPs should mirror the review of the Local Plan. The Corporate Plan (2020-2025) commits the Authority to supporting qualifying bodies in the review of their NDPs in 2023-24. Some qualifying bodies have carried out or are carrying out light touch reviews (updating policy references and correcting errors), for example Petersfield and Kirdford. Some parishes are starting NDPs for the first time, which are likely to follow the Local Plan Review, for example, Greatham and East Dean. Qualifying bodies are advised not to start new plans or reviews of their Plans until work has started on the Review of the Local Plan.
- 2.12 Footnote 7 of the NPPF names national parks as an area where growth should be restricted under paragraph 11. Therefore, the four bullet points set out under paragraph 14 are not relevant to NDPs in the National Park.

Supplementary Planning Documents

- 2.13 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: adopted April 2021.
 - d) Hambledon Village Design Statement (VDS) SPD: adopted September 2021.
 - e) Design Guide SPD: consulted on draft Q2 and now reviewing responses. Expected adoption Q4.
 - g) Biodiversity Net Gain (BNG): This SPD will support the requirement for BNG in Policy SD9: Biodiversity and Geodiversity of the Local Plan and supports the corporate priority of nature recovery. The Environment Bill became the Environment Act 2021 on 09 November 2021. This makes 10% BNG mandatory on most development sites after a transition period of two years. A consultation on regulations supporting the requirement for BNG is expected to take place soon and work will start on this SPD after that, albeit we have a Policy in place already.
 - f) West Meon, Selborne and Easebourne VDS SPDs: These SPDs are all being prepared by parish councils with the support of the Authority. Drafts are due to be submitted to the Authority followed by public consultation on the documents. The SPDs will be presented to Planning Committee for adoption shortly afterwards.
- 2.14 We are also working on a number of Technical Advice Notes (TAN) to support the implementation of the Local Plan:
- a) Extensions and Replacement Dwellings TAN: published July 2020 and updated July 2021

- b) Habitat Regulations Assessment (HRA) TAN: published March 2021.
- c) Viticulture TAN: published April 2021.
- d) Dark Night Skies TAN: update published May 2021.
- e) Camping and Glamping TAN: published July 2021.
- f) Equestrian TAN: we aim to publish the final document in Q4.

Minerals and Waste

- 2.15 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) including the Soft Sand Review (2021)
- 2.16 The highlight of the monitoring year is that we adopted the single issue Soft Sand Review of the West Sussex Joint Minerals Plan in March 2021 after a successful examination.
- 2.17 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. A Regulation 19 Pre-Submission consultation started in October 2021 and will end in January 2022.
- 2.18 The SDNPA is also working in partnership with Hampshire County Council, Portsmouth City Council, Southampton City Council and the New Forest NPA. A Full Review of the Hampshire Minerals and Waste Plan is underway. A Regulation 18 consultation is currently scheduled for Q4.
- 2.19 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:
- [East Sussex Minerals & Waste Monitoring Reports](#)
 - [Hampshire Minerals & Waste Monitoring Report](#)
 - [West Sussex Minerals & Waste Monitoring Report](#)

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 were identified as:
- a) Conserving and enhancing the natural beauty of the area
 - d) Conserving and enhancing the region's biodiversity (including green infrastructure issues)
 - e) The delivery of new homes, including affordable homes and pitches for Gypsies and Travellers
 - f) The promotion of sustainable tourism
 - g) Development of the rural economy
 - h) 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.

Partner local authorities and other key bodies

- 3.4 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 Authority 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 has been provided annually by the SDNPA for both officers and members at the host authorities. The next training is scheduled for early 2022.

Water Neutrality

- 3.5 Part of the South Downs National Park and surrounding area falls within the Sussex North Water Resource (Supply) Zone. This includes parts of the Chichester, Horsham and Arun areas of the SDNP. This area is served by groundwater abstraction near Pulborough. This has the potential to impact upon the Arun Valley, a Special Area Conservation (SAC), Special Protection Area (SPA) and Ramsar site. The hydrology (water quantity and its movement) of

the area is essential to maintaining the habitat upon which the designation features/species rely on.

- 3.6 In September 2021, the Authority received advice from Natural England raising concerns about the Arun Valley designations. NE advise that it cannot be concluded that the existing abstraction within Sussex North Water Supply Zone is not having an impact on the Arun Valley site, and advise that developments within this zone must not add to this impact. Development proposals that would lead to a material increase in water demand will need to demonstrate 'water neutrality'. This means that there would be no increase in water consumption, demonstrated by a combination of water efficiency, water recycling and offsetting measures.
- 3.7 The SDNPA is working jointly with other affected Local Planning Authorities (Crawley Borough Council, Horsham District Council, and Chichester District Council), Natural England and Southern Water on a study and strategy to achieve a strategic solution on this matter for development across the Sussex North Water Resource (Supply) Zone.

Nitrates

- 3.8 The SDNPA continues to be part of 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.
- 3.9 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 Strategic Environmental Planning Officer was 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

- 3.10 The SDNPA has continued to work with other affected authorities 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 11 local planning authorities including Wealden and Lewes District Councils, Natural England, the two county councils, plus five correspondence LPA members.

- 3.11 The AFWG has met to work together on a way forward, developing a joint approach to relevant monitoring of Ashdown Forest Special Area of Conservation and in due course will be preparing an updated Statement of Common Ground.

Cross-boundary organisations

- 3.12 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. A Statement of Common Ground is close to being finalised in December 2021.
- 3.13 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.
- 3.14 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)
 - h) Solent Recreation Mitigation Partnership (SRMP).

Key actions

- 3.15 The following key actions have taken place in relation to the duty to cooperate during the monitoring period April 2020 to March 2021 and up to publication of this AMR in December 2021:
- a) 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.
 - b) 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.
 - c) Statement of Common Ground on Housing and Traveller Accommodation Needs in East Hampshire with East Hampshire District Council signed in October 2020. An update to the SoCG was undertaken and signed in March 2021.

- d) Statement of Common Ground on the Mid Sussex Site Allocations Development Plan Document sites SA12 and SA13 with Mid Sussex District Council, Thakeham Homes (Promoter of SA12) and Persimmon Homes (Promoter of SA13) signed in October 2021.
- e) Statement of Common Ground on the Horsham District Local Plan (2021-2038) with Horsham District Council signed in November 2021.
- f) Responses to the following neighbouring authority planning consultations:
 - Winchester District Council, Issues and Options (15 February to 12 April 2020)
 - Brighton & Hove City Plan Part II, Regulation 19 (07 September to 30 October 2020)
 - Wealden Local Plan, 'Direction of Travel' (23 November 2020 to 18 January 2021)
 - Waverley Local Plan Part II Regulation 19 (27 November 2020 to 29 January 2021)
 - Lewes District Council Strategic Environmental Assessment (SEA) Scoping (25 January 2021 to 01 March 2021)
 - Worthing Local Plan Submission Draft Regulation 19 (26 January 2021 to 23 March 2021)
 - Eastleigh Main Modifications Consultations (09 June to 20 July 2021)
 - Chichester District Council SEA Scoping (15 June to 20 July 2021)
 - Waverley Borough Local Plan Part II Regulations 19 (01 October to 12 November 2021)
 - Mid Sussex Local Plan SEA Scoping (15 November to 20 December 2021)

Further joint working

- 3.16 Joint working with Natural England and East Hampshire District Council in the Wealden Heaths Phase II SPA has been undertaken 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. Joint work has been paused while East Hampshire progress their Local Plan Review further to provide the necessary information to inform next steps.

Minerals and Waste

- 3.17 The SDNPA is the Minerals and Waste Planning Authority for the National Park, and works closely with its County Council and unitary authority partners to coordinate joint plan-making across the area.
- 3.18 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 in 2019. 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 will be updated in support of the East Sussex Plan Review in time for submission of the Plan to PINS in February 2022. 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).
- 3.19 The Authority is supporting East Sussex County Council in 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 2022.

3.20 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 previously 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. Sewpag workstreams are agreed and reviewed on a yearly basis.

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 report and monitor the value added to all planning applications determined by the SDNPA and its host authorities. In last year's AMR, reporting consisted of case studies showing where value was added. For this year's AMR, a different approach is taken reflecting the data that has been collected. The data is available from summer 2020. This was when case officers started recording on the planning database the types of value added during the process of determining an application. This year's AMR is therefore able to provide an overview of value added by the National Park Authority during the process of determining an application for the period from summer 2020 to the end of March 2021. In next year's AMR, 12 months of data will be available for reporting to provide a fuller overall picture of the added value by planning during the application process.
- 4.3 Firstly, some headline figures for the National Park. There were 2,012 records completed for added value relating to 1,693 planning applications. That is 43% of all the planning applications for the 2020/21 monitoring year. This is a relatively high return considering an emphasis on recording started part way through the year. It is anticipated the proportion of applications where information on added value is available will increase in the following monitoring year as case officers realise the importance of recording added value.
- 4.4 The 2,012 records completed included some applications that were refused or withdrawn and where added value was recorded as none. Therefore approved applications (excluding those recorded as none for added value) were separated from the other records. This left 1,666 records showing different types of added value relating to 1,357 approved applications.
- 4.5 For the 1,666 records for approved applications the data was sorted by added value type. In the process of determining a planning application a case officer may be adding value in a variety of different ways. The case officer may add value in one specific way or there may be more than one area in which they have added value to the approved scheme. For the 1,666 records for approved applications the value added by case officers in determining the permission were ranked. Those added value types that appeared at least 100 times are shown in the following table.

Type of Added Value	Number of times officers added value for that Type
PRO – Proactive Working	519
MISC – Other added value	317
ECOSI – Ecosystem Services Improved	269
ECO – Biodiversity value enhanced	168
IMPRV – Improved design	142

Table 1: Planning Permissions – most commonly achieved type of added value

- 4.6 Here is a brief explanation of the types of added value most frequently achieved shown in the table above. Proactive Working (PRO) covers actions from contacting an agent or applicant on progress through to matters like jointly working on the drafting of conditions. Ecosystem Services Improved (ECOSI) covers actions from agreeing a bat box be added to an extension for a householder application to agreeing a landscape scheme for a major residential development. Added value for this type could include any of the points in Core Policy SD2: Ecosystem Services. Biodiversity value enhanced (ECO) could include actions such as ensuring the proposal provides a measureable net gain in biodiversity. Improved design (IMPRV) again will cover a range of actions from negotiating changes to the height of a roof on a single storey extension to alterations to the layout and setting of larger schemes. Added value for this type is meeting any of the detailed objectives of Strategic Policy SD5 Design. Finally, Other added value (MISC) is a miscellaneous category to cover all actions that in the officer's judgement are outside any of the other specific categories.
- 4.7 The categories of added value, including those in the table above, cover a broad range of actions within a single type and there may be some overlap when recording different work on a planning application. Officers may also add a brief comment when recording added value. Future analysis could include looking at the comments made by officers to gain a more detailed understanding of added value.
- 4.8 The South Downs Local Plan emphasises the landscape led approach and places a high priority on development enhancing ecosystem services and biodiversity. Therefore it is encouraging and perhaps unsurprising that case officers have been able to bring about improvements to ecosystem services and enhance biodiversity in their work determining planning applications.

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 over the course of 2020-21. 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. The trend towards increased woodland cover, though still small, has great potential to enhance Natural Capital values. The broad landscape classes and the percentage of change are shown in Table 2 on the next page.

Broad Classes

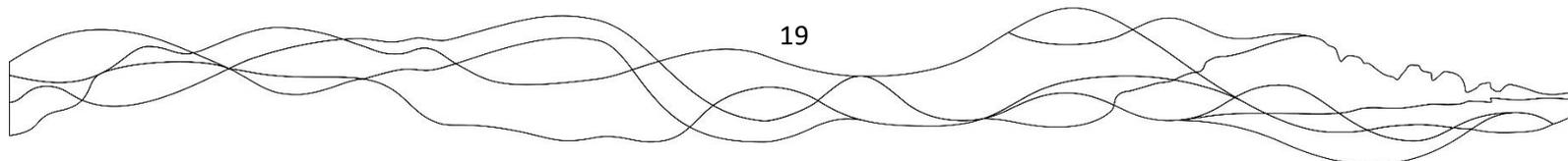
The table below provides indicative percentage area figures based on the 10m Sentinel 2 data. Associated charts can be found on the following page.

BROAD CLASS %AREA in SDNP	Agriculture - Bare Soil	Agriculture - Crops	Bright / Industrial	Cloud	Grass	Heathland / Scrub	Shadow	Solar Panel	Urban	Water	Woodland - Broadleaved	Woodland - Coniferous	Agriculture - COMBINED	Woodland - COMBINED
Sep-15	26.3	1.2	0.1	0.5	37.1	0.2	0.0	0.0	2.2	0.2	31.5	0.8	27.5	32.2
Sep-16	27.1	1.1	0.1	0.1	39.1	0.2	0.0	0.0	2.4	0.2	28.5	1.2	28.2	29.7
Jan-17	9.3	11.4	0.1	0.0	46.3	0.3	0.0	0.0	1.2	0.1	29.3	2.1	20.8	31.3
Jun-17	2.7	26.4	0.1	1.5	37.9	0.6	0.3	0.1	2.2	0.3	25.6	2.4	29.0	28.0
Dec-17	9.1	12.2	0.0	0.0	42.4	0.3	0.0	0.0	1.0	0.1	32.7	2.2	21.3	34.9
Jun-18	3.4	26.3	0.1	0.0	39.1	0.3	0.0	0.0	1.8	0.3	26.8	1.9	29.6	28.7
Oct-18	21.2	6.2	0.1	0.0	39.0	0.3	0.0	0.0	2.1	0.3	29.0	1.7	27.4	30.8
Jan-19	10.5	9.8	0.1	0.0	45.2	0.2	0.0	0.0	1.1	0.1	30.6	2.1	20.3	32.8
Jun-19	3.2	27.8	0.1	0.0	37.0	0.3	0.0	0.0	2.2	0.3	27.4	1.7	31.0	29.1
Sep-19	23.8	3.1	0.1	0.0	40.1	0.3	0.0	0.0	2.1	0.3	28.4	1.9	26.9	30.3
Dec-19	17.4	3.2	0.1	0.6	44.4	0.6	0.0	0.0	0.9	0.1	30.6	1.9	20.6	32.6
Apr-20	17.5	13.2	0.1	0.0	36.1	0.5	0.0	0.0	2.0	0.4	28.0	2.2	30.7	30.2
May-20	13.4	15.8	0.1	0.0	36.5	0.7	0.0	0.0	2.1	0.4	28.4	2.7	29.1	31.1
Jun-20	7.4	21.5	0.1	0.0	40.4	0.3	0.0	0.0	2.0	0.4	25.6	2.5	28.9	28.0
Aug-20	27.1	1.2	0.1	1.3	38.3	0.2	0.0	0.0	2.7	0.3	26.8	2.0	28.3	28.8
Sep-20	27.0	2.1	0.1	0.1	36.5	0.2	0.0	0.0	2.0	0.3	30.4	1.5	29.1	31.9
Mean	15.4	11.4	0.1	0.3	39.7	0.4	0.0	0.0	1.9	0.3	28.7	1.9	26.8	30.6
Median	15.4	10.6	0.1	0.0	39.1	0.3	0.0	0.0	2.0	0.3	28.5	2.0	28.3	30.5
Std.Dev	8.9	9.4	0.0	0.5	3.1	0.2	0.1	0.0	0.5	0.1	2.0	0.5	3.6	1.9
Std.Err	2.7	2.8	0.0	0.1	0.9	0.0	0.0	0.0	0.2	0.0	0.6	0.1	1.1	0.6
Area %±	1.4	1.4	0.0	-0.1	-2.0	0.1	-0.1	0.0	0.1	0.2	-1.8	0.8	2.8	-1.0

NOTES:

1. Table and charts are linked to objects in SCGIS_SDNP_EO_ReportingTables.xlsx > BroadClasses_in_SDNP_ALL
 - a. Results for individual or grouped classes can be examined in the XLSX using the Broad Class filter

Table 2: Percentage change in land cover type across the SDNP September 2015 to 2020 using Sentinel 2 data at 10 metre resolution



Indicator SDLP4: Number of major developments permitted

Policy monitored: Core Policy SD3: Major Development

Target:

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

Output:

- 4.12 Paragraph 177 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 60 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.
- 4.13 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 event.

Commentary:

- 4.14 No applications were refused for major development during the monitoring year.
- 4.15 There was one application determined during the monitoring year that was classed as major development by the Authority. This was application SDNP/19/00913/FUL at the Former Sygenta Site, Henley Old Road, Fernhurst. The application site was allocated in the Fernhurst Neighbourhood Plan (FNP) for mixed-use residential and commercial development and the allocation carried substantial weight in the determination of the application. The site is brownfield and the principle of redevelopment was in accordance with national planning priorities to first direct development to this type of site. Furthermore, the Environmental Statement submitted with the proposal concluded that the scheme was considered environmentally acceptable following implementation of required mitigation measures. For these reasons the proposal was determined to comply with the exceptional circumstances and public interest requirements of policy SD3.
- 4.16 The application was determined by SDNPA Planning Committee in March 2020 subject to the completion of a legal agreement, which was signed in October 2020. The legal agreement provided for 32 social rented affordable units and 11 shared ownership affordable units as part of the 210 dwellings to be built on site. This number is well below the policy target of 50% but is policy compliant given vacant building credit. There was also provision for a new footway from the site to Fernhurst village, and sustainable transport measures including on-site minibus service, car parking management scheme and a car-sharing club. The legal agreement also provides for maintenance and management of landscaped areas, ecological measures, sustainable drainage and open spaces. The scheme includes the resurfacing of a watercourse that had previously been culverted and the creation of meaningful new managed woodland connecting key habitats together through the site.

- 4.17 The scheme was commended for its landscape-led design approach and the secured mitigation and enhancement measures that are appropriate to the landscape character of the area. The scheme was considered to have an overall positive impact on the ability of the environment to contribute goods and services and provide multiple benefits, including health and well-being benefits for the future occupiers of the development.

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 3 below.

Commentary:

- 5.3 Using satellite data, we are able to monitor changes in land-cover across the National Park, and assess this at a Landscape Character Type (LCT) level. By using a change detection tool, it is possible to identify areas where change has occurred. We can also assess the level of significance of those changes in terms of their impact upon Landscape Character. Our Earth Observation monitoring report 2020-21 further extends the time series for this data from September 2015 to March 2021. This starts to give us a better understanding of any developing trends in land-cover change.
- 5.4 Table 3 below considers the percentage area of each individual Landscape Character Type (LCT) where changes in land-cover have occurred. It categorises the significance of those changes for each LCT. The significance of the level of change per LCT is predominantly 'no change' or 'minor change', which suggests that overall landscape features are being maintained.
- 5.5 There are notable or significant changes within LCTs that are predominantly farmland. As an example, we see 'significant' change within the Greensand Terrace or the Scarp Footslopes. This is generally the result of an increase in the overall area under cultivation or cropping. We would expect this, as part of a normal seasonal cropping cycle within LCTs with a larger area of land under tillage or with bare soils for part of the year.
- 5.6 The overall area of grassland has also decreased. There are also minor changes in the percentage woodland cover, which suggested an increase in coniferous woodland planting and a small decrease in deciduous woodland cover. A number of large areas of new woodland planting have been granted permission this year, but the positive impact of the new woodland grant schemes are yet to be seen. We would expect this to see the overall woodland cover start to increase in subsequent monitoring periods.
- 5.7 The overall urban/developed component of the National Park has seen a very minor increase, which would be expected as part the normal process of planning and development. Another outlier, in terms of significant change is with the LCTs that include areas of shoreline. These are dynamic areas of landscape, and subject to rapid change and fluctuation. We have also seen a number of large cliff falls this year, which would result in some significant changes.

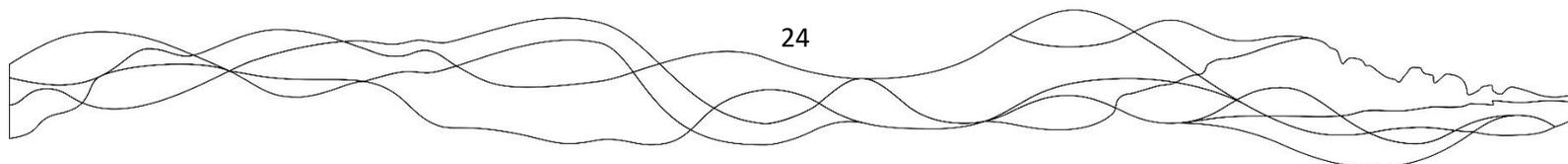
LCT ID	LCT Name	No Change	Slight	Minor	Significant	Large
A	Open Downland	32.36	28.00	12.96	20.41	6.27
B	Wooded Estate Downland	34.20	30.55	14.17	18.05	3.04
C	Clay Plateau	31.09	27.76	12.71	21.92	6.51
D	Downland Mosaic	27.04	27.73	14.91	23.42	6.90
E	Chalk Valley Systems	25.44	26.54	14.15	26.39	7.48
F	Major Chalk River Floodplains	30.63	29.93	14.97	20.66	3.82
G	Major Chalk Valley Sides	27.48	26.75	13.84	24.83	7.09
H	Wealden River Floodplains	31.24	28.95	13.62	20.05	6.14
I	Major Scarps	31.04	29.66	14.01	19.62	5.67
J	Scarp Footslopes	24.40	25.48	13.80	26.58	9.74
K	Greensand Terrace	22.34	22.34	12.62	27.89	14.82
L	Mixed Farmland and Woodland Vales	26.45	26.29	14.10	25.85	7.31
M	Wealden Farmland and Heath Mosaic	25.99	25.57	13.96	26.65	7.83
N	Valley Farmland	26.69	26.47	13.62	24.49	8.73
O	Greensand Hills	36.41	33.84	13.27	14.99	1.49
P	Low Weald	28.58	27.39	14.35	24.34	5.34
Q	Wooded Claylands	34.53	30.36	13.02	18.47	3.61
R	Upper Coastal Plain	30.09	28.44	13.74	21.51	6.21
S	Shoreline	2.82	2.89	1.97	8.91	83.42

Table 3: Landscape Character Types and their division into broad classes

- 5.8 In 2019 we developed a baseline and a means to measure ‘Urban Greening’ within the larger settlements of the National Park. As a time-series of data, it provides a way of assessing trends in the component of Green Infrastructure that exists within the urban areas. This can help us to understand how effective our policies are being in terms of encouraging the provision of Green Infrastructure or the impact of Biodiversity Net Gain.
- 5.9 As our planning policies start to exert an influence, we would expect to see an increase in the Urban Greening factor over time. Given the Local Plan was not adopted until 2019, the influence of policies is still hard to assess. The changes in terms of 6-year trend data remain very small. The majority of urban settlements are seeing small gains in terms of their urban greenness.
- 5.10 Table 4 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.

	Sep-15	Sep-16	Jan-17	Jun-17	Dec-17	Jun-18	Oct-18	Jan-19	Jun-19	Sep-19	Dec-19	Apr-20	May-20	Jun-20	Aug-20	Sep-20	Mean	Median	Std.Dev	Std.Err	Trend %±
Alfriston	0.68	0.52	0.59	0.68	0.39	0.65	0.68	0.66	0.63	0.66	0.60	0.64	0.67	0.60	0.47	0.57	0.60	0.64	0.08	0.02	-1.38
Amberley	0.67	0.60	0.60	0.67	0.39	0.63	0.68	0.67	0.63	0.66	0.59	0.64	0.66	0.60	0.53	0.62	0.62	0.63	0.07	0.02	-0.47
Buriton	0.59	0.57	0.58	0.62	0.36	0.62	0.65	0.65	0.59	0.66	0.56	0.61	0.64	0.60	0.55	0.61	0.59	0.60	0.07	0.02	7.63
Bury	0.69	0.63	0.62	0.72	0.42	0.69	0.72	0.70	0.66	0.71	0.62	0.67	0.70	0.64	0.59	0.67	0.65	0.67	0.07	0.02	1.27
Coldwaltham	0.71	0.62	0.61	0.70	0.42	0.68	0.72	0.69	0.66	0.71	0.62	0.68	0.71	0.63	0.57	0.67	0.65	0.67	0.07	0.02	2.08
Ditchling	0.68	0.54	0.58	0.63	0.37	0.66	0.68	0.66	0.65	0.68	0.60	0.64	0.67	0.63	0.56	0.61	0.61	0.63	0.08	0.02	6.98
Droxford	0.65	0.58	0.60	0.68	0.37	0.64	0.67	0.66	0.60	0.68	0.59	0.63	0.67	0.63	0.58	0.64	0.62	0.64	0.07	0.02	5.50
Easebourne	0.62	0.55	0.59	0.54	0.38	0.61	0.64	0.65	0.59	0.65	0.59	0.61	0.64	0.56	0.52	0.61	0.58	0.60	0.06	0.02	6.80
Fernhurst	0.65	0.57	0.58	0.59	0.35	0.63	0.65	0.66	0.60	0.65	0.58	0.63	0.65	0.59	0.55	0.63	0.60	0.61	0.07	0.02	5.94
Fittleworth	0.69	0.61	0.61	0.63	0.39	0.68	0.73	0.70	0.66	0.73	0.63	0.68	0.71	0.64	0.59	0.68	0.65	0.67	0.08	0.02	8.89
Findon	0.60	0.53	0.55	0.59	0.34	0.57	0.59	0.59	0.53	0.58	0.52	0.56	0.59	0.51	0.46	0.55	0.54	0.55	0.06	0.02	-3.50
Friston	0.71	0.55	0.64	0.66	0.46	0.66	0.69	0.69	0.63	0.65	0.65	0.66	0.68	0.60	0.52	0.58	0.63	0.65	0.07	0.02	-3.17
Hambledon	0.64	0.57	0.58	0.69	0.35	0.58	0.66	0.64	0.59	0.66	0.57	0.62	0.64	0.59	0.53	0.61	0.60	0.60	0.07	0.02	1.72
Kingsely Green	0.76	0.70	0.64	0.63	0.29	0.77	0.79	0.75	0.70	0.79	0.66	0.71	0.77	0.75	0.70	0.76	0.70	0.73	0.12	0.03	15.02
Kingston	0.68	0.56	0.59	0.67	0.40	0.68	0.69	0.66	0.65	0.67	0.61	0.65	0.69	0.64	0.59	0.61	0.63	0.65	0.07	0.02	5.23
Lewes	0.55	0.42	0.47	0.56	0.28	0.53	0.54	0.53	0.53	0.54	0.46	0.53	0.56	0.51	0.46	0.50	0.50	0.53	0.07	0.02	7.24
Liss and Rake	0.68	0.60	0.60	0.67	0.31	0.67	0.70	0.69	0.64	0.70	0.40	0.64	0.68	0.64	0.59	0.64	0.62	0.64	0.10	0.03	1.15
Liss Forest	0.66	0.59	0.60	0.65	0.35	0.65	0.68	0.68	0.63	0.67	0.63	0.61	0.64	0.62	0.58	0.60	0.61	0.63	0.07	0.02	3.53
Lodsworth	0.73	0.63	0.65	0.66	0.45	0.70	0.74	0.74	0.68	0.74	0.68	0.70	0.71	0.65	0.60	0.70	0.67	0.69	0.07	0.02	4.74
Longmoor Camp	0.53	0.46	0.50	0.51	0.23	0.49	0.52	0.55	0.50	0.52	0.46	0.48	0.52	0.46	0.43	0.50	0.48	0.50	0.07	0.02	1.31
Meonstoke_north	0.66	0.58	0.61	0.67	0.37	0.61	0.65	0.65	0.60	0.66	0.60	0.62	0.65	0.60	0.56	0.63	0.61	0.62	0.07	0.02	1.63
Meonstoke_south	0.68	0.61	0.58	0.70	0.34	0.67	0.69	0.66	0.64	0.70	0.56	0.63	0.68	0.65	0.62	0.67	0.63	0.65	0.08	0.02	5.47
Midhurst	0.58	0.50	0.53	0.50	0.30	0.55	0.59	0.60	0.54	0.59	0.52	0.55	0.57	0.52	0.48	0.56	0.53	0.54	0.07	0.02	5.88
Northchapel_north	0.64	0.54	0.59	0.56	0.40	0.61	0.64	0.67	0.59	0.64	0.59	0.61	0.64	0.56	0.51	0.62	0.59	0.60	0.06	0.02	4.46
Northchapel_south	0.76	0.67	0.65	0.58	0.45	0.76	0.77	0.72	0.69	0.78	0.68	0.76	0.79	0.69	0.57	0.70	0.69	0.69	0.09	0.02	7.61
Petersfield	0.56	0.49	0.52	0.58	0.30	0.52	0.55	0.57	0.52	0.56	0.48	0.53	0.56	0.51	0.45	0.52	0.51	0.52	0.06	0.02	0.92
Petworth	0.57	0.47	0.53	0.57	0.33	0.53	0.56	0.59	0.52	0.58	0.52	0.55	0.57	0.48	0.43	0.55	0.52	0.54	0.06	0.02	0.62
Selborne	0.64	0.58	0.57	0.61	0.31	0.65	0.67	0.64	0.64	0.67	0.32	0.60	0.65	0.63	0.59	0.64	0.59	0.63	0.11	0.03	3.87
Slindon	0.69	0.62	0.64	0.65	0.46	0.63	0.70	0.69	0.61	0.67	0.62	0.66	0.68	0.58	0.53	0.65	0.63	0.65	0.06	0.02	-3.29
South Harting	0.61	0.55	0.56	0.60	0.35	0.60	0.64	0.65	0.58	0.64	0.46	0.61	0.63	0.59	0.53	0.62	0.58	0.60	0.08	0.02	4.22
Stedham	0.63	0.55	0.59	0.52	0.38	0.59	0.65	0.67	0.55	0.65	0.55	0.61	0.62	0.55	0.49	0.61	0.58	0.59	0.07	0.02	3.03
Steep	0.70	0.63	0.62	0.71	0.40	0.69	0.70	0.68	0.68	0.71	0.50	0.67	0.71	0.68	0.59	0.56	0.64	0.68	0.09	0.02	-2.43
Twyford	0.61	0.54	0.56	0.63	0.34	0.59	0.62	0.62	0.55	0.60	0.41	0.58	0.62	0.57	0.50	0.59	0.56	0.58	0.08	0.02	-1.47
West Meon	0.65	0.58	0.60	0.67	0.30	0.65	0.69	0.67	0.62	0.68	0.61	0.64	0.67	0.63	0.58	0.64	0.62	0.64	0.09	0.02	7.92

Table 4: 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:

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

Commentary:

5.12 Strategic Policy SD5: Design sets out how new development proposals are expected to respect local character, through sensitive and high quality design that makes a positive contribution to the character and appearance of a particular area of the National Park.

5.13 The South Downs National Park's DRP 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 2020 and March 2021, 24 development proposals went to Planning Committee, of which 15 received advice from DRP and/or the Design Officer. Of these:

- Fourteen development proposals received advice from the Design Officer and six received advice from DRP. Five development proposals received advice from both the Design Officer and DRP.
- All development proposals were either refused or permitted, in line with the advice from the Design Officer and/or DRP, with one exception. This was the development proposal at Iford Farm (Iford), which was refused planning permission due to negative impacts on landscape character in the absence of suitable mitigation. The case officer had recommended approval.
- One development proposal was refused planning permission contrary to the case officer's recommendation, but in line with the advice given by the Design Officer, who objected to the proposal. This was the planning application at the Former Tews Engineering, Land rear of 34 Lavant Street, Petersfield. The appeal was then dismissed on both design grounds linked to the impact on the Conservation Area and affordable housing grounds.

5.14 The number of schemes determined in line with advice received from the DRP and/or the Design Officer substantially outweigh the only scheme that was determined contrary to that advice. The particular scheme is the development proposal at Iford Farm, to which the Design Officer did not raise any major issue in terms of design quality, or climate change and sustainable use of materials. The development proposal was however refused due to the impact that buildings would cause to the landscape character of the National Park, especially in the absence of suitable mitigation. An alternative reduced scheme was subsequently permitted and is being constructed.

5.15 For future development proposals the Design Guide Supplementary Planning Document (SPD), anticipated to be adopted in early 2022, will further assist in the application of policy and give guidance to officers and applicants 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:

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

Output & Commentary:

5.17 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 an SPD. Due to the Pandemic, the progression of Community led Plans has been delayed as communities have been restricted in their ability to hold public meetings and progress the development of their plans. Therefore there have been no additional VDSs adopted in the reporting year. Hambledon VDS was published for public consultation between 29 January and 08 April 2021 and was adopted at Planning Committee in October 2021. The following are due to come forward in the next six months:

- Selborne VDS
- West Meon VDS

Indicator SDLP12: Population and distribution of priority species

Policy monitored Strategic Policy SD9: Biodiversity and Geodiversity

Target:

5.18 Increased populations and distributions of priority species

Output:

Species % survey square *occupancy within the National Park, by year

Species	2014	2015	2016	2017	2018	2019	2020	2021
Skylark	82	82	74	79	77	78	75	84
Yellowhammer	67	56	60	64	58	60	60	58
Linnet	66	59	62	55	52	53	53	60
Buzzard	65	74	75	65	64	68	59	67
Red kite	10	13	18	18	23	23	23	30

*Survey square = 1 kilometre square

Table 5: Population and distribution of target species

Commentary:

5.19 This data is from the South Downs Farmland Bird Initiative (SDFBI) 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 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. The survey is carried out by volunteers using Breeding Bird Survey (BBS) methodology in at least 100 representative grid squares across the National Park.

- 5.20 Data since 2014 indicates a clear upward trend in numbers of Red Kite, which has continued with a notable increase from 23 to 30 (+30%) in the 2021 data. These raw annual variations should always be approached cautiously as there are many factors that can lead to variation. Having collected data through this survey now for eight years the partnership are in a position to calculate population trends for the common farmland species, and the results of these calculations will be shared over the next few months.
- 5.21 We are in the process of exploring additional national programmes that we can adopt within the SDNP as part of our development of a SDNPA framework for biological recording, working alongside partners such as Butterfly Conservation to create a local trend from their UK Butterfly Monitoring Scheme (UKBMS).

Indicator SDLP13: 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:

- 5.22 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)	12
National Sites (Sites of Special Scientific Interest (SSSI) and National Nature Reserve (NNR))	11
Local Sites (Local Wildlife Site (LWS, SINC, SNCI) and Local Nature Reserve (LNR))	85
Ancient Woodland	28 (plus a further 33 which have other nature conservation designations and are included above)

Table 6: Planning permissions granted in designated wildlife sites or ancient woodland, 2020/21

*within, adjacent or overlapping

†excludes discharge of conditions or varying conditions of previous application, and non-material amendments, or applications for internal works to existing buildings.

‡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.

- 5.23 A total of 203 applications were granted permission within, adjacent or intersecting the nature conservation designations. Of these, 67 were for discharge or varying of conditions, non-material amendment, or internal works to buildings and these are not included in the above table and are not discussed further.

Commentary:

- 5.24 Of the 136 applications recorded in table 6, 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.
- 5.25 A total of 12 applications were within or adjacent international designations. Of these one was within an international site: an application for the installation of six no. telegraph poles and two no. sections of underground ductwork along track within the Mens SAC, designated for its barbastelle bats maternity roosts. An ecology assessment was submitted that referred to a Habitats Regulations Assessment undertaken concluding no significant impacts. Of the 11 applications adjacent to international sites, one is of note: an application for the construction of a trout hatchery adjacent to an existing trout farm located adjacent to and on watercourse that feeds into the River Itchen SAC. A HRA was undertaken by consultants for the applicant, which recommended measures via a Construction Environmental Management Plan (CEMP) to avoid adverse effects on the integrity of the SAC. The case officer conditioned the CEMP.
- 5.26 There were also 11 applications within or overlapping with Sites of Special Scientific Interest (SSSI), which is a national nature conservation designation. The majority of these were applications for proposals adjacent to the SSSI and were from householder scale development up to construction of two dwellings. Three applications overlapped with SSSI designations:
- Visitor facilities at Seven Sisters Country Park at Seaford to Beachy Head SSSI. The application involved mitigation and significant enhancements for biodiversity, and no objection was made by Natural England or the ecology officer.
 - Felling of eight trees at Hurston Warren SSSI. The assessment form does not make reference to the status of the site as a SSSI, but considers removal of the trees was reasonable and justified due to the increased capacity for failure because of their poor structural condition.
 - Repair, reconstruction and extension of existing sea defences at Coastguard Cottages at the Seaford to Beachy Head SSSI. This application remains underdetermined but an EIA has been requested
- 5.27 Applications permitted in relation to local sites and ancient woodland were 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. Three proposals were fully in a Local Wildlife Site. The proposals of a freestanding welcome board and Midhurst Common and the retention of a porta cabin on existing hard standing at Amberley Chalk Pit museum were not of a scale and nature to result in loss of meaningful LWS habitat. The proposals for works at the Heath Pond in Petersfield were recognised by the Ecology Officer as essential for the long-term maintenance of the site and in particular for addressing bank stabilisation issues created by a combination of wave action and visitor pressure and technical expertise was commissioned.
- 5.28 Overall, for each of the types of designations the permitted uses were considered appropriate to their sensitive location.

Indicator SDLP14: Number of applications achieving Biodiversity Net Gain & not achieving Biodiversity Net Gain

Policy monitored: Strategic Policy SD9: Biodiversity and Geodiversity

Output & Commentary:

- 5.29 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*'. England-wide mandatory requirements for biodiversity net gain (BNG) have been emerging in the Environment Bill, which has now become the Environment Act 2021 after the House of Lords gave Royal Assent to the legislation following debate on 09 November 2021. This will make a minimum of 10% BNG, demonstrated by the Natural England Metrics, mandatory on most development sites, commencing when the relevant supporting regulations are made. A consultation on these regulations is expected to take place soon. In this interim period, SDNPA is preparing guidance on implementing BNG to meet the requirements in SD9(1)(b).
- 5.30 Ahead of the technical requirements of the Environment Act commencing via the supporting regulations and detailed interim guidance from the SDNPA in the form of a TAN, planning applications are taking different approaches in addressing and presenting information on BNG.
- 5.31 A sample of applications were reviewed. To identify the sample applications, all those applications which, based on emerging BNG guidance, are generally considered not to be within scope at this stage were excluded, examples of these include householder scale applications, works to existing structures, change of use applications, and TPOs. Of the 179 applications remaining, approximately 20% of the applications, representing the largest scale developments, were identified for review.
- 5.32 Of these, 35 planning applications included biodiversity measures either directly linked to achieving biodiversity net gain or as general biodiversity enhancements. It is noted that there were several references to bird and bat boxes contributing to BNG. Whilst these are important biodiversity enhancements these are not within the scope of BNG as defined in the NE BNG Metric. This will be addressed in the forthcoming BNG TAN. Seven planning applications included measurements of BNG using the Metric 2.0. See table 7 below. BNG percentages ranged from 11% to 209%, averaging 83%. Excluding the two applications with BNG significantly over 100%, the mean average is 36% BNG.
- 5.33 As reflected through this AMR, most applications tend to be smaller scale within the National Park. The Metric 3.0 involves technical ecology input, for example, condition assessments, and so advanced uptake of using this Metric has tended to be on larger sites with ecologists already involved with the project. Based on feedback, NE recognised the need for a metric more suited to smaller scales of development, particularly a more proportionate level of assessment. In July 2021, following this AMR period, Natural England published a Small Sites Metric. It is therefore expected that next year there may be more applications measuring BNG via the Metrics.

Planning Application	BNG %	Main habitat gain/ enhancements
SDNP/19/03366/OUT – Plumpton College	66%	Grassland, scrub, ponds, trees planting
SDNP/19/00913/FUL – Syngenta mixed use proposals, Fernhurst.	32%	Woodland/tree planting and watercourse improvements.
SDNP/20/02124/FUL - Seven Sisters Country Park Phase One Works	194%	Good condition semi-improved grassland, scrub (woody planting) and neutral grassland (swale and green hay)
SDNP/20/03380/FUL – Bio-mass energy and heat centre for Goodwood Estate, Boxgrove	209%	Semi-improved neutral grassland, scrub, hedgerow.
SDNP/20/01737/FUL Burge’s Field Winery, Itchen Stoke	38%	Grasslands (chalk, arable margin and semi-improved neutral) and hedgerow
SDNP/20/01337/FUL – Reinstatement of Land at Bere Farm, Soberton	11%	Woodland and wetland features.
SDNP/19/05118/FUL – Trout Hatchery, Itchen Abbas	32%	Enhancement of semi-improved neutral grassland to create floodplain grazing Marsh.

Table 7: Sample of applications that used the DEFRA Metric 2.0 to calculate BNG 2020/21

5.34 We are considering how best to undertake and present this monitoring information in the future and so this will evolve in future AMR reports.

Indicator SDLP15: Schemes granted permission for biodiversity offsetting

Policy monitored: Strategic Policy SD9: Biodiversity and Geodiversity

Target:

5.35 There is no specific target for this indicator.

Output & Commentary:

5.36 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.

5.37 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.

5.38 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.

5.39 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.

- 5.40 An offsetting site involving woodland planting at the Gawthorpe Estate, Warnford, has been established. An offsetting site also involving woodland planting at Chilgrove, Chichester, is also progressing. Due to the nature of these proposals, they do not require planning permission but are engaged in s106 agreements to secure the use and establish monitoring processes.

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:

- 5.41 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 8 below.

- 5.42 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
The Mens SAC, Ebernoe Common SAC and Singleton & Cocking Tunnel SAC	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

Protected site	Depth of buffer zone	Relevant type of site/development	Action required by Policy SD10
			date of JCS adoption, in combination with East Hants equivalent zone.]
Wealden Heaths Phase II SPA	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:

- 5.43 In the South Downs National Park part of the 400m zone for Wealden Heaths Phase II SPA, no planning applications resulting in a net gain in dwellings have been permitted.
- 5.44 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:

- 5.45 No permissions resulting in a net gain in dwellings have been issued during this monitoring period within the 400m zone for the Wealden Heaths Phase II SPA.
- 5.46 Taking into account previous permissions in the National Park part of the 400m zone, the East Hampshire part of the 400m zone, and lapsed permissions, 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 one dwelling.
- 5.47 It should be noted that Wealden Heaths Phase II Special Protection Area Supplementary Planning Document (SPD) was adopted by the SDNPA and East Hampshire District Council in 2018. 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.
- 5.48 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 2021-22 AMR.

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:

- 5.49 Increase in percentage of woodland in active management.

Output:

	2015	2016	2017	2018	2019	2020	2021
Percentage of woodland that is actively managed	66.0%	66.0%	67.2%	67.0%	67.0%	67.4%	69%
Ha of woodland that is actively managed	24799	25053	25060	25010	23888	25149	25595

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

	2015	2016	2017	2018	2019	2020	2021
Percentage of farmland that is managed under agri-environment	81.3%	75.3%	67.2%	68.4%	70.4%	69.7%	70.0%

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

Commentary:

5.50 Table 9 shows the percentage of woodland in the National Park that is in active management. Active management can support healthy woodland that is sustainably managed and contributing a wide range of ecosystem services. Data from 2015 to 2021 shows small but steady increase in the amount of woodland in active management.

5.51 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 (which were closed nationally to new applicants in 2014) to the new agri-environment scheme, Countryside Stewardship (CS), for which agreements started in January 2016. We continue to see additional farmland adopted within the CS scheme each year. There were 37,159 hectares under CS in 2021 compared to 1,928 hectares in 2016. The decline in HLS and ELS schemes is however greater than the uptake in the CS scheme and accounts for the gradual decline in farmland under agri-environment schemes since 2016. As we transition from the European Union's Common Agricultural Policy (CAP) to a new agricultural support system, farming is going through a significant period of change. The Agriculture Act 2020 provides the legislative framework for replacement agricultural support schemes.

5.52 To help farmers and land managers in the country's protected landscapes during this time and in recognition of the role they play in managing these areas, DEFRA has developed the Farming in Protected Landscapes (FiPL) programme as part of Defra's Agricultural Transition Plan, which will run from July 2021 to March 2024. Further information on FiPL is available on our [website](#).

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

Policy monitored: Development Management Policy SDI I: Trees, Woodland and Hedgerows

Output:

Criteria	Applications	Trees
Loss of TPO trees	56*	181
Proposed replacement of all or some of the lost TPO trees	31 (55%) (All – 23 (74%)) (Some – 8 (26%))	91 (50%)
Where replacement trees are proposed, how many are subject to a condition?	29 (94%)	88 (97%)

Table 11: Loss and replacement of trees with a TPO in the South Downs National Park

* One application excluded for the proposed loss of 15% of an area TPO. No number specified and no replacement trees proposed.

Commentary:

5.53 There were 58 applications for the loss of a total of 181 TPO trees. Of these, 31 applications involved replacement of some or all of the TPO trees. A total of 91 replacement trees were proposed; approximately 50% of the number of TPO trees lost. Lack of space for viable replacements on site will account for some of the applications that did not include replacement of all TPO trees. Of the replacement trees proposed, almost all applications (94%) included a condition relating to the replacement trees.

Indicator SDLP21: Percentage of Listed Buildings at risk

Policy monitored: Development Management Policy SD13: Listed Buildings

Target:

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

Output:

31.03.14	31.03.15	31.03.16	31.03.17	31.03.18	31.03.19	31.03.20	31.03.21	% of the National Park's listed buildings at risk, 31.03.2021
87	84	81	78	74	70	69	69	1.17%

Table 12 Number of listed buildings at risk, by year

Commentary:

5.55 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. It is intended, in the first half of 2022, to send letters to the owners of those BaRs capable of use/re-use to try and establish why those

buildings are at risk and explore ways in which the National Park Authority may help to resolve that situation.

Indicator SDLP22: Conservation Area Appraisals and Management Plans written

Policy monitored: Development Management Policy SDI5: Conservation Areas

Target:

5.56 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](#).

Commentary:

5.57 In the 2020/21 monitoring year, Highdown CAAMP was formally adopted in May 2020. Both Poynings and Kingston were out for public consultation during the monitoring year. Both the Poynings and Kingston CAAMPs were subsequently formally adopted at Planning Committee in October 2021. Covid 19 restrictions precluded significant progress on the Nepcote designation but this will be picked up in 2021/22.

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

Policy monitored: Strategic Policy SDI7: Protection of the Water Environment

Target:

5.58 Quality of ground and surface water protected and enhanced

Output & Commentary:

5.59 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 (WFD).

5.60 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.

5.61 In 2020/21, the quality of groundwater in the South Downs National Park that was deemed 'good' was 31.8% (100km out of 314km of rivers, canals and surface water). This compares with 22% in 2019/20 (70km of 314km rated 'good'). Note that 0% of groundwater is rated 'high' in the South Downs National Park. This is common in National Parks, the exception being Northumberland National Park with 7% of its ground water deemed 'high quality'.

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

Policy monitored: Development Management Policy SDI8: The Open Coast

Target:

5.62 Character of the undeveloped coast protected

Output:

- 5.63 A total of 13 full, householder, listed building and lawful development certificate applications were permitted in the Heritage Coast and Coastal Zone, most of which were for minor alterations and replacement conservatories and/or extensions. Each of these developments were considered acceptable in this very sensitive park of the National Park.

Commentary:

- 5.64 Applications included the repair, reconstruction and extension of existing sea defences at Cuckmere Haven and an application for internal alterations and kitchen replacement at Ian Fraser House, Blind Veterans UK, in Ovingdean, Brighton. There was also an advertisement application for an illuminated sign at the Police Station, Beachy Head Road, Eastbourne.
- 5.65 At the Seven Sisters Country Park, there was the Phase I application for additional and improved facilities including toilets, visitor's centre, pedestrian and vehicular access, Dairy Barn and to enhance the farmstead character of Exceat including the Foxhole Camping Barn and facilities block and works to Foxhole Cottages to provide visitor accommodation.

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:

- 5.66 Reduction in the impact and extent of all types of flooding.

Output:

- 5.67 There were 44 permissions within Flood Zone 2 and 3. No permissions were determined contrary to the advice of the Environment Agency (EA).

Commentary:

- 5.68 In four applications that were permitted the EA responded with no objection although the sites were within Flood Zone 2 and 3. These four permissions included SDNP/20/01644/FUL a change of use from a youth centre to a nursery in Liss. The no objection was dependent on the applicants agreeing a flood evacuation plan, registering with the flood warning service and installing flood resilience measures. Conditions on the permission secured these requirements.
- 5.69 The EA provided advice in two other cases. The EA recommended adding a condition to secure development in accordance with the Flood Risk Assessment for a barn restoration creating a new Annex in Midhurst (SDNP/20/01359/HOUS). Specifically the condition secured minimum floor levels, flood resilience measures above a set height within the building (for example the raising of electric wall sockets), and the ongoing use of a void space beneath the structure for flood storage purposes for the lifetime of the development. The EA also recommended the discharge of conditions for a new bridge linking to the beach at Tide Mills to replace the existing crossing over the railway line (SDNP/20/05708/DCOND).
- 5.70 The EA provided no advice in the other 38 permissions that covered a mixture of minor householder development, tree applications and the discharging of planning conditions. All 38 permissions had minimal flood risk implications.

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 three permissions granted for transport infrastructure in the reporting year. These included temporary permission to replace *not fit for purpose* temporary office units and install road fuel and ad-blue fuel tanks at a Lorry Park in Petersfield. This site provides the waste collection, street cleaning and ground maintenance on behalf of East Hants District Council.

6.3 Permission was granted for the diversion of a footpath in Warningcamp, to enable an associated application for a development to be built in full. The proposed layout of the development would otherwise obstruct a portion of the designated route.

6.4 Finally, approval was given for replacement fencing either side of a public bridleway at the Old Racecourse in Lewes. Permission was required because of a 1993 Article 4 Direction removing permitted development rights for the erection, construction, maintenance, improvement or alteration to gate, fence, wall or other means of enclosure.

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 no additional NMU paths have been added to the network. Due to the Covid 19 pandemic, construction of Phase 5 of the Egrets Way NMU path was delayed. Works are now due to take place in 2021/22 and will be reported in the AMR for that period. Feasibility work to support the development of other NMU routes was also undertaken in the period.

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.
- 6.9 Evidence from people counters installed on NMU paths including the Centurion Way and Egrets Way indicates that the increase in user numbers recorded during the first lockdown in 2020 has been sustained through the rest of the reporting period 2020/21. As an example, one of the pedestrian and cycle counters located on the Egrets Way recorded an increase of more than 10,000 user journeys annually.

Indicator SDLP28: Developments granted planning permission for visitor accommodation facilities

Policy monitored: Strategic Policy SD23: Sustainable Tourism

Target:

- 6.10 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)	9	25	37
Self-catering accommodation (units)	18	43	31
Hotel/B&B (rooms)	7	43	40
Total	34	111	108

Table 13: Planning permissions granted for visitor accommodation, by type 2020-21

Commentary:

- 6.11 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.
- 6.12 A total of 34 planning permissions were granted for visitor accommodation facilities in the reporting year, of these the majority were for self-catering accommodation units.
- 6.13 Permission was granted for 12 treehouses in Cowdray Park (including one fully accessible wheelchair adapted unit) with the Reception area and parking near the existing Cowdray Café. An application was also permitted for the Edward Barnsley Educational Trust, for alterations and change of use at a Cottage in Froxfield to be used as tourist accommodation and by persons in connection with the Edward Barnsley Workshop business. Additionally, permission was granted for the demolition of former agricultural/storage buildings and erection of three units of accessible tourist accommodation in Watersfield, near Pulborough. Permission was granted at the Seven Sisters Country Park for the improvement of Foxhole Camping Barn and erection of extensions and subdivision of 1-3 Foxhole Cottages to create four residential units,

including three holiday lets. This application also included improvements for the toilet and visitor centre facilities.

- 6.14 Permissions for campsite and caravan pitches included the stationing of a vintage caravan on a farm in West Dean and, in Findon, for two eco pods and a shepherd’s hut at a farm with direct access to a network of footpaths onto the South Downs.
- 6.15 There was a loss of three units of B&B accommodation in Lewes, due to the permitted change of use from a hairdresser and B&B to residential use. However, there were permissions given for 17 additional hotel rooms in Petersfield and ten new units at the Blacknest Golf Centre, near Alton. Overall, there were forty net additional bedrooms permitted in hotel and B&B accommodation.

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:

- 6.16 There is no specific target for this form of development.

Output:

- 6.17 The loss or gain of a facility has been measured by internal floorspace, where it is possible to do so. Some permissions still result in a gain/loss of a facility (and included under the number of permissions) but do not necessarily result in a gain/loss of sqm.

Type of development	Number of permissions for gain / extension	Number of permissions for loss	gain of floorspace SQM	Loss of floorspace SQM
Community sports facilities	5	0	329	0
Other community facilities (community halls, village shops, public houses, places of worship, police or healthcare facilities)	38	1	13089	88
Cultural facilities (museums, art galleries, historic houses etc.)	3	1	232	7
Wildlife or countryside based visitor attractions (including nature reserves, zoos, country parks)	4	0	400	0
Other leisure or recreation related developments	3	0	35	0

Table 14: Planning permissions granted for community/culture/leisure/recreation facilities, by type 2020-21

Commentary:

- 6.18 There was a significant increase in permissions for ‘other community facilities’ in this reporting year. These included a proposed extension to the community shop and café at Fittleworth Village Hall, demolition of existing village hall and construction of a new village hall (in an

alternative location) in Nyewood, West Sussex. Furthermore as part of an application for 210 dwellings, a café, retail and community hub at the former Syngenta Site in Fernhurst was permitted. Permission was granted for the conversion of an outbuilding to outdoor bar at a public house in Jevington and installation of a polytunnel to grow fruit and vegetables to be served at a public house in Owlesbury. There were also permissions at educational establishments, with new Special Educational Needs units permitted in Binsted and Lewes and a hybrid application at Plumpton College giving permission for new and replacement buildings with associated infrastructure, resulting in a net gain of 10274 sqm. There was a loss of floorspace as a result of the demolition of a pre-fabricated classroom and brick shed at the site of the Lewes New School (no longer in use as a school but used for holding private events). This was to enable the construction of three new dwellings on the old playground which does not affect the current use. Other permissions included a memorial garden in Petworth and the conversion of a listed telephone box to house a defibrillator in Telscombe Village, East Sussex.

- 6.19 Community sports have benefitted from applications relating to the permanent use of land (and associated use of the Cricket Club car park and clubhouse) by Ditchling Rugby Club following temporary permission, the replacement of a dilapidated cricket net with additional cricket practice facility at Petworth and the extension to existing machinery shed and workshop at Pyecombe Golf Club. There was also a permission at Blacknest Golf Club for three linked tips and associated alterations to the main building and driving range, to provide overnight accommodation and events.
- 6.20 Within cultural facilities was a permission for the repair and conservation of archaeological remains of an iron furnace in Linchmere, West Sussex and the erection of a new dining pavilion on the croquet lawn at Glyndebourne Opera House, which included the re-purposing of oyster shells and champagne corks as part of the construction.
- 6.21 An application was permitted for works at the Seven Sister's Country Park, including additional toilet facilities and improvements and alterations to the visitor's centre, as well as alterations and improvements to the camping and self-catering accommodation.
- 6.22 Finally, under 'other leisure', permissions were given for a change of use to a dog training centre in Corhampton and the refurbishment of the Newman Collard maintenance building, and construction of an additional garage, to be predominantly used by the Liss Men's Shed.

Indicator SDLP30: Number of permitted outdoor events

Policy monitored: Strategic Policy SD23: Sustainable Tourism

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 no outdoor events permitted in the monitoring year.

Indicator SDLP31: Developments granted planning permission for equestrian facilities

Policy monitored: Development Management Policy SD24: Equestrian Uses

Target:

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

Output:

6.26 There were 42 permissions for equestrian facilities in the reporting year, compared with 26 in the previous year, these were a mixture of personal/domestic use and business use and include permissions that result in either a loss or gain of equestrian facilities. Although some applications were for one facility, many included several facilities and are illustrated in table 15. Replacement facilities are recorded as both a gain and a loss.

Permissions by type	Number of permissions that include this facility	Number of permissions that resulted in a gain of this facility	Number of permissions that resulted in a loss of this facility
Buildings associated with equestrian use. For example stables, loose boxes, stalls and mobile stable units, hay barns, tack rooms	34	23	17
Manège, arenas, sand schools and turnout paddocks.	9	8	1
Change of use of land from agricultural to equestrian and permissions to keep horses	2	0	0
Change of use of land from equestrian to another use.	1	0	0
Other	1	0	0

Table 15: Equestrian planning permissions by type

Commentary:

6.27 Of the 42 permissions, 12 involved a change of an equestrian building to another use, including a change of use from stables to two holiday lets in Funtingdon, change of use from stables to both wedding and filming use at the Firle Riding School, demolition of stabling in Lewes for the erection of a single storey dwelling and the change of use of the stable block at Treyford Manor for a home office.

6.28 23 permissions involved new or extended buildings associated with equestrian use. Most of these were stables, barns and field shelters, but there were three permissions for accommodation associated with equine workers, including the temporary siting of two caravans for seasonal workers at Storrington, West Sussex.

6.29 Permission was given for eight new manèges, arenas, turnout paddocks or sand schools, (a small decrease from the previous year), including an all-weather arena screened by native hedging near Pulborough and a manège at the livery stables in Newton Valence, near Alton.

6.30 There was also a permission for replacement of existing fencing either side of public bridleway passing between two horse-grazing paddocks at the Old Racecourse, Lewes.

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 one 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 (2014-21)
 - 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 175 new homes were completed during the reporting year in the South Downs National Park. This comprised 206 gross dwelling completions and 31 losses of dwellings.

Year	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Net completions	249	262	250	296	314	282	175

Table 16: Dwelling completions in the National Park, by year

Commentary:

- 7.7 The output for 2020/21 was below the annualised provision figure from the Local Plan. This is not surprising given the Covid-19 pandemic and the impact of multiple lockdowns on construction progress, as well as supply chain issues. Nevertheless, Table 16 shows that net dwelling delivery has been remarkably stable prior to the pandemic.
- 7.8 The largest number of completions came forward at Land at the Causeway, Petersfield where the final 31 homes of the 199 dwelling site were completed. Further completions were made at the King Edward VII hospital site, near Easebourne, where 17 homes were completed. Delivery at a major NDP site in Liss – Andlers Ash, was underway this year, with eight of a total 77 dwellings completed in 2020/21. Further completions were recorded in Midhurst – Dundee House (16) and Lamberts Lane (seven), Fernhurst – Hurstfold Farm (ten) and Lewes – Bell Lane Depot (14). The remainder of the completions were spread across a broad range of small sites across the National Park.

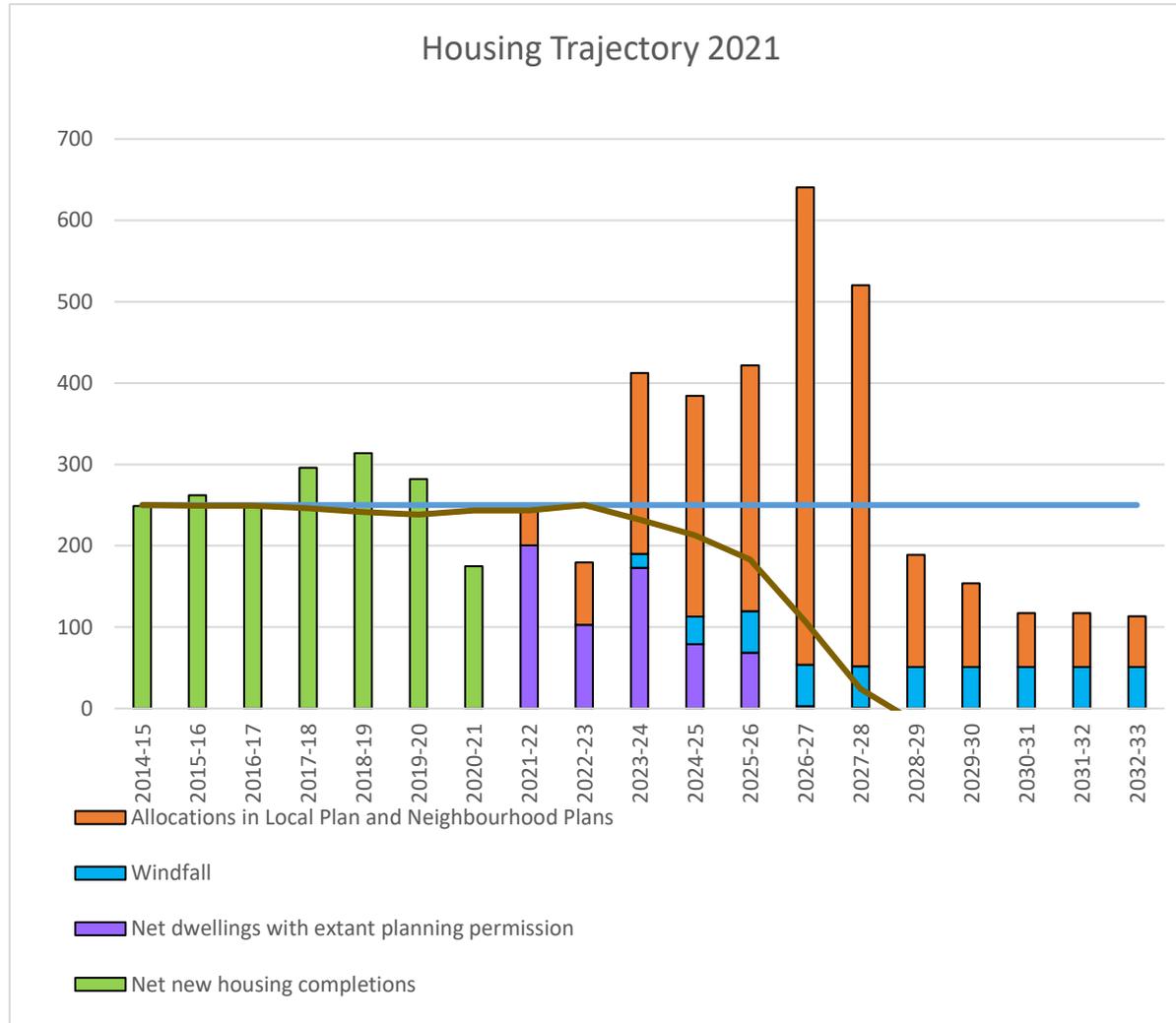


Figure 1: SDLP Housing Trajectory 2021

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 1,788 net dwellings within the National Park as of 01 April 2020, which is an increase of 20% on the equivalent figure one year before.

Commentary:

- 7.11 The total dwellings with extant planning permission includes 210 dwellings at Syngenta, Fernhurst which received full permission in October 2020. Syngenta is a brownfield site allocated in the Fernhurst Neighbourhood Plan. The increase in extant permissions this year compared to previous years is likely due to the slowdown in completions as a result of the pandemic.

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 68 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. 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 2021-22 to 2025-26 (years 8-12 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 stated in indicator SDLP33, 175 dwellings (net) were delivered in the reporting year 2020-21, which is 75 below the annualised provision figure. However, for the previous five years, delivery has exceeded the annualised provision figure, resulting in 154 more dwellings than the annualised provision figure (see Table 16). There is therefore no undersupply to take into account.

Output:

Housing land supply over the next twelve years against South Downs Local Plan (SDLP) provision

		2021 -22	2022 -23	2023 -24	2024 -25	2025 -26	Total over yrs 1-5
a	SDLP housing provision	250	250	250	250	250	1250
a(i)	5% buffer	13	13	13	13	13	65
a(ii)	Total SDLP provision inc. buffer	263	263	263	263	263	1315
b	Planning permissions (excluding those on allocated sites)	200	103	173	79	68	623
c	All allocations total	43	77	222	271	302	915
d	Windfall Total	0	0	17	34	51	102
e	Total annual supply	243	180	412	384	422	1651
g	Surplus/deficit (e-a)	-7	-70	162	134	172	391
g(i)	Surplus/deficit with buffer (e-a(ii))	-20	-83	149	121	159	336
	Cumulative housing supply since 2021	243	423	835	1,219	1641	
		2026 -27	2027 -28	2028 -29	2029 -30	2030 -31	Total over yrs 6-10
a	SDLP housing provision	250	250	250	250	250	1250
b	Planning permissions	3	1	-	-	-	4
c	All allocations total	587	468	138	103	66	1362
d	Windfall Total	51	51	51	51	51	255
e	Total annual supply	641	520	189	154	117	1621
f	Surplus/deficit (e-a)	391	270	-61	-96	-133	
	Cumulative housing supply since 2021	2282	2802	2991	3145	3262	
		2031 -32	2032 -33				Total over yrs 11 -12
a	SDLP housing provision	250	250				500
b	Planning permissions	-	-				-
c	All allocations total	66	62				129
d	Windfall Total	51	51				102
e	Total annual supply	117	113				230
f	Surplus/deficit (e-a)	-133	-137				
	Cumulative housing supply since 2020	3,379	3,492				

Table 17: Housing land supply over the next 12 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 6.61 years against the annualised local plan provision figure of 250 dwellings per annum, or 6.28 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, and whilst delivery is expected to fall slightly in the next two years, this does recover strongly in years 3-5 of the plan period. 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 All the sites with extant permissions are listed with other deliverable housing sites in Appendix 4 of this report. The one notable exception is North Street Quarter in Lewes, which has an extant permission for 416 homes granted in 2016. However, the site is under new ownership and the owners, Human Nature, have signed a planning performance agreement with the Authority, with the intention to submit a new application in 2022. Anticipated delivery for this site has therefore been moved out of the five year supply. 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 Historically, for the purpose of monitoring future housing supply, the number of planning permissions has been discounted by 10% for large sites and 20% for small sites, to allow for some planning permissions not being implemented. This was a very conservative approach to supply from this source, as in reality the vast majority of sites granted permission in the National Park will deliver the homes in line with the planning permission. A review of lapse rates has been undertaken, which has shown lapse rates to be less than 5% for both small and large sites across the National Park. Accordingly the approach to discounting has been amended so that a 5% discount is applied to small and large sites to allow for a small proportion of planning permissions not being implemented.
- 7.20 A total of 1,651 new homes are projected to be built over the next 5 years. This includes delivery on permissions allocated in the SDLP (i.e. Old Malling Farm) as well as sites allocated through NDPs. More than 200 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. In Liss, the development at Andlers Ash for 77 new homes is expected to be completed, a site allocated through the Liss NDP. 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).
- 7.21 As with the previous year, 2020 and the first half of 2021 continued to be overshadowed by the global pandemic, which impacted all aspects of daily life and business. Whilst construction did resume in 2020/21, evidently there has been an impact on housing delivery. It is notable that the 2021 Housing Delivery Test (which does not apply to National Park Authorities), makes a four-month adjustment to allow for fluctuations in construction output owing to the pandemic. The HDT allowance for delivery to be down by around 30% corresponds to the

30% reduction in SDNP completions below the annualised provision figure from the Local Plan.

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:

7.22 As noted in paragraph 7.12 above, in addition to identifying a five-year housing land supply, NPPF paragraph 68 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, 12 years from 2020-21, housing supply can only be reported up to years 11-12.

Commentary:

7.23 The largest source of expected supply over the next twelve 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 twelve years (given the plan period runs to 2033, leaving 12 years remaining from 2020-21) are:

- Over the next twelve years as a whole there is expected to be a 16% surplus overall (492 dwellings).
- For the whole Local Plan period, including the years 2014-15 and 2032-33 it is currently anticipated that there will be 5,320 net additional homes delivered, against a provision figure of 4,750. This translates to a surplus of 12% (or 570 dwellings). See Figure 1 for an illustration of the housing trajectory over the whole plan period.

7.24 The most notable among the allocations to have recently progressed is Old Malling Farm, in Lewes, which is allocated in the SDLP and Planning Committee approved subject to S106 agreement in June 2021. 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.

7.25 A further 450 dwellings (of a total of 800 allocated, 356 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, Penns Field, Land North of Buckmore Farm and West of Bell Hill. The Lewes NDP allocates for 283 dwellings, 132 of which are expected to come forward in the next five years, with extant permissions at South Downs Road (101 homes) and the Auction Rooms (10 homes). A total of 388 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 275 dwellings are expected to be delivered by the Petworth, Liss and Fernhurst NDPs in years 6-10.

- 7.26 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 2026 onwards). Twyford is the final remaining NDP yet to be made, but which recently passed Examination in August 2021.
- 7.27 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 three and four, but heavily reduced from the past trend figure, with a 75% discount applied in year three and a 50% discount in year four. 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).
- 7.28 It should be noted there is an issue with Sussex North Water Resource Zone that impacts on potential developability of some sites in the housing trajectory due to water neutrality. We are working with all other effected authorities along with Natural England, Southern Water and the Environment Agency to find workable solutions to the issue.

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:

- 7.29 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 three to ten 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:

Year	Number of homes
2014/15	68
2015/16	35
2016/17	10
2017/18	36
2018/19	59
2019/20	62
2020/21	11

Table 18: Net affordable homes completed, by year

Commentary:

- 7.30 Just 11 affordable homes were completed in 2020/21, making up 6% of the total new homes completed. This is disappointing although it is notable that this year included the initial completions at large sites such as Andlers Ash in Liss, where 45% affordable homes was secured and these will be built in the later phase of the development. At Causeway Farm in Petersfield, 6 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 3 affordable homes were completed at Zurs, Rogate which provides specialist accommodation for adults with learning disabilities and two affordable homes were completed in Twyford at the Old Police Station. Offsite affordable housing contribution via financial contributions were also secured on sites completed in 2020/21, amounting to £487,770 of funds which will be used towards affordable housing provision in the National Park.
- 7.31 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 eighty affordable homes, 70% of which will be rented affordable tenure. The two smaller affordable housing completions at Rogate and Twyford were both for affordable rent tenure.
- 7.32 For dwellings with outstanding or extant permission, 328 are affordable out of a total of 1,788. This is equivalent to 18% affordable outstanding permissions. This continues the trend from 2019/20 and 2018/19. 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 57 affordable homes in total. Affordable permissions at North Street Quarter in Lewes, 165, remain the same as the previous year.
- 7.33 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. In 2020/21, the Authority also successfully defended a key appeal at Tews Engineering in central Petersfield, which did not meet Local Plan affordable housing requirements. The application had proposed just 10% affordable homes which the Inspector concluded was not robustly justified. The Authority also defended an appeal at Eastmead Industrial Estate in Lavant, which was refused for inadequate provision of affordable housing. In this appeal, the Inspector found the applicant's viability assessment to be robust and a reduced affordable housing provision of 16% to be acceptable.

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

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

Target:

- 7.34 Small sites of ten 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 three to ten 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 19: Cascade of affordable homes requirement on small sites.

Commentary:

7.35 In 2020/21 there were 5 affordable housing completions on small sites. These were sites which were for solely affordable housing. Of the outstanding permissions for affordable homes (328) just 12 are on small sites of ten 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:

7.36 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:

7.37 112 net dwelling completions in the reporting year took place on previously developed land, which accounts for 64% of the total net completions.

Commentary:

7.38 The number of completions on previously developed land was considerably higher in 2020/21 than for the previous year when the figure was 34%. In 2020/21 there were significant differences across the National Park in completions on previously developed land. In Hampshire there were nine completions or 16%, whereas in West and East Sussex the figures were 68 (86%) and 35 (92%) respectively for completions on previously developed land. These figures show the majority of completions were in West Sussex on previously developed land including at the former King Edward VII hospital, Easebourne, Lamberts Lane and Dundee House, Bepton Road, Midhurst and Hurstfold Farm, Fernhurst. The lower proportion of completions on greenfield land at sites in Hampshire also helps to explain the differences across the National Park and the higher overall figure for previously developed land compared to the previous year.

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

Policy monitored: Strategic Policy SD25: Development Strategy

Target:

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

Output:

7.40 There were 175 completions in 2020/21. Of these completions, 112 dwellings or 64% were inside settlement boundaries and 63 dwellings or 36% were outside settlement boundaries.

Commentary:

7.41 The number of completions inside planning settlement boundaries was lower in 2020/21 than the previous year where the figure was 81%. Across the National Park there were some similarities with East Sussex again having the majority of completions (95%) inside settlement boundaries. Most of the completions in East Sussex are usually in Lewes town and this was true again this year. There were a few completions within the settlement boundaries of smaller settlements such as Ditchling, Kingston and Rodmell which is again consistent with previous years.

7.42 In Hampshire, 45 dwellings or 78% of all completions were inside the settlement boundary. This was a slightly lower proportion than the previous year when 82% of completions were inside a settlement boundary.

7.43 In West Sussex the proportion of completions inside settlement boundaries was lower in 2020/21 at 39% compared to 54% in 2019/20. There were completions outside settlement boundaries at the former King Edward VII hospital (17 dwellings), Hurstfold Farm near Fernhurst (ten dwellings) and School House farm, Northchapel (seven dwellings) plus smaller sites of one and two dwellings. These sites all contributed to there being a higher proportion of completions outside the settlement boundary in West Sussex.

7.44 There are Local Plan and Neighbourhood Plan allocations within settlement boundaries that are still to come forward, for example in Lewes and Petersfield. Therefore the proportion of completions within settlement boundaries is likely to increase again in future years.

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

Policy monitored: Strategic Policy SD26: Supply of Homes

Target:

7.45 No specific target for this indicator

Commentary:

7.46 At 31 March 2021, there were 184 individuals and two groups on the Self-build Register (“the Register”). The total includes the 66 individuals who applied to be added to the Register during the reporting year.

7.47 Subject to consultation at the end of 2021/beginning of 2022 a local connection test for the Register will be implemented. The local connection test will divide the Register into two parts. Those showing evidence of a local connection will be entered on Part one of the Register. All other applicants will be entered on Part two of the Register. The Self-build and Custom Housebuilding Act 2015 (as amended) requires that South Downs National Park Authority permit sufficient self-build plots to meet the demand evidenced by the number of people on the Register. Following implementation of a local connection test the demand evidenced will be against those on Part one of the Register only. This means the required number of plots to be permitted will more accurately reflect the local demand as shown by Part one of the Register.

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

Policy monitored: Strategic Policy SD26: Supply of Homes

Target:

7.48 No specific target for this indicator

Output & Commentary:

7.49 There were nine housing applications permitted during the reporting year that were granted a CIL exemption for self-build. The nine applications account for a gross gain of nine dwellings, a loss of seven dwellings and therefore a net gain of two dwellings. The permissions, except for two applications, were all for replacement dwellings hence the losses that were recorded.

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

Policy monitored: Strategic Policy SD26: Supply of Homes

Target:

7.50 No specific target for this indicator

Output & Commentary:

7.51 There was one permissions for self-build during the reporting year. Outline permission was granted in December 2020, when the s106 agreement was signed, for 85 dwellings including minimum a 10% self-build and a maximum 60% custom build at Buckmore Farm. The application had been approved in August 2019 by Planning Committee subject to the signing of the s106 agreement. There remains an allocation in the Petersfield Neighbourhood Plan for a site on Reservoir Lane that has provision for 15 plots self-build and custom build dwellings. A planning application is currently being determined for the site.

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:

7.52 No specific target for this indicator

Output:

- 7.53 This is a new indicator and has only been reported on for the past two years. To provide context, the commentary also includes reference to permissions and completions for this type of development that have occurred in the last four years.

Commentary:

- 7.54 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 2020/21, five bedrooms were completed at Zurs, Rogate as part of a conversion scheme providing accommodation for adults with learning disabilities. This is the first new C2 accommodation to be completed since 2017/18, when 18 additional bedrooms were completed at Field View Care Home, Liss. There are outstanding permissions for 189 C2 care home bedrooms and 73 C2 assisted living dwellings.

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

Policy monitored: Strategic Policy SD27: Mix of homes

Target:

- 7.55 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:

- 7.56 This is a new indicator which has only been reported in the AMR for the past two years. To provide context, the commentary also includes reference to permissions and completions for this type of development that have occurred in the last four years.

Commentary:

- 7.57 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 seventy units in 2018, although the nature of proposal meant it was considered to fall within Use Class C2 residential institutions. This year, 18 retirement apartments were completed at Dundee House, Midhurst.

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

Policy monitored: Strategic Policy SD27: Mix of Homes

Target:

7.58 To 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 are set out in Policy SD27 and replicated in Table 20.

Output:

	1 Bed	2 Bed	3 Bed	4 Bed+	Total
Net number of market homes completed 20/21	30	59	36	39	164
% of net market homes completed 20/21	18%	36%	22%	24%	
SD27 target for Market Housing	10%	40%	40%	10%	
Net number of affordable homes completed 20/21	3	8	0	0	11
% of net affordable homes completed 20/21	27%	73%	0%	0%	
SD27 target for Affordable Housing	35%	35%	25%	5%	

Table 20: Size of dwellings completed in 2020/21

Commentary:

7.59 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 20 show the actual percentages of market and affordable built in 2020/21 by the number of bedrooms.

7.60 For completions in 2020/21 the types of homes where there was a notable under supply were for three bed both market and affordable dwellings, compared to the proportions set out in policy SD27. There was an over-supply of market four+ bed dwellings. However, this over-supply was less than that of the previous monitoring year. Interestingly there was also an over-supply of market one bed dwellings. There was a significant over-supply of affordable two bed dwellings. However, these figures should be read in context and it is important to note there were only 11 affordable homes delivered altogether in the monitoring year, compared to 62 in the previous year. Overall, the figures show there has been an improvement in meeting percentage targets for smaller homes which could be as a result of the Local Plan holding more weight, as some of these completions were permitted before the Local Plan was adopted in July 2019.

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

Target:

7.61 There is no target for this indicator.

Output:

Completions	Gain Dwellings	Loss of Floor space m²
Office BI (a) to Residential C3 – Prior Approval Change of Use	3	259
Light Industrial BI(c) to Residential C3 – Prior Approval Change of Use	0	0
Total Employment to Residential – Prior Approval Change of Use	3	259

Table 21a Completions, Dwellings Gained and Loss of Floor space - Office and Light Industrial to Residential Prior Approval

Commitments	Gain Dwellings	Loss of Floor space m²
Office BI (a) to Residential C3 – Prior Approval Change of Use	8	928
Light Industrial BI(c) to Residential C3 – Prior Approval Change of Use	2	353
Total Employment to Residential – Prior Approval Change of Use	10	1,281

Table 21b Commitments, Dwellings Gained and Loss of Floor space - Office and Light Industrial to Residential Prior Approval

Commentary:

- 7.62 Completions and commitments under prior approval during the monitoring year from Office BI(a) offices and Light Industrial BI(c) to Residential C3 are set out in table 21a and 21b respectively.
- 7.63 For prior approval change of use from office to residential, there was a completion in High Street, Lewes for three flats for a loss of 151 m² of floorspace. There were no completions for prior approval of light industrial to residential.
- 7.64 There are five sites across the National Park, in Petersfield, Pulborough, Brighton and Lewes that have commitments for prior approval from office to residential. These sites account for the gain of eight dwellings and the loss of 957 m² of office floorspace. There was another commitment in Lewes in 2019/20. That site is referred to above as having been completed in 2020/21. The commitment in Falmer Road, Brighton was permitted during 2020/21 for one dwelling for the loss of 117 m² of office floorspace.
- 7.65 For change of use from light industrial to residential there are two sites in the Warnford area that account for the loss of 353 m² of light industrial floorspace for the gain of two dwellings that are still extant having also been recorded in the 2019/20 AMR. In total across the National

Park, there are commitments for a loss of employment space to residential under prior approval of 1,281 m² and a gain of ten dwellings. In 2019/20 the figures were 1,422 m² loss of floorspace and a gain of 12 dwellings. The difference is the completion in High Street Lewes and the new permission in Falmer Road, Brighton both for office to residential use.

- 7.66 In October 2020 the National Park Authority implemented an Article 4 Direction in Petersfield, Liss, Midhurst, Petworth and Lewes in response to concerns over the loss of office space to residential through prior approval.
- 7.67 Changes to the Use Class Order were implemented in September 2020, which was half way through the monitoring year for this AMR. This introduced a new E class, which includes offices. Under the new Use Class Order, change of use from class E to residential is excluded from permitted development rights in national parks. Furthermore, from 30 September 2020 Prior Approval for light industrial to residential has expired. Therefore, this is the last year that this national indicator will be reported on in the AMR.

Indicator SDLP47: Number of completed replacement dwellings

Policy monitored: Development Management Policy SD30: Replacement Dwellings

Target:

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

Output & Commentary:

- 7.69 There were 15 replacement dwellings completed in 2020/21. These included 11 sites with single replacement dwellings. At a site in Reservoir Lane, Petersfield there were two completions of a four bed dwelling and a 1 bed self-contained annex to replace a single dwelling. Also there was the demolition and rebuilding of two dwellings at Gabriels Farm, Twyford.

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

Policy monitored: Development Management Policy SD30: Replacement Dwellings

Target:

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

Output:

- 7.71 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.
- 7.72 In paragraph 7.89 of the supporting text to policy SD30 a “small” dwelling is defined as having a Gross Internal Area (GIA) of 120m² 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.”¹

Commentary:

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

7.73 From the 15 replacement dwellings completed in 2020/21, there were three small dwellings lost, where the GIA of the original house was 120m² or less. These were on sites in Twyford, Rogate and Midhurst.

Indicator SDLP48A: Large housing sites (ten or more dwellings) with completions, gains from development

Policies monitored: Strategic Policy SD27: Mix of Homes, Strategic Policy SD28: Affordable Homes

Target:

7.74 There is no target for this indicator. The indicator looks at large housing sites (ten or more dwellings) that have completions in the monitoring year of four bed+ dwellings, the gains from development and the mix of dwelling types.

Output & Commentary:

7.75 This is the first time this indicator has been reported in the AMR. The initiative for considering the gains from development of large housing sites came from indicator SDLP46 which reports on the mix of dwelling types for market and affordable housing. Indicator SDLP48A aims to consider the mix of dwelling types from the point of view of gains from development and the different policy requirements to be balanced when determining a planning application on a large housing site.

7.76 There were five large housing sites with completions of four bed+ dwellings during the monitoring year. In total there were completions of 24 dwellings made up of 21 no. four bed homes and three no. five bed homes on these sites. It is important to note that four of the five sites were granted planning permission before July 2019 when the South Downs Local Plan (SDLP) was adopted. These four sites were determined against the policies in use prior to the adoption of the SDLP. The policy requirements for housing mix and affordable homes would have been different to those in the SDLP. The following looks in more detail at one of the schemes and details the gains and the housing mix achieved on site.

7.77 Causeway Farm at Petersfield had the final completions on the site in 2020/21, including ten no. four bed homes and three no. five bed homes. The permission was granted in September 2016 and this needs to be remembered when considering the final scheme against the mix of dwelling types in policy SD27. However for the purposes of this indicator it is interesting to compare the scheme to the SDLP policies SD27 & SD28. For market housing 37% or 43 out of 116 units on site were four bed+ compared to a maximum of 10% for this type in policy SD27. For affordable housing the housing mix complied with policy SD27 for all types and there were no four bed+ dwellings in the 84 units. The site achieved 42% affordable dwellings compared to the 50% required by policy SD28.

7.78 In addition to the affordable housing on site there were the following contributions: £200k to community facilities; gains to the nearby Petersfield Heath including improvements to the public toilets, public access, a bank stabilisation project, repairs to the Heath boardwalk, community liaison officer £50k, highways developments connected to the scheme £700k; improvements to Heath play area £80k; new public open space at Merritts Meadow and £118,775 towards to an Employment & Training Scheme providing job opportunities in construction on site and taking on local apprentices.

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:

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

Output:

7.80 There were three permissions for the removal of an agricultural tie in the reporting year.

Commentary:

7.81 A Certificate of Lawful Use or Development was issued for non-compliance with an agricultural occupancy condition in Colemore, seeking to regularise the occupation of a former agricultural workers dwelling, which had not had connection with agriculture for a period in excess of ten years. The current owner had purchased the property in 1989 where the sales particulars had stated that there were no occupancy conditions.

7.82 There was also a Discharge of S106 agreement at a property in Alresford, where the current owners have demonstrated that they have not been working in agriculture or forestry for a period of over ten years. The SDNPA considered that the obligations in the agreement were no longer necessary in relation to the land.

7.83 Lastly, there was a proposal to remove a condition requiring agricultural occupancy, to a dwelling in Pulborough. A Certificate of Lawfulness Use or Development, had been previously been granted following a continuous breach of the occupancy restrictions for a period over ten years. It was considered that the condition now outlived any useful planning purpose and was removed.

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:

7.84 Policy SD33 of the SDLP sets out the unmet need for Gypsies, Travellers and Travelling Showpeople of 25 pitches broken down as follows:

- 13 pitches in that part of the National Park located in Brighton and Hove;
- six pitches in that part of the National Park located in Lewes District;
- six pitches in that part of the National Park located in East Hampshire District.

7.85 As at 31 March 2021 the remaining unmet need is 12 permanent pitches for Gypsies and Travellers in the National Park within the plan period. This is comprised of a need for:

- 11 pitches in Brighton and Hove
- one pitch in East Sussex

7.86 The decrease from 25 to 12 pitches is for the following reasons and further information is set out in table 22:

- Brighton and Hove: the reduction from 13 to 11 is due to an updated GTAA where the figures were reduced;
- Lewes/East Sussex: the reduction from six pitches to one is due to allocations for gypsy and traveller sites in the SDLP (SD75: The Pump House, Kingston for one permanent pitch and SD83: Offham Barns, Offham for four permanent pitches). This leaves a remaining outstanding need of one pitch.
- East Hampshire: the reduction from six to zero is due to allocations for gypsy and traveller sites in the SDLP under Policy SD61: New Barn Stables, Binsted for one permanent pitch and SD72: Land at Fern Farm for four permanent pitches. Permission was also granted for two additional permanent pitches at Half Acre in Hawkley.

7.87 In addition, a need has been identified for seven Travelling Showperson's plots in the East Hampshire area of the National Park that is noted in Figure 7.4 of the SDLP. A Travelling Showperson's plot is the equivalent of Gypsy and Traveller pitch, but also incorporates space for storage and additional vehicles.

Local Authority	SDLP Policy SD33	GTAA update since SDLP adoption	Outstanding Need 2021
Brighton and Hove	<ul style="list-style-type: none"> • 13 gypsy and traveller pitches • 0 travelling showpeople plots 	<u>GTAA – Sept 2019</u>	<ul style="list-style-type: none"> • 11 gypsy and traveller pitches • 0 travelling showpeople plots
Coastal West Sussex (Adur, Arun, Chichester, Worthing)	<ul style="list-style-type: none"> • 0 gypsy and traveller pitches • 0 travelling showpeople plots 	<u>GTAA (2018), revised April 2019</u>	<u>GTAA – Gypsy and Travellers</u> <ul style="list-style-type: none"> • Adur – 0 • Arun – 11 • Chichester – 6 • Worthing – 0 <u>GTAA – Travelling Showpeople</u> <ul style="list-style-type: none"> • 1 travelling showperson's plot
East Hampshire	<ul style="list-style-type: none"> • 6 gypsy and traveller pitches • 9 travelling showpeople plots 	<u>GTAA – July 2020</u>	<ul style="list-style-type: none"> • Need - 0 need for gypsy and traveller pitches. • 7 travelling showpeople plots.
East Sussex (Rother, Wealden, Lewes & Eastbourne)	SDLP *did not include Rother <ul style="list-style-type: none"> • 6 gypsy and traveller pitches (5 allocated in SDLP) • 0 travelling showpeople plots 	The GTAA is currently being updated by East Sussex and is due before the end of 2021.	SDLP indicates outstanding need for 1 gypsy and traveller pitch. 0 need for travelling showpeople plots. The background paper notes the need for transit pitches.
Horsham	<ul style="list-style-type: none"> • 0 gypsy and traveller pitches • 0 travelling showpeople plots 	<u>GTAA – January 2020</u>	<ul style="list-style-type: none"> • Need - 0 need for gypsy and traveller pitches • Need – 0 need for travelling showpeople plots
Mid Sussex	<ul style="list-style-type: none"> • 0 gypsy and traveller pitches • 0 travelling showpeople plots 	No update to GTAA since Local Plan evidence base (2016). Mid Sussex are currently working on a GTAA that excludes the SDNP.	SDLP indicates 0 need for gypsy pitches and travelling showpeople plots.
Winchester	<ul style="list-style-type: none"> • 0 gypsy and traveller pitches • 0 travelling showpeople plots 	No update to GTAA since Local Plan evidence base (2016). Winchester are currently updating their GTAA but it is not publically available.	<ul style="list-style-type: none"> • Need - 0 need for gypsy and traveller pitches • Need – 0 need for travelling showpeople plots

Table 22: Outstanding need for Gypsies and Travellers in the National Park

Output:

7.88 In the period 2020-21 the following permissions were granted, for Gypsy and Traveller pitches:

- Two additional permanent gypsy and traveller pitches were granted permission at appeal at the Market Garden site in Fulking (APP/Y9507/W/19/3225109). The total of pitches on site is now four. The applications initially came in (SDNP/18/05963/FUL) in 2018, but was refused. The site is in that part of the National Park within Mid Sussex District.

7.89 Also, of note in regard to Travelling Showpeople:

- A planning appeal was dismissed at Garretts Copse (SDNP/19/01713/FUL) for change of use to site for two travelling showmen's plots. The decision was made on 2 March 2021.

Commentary:

- 7.90 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. There are a number of noteworthy updates to GTAA prepared by our neighbouring local authorities and the highlights are set out below
- 7.91 East Hampshire District Council published their GTAA in September 2020. Figure 4 of the EHDC 2020 GTAA summarises that there is no identified need for gypsy and traveller pitches for the part of the National Park within East Hampshire District. In addition, Figure 8 of the EHDC GTAA identifies the need for Travelling Showperson's plots is now seven.
- 7.92 Arun District Council consulted 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.
- 7.93 Horsham District Council updated their GTAA in January 2020. Paragraph 1.26 notes that there are no changes to the current needs of gypsy, travellers and travelling showpeople for the SDNP area of Horsham. The need for the part of the National Park within Horsham District remains at zero.
- 7.94 Mid Sussex are currently in the process of updating the GTAA for Mid Sussex. Although this just covers the area of Mid Sussex outside of the SDNP, further work is being done to interview the occupants of two sites in Fulking. It is believed most of the gypsy and traveller community in that part of the National Park within Mid Sussex live on those two sites.
- 7.95 Winchester are currently in the process of updating the GTAA. We anticipate the final report before the end of December 2021. The GTAA covers the whole of Winchester District, but makes the distinction between those areas within the National Park, and those outside. The GTAA will assess the current and future need for the SDNP.
- 7.96 East Sussex are currently in the process of updating the GTAA and the final report is due by the end of December 2021. The GTAA will comment on the current and future need for the SDNP.
- 7.97 The updated 2019 GTAA by Coastal West Sussex identifies a need for 17 gypsy and traveller pitches, for households that meet the planning definition. This is broken down into 11 pitches in the part of Arun District within the National Park and 6 within the part of Chichester District within the National Park. There is also the 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:

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

Output:

7.99 A net total of 1,954 m2 of new employment floorspace was completed during the monitoring year. The figures and commentary for 2020/21 have the new notation from the amended Use Classes Order. The amended Order created a new E Class, amalgamating the previous B1 (office, research & development, light industrial) Class and incorporating some of the previous D1/D2 Assembly & Leisure and Community uses, and a new F Class that also includes some of the previous D1/D2 Class.

Commentary:

7.100 The net new employment floor space completed during 2020/21 was significantly lower than in 2019/20 when the figure was 7,185 m2. However the gross figure in 2020/21 of 8,438 m2 was close to the figure for 2019/20. Therefore the significant difference in 2020/21 was that, in particular for office, and general industry, there were losses of employment floorspace. These include a change of use at the Cliffe Industrial Estate in Lewes for a loss of 2,250 m2 of B2 into a gain of Class B1 mixed [now E(g) (mixed)]. There was also a loss of B1(a) office in Lewes [now E(g)(i)]. This was mainly through change of use several smaller premises to residential within the town centre as well as the offices at the former Castle Works in Westgate Street becoming part of Lewes Grammar School. There was a gain offset against a loss of light industry B1(c) [now Eg(iii)] mainly from the redevelopment of North Farm, Washington which saw demolition and new build of this type of floor space.

7.101 There were gains of floor space at New Buildings Farm, Stroud for a change from agriculture to mixed employment use of 760 m2 and a similar change at Shorley Farm, Beauworth for 480 m2. There were also gains of B8 storage & distribution floor space at Tripp Hill Farm, Fittleworth (315 m2) and Limbo Farm, Petworth (691 m2).

Use class	Gross gain (m ²)	Loss (m ²)	Net completed (m ²)
Mixed Employment E(g) - B8 [was B Mixed(B1-B8)]	1,240	459	781
E(g) Mixed [was B1 Mixed]	2,250	0	2,250
E(g)(i) Offices [was B1(a) Offices]	556	1,540	-985
E(g)(ii) [was B1(b)]	906	0	906
E(g)(iii) Light industry [was B1(c) Light Industry]	2,345	2,142	203
B2 General Industry (excluding E(g)(iii) Light Industry)	135	2,250	-2,115
B8 Storage & Distribution	1,006	93	914
Total	8,438	6,484	1,954

Table 23: Completions on employment sites, 2020/21 by use class

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

Policies monitored: Strategic Policy SD35: Employment Land

Target:

7.102 Policy SD35 of the Local Plan makes provision for approximately 5.3 ha of land for offices or Research & Development [Use class E(g)(i) or E(g)(i)] [was B1a or B1b], 1.8 ha for industry (Use class E(g)(iii) or B2) (was B1c or B2), and 3.2 ha of small scale warehousing (use class B8) to be developed over the plan period 2014-2033.

Output:

7.103 There is extant planning permission for 69,221 m² of gross new employment floorspace and permitted losses of 18,656 m². This makes a net permitted employment floorspace in the National Park of 50,566 m².

Commentary:

7.104 There remains a healthy supply of new employment floorspace with extant permission (see table below). The net supply has increased during the monitoring year 2020/21 by approximately 14,000m² compared to 2019/20. Three new sites were approved in East Hampshire: land north of Buckmore Farm, Petersfield [4,730m² Mixed E(g)-B8 (was Mixed B1-B8)]; Brockbridge Farm Blackmoor [2,165m² change of use of agricultural units to B8 storage/distribution] and Former Apple Packing Unit, Blackmoor Estate [2,164m² change of use of agricultural unit to B8 storage/distribution]. These new permissions significantly increased the net amount for extant employment floorspace. There was also a reduction in the loss of floorspace in the overall figures. In Lewes a unit on the Cliffe Industrial Estate which had been a loss of B2 floorspace was completed.

Use class	Gross gain outstanding (m ²)	Loss outstanding (m ²)	Net gain outstanding (m ²)
Mixed Employment E(g) - B8 [was B Mixed(BI-B8)]	32,284	4,513	27,771
E(g) Mixed [was BI Mixed]	7,443	402	7,041
E(g)(i) Offices [was BI(a) Offices]	11,575	1,149	10,427
E(g)(ii) Research & Development [was BI(b)]	563	0	563
E(g)(iii) Light industry [was BI(c) Light Industry]	8,961	3,372	5,589
B2 General Industry (excluding E(g)(iii) Light Industry)	212	4,640	-4,428
B8 Storage & Distribution	8,183	4,580	3,603
Total	69,221	18,656	50,566

Table 24: Outstanding permissions on employment sites at 31.03.21 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:

7.105 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:

Use Class	Gain (Gross)	Loss	Net
Shops - E(a) [was A1]	304	20	264
Shops - local convenience - F.2(a) [was A1]	0	0	0
Financial & Professional Services - E(c) [was A2]	0	92	-92
Restaurants & Cafes - E(b) [was A3]	0	0	0
Pubs & Bars (Drinking Establishments) - Sui Generis [was A4]	0	0	0
Hot Food Takeaways - Sui Generis [was A5]	0	0	0
Total Retail Completions	284	112	172

Table 25: Retail Completions 2020/21 (floor space in metres squared)

Commentary:

7.106 Table 25 shows, apart from one completion in Lewes for a change of use from E(c)(i) Financial Services to a residential dwelling, the majority of completions were for Shops E(a). Of these most were for a gain of E(a) space in rural or smaller village centres apart from the small loss of E(a) space in Lewes town centre, where there was a change of use from E(a) to a mixed E(a), E(e)[was D1] use.

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

Policy monitored: Strategic Policy SD36: Town and Village Centres

Target:

7.107 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:

Use Class	Gain (Gross)	Loss	Net
Shops - E(a) [was A1]	2449	1849	600
Shops - local convenience - F.2(a) [was A1]	68	0	68
Financial & Professional Services - E(c) [was A2]	78	307	-229
Restaurants & Cafes - E(b) [was A3]	1532	0	1532
Pubs & Bars (Drinking Establishments) - Sui Generis [was A4]	307	0	307
Hot Food Takeaways - Sui Generis [was A5]	51	110	-59
Total Retail - New Permissions 2020/21	4485	2266	2219

Table 26: Retail Permissions 2020/21 Gross and Net (floor space in square metres)

Commentary:

7.108 In the monitoring year there were 35 permissions involving retail floor space that accounted for a net total of 2,219 m², this is a 37% increase from the previous year.

7.109 There were 14 permissions involving E(a) floor space including the change of use of 170 m² from hairdresser to residential dwelling in Lewes and the gain of 278 m² at Pulborough Garden Centre. The redevelopment of the Aldi site in Lewes accounts for the majority of the gain and loss of E(a) floor space, with a gain of 1788 m², loss of 1427 m² and, therefore, net gain of 361 m².

7.110 Two permissions involved small gains for F.2(a) floor space and three permissions for E(c) floor space, including the loss of 255 m² in Liss to a residential dwelling.

7.111 There were 12 permissions for the gain of E(b) floor space including the change of use of an agricultural building to café, ancillary to an existing campsite in Ditchling (362 m²), an extended café area at Pulborough Garden Centre (288 m²) and the conversion of a detached building in Petersfield to restaurant and ancillary bar (299 m²). These, along with other smaller permissions, add up to an additional 1532 m² of E(b) floor space.

7.112 There were two permissions for Sui Generis Pubs & Bars (Drinking Establishments) including the gain of 267 m² at the Cedars in Binsted and two permissions for Sui Generis Hot Food Takeaways.

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:

7.113 There is no specific target for this indicator

Output: Six applications for retail use space within the town centres/large village centre.

Commentary:

7.114 This indicator has been affected by the changes to the Town and Country Planning (Use Classes) Order 1987 that came into effect on 1 September 2020, through the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

7.115 Of the six applications, three were in Petersfield, one in Midhurst and one each in Liss and Lewes. In Petersfield there was a small gain of E(a) [previously A1] retail space, a small loss of E(c) [previously A2] retail space to single dwelling and the change of use from a fish and chip shop to single dwelling, resulted in a small loss of Sui Generis [previously A5] space. In Midhurst there was a change of use resulting in a small loss of E(a) retail space to Sui Generis [previously A5]. In Liss there was a small gain of E(a) retail space at the Liss delivery Office and in Lewes a small loss resulting from a change of use from hairdressers E(a) to Tattoo Parlour Sui Generis use.

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:

7.116 There is no specific target for this indicator

Output:

7.117 There were 23 applications outside market town and larger village centre boundaries granted during the monitoring year.

Commentary:

7.118 This indicator has been affected by the changes to the Town and Country Planning (Use Classes) Order 1987 that came into effect on 1 September 2020, through the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

7.119 The majority of applications were for small gains of retail space under 200 SQM. Larger gains included 336 SQM of E(a) [previously A1], E(c) [previously A2] and E(b) [previously A3] space from the conversion of a storage barn to a tea room/café and additional barn with four small business units in Arundel. Permissions included the refurbishment and extension of The

Cedars Public House in Binsted creating 267 SQM Sui Generis [previously A4] space, the conversion of a detached building in Petersfield to restaurant and ancillary bar, 299 SQM E(b) space and the extension of Pulborough Garden Centre providing 566 SQM of E(a) & E(b) space.

7.120 In addition, there was the redevelopment of the Aldi supermarket in Lewes resulting in a net gain of 361 SQM E(a) space.

7.121 There were seven permissions resulting in a loss of retail space, most were small but did include the conversion of 255 SQM E(c) financial and professional services [was A2] space to a single dwelling in Liss and the change of use of 170 SQM E(a) space from hairdressers to residential dwelling in Lewes.

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

Policy monitored: Development Management Policy SD39: Agriculture and Forestry

Target:

7.122 There is no specific target for this indicator.

Output:

7.123 There were 54 permissions for agricultural development in the reporting year with an additional 45 applications for prior approval.

Commentary:

Decision Type

Application type	Raise Objection	No Objection	Application Required Prior Notification	Prior Approval Granted	Application Not Required	Prior Approval not required	Total
APNR	4		2	1	1	0	8
APNB	15		0	1	15	0	31
APNDEM	1		0	0	0	0	1
PA3R	0		0	4	0	1	5
Total	20		2	6	16	1	45

Table 27: Applications for Prior Approval by decision type

APNR – Agriculture Prior Notification Roads; APNB – Agriculture Prior Notification Buildings; APNDEM – Agriculture Prior Notification Demolition; PA3R – Prior Approval Change of Use Agriculture to Flexible Use

7.124 Of the 54 permissions for agricultural development, 38 involved agricultural buildings, measured by the gain, loss and net gain of SQM as shown in table 28.

Gain SQM	Loss SQM	Net Gain SQM
15272	8445	6827

Table 28: Permissions involving agricultural buildings, measured by SQM

7.125 These permissions included the construction of a new agricultural building that can hold up to 200 cattle in Cheriton, measuring 2142sqm, and a proposed agricultural grain store, agricultural building for general storage (including staff welfare facilities), with a combined additional sqm of 4190 at a farmstead in Bramdean. There was also an application for the construction of a trout hatchery building, measuring 450 sqm, adjacent to the existing Test Valley Trout Farm in Itchen Abbas.

7.126 There were 21 permissions for the loss of agricultural buildings in the reporting year. Of these, the majority were as a result of change of use from agricultural to other uses including storage and distribution; residential; equestrian or tourism, or demolition – often with a replacement structure. An example of this is the change of use of three agricultural units amounting to 2165 sqm to Class B8 Storage and Distribution at a farm in Liss and the demolition of former agricultural buildings and erection of three units of accessible tourist accommodation in Watersfield, near Pulborough.

7.127 There were a further 16 permissions for agricultural development that did not involve buildings, which are shown by type in table 29

Type	
Tracks, Access, and boundary fencing	4
Change of Use of agricultural land to other uses	8
Other	4
Total	16

Table 29: permissions for agricultural development not involving buildings

7.128 In addition to permissions for tracks, access and fencing, permissions were granted for the change of use of agricultural land to other uses, including residential; equestrian; tourism; recreation/exercise for dogs and use by a forest school. Other applications included a permission for the installation of a biomass boiler at the Red Admiral Vineyard, supplementary use of a woodyard for processing in Rogate and the reinstatement of land using imported soils, with reforestation of woodland in Soberton.

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:

7.129 There is no specific target for this indicator.

Output:

Application Reference	Location	Proposal	Decision Date
SDNP/20/05663/FUL	Red Admiral Vineyard, Droxford, Winchester	Installation of 150kW biomass (wood pellet) boiler and associated flue within existing storage building (Amended)	22/03/2021
SDNP/20/01971/FUL	Red Admiral Vineyard, Droxford, Winchester	Proposed construction of new agricultural barn/store (Amended Scheme).	14/12/2020
SDNP/20/04759/AP NB	Raimes Sparking Wine, Alresford, Hampshire,	General purposes agricultural building for existing and developing viticulture operation	13/11/2020
SDNP/20/01737/FUL	Burge's Field Vineyard, Itchen Stoke, Alresford, Hampshire	Demolition of existing agricultural building; erection of new winery building; new access track; parking; landscaping; and associated works	18/09/2020
SDNP/20/02557/FUL	Ridgeview Winery, Ditchling, East Sussex,	Erection of a fence to part of the northern boundary of the estate to provide enhanced security	20/08/2020
SDNP/20/00514/FUL	Chilcomb Valley Wines, Chilcomb, Hampshire	Change of Use of former hay & straw store, and stables to vineyard storage	02/04/2020

Table 30: Viticulture schemes permitted 2020/21

Commentary:

- 7.130 Details of the six permitted schemes are set out in table 30. The majority of these are for new buildings or Change of Use for vineyard storage and fall within the Winchester area.
- 7.131 At the Red Admiral Vineyard, permission was given for the construction of a new agricultural barn/store as a business move to be more self-sufficient, and also to offer contracted work to other surrounding smaller vineyards. In addition to this the vineyard is looking to produce its own wine on site, so additional area is required for temperature controlled storage of wine/grapes and associated machinery required for wine production. Raimes Sparking Wines in Alresford, submitted an application for a general purposes agricultural building and associated works, for both the storage of machinery; materials and produce, as well as accommodating an office and welfare facilities for seasonal staff and visitors. The upper floor would also open up to a balcony area allowing views of the surrounding vineyard.
- 7.132 One application site, at Burge's Field Vineyard, straddles the boundary between Winchester County Council and the SDNPA, although the majority of the site, including the proposed building, is not within the boundary of the National Park.
- 7.133 There was also a permission for the erection of fencing for the purpose of security at an estate in Ditchling, East Sussex.
- 7.134 Following a Viticulture Growth Impact Assessment commissioned by the Authority in the last reporting year, a Viticulture Technical Advice Note was published in April 2021 and is now available on the SDNPA website.

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:

7.135 Protect the agricultural character of the National Park

Output:

7.136 There were 13 employment and housing completions resulting from a change of use or conversion of agricultural or forestry buildings and 12 permissions.

Commentary:

7.137 There were six completions resulting in housing including the conversion of an agricultural building to a two-bedroomed dwelling in East Worldham. The building had been used in the past as a hop-pickers' cookhouse and accommodation for migratory workers working in the hop fields. This area of Alton and up towards Farnham was one of three nationally important areas for the production of hops and the brewing industry.

7.138 Completions also included the conversion of a 200-year-old existing redundant agricultural building, known as the Pump House, to a four-bedroomed dwelling in Upham. Residential conversion was considered the most appropriate use, as the building was too small to suit current agricultural practices and poor broadband and mobile signal limited the attractiveness of both business and tourism uses.

7.139 Out of the seven completions resulting in employment, there was a conversion of an agricultural building to light industrial workshops (B1c use class) in Coombes. The Barn had previously been used as low-key agricultural storage and generally surplus to farming operations. A bicycle manufacturing company, currently occupying the former stable building, require additional space and hope to occupy one of the units. In Stroud, Petersfield a change of use of two agricultural buildings to B1(c) (now known as E class Light Industrial under the new amended use class order) and B8 storage and distribution, will be occupied by an existing business currently operating on the site.

7.140 Out of the 12 permissions, five resulted in housing. Three of those were for dwellings to be occupied by an agricultural or forestry worker including at Tullens Farm, Pulborough, where the conversion of a former agricultural building to two agricultural dwellings was permitted. The Farm was originally founded in the 1950's as one of the country's first 'pick your own' farms, changing buying habits resulted in a period of decline as 'pick your own' began to lose its appeal with customers. However, the applicant of this permission has been successfully operating the farm since 2002, growing apples, pears and grapes for juicing.

7.141 There were seven permissions for the conversion or change of use of agricultural or forestry buildings to employment including the supplementary use of a woodyard in Rogate for processing timber for offsite use, including timber frames, benches, tables and fencing and a retrospective change of use of a barn to storage and distribution for the company 'Sofa & stuff' in Fittleworth. The permission includes a condition that the building reverts back to agricultural use when the current occupier vacates.

7.142 In Liss, there was a permission for the change of use of three agricultural units. At this site, two large agricultural barns have been divided into six smaller units with the remaining three units already having Class B8 use.

7.143 In Chilcomb, Winchester a change of use of equestrian storage and stabling to commercial vineyard storage use was permitted. The building was previously part of the Chilcomb Manor Stud until the Estate and business was broken up and sold in 1991. It has since been used to store and maintain equipment, most recently in connection with the vineyard. Having planted approximately 1.1Ha of vines in 2016, the vineyard hope to eventually produce up to seven tons of grapes each year.

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:

7.144 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
Chichester	112	0	0	0	0
Wealden	6	0	0	0	0

Table 31: Applications that are contrary to criterion 1 to 4 in Policy SD46 in Lewes and Winchester parts of the South Downs National Park 2020/21.

Commentary:

7.144 For this AMR, applications have been considered in Chichester and Wealden. AMR 2019/20 reviewed 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 Chichester. 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 Wealden 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 Chichester and Wealden. A replacement cricket facility was provided in Petersfield.
- 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 in Chichester and Wealden 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:

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

Commentary:

- 7.146 There were 26 applications within, part within or sharing a boundary with Local Green Spaces (LGS) in the reporting year. Applications for Tree Preservation Orders (TPOs) and Tress in Conservation Areas (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 permitted sites, have a very minimal impact, as they simply share a boundary with an area of LGS. However, the following applications are more noteworthy.
- 7.147 Permission was granted for a retrospective application at Heath Pond in Petersfield, for a replacement boardwalk, construction of islands, launch, bridge and remodelling and stabilisation of the banks, regrading of slipway, remodelling of the lakebed and creation of fish nurseries with associated landscaping. The Pond, sits within a large area (36.3ha) of LGS known as 'The Heath', described in the Petersfield NDP as being a 'unique asset for the town'. It has a rich history, having been used for sporting activities since the Victorian times and is an important archaeological site. It is also a Site of Importance for Nature Conservation (SINC) with important priority habitats. Encircled by a footpath, it is surrounded by areas of heathland and is popular for walking, fishing, and boating with a play area, public toilets, boat landing stage and boardwalk. The pond has suffered from serious bank erosion for many years caused by wind and wave action as well as people, dogs and waterfowl climbing the banks. Part of the scheme is the creation of two islands, planted with native marginal species and tree whips, which act as a wave break preventing further erosion of the shoreline. The replacement boardwalk (made from recycled plastic) incorporates a viewing platform and provides a safer, year-round access creating an improved user experience.
- 7.148 Outline permission was granted for the development of Land North of Buckmore Farm, located on the western side of Petersfield. The Petersfield NDP, allocated this site for employment development, residential development for custom-build or self-build homes and open space. The site sits next to an area of LGS called Bell Hill Recreation Ground and the proposal includes the provision of new LGS 'Green Space north of Buckmore Farm', this L-shaped LGS runs through the centre of the site and will provide a recreational, aesthetic,

biodiverse and functional resource for the site and wider areas. The development of the site will increase the use of the open space and improve surveillance and safety across the site.

- 7.149 In Liss, permission was granted for the refurbishment of an existing maintenance building and construction of an additional garage within the Newman Collard Recreation Ground yard, which sits within a large area of LGS known as 'Newman Collard Playing Fields'. This work will enable the Parish Council to carry out their duties and allow Liss Men's Shed to provide a support service to the village. 'Liss Men's Shed' is part of a wider international organisation set up to help alleviate the isolation of men (and women) caused by, for example, retiring from work, bereavement, medical & other conditions. The Shed is a practical hands-on framework under which they can use their vast array of skills and experience to enrich their own lives and the lives of others. The proposed garage and small buildings are considered acceptable as they are to be used to store equipment and tools required for the upkeep of the local area.
- 7.150 Retrospective permission was granted for the removal and deposition of soil, excavated from the foundations of a personal office building for a wild flower meadow. The meadow area forms a small part of Vann Common, a large LGS in Fernhurst and described in the Fernhurst NDP as being valued by walkers and having good accessibility from the village, providing tranquillity and access to some of the best natural features near to the village.
- 7.151 There were two applications for replacement and additional items at childrens' play areas in Stedham on the local green spaces of 'The Playfield at Common View' and 'The Recreation Ground (Village Green)', and a memorial garden, sitting in a local green space known as St Mary's Churchyard, Petworth, for the internment of cremated remains.
- 7.152 In Ditchling, there was a permission to retain the use of land for a rugby pitch, with associated use of the Cricket Club car park and clubhouse. The pitch forms a major part of new local green space known as 'West Mead Field', identified in the Ditchling, Streat and Westmeston NDP.
- 7.153 Lastly, there was a modification to a planning obligation relating to a change of siting and hours of use of parking associated with St Peter's Church, Liss. However, whilst the church itself is within an area of local green space, neither the existing parking provision nor the proposed parking provision are within local green space.
- 7.154 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 reduction in policy SD48 South Downs Local Plan and the Sustainable Construction Supplementary Planning Document (SPD)

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

Target:

- 7.155 For residential development to meet the 19% standard for carbon dioxide in policy SD48 of the South Downs Local Plan and 20% efficiency reduction through low/zero carbon energy reduction on site in the Sustainable Construction SPD (adopted in August 2020 during the 2020/21 monitoring year).

Output:

- 7.156 This indicator is being reported in the AMR for the first time. To monitor the use of policy SD48 and the Sustainable Construction SPD in relation to the carbon dioxide reduction standards, a sample of the permissions granted for housing during the year 2020/21 was analysed. The sample of thirty applications is approximately 20% of all the housing permissions granted for one or more dwellings. The sample includes applications decided by each of the five “host” authorities, those decided directly by the SDNPA and Appeal decisions. In assessing each of these permissions, documents including the decision notice, officer report and Design & Access Statement were considered.
- 7.157 From the sample there were 19 permissions where a condition was used to fulfil the requirements of SD48 and the Sustainable Construction SPD in relation to carbon reduction. For the 19 permissions, there were 11 applications where conditions were used to secure compliance with the 19% standard in policy SD48 and the further 20% standard in the Sustainable Construction SPD. Five of the applications had a condition relating to the 19% standard in SD48 only. There were three applications that had a condition relating to seeking carbon reduction without explicitly requiring the 19% standard in SD48 be met. One of these three applications was an appeal decision. The inspector added a condition requiring a report be submitted and agreed by the local planning authority before construction above slab level that at least 10% of energy demand be through onsite renewables to reduce carbon dioxide emissions. The second of these three applications similarly added a condition requiring that a design stage report be submitted before construction above slab level commenced, showing the maximum reductions of carbon dioxide emissions to be achieved through energy efficiency and onsite renewable energy. The third application had a condition requiring the submission of a strategy for the sustainable design and construction of the building.
- 7.158 Some of the remaining 11 permissions from the sample included features that would contribute to the aims of policy SD48 and the Sustainable Construction SPD without explicitly demonstrating how the 19% and 20% standards would be met. For example, in one permission for a replacement dwelling the case officer noted the design was to Passive house (Passivhaus) standard and would exceed the requirements of SD48. In another permission the design incorporated an air source heat pump, energy efficient heating system, thermal insulation and rainwater harvesting. Another permission for five dwellings proposed the dwellings would exceed the requirements of the Building Regulations using energy efficient windows, LED light fittings and water saving devices. Six of the 11 permissions were for a change of use including from office, retail and agricultural buildings where the proposals sometimes included limited alterations to the building fabric and less opportunity to incorporate sustainability features. In addition, seven of the 11 permissions were approved prior to the adoption of the Sustainable Construction SPD.
- 7.159 Overall there was a reasonably good proportion of permissions, approximately 63% of the sample discussed above using conditions, relating to policy SD48 and the Sustainable Construction SPD. This is taking into account that the Sustainable Construction SPD was adopted in August 2020 during the monitoring year with some of the sample permissions being approved prior to that date. The results will be fed back to the appropriate specialist officers for consideration and the indicator will continue to be monitored in future years.

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

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

Target:

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

Output:

7.161 There was one permitted major non-residential scheme during the monitoring year for the construction of a thirty bed Nursing Home (12 units with en-suite showers and 18 units with en-suite WC facilities) at Valerie Manor, Upper Beeding. The facility would provide specialist 24 hour dementia care, which is currently unavailable at Valerie Manor. The new facility is to function as an independent dementia care unit alongside the existing nursing home.

7.162 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:

7.163 A preliminary stage assessment report for BREEAM published in January 2021 was submitted with the application. This report set out a pre-assessment score of 56.74% VERY GOOD that was confirmed based on the current design proposals. The report stated there was a potential pre-assessment score of up to 80.90% EXCELLENT that could be achieved through selection of enhanced credits including uplifted specifications and the appointment of specialist external consultants. The BREEAM excellent standard to be achieved as required by policy SD48 is secured by condition on the planning permission. Prior to commencing the development, a sustainable construction report must be submitted to SDNPA that includes Interim stage BREEAM certification and assessment report. This assessment report must show details of how the development achieves the BREEAM excellent standard including achieving the required credits. Prior to occupation, a post construction stage assessment report must be submitted to SDNPA to include Post construction BREEAM certification and assessment report. This report to set out how the different requirements for the BREEAM excellent standard have been achieved in the build. This includes meeting the required specific credits and providing at least one Electric Vehicle charger and cable routes for one in five parking spaces.

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

Policy monitored: Development Management Policy SD51: Renewable Energy

Target:

7.164 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	Full permissions granted 2020/21
Solar photovoltaic (PV) panels	1	7	8	5
Micro hydro	0	0	0	0
Biomass	0	0	1	3
Air/ground source heat pump	0	1	1	7
Anaerobic digestion	0	0	0	0
Other	0	0	1	0

Table 32: Permissions granted for renewable energy development 2017/18 to 2020/21

Commentary:

- 7.165 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.
- 7.166 Permissions granted for solar energy included a proposal for 48 ground-mounted solar photovoltaic panels, at a smallholding in Bramber to supply the adjacent Annington Commercial Centre. An additional 150 ground-mounted solar panels were permitted at Exton Park and Vineyard, helping to offset the energy demands used and ensure that the business is as environmentally friendly as possible, therefore reducing reliance on fossil fuels. In addition, there was the introduction of two solar arrays and an air source heat pump for the Tunnel House in Hassocks, this Grade II listed dwelling sits above the London to Brighton main railway line.
- 7.167 Other permissions including air and ground source heat pumps included the provision of an air source heat pump to replace an old and outdated biomass boiler at Wetherdown Lodge Hostel, sited at the Sustainability Centre, East Meon. This building, erected in the late 1960's, was originally occupied by the Navy and called HMS Mercury. It remained unoccupied from the 1990's, when the Navy vacated the site, until just after the turn of the century, when the South wing was restored back to accommodation, and the existing biomass boiler was installed to heat it. There was an amendment of an existing ground source heat pump, to enlarge the layout, at Woolbeding Gardens and permission for a below ground district heating system, and alterations to cart shed to accommodate the plant room, at Barlavington Farm. The heating capacity of more than 45kW will provide a renewable source of heating and hot water for dwellings within the area, as well as being a requirement for five additional permitted dwellings (conversions) on the Estate.
- 7.168 There were three permissions for biomass boilers, one for the installation of a 150kW Biomass boiler at the Red Admiral Vineyard, and another proposing a new building, with photovoltaic solar panels on the roof, to house a biomass energy plant supplying hot water and power, to key sites on the Goodwood Estate, including the house, hotel and farm. Lastly, there was a retrospective permission for a biomass boiler system and enclosure in Froxfield, near Petersfield.

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

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

Target:

7.169 Improvements in air quality

Output:

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

Commentary:

7.171 Firstly, the Midhurst AQMA. Chichester District Council (CDC) published their latest air quality review in June 2020. This showed that for nitrogen dioxide the United Kingdom's air quality objective of 40µg/m³ was equalled or exceeded at Rumbolds Hill, Midhurst. At the time the AQMA was declared in January 2020 the nitrogen dioxide was 42µg/m³. The nitrogen dioxide level was 40µg/m³ when the annual air quality review was published in June 2020.

7.172 CDC have carried out different measures as part of a revised Air Quality Action Plan (AQAP) for the district. These measures includes the installation of Electric Vehicle (EV) charging points across the district. EV charging points are now installed in Midhurst. Detailed modelling of air quality was carried out in Midhurst to help develop actions in the revised AQAP. The air quality review states that CDC will work to complete and implement the revised AQAP during 2020. However, the work was effected by the Covid-19 pandemic.

7.173 Secondly, the Lewes Town Centre AQMA. Lewes District Council published an air quality status report for the district in June 2020. At the time of publication the nitrogen dioxide level recorded at the Lewes Town Centre AQMA was 42µg/m³. This compares to 53µg/m³ when the AQMA was declared in June 2005. In Lewes Town Centre the AQAP is in the process of being updated. The measures to improve localised air quality included a low emission zone for buses in Lewes town centre. Further work, including public consultation, was impacted by the Covid-19 pandemic. Many of the measures in the previous Lewes AQAP published in 2009 have been implemented. These include change of traffic priority in Fisher Street (contributing to reduction in No₂ concentrations), an established car club, 20mph zones in the town centre, completion of Ringmer to Lewes cycle route and buses in Lewes operating with cleaner less polluting engines plus an anti-idling campaign and signage.

Indicator SDLP66 Progress of restoration of Shoreham Cement Works

Policy Monitored: Strategic Site Policy SD56: Shoreham Cement Works

Target:

7.174 Restoration of the site in accordance with Strategic Site Policy SD54

Output:

7.175 Shoreham Cement Works is allocated under Policy SD56 of the Local Plan for an exemplar sustainable mixed-use development, which delivers a substantially enhanced landscape and uses that are compatible with the purposes of the National Park. The Policy commits the Authority to preparing an Area Action Plan (AAP) for the site. Work commenced on the AAP in 2018, but was paused during the pandemic due to the problems with gathering evidence

particularly traffic counts. Work restarted in on the project in March 2021 and a Member Task & Finish Group was set up to steer the project.

7.176 A number of development scenarios have been formulated and these are now being explored and tested through a number of evidence based studies:

- Transport
- Viability
- Landscape
- Industrial Archaeology
- Biodiversity
- Contaminated Land

7.177 The intention is to publish a draft Issues & Options AAP under Regulation 18 for public consultation in early 2022 followed by Regulation 19 later in the year.

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:

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

Output:

7.179 North Street Quarter in Lewes was granted planning permission in May 2016 for a major mixed use development including housing, and whilst that planning permission remains extant the site is now under new ownership. The new owners, Human Nature, have signed a planning performance agreement with the Authority, with the intention to submit a new application in 2022.

8. Neighbourhood Planning

- 8.1 As at December 2021 there are 57 Neighbourhood Areas designated across the South Downs National Park (see Figure 2). 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)

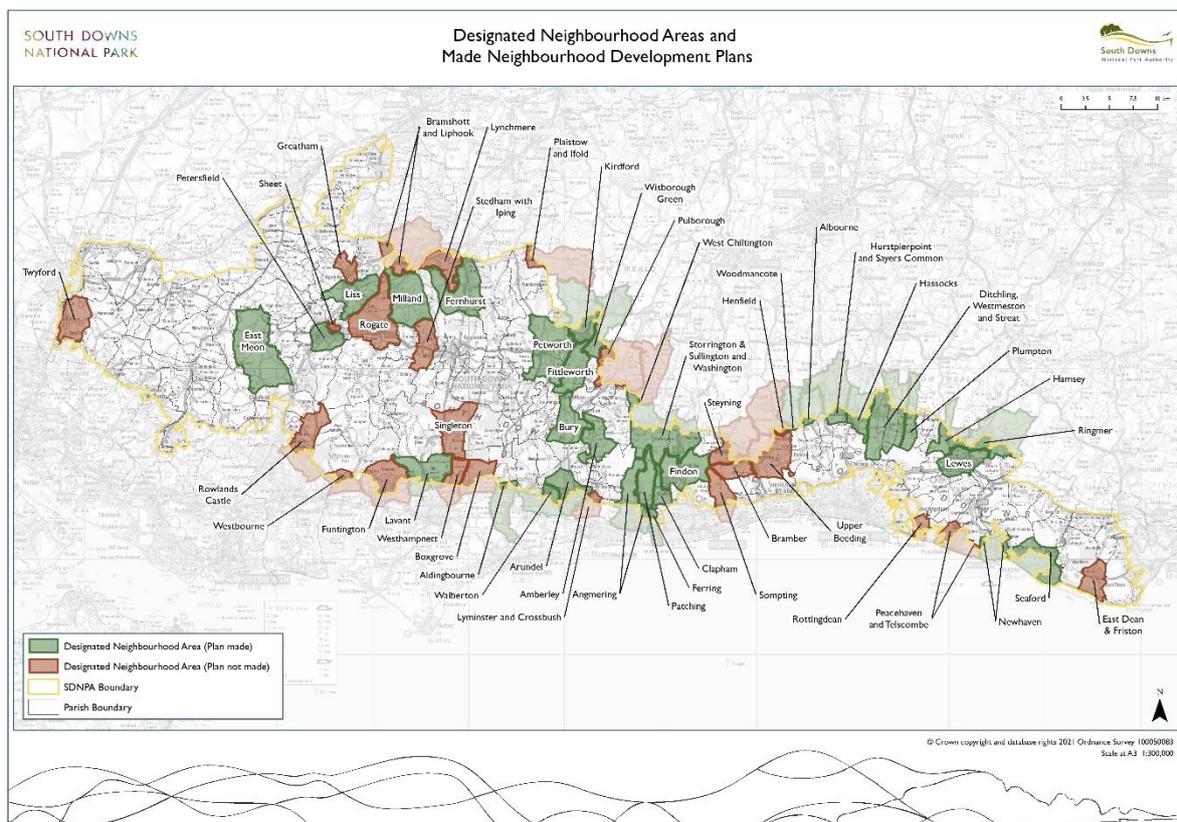


Figure 2: Designated Neighbourhood Areas and Made Neighbourhood Development Plans in the National Park, December 2021

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 39 NDPs have been made by the SDNPA as of 01 December 2021 and are now part of the development plan for the National Park. In the 2020-21 monitoring period, no community referendums took place due to the pandemic, however a series of referendums were held in May 2021 once restrictions were lifted. Stedham with Iping, Boxgrove, Bramber, Henfield and Upper Beeding NDPs successfully passed referendum in May and were subsequently made in June 2021. Rogate & Rake NDP went to community referendum in July 2021 and was subsequently made in August. Several NDP reviews have also been undertaken with Walberton also passing referendum in May and the Aldingbourne Review passing Examination (no referendum was required due the nature of the changes to the NDP).

Commentary:

8.6 The following NDPs in the National Park were made as of 01 December 2021.

MADE PLANS	Date made
Albourne	13 Oct 2016
Aldingbourne	8 Dec 2016
Aldingbourne (update)	15 Aug 2021
Amberley	15 Jun 2017
Angmering	14 Mar 2015
Arundel	12 Jun 2014
Arundel (update)	16 Jan 2020
Boxgrove	10 Jun 2021
Bramber	10 Jun 2021
Bury	12 April 2018
Clapham	12 May 2016
Ditchling, Westmeston and Streat	12 May 2018
East Meon	14 Dec 2017
Fernhurst	14 Apr 2016
Ferring	12 Mar 2015
Findon	08 Dec 2016
Findon (update)	16 Jan 2020
Fittleworth	20 Dec 2019
Hamsey	14 Jul 2016

MADE PLANS	Date made
Hassocks	2 July 2020
Henfield	10 Jun 2021
Hurstpierpoint & Sayers Common	14 Mar 2015
Kirdford	12 Jun 2014
Lavant	10 Aug 2017
Lewes	11 April 2019
Liss	14 Dec 2017
Milland	09 Jun 2016
Newhaven	14 Nov 2019
Patching	12 Apr 2018
Petersfield	21 Jan 2016
Petworth	11 Jul 2018
Plumpton	12 Apr 2018
Ringmer	21 Jan 2016
Rogate & Rake	12 Aug 2021
Seaford	12 March 2020
Stedham with Iping	10 Jun 2021
Storrington, Sullington & Washington	12 Sept 2019
Upper Beeding	10 Jun 2021
Walberton	9 Mar 2017
Walberton (update)	12 Aug 2021
Westbourne	12 Aug 2021
Wisborough Green	9 Jun 2016
Woodmancote	15 Jun 2017

Table 33: Made Neighbourhood Development Plans in the National Park

- 8.7 Throughout the past year, the South Downs National Park Authority followed the latest Government advice on the ongoing Coronavirus/COVID-19 pandemic. Meetings with qualifying bodies were 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 Due to the Covid-19 pandemic, the Government updated the Neighbourhood Planning Regulations on all referendums in March 2020. Part 3 Regulation 13 stated that any NDP referendum that would take place during the relevant period affected will be held in May 2021. These regulations have now been superseded and Neighbourhood Plan referendums are now able to take place with appropriate precautions.

APPENDIX I: INDICATORS IN THE 2021 AUTHORITY MONITORING REPORT

Indicator	Previous reference	Policy	Source of indicator	Reported in this AMR	Comment
SDLP1: Value added: the value added to a development scheme by the planning process	New	Core Policy SD1: Sustainable Development	SDLP	Yes	
SDLP2: Increase in multiple provision of ecosystem services	SDLP2	Core Policy SD2: Ecosystems Services	SDLP	No	No reporting as no new data in monitoring year.
SDLP3: The value of key Natural Capital Assets is maintained or enhanced	SDLP3	Core Policy SD2: Ecosystems Services	SDLP	Yes	
SDLP4: Number of major developments permitted	New	Core Policy SD3: Major Development	SDLP	Yes	
SDLP5: Change in land use by category	SDLP5	Strategic Policy SD4: Landscape Character	SDLP	Yes	
SDLP6: 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	
SDLP7: Number of Village Design Statements adopted	SDLP9	Strategic Policy SD5: Design	SDLP	Yes	
SDLP8: Quality of design on new developments	SDLP10	Strategic Policy SD5: Design	SDLP	No	Monitoring framework developed with view to reporting in 2021/22.

Indicator	Previous reference	Policy	Source of indicator	Reported in this AMR	Comment
SDLP9: Percentage of the National Park that is relatively tranquil for its area	SDLPI2	Strategic Policy SD7: Relative Tranquillity	SDLP	No	No reporting as no new data in monitoring year.
SDLP10: Percentage of the National Park considered to have a dark night sky (20 magnitudes per arcsecond ² and above as defined by 2016 International Dark Sky Reserve (IDSR) guidelines)	SDLPI3	Strategic Policy SD8: Dark Night Skies	SDLP	No	No reporting as no new data in monitoring year.
SDLP11: Area, condition and connectivity of target priority habitats	SDLPI4	Strategic Policy SD9: Biodiversity and Geodiversity	SDLP	No	No reporting as no new data in monitoring year.
SDLP12: Population and distribution of priority species	SDLPI5	Strategic Policy SD9: Biodiversity and Geodiversity	SDLP	Yes	
SDLP13: Developments granted planning permission within designated wildlife sites or ancient woodland	SDLPI8	Strategic Policy SD9: Biodiversity and Geodiversity	SDLP	Yes	

Indicator	Previous reference	Policy	Source of indicator	Reported in this AMR	Comment
SDLP14: Number of applications achieving Biodiversity Net Gain & not achieving Biodiversity Net Gain	New	Strategic Policy SD9: Biodiversity and Geodiversity	SDLP	Yes	
SDLP15: Schemes granted permission for Biodiversity offsetting	New	Strategic Policy SD9: Biodiversity and Geodiversity	SDLP	Yes	
SDLP16: 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	
SDLP17: Atmospheric concentration of NO _x within 200m of the roadside measured at specific internationally designated nature conservation sites	SDLP20	Strategic Policy SD10: International Sites	SDLP	No	New monitoring framework being actively developed. Report in future AMR.

Indicator	Previous reference	Policy	Source of indicator	Reported in this AMR	Comment
SDLP18: 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	New monitoring framework being actively developed. Report in future AMR.
SDLP19: 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	
SDLP20: Planning applications granted for loss of TPO trees without replacement	SDLP24	Development Management Policy SD11: Trees, Woodland and Hedgerows	SDLP	Yes	
SDLP21: Percentage of listed buildings at risk	SDLP26	Development Management Policy SD13: Listed Buildings	SDLP	Yes	
SDLP22: Conservation Area Appraisals and Management Plans written	SDLP27	Development Management Policy SD15: Conservation Areas	SDLP	Yes	
SDLP23: % surface water bodies achieving 'good' ecological status	SDLP31	Strategic Policy SD17: Protection of the Water Environment	SDLP	Yes	

Indicator	Previous reference	Policy	Source of indicator	Reported in this AMR	Comment
SDLP24: All developments granted planning permission within the Sussex Heritage Coast and 'Undeveloped Coastal Zone'	SDLP34	Strategic Policy SD18: The Open Coast	SDLP	Yes	
SDLP25: 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	
SDLP26: Developments granted planning permission for transport infrastructure	SDLP36	Strategic Policy SD19: Transport and Accessibility	SDLP	Yes	
SDLP27: Gross increase in non-motorised multi-user routes (km)	SDLP39	Strategic Policy SD20: Walking, Cycling and Equestrian Routes	SDLP	Yes	
SDLP28: Developments granted planning permission for visitor accommodation facilities	SDLP46	Strategic Policy SD23: Sustainable Tourism	SDLP	Yes	
SDLP29: 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	

Indicator	Previous reference	Policy	Source of indicator	Reported in this AMR	Comment
SDLP30: Number of permitted outdoor events	New	Strategic Policy SD23: Sustainable Tourism	New	Yes	
SDLP31: Developments granted planning permission for equestrian facilities	SDLP49	Development Management Policy SD24: Equestrian Uses	SDLP	Yes	
SDLP32: Plan period and housing target for Local Plan	SDLP52	Strategic Policy SD26: Supply of Homes	SDLP	Yes	
SDLP33: Number of dwellings completed (net)	SDLP53	Strategic Policy SD26: Supply of Homes	SDLP	Yes	
SDLP34: Dwellings with extant planning permission (net)	SDLP54	Strategic Policy SD26: Supply of Homes	SDLP	Yes	
SDLP35: Net additional dwellings expected to come forward within 5 years from the date of monitoring	New	Strategic Policy SD26: Supply of Homes	SDLP	Yes	
SDLP36: 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	
SDLP37: 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	

Indicator	Previous reference	Policy	Source of indicator	Reported in this AMR	Comment
SDLP38: 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	
SDLP39: Number and percentage of housing completions on previously developed land (net)	SDLP51	Strategic Policy SD25: Development Strategy	SDLP	Yes	
SDLP40: Percentage of housing completions within and outside settlement boundaries	SDLP50	Strategic Policy SD25: Development Strategy	SDLP	Yes	
SDLP41: Number of people on the Self-Build register at 31 March	New	Strategic Policy SD26: Supply of Homes	SDLP	Yes	
SDLP42: Number of CIL exemptions granted for Self-Build during the monitoring year	New	Strategic Policy SD26: Supply of Homes	SDLP	Yes	
SDLP43: Number of permissions for Self-Build granted during the monitoring year	New	Strategic Policy SD26: Supply of Homes	SDLP	Yes	
SDLP44: Care Homes (C2) permissions/completions total number of bedrooms	New	Strategic Policy SD27: Mix of Homes	SDLP	Yes	

Indicator	Previous reference	Policy	Source of indicator	Reported in this AMR	Comment
SDLP45: Permissions/completions of extra care housing (C2)	New	Strategic Policy SD27: Mix of Homes	SDLP	Yes	
SDLP46: Number of dwellings completed (net), by number of bedrooms	SDLP58	Strategic Policy SD27: Mix of Homes	SDLP	Yes	
Indicator NATI: Completions and commitments occurring through permitted development rights for change of use from employment to residential	NATI	n/a	National requirement	Yes	
SDLP47: Number of completed replacement dwellings	New	Development Management Policy SD30: Replacement Dwellings	SDLP	Yes	
SDLP48: Number of small dwellings lost (through construction of replacement dwellings)	New	Development Management Policy SD30: Replacement Dwellings	SDLP	Yes	
SDLP49: 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	Previous reference	Policy	Source of indicator	Reported in this AMR	Comment
SDLP50: 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	
SDLP51: Total net and gross new employment floorspace completed	SDLP67	Strategic Policy SD35: Employment Land	SDLP	Yes	
SDLP52: Total net and gross new employment floorspace extant permissions	SDLP68	Strategic Policy SD35: Employment Land	SDLP	Yes	
SDLP53: Total net and gross new retail floorspace completed, by use class	SDLP69	Strategic Policy SD36: Town and Village Centres	SDLP	Yes	
SDLP54: Total net and gross new retail floorspace extant permissions, by use class	SDLP70	Strategic Policy SD36: Town and Village Centres	SDLP	Yes	
SDLP55: 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	

Indicator	Previous reference	Policy	Source of indicator	Reported in this AMR	Comment
SDLP56: 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	
SDLP57: Developments granted planning permission for agricultural developments in the reporting year	SDLP73	Development Management Policy SD39: Agriculture and Forestry	SDLP	Yes	
SDLP58: Development granted permission for new and expanded facilities for viticulture and associated business	New	Development Management Policy SD39: Agriculture and Forestry	SDLP	Yes	
SDLP59: 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	Yes	
SDLP60: 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 Chichester and Wealden districts within this AMR. In 2019/20 Lewes and Winchester districts were monitored. The remaining districts will be assessed in future AMRs until the whole National Park has been monitored.

Indicator	Previous reference	Policy	Source of indicator	Reported in this AMR	Comment
SDLP61: Developments granted planning permission within Local Green Space	SDLP92	Development Management Policy SD47: Local Green Spaces	SDLP	Yes	
SDLP62: Permissions granted for residential development meeting 19% standard for carbon dioxide	New	Strategic Policy SD48: Climate Change and Sustainable Use of Resources	SDLP	Yes	
SDLP63: Permissions granted for Major development to BREEAM excellent standard	New	Strategic Policy SD48: Climate Change and Sustainable Use of Resources	SDLP	Yes	
SDLP64: Number of full planning permissions for renewable energy development	SDLP97	Development Management Policy SD51: Renewable Energy	SDLP	Yes	
SDLP65: Number and status of AQMAs	SDLP98	Development Management Policy SD54: Pollution and Air Quality	SDLP	Yes	
SDLP66: Progress of restoration of Shoreham Cement Works	SDLP99	Strategic Site Policy SD56: Shoreham Cement Works	SDLP	Yes	
SDLP67: 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	

Symbol	Stage in document preparation
E	Independent examination
M	Consultation on proposed modifications
A	Adoption
I3	Representations on a supplementary planning document
I8	Representations on the preparation of a local plan
I9	Representations on a local plan

APPENDIX 3: SOUTH DOWNS HOUSING PROVISION TRAJECTORY FIGURES (2021)

	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		
a	Total to be delivered over plan period																					4750
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
g	Net new housing completions	249	262	250	296	314	282	175														1828
	Extant planning permissions on small sites (1-4units)*								63	64	64	65	65									319
	Extant planning permissions on large sites (5+units)*								138	39	109	14	4	3	1	0	0	0	0	0	0	308
h	Net dwellings with extant planning permission								200	103	173	79	68	3	1	0	0	0	0	0	0	627
i	Windfall								0	0	17	34	51	51	51	51	51	51	51	51	51	459

k	Allocations (SDLP)								9	0	29	53	135	262	256	70	57	57	57	53	1038
l	Allocations (NDP)								34	77	193	218	167	322	209	66	43	6	6	6	1348
m	NDP allocations - LOCAL PLAN APPORTIONMENTS (NDP emerging) I								0	0	0	0	0	3	3	3	3	3	3	3	20
n	Total allocations								43	77	222	271	302	587	468	138	103	66	66	62	2406
o	Housing supply (g+h+i+n)	249	262	250	296	314	282	175	243	180	412	384	422	641	520	189	154	117	117	113	5320
p	Cumulative Housing Supply	249	511	761	1057	1371	1653	1828	2071	2251	2663	3047	3469	4109	4630	4819	4973	5090	5207	5320	
q	Provision figure minus supply (o-e)	-1	12	0	46	64	32	-75	-7	-70	162	134	172	391	270	-61	-96	-133	-133	-137	
s	Manage - Annual provision figure taking account of past/projected completions	250	249	249	246	241	238	244	244	250	232	213	183	107	24	-17	-74	-170	-457	-570	

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	13
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	26901/0111/FUL	8	6
Planning permission	191 High Street, Lewes	Lewes	SDNP/18/04010	9	9
Planning permission	Barlavington Farm Church Lane, Barlavington	Barlavington	SDNP/17/02862	5	5
Planning permission	Drewitts Farm Church Street	Amberley	SDNP/14/01150/FUL & DC/10/1158	6	2
Planning permission	King Edward VII Hospital Kings Drive	Easebourne	SDNP/12/01392/FUL	300	165 (left)
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
	Large planning permissions total				324
	Large planning permissions total - 5% discount				308
	Small sites (<5 dwellings) with planning permission				336
	Small planning permissions total - 5% discount				319
Allocation: SDLP	Land at Greenway Lane	Buriton	SD62	9	9
Allocation: SDLP	Land at Egmont Road, Easebourne	Easebourne	SD67	16	16
SDLP Allocation	Cowdray Estate Works Yard, Easebourne	Midhurst	SD66	16	16
Allocation: SDLP	Former Easebourne School	Easebourne	SD68	16	8

Planning status	Address	Locality	Planning application / policy reference	Total supply	Total supply in five year period
Allocation: SDLP	Soldiers Field House	Findon	SD70	12	12
Allocation: SDLP	Castelmer Fruit Farm,	Kingston near Lewes	SD74	12	12
Allocation: SDLP	Land at Old Malling Farm	Lewes	SD76	226	95
SDLP Allocation	West Sussex County Council Depot and former Brickworks site, Midhurst	Midhurst	SD78	72	24
Allocation: SDLP	Land at Park Crescent	Midhurst	SD82	9	9
Allocation: SDLP	Land at Loppers Ash, South Harting	South Harting	SD86	7	7
Allocation: SDLP	Land South of Heather Close	West Ashling	SD91	17	17
Allocation: SDLP	Land at Long Priors	West Meon	SD92	10	10
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	Land South of Durford Road	Petersfield		70	70
Allocation: Petersfield Plan	Land North of Reservoir Lane	Petersfield	H11	11	11
Allocation: Petersfield Plan	Land at Bulmer House Site, off Ramshill	Petersfield		40	20
Lewes	Land at Astley House and Police Garage (Site 2)	Lewes		25	12
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

Planning status	Address	Locality	Planning application / policy reference	Total supply	Total supply in five year period
Allocation: Lewes (also has planning permission)	Land at Magistrates Court Car Park, Court Road (Site 36)	Lewes	SDNP/16/01618/FUL	9	9
Allocation: Fernhurst NDP	Former Syngenta Site, Midhurst Road (mixed use)	Fernhurst	SDNP/19/00913/FUL	210	130
Allocation: Ditchling NDP	Lewes Road/ Nye Lane	Ditchling	SDNP/19/00175/FUL	7	7
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	Land formerly part of the Grange	Liss		7	7
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
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	15
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

Planning status	Address	Locality	Planning application / policy reference	Total supply	Total supply in five year period
Allocation: Rogate NDP	Land west of the Flying Bull PH, Rake	Rogate		2	2

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	416
SDLP Allocation	Former Allotment Site	Alfriston	SD58	8	8
SDLP Allocation	Kings Ride Farm	Alfriston	SD59	7	7
SDLP Allocation	Land at Clements Close	Binsted	SD60	10	10
SDLP Allocation	Land South of the A272 at Hinton Marsh	Cheriton	SD63	14	14
SDLP Allocation	Land South of London Road	Coldwaltham	SD64	28	28
SDLP Allocation	Land at Park Lane	Droxford	SD65	26	26
Allocation: SDLP	Land to the east of Elm Rise	Findon	SD69	14	14
Allocation: SDLP	Land at Petersfield Road	Greatham	SD71	40	40
SDLP Allocation	Land at Itchen Abbas House	Itchen Abbas	SD73	9	9
SDLP Allocation	Land at Old Malling Farm	Lewes	SD76	240	131
SDLP Allocation	West Sussex County Council Depot and former Brickworks site, Midhurst	Midhurst	SD78	72	48
SDLP Allocation	Holmbush Caravan Park	Midhurst	SD79	60	60
Allocation: SDLP	Land at the Fairway	Midhurst	SD80	9	9

Planning status	Address	Locality	Planning application / policy reference	Total supply	Total supply in years 6-16
Allocation: SDLP	Land to the rear of Ketchers Field	Selborne	SD84	6	6
SDLP Allocation	Land at Pulens Lane	Sheet	SD85	18	18
Allocation: SDLP	Land North of the Forge	South Harting	SD87	5	5
SDLP Allocation	Stedham Sawmill	Stedham	SD88	16	16
Allocation: SDLP	Land South of Church Road	Steep	SD89	10	10
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
Petersfield Plan allocation	Town Centre Redevelopment Opportunities	Petersfield	H6	58	51
Allocation: Petersfield Plan	Land at Bulmer House Site, off Ramshill	Petersfield	H12	40	20
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
Lewes	Land at Astley House and Police Garage (Site 2)	Lewes		25	13
Lewes	Land at Buckwell Court Garage (Site 8)	Lewes		6	6
Lewes	Land at Kingsley Road Garage Site (Site 21)	Lewes		6	6

Planning status	Address	Locality	Planning application / policy reference	Total supply	Total supply in years 6-16
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
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: Arundel NDP	Former Castle stables	Arundel		12	12
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	12
Allocation: Liss NDP	Land at Inwood Road	Liss		25	25
Allocation: Liss NDP	Upper Green	Liss		35	35
Allocation: Liss NDP	Land next to Brows Farm	Liss		15	15
Allocation: East Meon NDP	Garages site off Hill View	East Meon		2	2

Planning status	Address	Locality	Planning application / policy reference	Total supply	Total supply in years 6-16
Allocation: Petworth NDP	The Square Field	Petworth		30	15
Allocation: Petworth NDP	Petworth South	Petworth		100	100
Allocation: Petworth NDP	Land South of Rothermead	Petworth		10	5
Allocation: Ringmer NDP	Barn complex, Old House Farm	Ringmer		5	5
Allocation: Lavant NDP	Church Farm Barns	Lavant	LNDP21	5	5
Allocation: Rogate NDP	Renault Garage & Bungalow South of A272, Rogate	Rogate		11	11
Broad location		Twyford		20	20